

**INITIAL STUDY AND
MITIGATED NEGATIVE DECLARATION**

**TTM 20781
GREEN TREE BOULEVARD & SIXTH AVENUE.
APN 3090-011-02 & 3090-031-06 & -11 & -12
VICTORVILLE, CALIFORNIA**



LEAD AGENCY:

**CITY OF VICTORVILLE
PLANNING DEPARTMENT
14343 CIVIC DRIVE
VICTORVILLE, CALIFORNIA 92393**

REPORT PREPARED BY:

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
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HACIENDA HEIGHTS, CALIFORNIA 91745**

JULY 2026

VICT 014

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MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Tentative Tract Map 20781 (TTM 20781)

PROJECT APPLICANT: The Applicant for the proposed project is Mike McDaniel, Construction Manager, Grand Pacific Communities Corp, 100 North Barranca Avenue Suite 950, West Covina, California 91791.

PROJECT LOCATION: The proposed project would be located at the southwest corner of Green Tree Boulevard and Sixth Avenue. The project consists of four parcels with Assessor Parcel Numbers (APNs) 3090-011-02, 3090-031-06, -11, and -12.

CITY AND COUNTY: City of Victorville, San Bernardino County.

PROJECT: The proposed project involves the subdivision of a 20-acre site into 70 residential lots, five streets, a drainage basin, three lettered lots for Landscape and Maintenance (LMAD), and a utility easement. The proposed residential lots, referred to as Lots 1 through 70, would range in size between 7,201 square feet to 13,788 square feet and would have a density of 3.9 dwelling units per net acre. The remaining lots would be used designated for the following: lots labeled A through C would be for LMAD, Lot D would be a drainage basin, and a 30-foot-wide utility easement between Lot D and Lot 19.

EVALUATION FORMAT: The attached initial study is prepared in accordance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of the attached Initial Study was guided by Section 15063 of the State CEQA Guidelines. The project was evaluated based on its effect on 21 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist includes a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
--------------------------------	--	-----------------------	-----------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

No Impact: No impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact: No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant Impact with Mitigation: Possible significant adverse impacts have been identified or anticipated and mitigation measures are required as a condition of the project's approval to reduce these impacts to a level below significance.

Potentially Significant Impact: Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts.

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ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist in the attached Initial Study.

- | | | |
|--|--|---|
| ☐ Aesthetics | ☐ Agriculture & Forestry Resources | ☒ Air Quality |
| ☒ Biological Resources | ☒ Cultural Resources | ☐ Energy |
| ☒ Geology & Soils | ☐ Greenhouse Gas Emissions | ☐ Hazards & Hazardous Materials |
| ☐ Hydrology & Water Quality | ☐ Land Use & Planning | ☐ Mineral Resources |
| ☒ Noise | ☐ Population & Housing | ☐ Public Services |
| ☐ Recreation | ☒ Transportation & Traffic | ☒ Tribal Cultural Resources |
| ☐ Utilities & Service Systems | ☐ Wildfire | ☐ Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency) On the basis of this initial evaluation, the following finding is made:

☐	The proposed project <i>COULD NOT</i> have a significant effect on the environment, and a <i>NEGATIVE DECLARATION</i> shall be prepared.
☒	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A <i>MITIGATED NEGATIVE DECLARATION</i> shall be prepared.
☐	The proposed project <i>MAY</i> have a significant effect on the environment, and an <i>ENVIRONMENTAL IMPACT REPORT</i> is required.
☐	The proposed project <i>MAY</i> have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An <i>ENVIRONMENTAL IMPACT REPORT</i> is required, but it must analyze only the effects that remain to be addressed.
☐	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an <i>earlier EIR or NEGATIVE DECLARATION</i> pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that <i>earlier EIR or NEGATIVE DECLARATION</i> , including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature _____

Date _____



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APPENDIX D – UTILITIES WORKSHEETS

APPENDIX E – HYDROLOGY REPORT

APPENDIX F – TRAFFIC STUDY

APPENDIX G – GHG SCREENING TABLE

APPENDIX H – GEOTECHNICAL AND SOILS REPORT

SECTION 1. INTRODUCTION

1.1 OVERVIEW OF THE PROPOSED PROJECT

The proposed project involves the subdivision of a 20-acre site into 70 residential lots, referred to as Lots 1 through 70, ranging from 7,201 square feet to 13,788 square feet and have a density of 3.9 dwelling units per net acre. Lots A, B, and C will be utilized for Landscape and Maintenance (LMAD) purposes, Lot D is a dedicated dual-use infiltration and detention basin, and a 30-foot-wide utility and storm drain easement will be located between Lot D and Lot 19.

1.2 PURPOSE OF THIS INITIAL STUDY

The City of Victorville is the designated *Lead Agency*, and as such, the City will be responsible for the project's environmental review. Section 21067 of California Environmental Quality Act (CEQA) defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment. As part of the proposed project's environmental review, the City of Victorville has authorized the preparation of this Initial Study. The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. An additional purpose of this Initial Study is to ascertain whether the proposed project would have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Victorville with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated with the proposed project.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Victorville in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. These other agencies are referred to as *Responsible Agencies* and *Trustee Agencies*, pursuant to Sections 15381 and 15386 of the State CEQA Guidelines. This Initial Study and Mitigated Negative Declaration will be forwarded to the State of California Office of Planning Research (the State Clearinghouse). A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study. Questions and/or comments should be submitted to the following contact person:

Cassandra Erskine, Associate Planner
City of Victorville
Planning Department
14343 Civic Drive
Victorville, California 92323

1.3 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction* provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 Project Description* provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis* includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.
- *Section 4 Conclusions* summarizes the findings of the analysis.
- *Section 5 References* identifies the sources used in the preparation of this Initial Study.



SECTION 2. PROJECT DESCRIPTION

2.1 PROJECT LOCATION

The proposed project site is located in the southeastern portion of the City of Victorville. The City of Victorville is located in the southwestern portion of San Bernardino County in the southwestern Mojave Desert physiographic subregion. This physiographic subregion is more commonly referred to as either the "Victor Valley" or the "High Desert" due to its approximate elevation of 2,900 feet above sea level. The Victor Valley is separated from the more populated areas of coastal Southern California by the San Bernardino and San Gabriel mountains. The City of Victorville is bounded on the north by unincorporated San Bernardino County (Oro Grande); on the east by Apple Valley and unincorporated San Bernardino County (Bell Mountain); on the south by the City of Hesperia and unincorporated San Bernardino County (Oak Hills); and on the west by the City of Adelanto and unincorporated San Bernardino County (Baldy Mesa). Regional access to the City of Victorville is provided by three area highways: the Mojave Freeway (Interstate 15), extending in a southwest to northeast orientation through the center of the City; U.S. Highway 395, traversing the western portion of the City in a northwest to southeast orientation; and Palmdale Road (SR-18) (State Route 18), which traverses the southern portion of the City in an east to west orientation. The location of Victorville, in a regional context, is shown in Exhibit 1. A citywide map is provided in Exhibit 2.

The proposed project would be located at the southwest corner of Green Tree Boulevard and Sixth Avenue. The project consists of four parcels with Assessor Parcel Numbers (APNs) 3090-011-02, 3090-031-06, -11, and -12. The project site is located within the Hesperia, Calif., United States Geological Survey (USGS) 7 1/2 Minute Quadrangle (Township 5 North, Range 4 West, Section 28, San Bernardino Principal Meridian). The project site's latitude and longitude is 34°29'53.23" N; -117°18'33.59" W. A local vicinity map is provided in Exhibit 3. An aerial photograph of the site and the surrounding area is provided in Exhibit 4.

2.2 ENVIRONMENTAL SETTING

The project site is currently vacant and undeveloped. A drainage channel bisects the site vertically. The site shows disturbance from off-road vehicle trails that traverse the property scattering refuse along Green Tree Boulevard. An aerial photograph of the site and the surrounding area is provided in Exhibit 3. The vegetation community present onsite supports a moderately disturbed Mojave Desert Scrub habitat. The project site is zoned *Single-Family Residential (R-1)* and has a General Plan designation of *Low Density Residential*. Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Green Tree Boulevard extends across the north of the project site. A residential development built around the historic Green Tree Golf Course includes single-family homes, vacant parcels, and a drainage channel located north of the aforementioned road. This area is zoned both *Single-Family Residential (R-1)* and *Residential-Mobile Home Planned Development (RMPD)* and has a General Plan designation of *Low Density Residential*.
- *South of the project site:* An unpaved section of Talpa Street extends along the project site's most southern border. Vacant land, that has been subdivided for single-family homes, is located further south of the undeveloped portion of Talpa Street. This area is zoned *Single-Family Residential (R-1)* and has a General Plan designation of *Low Density Residential*.

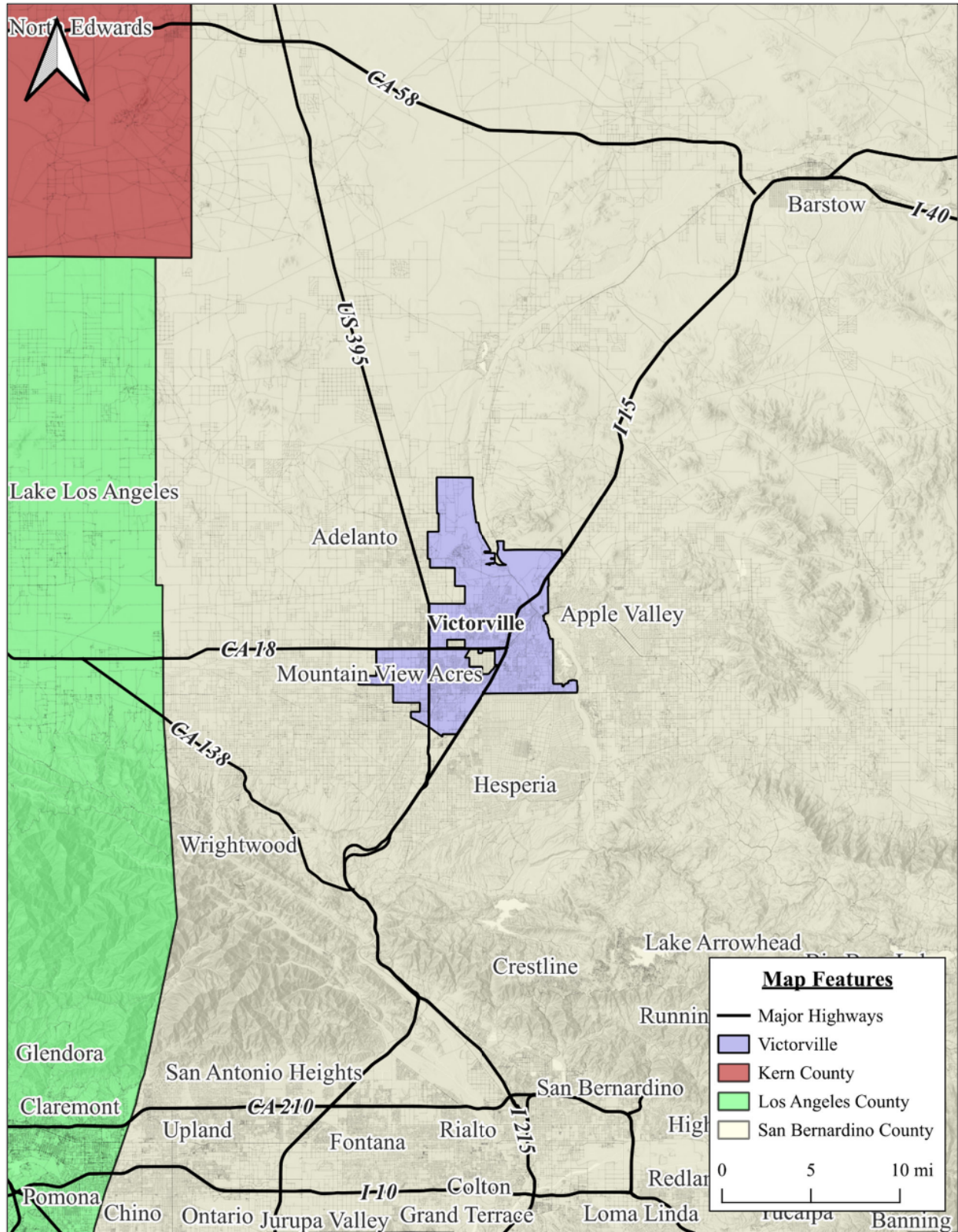


EXHIBIT 1 REGIONAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

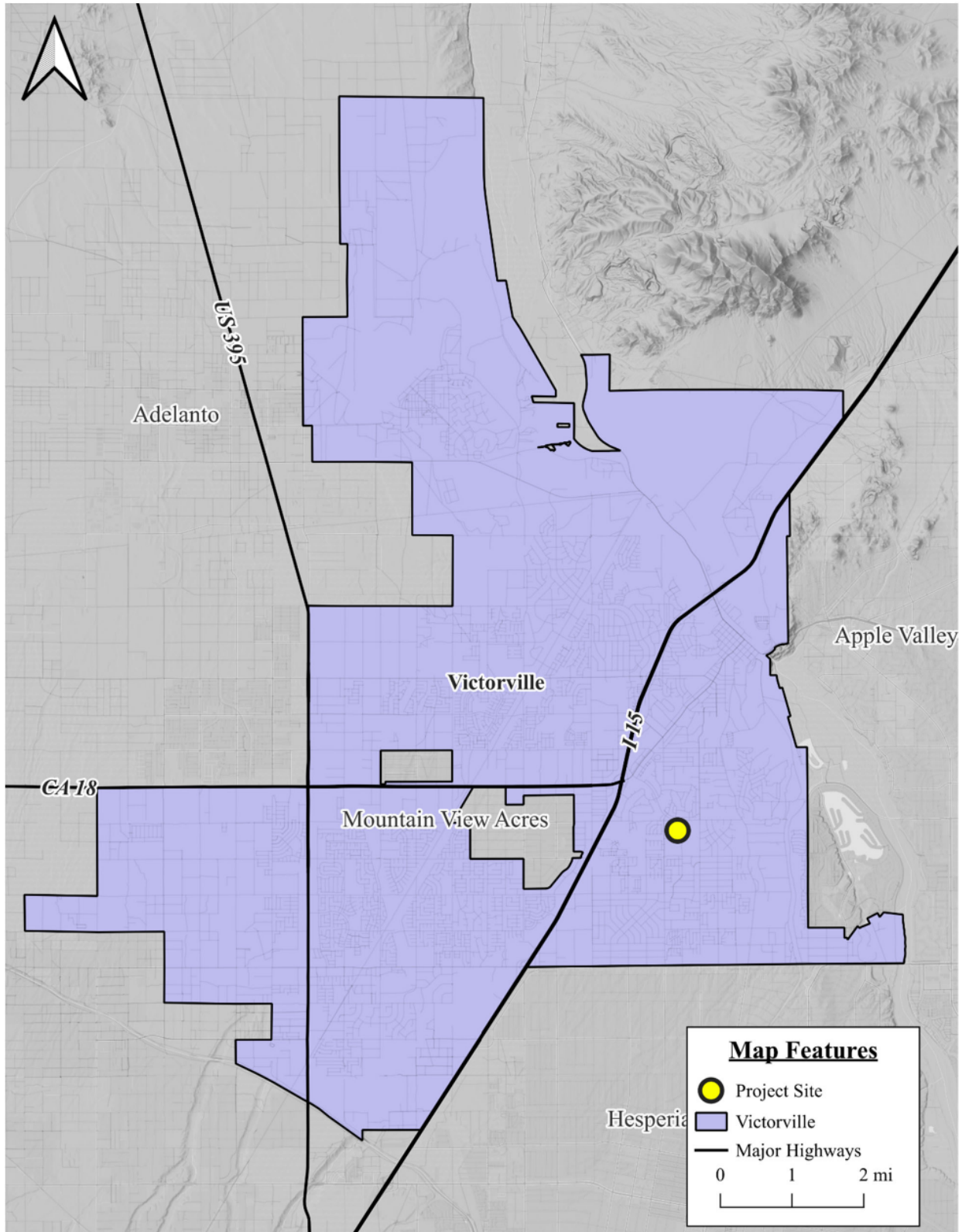


EXHIBIT 2 CITYWIDE MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

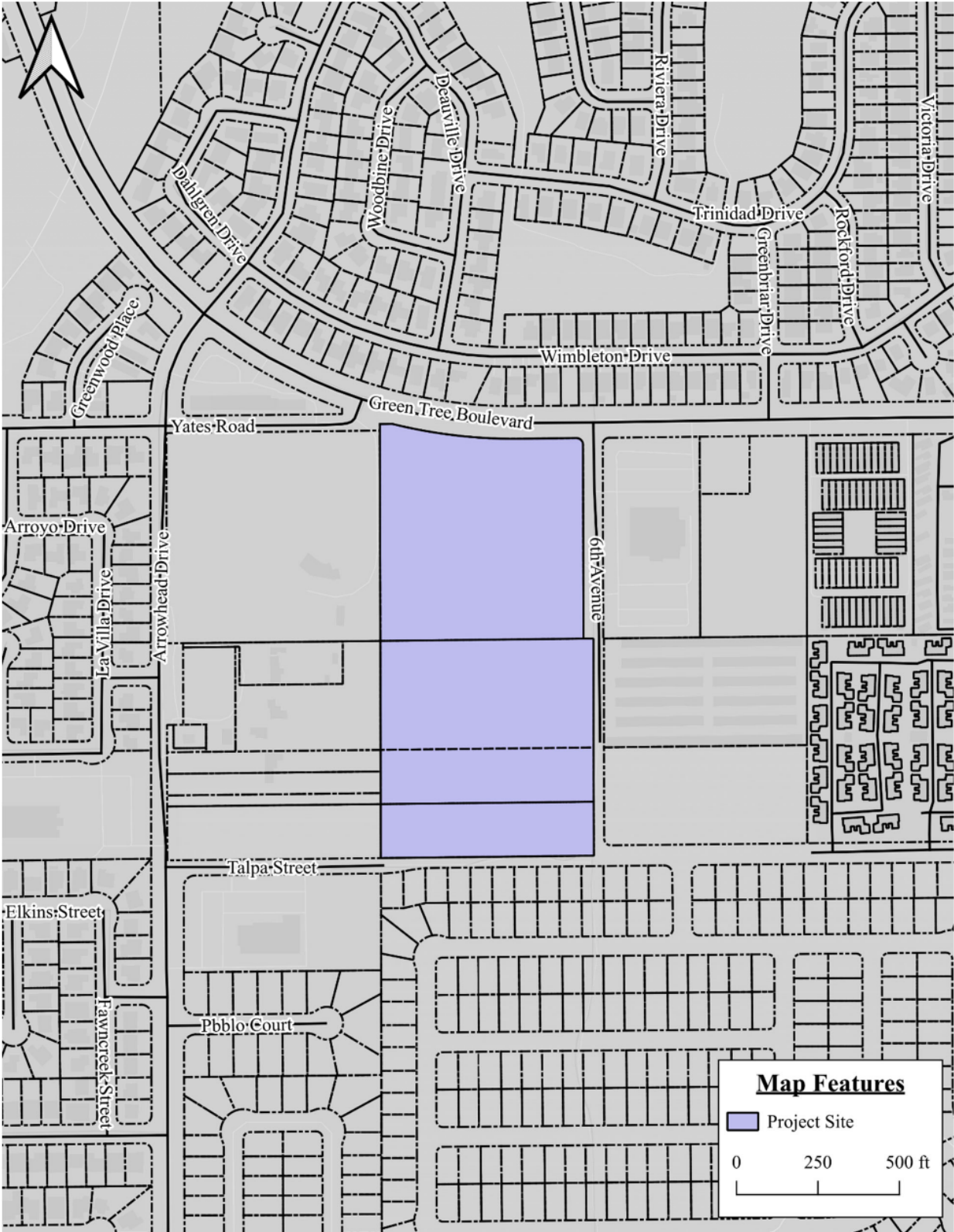


EXHIBIT 3 LOCAL MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 4 AERIAL IMAGE OF PROJECT SITE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *East of the project site:* The Victorville Post Office, a self-storage facility, and a vacant parcel are located to the east of the project site. This area is zoned *Public and Civic (P-C)* and *General Commercial (C-2)*. This area has a General Plan designation of *Public/Institutional* and *Commercial*.
- *West of the project site:* A vacated, partially developed site and single-family homes are located to the west of the project site. This area is zoned *Medium Density Residential (R-3)* and *Single-Family Residential (R-1)*. This area has a General Plan designation of *Medium Density Residential* and *Low Density Residential*.

The land uses for the site and the surrounding area are summarized in Table 1.

TABLE 1 EXISTING LAND USE AND LAND USE ZONING DISTRICTS

Location	Existing Land Use	General Plan	Zoning
Project Site	Vacant land	Low Density Residential	Single-Family Residential (R-1)
North	Green Tree Boulevard, Single Family Homes & Drainage Channel	Low Density Residential	Single-Family Residential (R-1)/ Residential-Mobile Home Planned Development (RMPD)
South	Talpa Street & Vacant Land	Low Density Residential	Single-Family Residential (R-1)
East	Victorville Post Office, Self-Storage Facility, Vacant Land	Public/Institutional, Commercial	Public & Civic (P-C), General Commercial (C-2)
West	Partially Developed & Vacated, Single-Family Homes	Medium Density Residential, Low Density Residential	Medium Density Residential (R-3), Single-Family Residential (R-1)

2.3 PROJECT DESCRIPTION

PHYSICAL CHARACTERISTICS

The proposed project would involve the subdivision of the 20-acre site into 70 lots.¹ The key physical elements of the proposed project are outlined below.

- *Site Plan.* The proposed project involves the subdivision of a 20-acre site into 70 residential lots, five developer-installed streets, a dual-use infiltration and detention basin, three lettered lots for Landscape and Maintenance (LMAD), and a utility easement. The proposed residential lots referred to as Lots 1 through 70 and would have a density of 3.9 dwelling units per net acre. The remaining lots would be used designated for the following: lots labeled A through C would be for LMAD, Lot D would be a drainage basin, and a 30-foot-wide utility easement between Lot D and Lot 19.
- *Residential Lots.* The proposed residential lots would range in size between 7,201 square feet to 13,788 square feet. Interior lots have a minimum width of 60 feet, while corner and reverse corner lots maintain 69 feet. While the minimum lot depth is 100 feet, those proposed range from 104 feet to 133 feet.
- *Access and Circulation.* Five internal local streets would provide access from developer-installed street improvements located at 6th Avenue and Talpa Street to the south and Green Tree Boulevard to the north.

¹ Allard Engineering. Tentative Tract Map 20781. May 2025.

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Internalized local streets will be developed as 2-lane, 60-foot right-of-way, and will be developed in accordance with the City of Victorville standards.

- *Drainage.* Lot D is designed as dual use infiltration and detention basin located at the northwest corner of the site.
- *Utilities.* A 30-foot-wide utility and drainage easement located between Lot D and Lot 19 will include a sewer line to connection to an existing manhole to the north on Green Tree Boulevard. The proposed development would connect to an existing 8-inch water line on Sixth Avenue and Talpa Street.

The proposed site plan is illustrated in Exhibit 6.

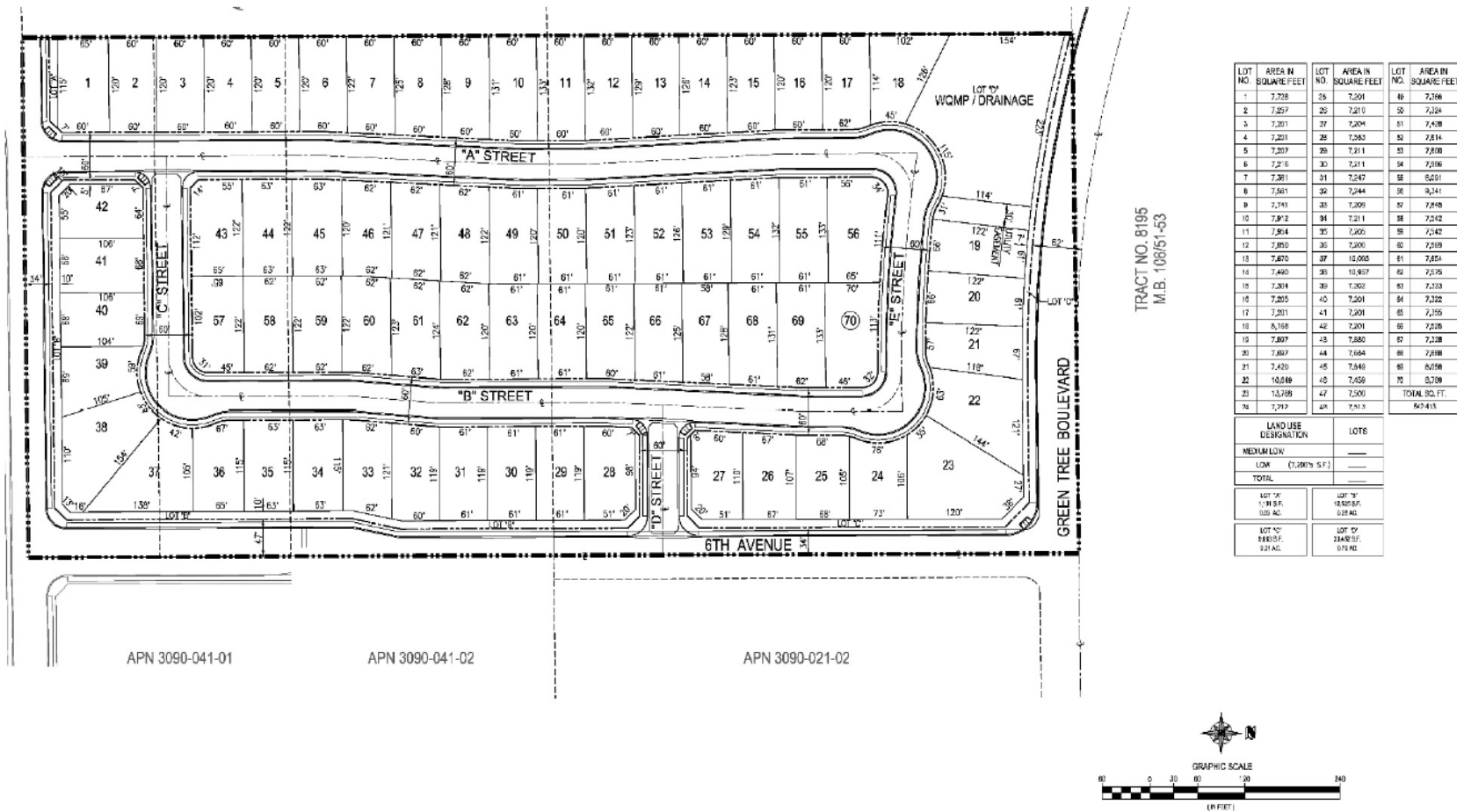
TABLE 2 SUMMARY OF PROPOSED PROJECT

Project Element	Description
Site Plan	20-acres.
Residential Lots	70 lots. 7,201 square feet through 13,788 square feet.
Streets	60-foot-wide local roadways
Basin	Lot D, 29,179 sq. ft. dual use infiltration detention basin.

Source: Allard Engineering.

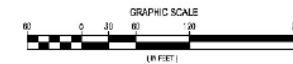
The proposed project's site plan is illustrated in Exhibit 5. The proposed project is summarized in Table 2.

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LOT NO.	AREA IN SQUARE FEET	LOT NO.	AREA IN SQUARE FEET	LOT NO.	AREA IN SQUARE FEET
1	7,778	35	7,201	49	7,346
2	7,257	36	7,210	50	7,324
3	7,201	37	7,204	51	7,438
4	7,201	38	7,283	52	7,814
5	7,207	39	7,211	53	7,890
6	7,215	40	7,211	54	7,896
7	7,381	41	7,247	55	8,031
8	7,581	42	7,244	56	8,341
9	7,741	43	7,209	57	7,948
10	7,872	44	7,211	58	7,542
11	7,864	45	7,205	59	7,542
12	7,850	46	7,200	60	7,589
13	7,870	47	10,005	61	7,851
14	7,440	48	10,937	62	7,575
15	7,204	49	7,202	63	7,323
16	7,205	50	7,201	64	7,322
17	7,201	51	7,201	65	7,355
18	8,168	52	7,201	66	7,226
19	7,807	53	7,880	67	7,228
20	7,867	54	7,684	68	7,888
21	7,420	55	7,840	69	8,058
22	10,049	56	7,658	70	8,739
23	13,789	57	7,200		
24	7,282	58	7,215		
					TOTAL SQ. FT.
					667,413

LAND USE DESIGNATION	LOTE
MEDIUM LOW	—
LOW (7,200% SF)	—
TOTAL	—
LOT 1: 1,134 SF, 10% AC	LOT 2: 1,134 SF, 10% AC
LOT 3: 1,134 SF, 10% AC	LOT 4: 1,134 SF, 10% AC



CONSTRUCTION CHARACTERISTICS

The proposed project consists solely of the subdivision of the project site; future development would likely involve five construction phases: site preparation, grading, building construction, paving, and finishing. Construction is anticipated to occur over approximately one year and would be conducted during the City's permitted construction hours. No nighttime construction is proposed.

2.6 DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Victorville) that calls for an exercise of judgment in deciding whether to approve a project. The following discretionary approvals are required:

- Approval of Incidental Take Permit (California Department of Fish and Wildlife);
- Approval of Water Discharge Permit (Lahontan Basin Regional Water Quality Control Board);
- Approval of Tentative Tract Map 20781; and
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).



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SECTION 3. ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

Aesthetics (Section 3.1);
Agricultural & Forestry Resources (Section 3.2);
Air Quality (Section 3.3);
Biological Resources (Section 3.4);
Cultural Resources (Section 3.5);
Energy (Section 3.6);
Geology & Soils (Section 3.7);
Greenhouse Gas Emissions; (Section 3.8);
Hazards & Hazardous Materials (Section 3.9);
Hydrology & Water Quality (Section 2.39);
Land Use & Planning (Section 3.11);

Mineral Resources (Section 3.12);
Noise (Section 3.13);
Population & Housing (Section 3.14).
Public Services (Section 3.15);
Recreation (Section 3.16);
Transportation (Section 3.17);
Tribal Cultural Resources (Section 3.18);
Utilities (Section 3.19);
Wildfire (Section 3.20); and,
Mandatory Findings of Significance (Section 3.21).

3.1 AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect on a scenic vista?			✗	
B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.				✗
C. Would the project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✗
D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			✗	

SOURCES:

- California Department of Transportation. *Official Designated Scenic Highways*. www.dot.ca.gov
- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update*. November 2022.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on aesthetics if it results in any of the following:

- The proposed project would have an adverse effect on a scenic vista, except as provided in PRC Sec. 21099.
- The proposed project would have an adverse effect on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
- The proposed project would substantially degrade the existing visual character or quality of public views of the site and its surroundings (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality. or,
- The proposed project would, except as provided in Public Resources Code Section 21099, create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

The evaluation of aesthetics and aesthetic impacts is generally subjective, and it typically requires the identification of key visual features in the area and their importance. The characterization of aesthetic

impacts involves establishing the existing visual characteristics including visual resources and scenic vistas that are unique to the area. Visual resources are determined by identifying existing landforms (e.g., topography and grading), views (e.g., scenic resources such as natural features or urban characteristics), and existing light and glare characteristics (e.g., nighttime illumination).

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect on a scenic vista? • Less than Significant Impact.*

According to the City's General Plan, the areas of important scenic assets for the community include the Mojave River and Mojave Narrows, located approximately 3.9 miles east of the project site. The Mojave River and Narrows are not visible from the project site due to the existing development between the project site and river. The dominant scenic views from the project site include the views of the Granite Mountains located approximately 14 miles northeast and east of the project site and the San Bernardino and San Gabriel Mountains, located 9 miles southeast of the site. Currently, local views are obstructed by the adjacent residential development adjacent to the project site. Future uses of the project site would be subject to the residential development standards of Title 16, Article 8 of the City's Code of Ordinances. Therefore, views of the aforementioned mountains would continue to be visible from the public right-of-way. *As a result, the impacts would be less than significant.*

B. *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway • No Impact.*

According to the California Department of Transportation, none of the streets located adjacent to the proposed project site are designated scenic highways and there are no state or county designated scenic highways in the vicinity of the project site. There are no officially designated highways located near the City. The nearest highways that are eligible for designation as a scenic highways include SR-2 (from SR-210 to SR-138), located 11 miles southwest of the City; SR-58 (from SR-14 to I-15), located 20 miles north of the City; SR-138 (from SR-2 to SR-18), located 13 miles south of the City; SR-173 (from SR-138 to SR-18), located 15 miles southeast of the City; and, SR-247 (from SR-62 to I-15), located 23 miles east of the City. As previously mentioned in subsection A, viewsheds pertaining to Victorville are comprised primarily of undeveloped desert land, the Mojave River, and distant views of the mountains. The site is also located adjacent to developed properties as well as vacant land surrounded by residential development. The proposed site does not contain any sensitive habitats or rock outcroppings. Lastly, the project site does not contain any buildings listed in the State or National Register. *As a result, no impacts would occur.*

C. *Would the project, in nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality? • No Impact*

As previously mentioned in Subsection A, there are no protected views in the vicinity of the project site. In addition, the City does not have any zoning regulations or other regulations governing scenic quality other than the development standards to which the new residential development would be required to conform with. *As a result, no impacts would occur.*

D. Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? • Less than Significant Impact with Mitigation

The proposed project would not expose any light sensitive receptors to any light and glare impacts. The nearest receptors are single-family residences located adjacent to the north of the project site. Project-related sources of nighttime light would include interior building lighting, exterior building lighting, and vehicle headlights. The project must and will be in conformance with the City of Victorville Municipal Code, Section 16-3.08.090, containing design guidelines that indirectly regulate the aesthetic quality of new development with respect to structures, signs, walls, landscaping, street widths, and street lighting. *As a result, the impact would be less than significant.*

MITIGATION MEASURES

The analysis of aesthetics resources indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.2 AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?				×
B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?				×
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				×
D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?				×
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?				×

SOURCES:

- California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *California Important Farmland Finder*.
- California Department of Conservation. *State of California Williamson Act Contract Land*. ftp://ftp.consrv.ca.gov/pub/dlrp/WA/2012%20Statewide%20Map/WA_2012_8x11.pdf.
- Google Earth. Site accessed October 10, 2025.

- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update*. November 2022.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on agriculture and forestry resources if it results in any of the following:

- The proposed project would convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use.
- The proposed project would conflict with existing zoning for agricultural use, or a Williamson Act contract.
- The proposed project would conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)).
- The proposed project would result in the loss of forest land or conversion of forest land to non-forest use.
- The proposed project would involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.

The California Department of Conservation Farmland Mapping and Monitoring Program (FMMP) was established in 1982 to track changes in agricultural land use and to help preserve areas of Important Farmland. It divides the state's land into eight categories of land use designation based on soil quality and existing agriculture uses to produce maps and statistical data. These maps and data are used to help preserve productive farmland and to analyze impacts on farmland. Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance are all Important Farmland and are collectively referred to as Important Farmland in this analysis. The highest rated Important Farmland is Prime Farmland. The California Land Conservation Act of 1965, or the Williamson Act, allows a city or county government to preserve agricultural land or open space through contracts with landowners. The County has areas that are currently agriculture preserves under contract with San Bernardino County through the Williamson Act of 1965. Contracts last 10 years and are automatically renewed unless a notice of nonrenewal is issued.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses? • No Impact.

According to the California Department of Conservation, the project site does not contain any areas of Farmland of Statewide Importance, and no agricultural uses are located onsite or adjacent to the property.

The implementation of the proposed project would not involve the conversion of any prime farmland, unique farmland, or farmland of statewide importance to urban uses. *As a result, no impacts would occur.*

B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract? •
No Impact.

The property is currently vacant. There are no agricultural uses located within the site that would be affected by the project's implementation. According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract. *As a result, no impacts would occur.*

C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))? • *No Impact.*

As previously mentioned, the existing project site is vacant. There are no forest lands or timberlands located within or adjacent to the site. Furthermore, the site's existing zoning designation does not contemplate forest land or timberland uses. *As a result, no impacts would occur.*

D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use? •
No Impact.

No forest lands are located within the project site. No loss or conversion of forest lands to urban uses would result from the proposed project's implementation. *As a result, no impacts would occur.*

E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use? • *No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use. No farmland conversion impacts would occur with the implementation of the proposed project. *As a result, no impacts would occur.*

MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

3.3 AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				✗
B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?		✗		
C. Would the project expose sensitive receptors to substantial pollutant concentrations?			✗	
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			✗	

SOURCES:

- CalEEMod V.2022.1.1.30. The Air quality report is included in Appendix A.
- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update*. November 2022.
- Mojave Desert Air Quality Management District (MDAQMD). *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*. Report dated August 2016.
- Southern California Association of Governments. *Regional Transportation Plan/Sustainable Communities Strategy 2016-2040. Demographics & Growth Forecast*. April 2016.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on air quality if it results in any of the following:

- The proposed project would conflict with or obstruct implementation of the applicable air quality plan.
- The proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard.
- The proposed project would expose sensitive receptors to substantial pollutant concentrations.
- The proposed project would result in other emissions (such as those leading to odors adversely affecting a substantial number of people).

The Mojave Desert Air Quality Management District (MDAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the criteria pollutants listed below. Projects in the Mojave Desert Air Basin (MDAB) generating construction and operational-

related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, and damages materials and vegetation. Ozone is formed by a photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon Monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust. The threshold is 548 pounds per day of carbon monoxide (CO).
- *Nitrogen Oxide (NO_x)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_x is formed when nitric oxide (a pollutant from burning processes) combines with oxygen. The daily threshold is 137 pounds per day of nitrogen oxide (NO_x).
- *Sulfur Dioxide (SO_2)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms. The daily threshold is 137 pounds per day of sulfur oxides (SO_x).
- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation. The daily threshold is 82 pounds per day of PM_{10} and 65 pounds per day of $PM_{2.5}$.
- *Reactive Organic Gasses (ROG)* refers to organic chemicals that, with the interaction of sunlight photochemical reactions may lead to the creation of “smog.” The daily threshold is 137 pounds per day of ROG.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan? • No Impact.*

Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the Mojave Desert Air Quality Management Plan (MDAQMP) growth projections since the RTP/SCS forms the basis of the land use and transportation control portions of the MDAQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2045 RTP/SCS, the City of Victorville population will increase from 123,300 in 2016 to 194,500 in 2045, an increase of 71,200 new people through the year 2045. The proposed project would involve 70 residential lots. Assuming an average household size of 3.41 persons per unit according to the California Department of Finance Population and Housing Estimates, this average household size would translate into a total of 239 residents that would occupy the proposed 70 lots. Therefore, the proposed project is not in conflict with the growth projections established for the City by SCAG. The project's construction emissions would be below the thresholds of significance established by the MDAQMD (the project's daily construction emissions are summarized in Table 3). In addition, the proposed project's long-term (operational) airborne emissions would be below levels that the MDAQMD considers to be a significant impact (refer to Table 4). *As a result, no impacts would occur.*

B. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard? • Less than Significant Impact with Mitigation.*

According to the MDAQMD, any project is significant if it triggers or exceeds the daily emissions threshold identified previously (and noted at the bottom of Tables 3 and 4). In general, a project will have the potential for a significant air quality impact if any of the following are met:

- Generates total emissions (direct and indirect) that exceeds the MDAQMD thresholds (the proposed project emissions are less than the thresholds as indicated in Tables 3 and 4);
- Results in a violation of any ambient air quality standard when added to the local background (the proposed project will not result in any violation of these standards);
- Does not conform with the applicable attainment or maintenance plan(s) (the proposed project is in conformance with the City's Zoning and General Plan); and,
- Exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1 (the proposed project will not expose sensitive receptors to substantial pollutant concentrations nor is the site located near any sensitive receptors).

The proposed project's construction and operation would not lead to a violation of the above-mentioned criteria. As shown in Table 1, daily construction emissions would not exceed the MDAQMD significance thresholds.

TABLE 3 ESTIMATED DAILY CONSTRUCTION EMISSIONS

Construction Phase	ROG	NOx	CO	SO₂	PM₁₀	PM_{2.5}
Maximum Daily Emissions	42.8	29.2	30.2	0.06	21.1	11.3
Daily Thresholds	137	137	548	137	82	65
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.30

Long-term emissions refer to those air quality impacts that would occur once the proposed project has been constructed and is operational. The two main sources of operational emissions include mobile emissions and area emissions related to off-site electrical generation. The analysis of long-term operational impacts summarized in Table 4 also used the CalEEMod V.2022.1.1.30 computer model.

TABLE 4 ESTIMATED OPERATIONAL EMISSIONS IN LBS./DAY

Emission Source	ROG	NOx	CO	SO₂	PM₁₀	PM_{2.5}
Total (lbs./day)	6.40	2.54	21.7	0.04	3.34	0.91
Daily Thresholds	137	137	548	137	82	65
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2022.1.1.30

The analysis summarized in Table 4 indicates that the operational (long-term) emissions would be below the MDAQMD daily emissions thresholds. The analysis presented in Tables 3 and 4 reflect projected emissions that are typically higher during the summer months and represent a worse-case scenario. As indicated in Tables 3 and 4, the impacts are considered to be less than significant. Nevertheless, the following mitigation measures have been incorporated herein to further reduce the potential air quality impacts to levels that are less than significant.

- *AIR MITIGATION 1.* The Applicant shall prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project;
- *AIR MITIGATION 2.* The Applicant shall ensure that signage, compliant with Rule 403 Attachment, is erected at each project site entrance not later than the commencement of construction.
- *AIR MITIGATION 3.* The Applicant shall ensure the use of a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.
- *AIR MITIGATION 4.* All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.
- *AIR MITIGATION 5.* All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related track out onto paved surfaces and clean any project-related track out within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.

The aforementioned mitigation measures would reduce the potential air quality impacts to levels that are less than significant.

C. Would the project expose sensitive receptors to substantial pollutant concentrations? • Less than Significant Impact.

According to the MDAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The nearest sensitive receptors are single-family residences located to the north of Green Tree Boulevard, approximately 130 feet north of the site. The sensitive receptors are shown in Exhibit 8. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated: any industrial project within 1,000 feet; a distribution center (40 or more trucks per day) within 1,000 feet; a major transportation project within 1,000 feet; a dry cleaner using perchloroethylene within 500 feet; and a gasoline dispensing facility within 300 feet. The proposed subdivision project does not meet these criteria. *As a result, the impacts would be less than significant.*

D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? • Less than Significant Impact.

The MDAQMD has also adopted and is implementing *Rule 402, Nuisance*. This rule is intended to prevent the discharge of pollutant emissions from an emissions source that results in a public nuisance. Specifically, this rule prohibits any person from discharging quantities of air contaminants or other material from any source such that it would result in an injury, detriment, nuisance, or annoyance to any considerable number

of persons or to the public. Additionally, the discharge of air contaminants would also be prohibited where it would endanger the comfort, repose, health, or safety of any number of persons or the public, or that cause, or have a natural tendency to cause, injury or damage to business or property. The future uses within the proposed project site would be required to adhere to the rules governing nuisance odors. *As a result, the impacts would be less than significant.*

MITIGATION MEASURES

The following mitigation measures have been incorporated herein to further reduce the potential air quality impacts to levels that are less than significant.

AIR MITIGATION 1. The Applicant shall prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project;

AIR MITIGATION 2. The Applicant shall ensure that signage, compliant with Rule 403 Attachment, is erected at each project site entrance not later than the commencement of construction.

AIR MITIGATION 3. The Applicant shall ensure the use of a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.

AIR MITIGATION 4. All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.

AIR MITIGATION 5. All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related track out onto paved surfaces and clean any project-related track out within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.

3.4 BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✗		
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?			✗	
C. Would the project have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✗
D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✗
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✗		
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✗

SOURCES:

- Google Earth. Site accessed October 10, 2025.
- RCA Associates, Inc. *General Biological Resources Assessment*. August 5, 2025, The biological resources study is included in Appendix B.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- The proposed project would have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
- The proposed project would have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service.

- The proposed project would have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means.
- The proposed project would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites.
- The proposed project would conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance.
- The proposed project would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

Sensitive biological resources include a variety of plant and animal species that are specialized and endemic to a particular habitat type. Due to loss of habitat, some of these species have been designated by either, or both, the federal and state government resource agencies as threatened or endangered. Species listed as threatened include those whose numbers have dropped to such low levels and/or whose populations are so isolated that the continuation of the species could be jeopardized. Endangered species are those with such limited numbers or subject to such extreme circumstances that they are considered in imminent danger of extinction. Other government agencies and resource organizations also identify sensitive species, those that are naturally rare and that have been locally depleted and put at risk by human activities. While not in imminent danger of jeopardy or extinction, sensitive species are considered vulnerable and can become candidates for future listing as threatened or endangered.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • Less than Significant Impact with Mitigation.*

A Biological Report by RCA Associates, Inc, was conducted for this project. Biologists from RCA conducted a field investigation on July 29, 2025. The vegetation community present on site supports a heavily disturbed desert scrub habitat encompassing mainly native plants and some non-native grasses. The site is dominated by creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), london rocket (*Sisymbrium irio*), silver cholla (*Cylindropuntia echinocarpa*), flatspine burr-ragweed (*Ambrosia acanthicarpa*), white thorn acacia (*Vachellia constricta*), white bursage (*Ambrosia dumosa*), bladder sage (*Scutellaria mexicana*), Nevada jointfir (*Ephedra nevadensis*), cheatgrass (*Bromus tectorum*), and rattlesnake weed (*Euphorbia albomarginata*). One Western Joshua Tree (*Yucca brevifolia*) was observed onsite.

The California ground squirrel (*Otospermophilus beecheyi*) was the only mammal that was observed during the field investigations. Other mammals that are expected to occur include the antelope ground squirrel (*Ammospermophilus leucurus*), black-tailed jackrabbit (*Lepus californium*) and desert cottontails (*Sylvilagus audubonii*).

Birds observed included common ravens (*Corvus corax*), house finch (*Carpodacus mexicanus*), Anna's hummingbird (*Calypte anna*), horned lark (*Eremophila alpestris*), mourning dove (*Zenaida macroura*)

and rock pigeon (*Columba livia*). The only reptile observed during the field investigation was the side-blotched lizard (*Uta stansburiana*), however two other species which include the western whiptail (*Aspidoscelis tigris*), and the western fence lizard (*Sceloporus occidentalis*) are very common in the area. In addition, no sensitive habitats (e.g., sensitive species, critical habitats, etc.) have been documented in the immediate area according to the CNDDDB and none were observed during the field investigations. The following are the listed and special status species that have the ability to occur in the area. It is not a comprehensive list of all the species in the quad. This information has been taken from the California Natural Diversity Database and is using the most current version.

- *Mohave Tui Chub*: The Mohave Tui Chub is a federally and state endangered species that is fully protected. The site is located within the documented Victorville quad habitat according to CNDDDB (2025). There are only three populations of Mohave tui chub, with a fourth population having been recently introduced to the Mojave river. The site, however, does not contain or is not connected to the Mojave River, and no Mohave tui chub will occur on site.
- *Mohave Ground Squirrel*: The Mohave ground squirrel is a California state threatened species that have a short, flat, furred, white, underside tail, uniformly brown (with no spots or stripes). They inhabit open desert scrub, alkali desert scrub, and annual grasslands on sandy to gravelly surfaces in the Mojave Desert. Occupiable burrows were found on the site, but no Mohave ground squirrels were detected. It is the opinion of RCA Associates, Inc. that the habitat is not prime Mohave ground squirrel habitat and is very unlikely to support populations of the species based on the following criteria, that there have been two recent sightings, within 20 years of the species in the Victorville quadrangle.
- *Sensitive Plants*: There are three plant species that have been documented in the Hesperia quad, the short-joint beavertail cactus, Booth's evening-primrose, and white pygmy-poppy. The site does not support any habitats listed above and therefore will not support any of these species. None of the above species were observed on the site during the July 29, 2025 survey, and are not expected to occur in the foreseeable future. The project is not expected to impact any sensitive plant species.

The following are the listed and special status species that have the ability to occur on the project site. It is not a comprehensive list of all the species in the quad. This information has been taken from the California Natural Diversity Database and is using the most current version.

- *Desert Tortoise*: The site is located within the documented tortoise habitat, a state and federal threatened species, according to CNDDDB. The location of the property does not support habitat for the desert tortoise given the semi-developed area of the project. The species is not expected to move onto the site in the near future based on the absence of any potential burrows or sign, absence of any recent observations in the immediate area, and the presence of busy roadways in the immediate area which may act as barriers to migration of tortoises. The protocol survey results are valid for one year as per CDFW and USFWS requirements.
- *Mohave Ground Squirrel*: The Mohave ground squirrel is a California state threatened species that have a short, flat, furred, white, underside tail, uniformly brown (with no spots or stripes). They inhabit open desert scrub, alkali desert scrub, and annual grasslands on sandy to gravelly surfaces in the Mojave Desert. Occupiable burrows were found on the site, but no Mohave ground squirrels were detected. It is the opinion of RCA Associates, Inc. that the habitat is not prime Mohave ground squirrel habitat and is very unlikely to support populations of the species based on the following criteria, that there have been two sightings, within 20 years, of the species in the Hesperia

quadrangle and the site being located in a highly developed area of Victorville.

- *Swainson's Hawk*: The site is located within documented Swainson's hawk habitat, a state threatened raptor, according to CNDDDB. Swainson's hawks are not likely to occur on the site due to lack of habitat and prime vegetation but may be observed flying over the site during hunting activities.
- *Burrowing Owl*: The site is located within documented burrowing owl habitat according to CNDDDB. No owls or owl signs were observed on the property during the survey. Owl signs include feathers, castings, or whitewash.
- *Le Conte's thrasher*: Thrashers are not expected to occur on the site due to lack of critical vegetation used by the species, such as saltbush and catclaw acacia. Thrashers may be very infrequent in the area given the low population levels in the region as well as the lack of any recent sightings according to the CNDDDB.
- *Crotch Bumble Bee*: As of September 30, 2022, the California Fish and Game Commission (CDFW) listed the Crotch bumble bee as a candidate species under the California Endangered Species Act (CESA). The Crotch's bumble bee (*Bombus Crotchii*) is found between San Diego and Redding in a variety of habitats including open grasslands, shrublands, chaparral, desert margins including Joshua tree and creosote scrub, and semi-urban settings. It is near endemic to California, with only a few records from Nevada and Mexico.

As of July 10, 2023, California legislature passed and signed the Western Joshua Tree Conservation Act (WJTCA, Senate Bill 122) into effect listing the Western Joshua tree (*Yucca brevifolia*) as an endangered species. The WJTCA authorizes CDFW to oversee the various permitting processes dealing with mitigation and/or removal of Western Joshua trees. Therefore, any attempt to remove a Joshua tree from its current position will require a California Endangered Species Act Incidental Take Permit (CESA, ITP) or a Western Joshua Tree Conservation Act Incidental Take Permit (WJTCA, ITP). Western Joshua trees were observed on site during the July 2025 field investigations, and any removal or take of trees, dead or alive, will require an ITP.

Future development of the site will have minimal impact on the general biological resources present on site. The site is expected to support a variety of wildlife species which will be impacted by development activities. Those species with limited mobility (i.e., small mammals and reptiles) will experience increases in mortality during the construction phase. However, more mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. Therefore, loss of about 18.98-acres of a moderately disturbed desert scrub habitat is not expected to have a significant cumulative impact on the overall biological resources in the region given the presence of similar habitat throughout the surrounding area. No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.

No federal or State-listed species were observed on site during the field investigations including the Mohave ground squirrel and desert tortoise. In addition, there are no documented observations of these species either on the site or in the immediate area. The site is not expected to support populations of the desert tortoise based on the absence of habitat, suitable burrows, or signs. However, the following mitigation measures would be required:

- **BIO MITIGATION 1.** Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and

Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. a. Appropriate survey methods and timeframes shall be established to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

- **BIO MITIGATION 2.** A focused plant survey should be considered for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife.

The above mitigation measures would reduce the impacts to levels that are less than significant.

B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • Less than Significant Impact.

The site does not contain willows or cottonwoods which are normally found within the channels. Based on the field investigations, a small channel may be present onsite. A channel runs from the southern border to the northern boundary of the site that flows through a cement culvert that runs under Green Tree Boulevard. Upland classified vegetation is present that follow the channel however, riparian species are not present. It is the opinion of RCA Associates, Inc. that a comprehensive jurisdictional delineation may be required at a future date. *However, the impact from the proposed project would be less than significant.*

C. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? • No Impact.

No wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.² *As a result, no impacts are anticipated.*

D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? • No Impact.

The site's utility as a habitat and a migration corridor is constrained due to the presence of the existing roadways and surrounding development that is present in the neighboring areas. *As a result, no impacts would occur.*

² RCA Associates, Inc. *General Biological Resources Assessments Victorville San Bernardino County. APN 3090-331-02.* Report dated March 16, 2023.

E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? • Less than Significant Impact with Mitigation.

As of July 10, 2023, California legislature passed and signed the Western Joshua Tree Conservation Act (WJTCA, Senate Bill 122) into effect listing the Western Joshua tree (*Yucca brevifolia*) as an endangered species. The WJTCA authorizes CDFW to oversee the various permitting processes dealing with mitigation and/or removal of western Joshua trees. Therefore, any attempt to remove a Western Joshua tree from its current position will require a California Endangered Species Act Incidental Take Permit (CESA, ITP) or a Western Joshua Tree Conservation Act Incidental Take Permit (WJTCA, ITP). Western Joshua trees were observed on site during the July 2025 field investigations, and any removal or take of trees, dead or alive, will require an ITP. One Western Joshua Tree was located onsite and no trees occurring within a 50 foot buffer surrounding the property. The following mitigation measures will be required to address the potential Joshua Tree impacts:

- **BIO MITIGATION 3.** The Western Joshua tree is a candidate threatened species under the California Endangered Species Act. Prior to construction, and initiation of Western Joshua tree removal, relocation, replanting, trimming or pruning or any activity that may result in take of WJT on site, the project proponent is required to obtain California Endangered Species Act (CESA) Incidental Take Permit (ITP) under Section 2081(b) of the CESA, or under the Western Joshua Tree Conservation Act (WJTCA) of Fish and Game Code (§§ 1927-1927.12) through CDFW for the take of Western Joshua trees. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a Western Joshua tree if all of the following conditions are met:

(1) The permittee submits to CDFW for its approval a census of all Western Joshua trees on the project site, including photographs, that categorize the trees according to the following size classes:

- a. Less than one meter in height.
- b. One meter or greater but less than five meters in height.
- c. Five meters or greater in height.

(2) The permittee avoids and minimizes impacts to, and the taking of, the Western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to Western Joshua tree.

(3) The permittee mitigates all impacts to, and taking of, the Western Joshua tree. In lieu of completing the mitigation on its own, the permittee may elect to pay mitigation fees.

(4) CDFW may require the permittee to relocate one or more of the Western Joshua trees. The Mitigation Fees are as follows [Fish and Wildlife Code, Section 1927.3 (d)]:

- 1. Trees 5 meters or greater in height - \$2,500;
- 2. Trees 1 meter or greater but less than 5 meters in height - \$500;
- 3. Trees less than 1 meter in height - \$340.

Each Western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other Western Joshua tree stem or trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. It is recommended that specific Western Joshua tree mitigation measures or determination of in-lieu fees be addressed through consultation with CDFW. *With the implementation of the above mitigation, the impacts will be less than significant.*

- F.** *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*
- *No Impact.*

The proposed project's implementation would not conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. *As a result, no impacts would occur.*

MITIGATION MEASURES

The following mitigation measures should be considered

BIO MITIGATION 1. Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance.

a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.

b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

BIO MITIGATION 2. A focused plant survey should be considered for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by the Department of Fish and Wildlife.

BIO MITIGATION 3. The Western Joshua tree is a candidate threatened species under the California Endangered Species Act. Prior to construction, and initiation of Western Joshua tree removal, relocation, replanting, trimming or pruning or any activity that may result in take of WJT on site, the project proponent is required to obtain California Endangered Species Act (CESA) Incidental Take Permit (ITP) under Section 2081(b) of the CESA, or under the Western Joshua Tree Conservation Act (WJTCA) of Fish and Game Code (§§ 1927-1927.12) through CDFW for the take of Western Joshua trees. Per Section 1927.4 of the WJTCA, CDFW may authorize, by permit, the taking of a Western Joshua tree if all of the following conditions are met:

(1) The permittee submits to CDFW for its approval a census of all Western Joshua trees on the project site, including photographs, that categorize the trees according to the following size classes:

a. Less than one meter in height.

b. One meter or greater but less than five meters in height.

c. Five meters or greater in height.

(2) The permittee avoids and minimizes impacts to, and the taking of, the Western Joshua tree to the maximum extent practicable. Minimization may include trimming, encroachment on root systems, relocation, or other actions that result in detrimental but nonlethal impacts to Western Joshua tree.

(3) The permittee mitigates all impacts to, and taking of, the Western Joshua tree. In lieu of completing the mitigation on its own, the permittee may elect to pay mitigation fees.

(4) CDFW may require the permittee to relocate one or more of the Western Joshua trees. The Mitigation Fees are as follows [Fish and Wildlife Code, Section 1927.3 (d)]:

1. Trees 5 meters or greater in height - \$2,500;
2. Trees 1 meter or greater but less than 5 meters in height - \$500;
3. Trees less than 1 meter in height - \$340.

Each Western Joshua tree stem or trunk arising from the ground shall be considered an individual tree requiring mitigation, regardless of proximity to any other Western Joshua tree stem or trunk. Mitigation is required of all trees, regardless of whether they are dead or alive. It is recommended that specific Western Joshua tree mitigation measures or determination of in-lieu fees be addressed through consultation with CDFW.

3.5 CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause substantial adverse change in the significance of a historical resource pursuant to §15064.5?			✗	
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?		✗		
C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?			✗	

SOURCES:

- BCR Consulting LLC. *Cultural Resources Assessment* . December 24, 2025. The cultural resources assessment is included in Appendix C.
- Google Earth. Site accessed October 10, 2025.
- U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.
- U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. Secondary Source: California State Parks, Office of Historic Preservation. *Listed California Historical Resources*. Website accessed October 10, 2025.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on cultural resources if it results in any of the following:

- The proposed project would cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5.
- The proposed project would cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5.
- The proposed project would disturb any human remains, including those interred outside of formal cemeteries.

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in or past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure is associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;

- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5? • Less than Significant Impact.*

A Phase 1 Cultural Resources Assessment was conducted by BCR Consulting for the project site. During the Assessment, BCR staff conducted a cultural resources records search and field survey for the project site. The records search was conducted through the South Coastal Information Center (SCIC), National Register of Historic Places, the California Register, and the California Office of Historic Preservation. The records search revealed 30 cultural resources within a one-mile search radius, however none of the previous studies occurred onsite and no cultural resources have been recorded within its boundaries.

A field survey was conducted on the project site on December 4, 2025. The field survey identified no cultural resources of any kind within the project site boundaries. The project would not cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5. *As a result, less than significant impacts would occur.*

B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? • Less than Significant Impact with Mitigation.*

An intensive pedestrian survey was conducted on December 4, 2025. The survey area included the entirety of the 18.4 acres of the proposed project. Transects began in the southeast corner of the project boundary and were spaced no more than 15 meters apart. Ground visibility was excellent, ranging from 80-100 percent. The area has sparsely scattered creosote bushes with occasional trees and desert clovers with a mean elevation of approximately 3,000 feet above sea level. Sediment within the project consists of a pale brown Bryman loamy sand with 10-20 percent sub-rounded and sub-angular gravel density (USDA 2023). Disturbances within the project include vehicle tracks and an abundance of modern refuse throughout site. No cultural or paleontological resources were observed as a result of the field survey.³ BCR Consulting, LLC assessed the proposed project area for the presence of cultural and paleontological resources according to CEQA. As a result of negative findings for cultural resources during survey and within the Project area from the SCCIC, our assessment is that the Project has a low potential to impact cultural resources. Therefore, monitoring is not recommended for cultural resources.

The following mitigation measure were requested by the Yuhaaviatam of San Manuel Nation (YSMN) as part of the tribal consultation and will be required to address potential cultural resources impacts:

- **CUL MITIGATION 1.** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department

³ Duke CRM. *Cultural and Paleontological Resource Assessment for the Cactus North Project*, City of Victorville, San Bernardino County, California. January 31, 2023.

(YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

- *CUL MITIGATION 2.* If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment as detailed within *TCT Mitigation 1*. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
- *CUL MITIGATION 3.* If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5 and that code enforced for the duration of the project.

The impacts would be less than significant, with adherence to the required standard mitigation measure.

C. Would the project disturb any human remains, including those interred outside of dedicated cemeteries? • Less than Significant Impact.

There are no dedicated cemeteries located in the vicinity of the project site. The proposed project will be restricted to the project site and therefore will not affect any dedicated cemeteries in the vicinity. Notwithstanding, the following standard condition is mandated by the California Code of Regulations (CCR) Section 15064.5(b)(4): “A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of a historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.” Additionally, Section 5097.98 of the Public Resources Code states:

“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning the investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.”

As a result, the impact would be less than significant with the aforementioned standard condition.

MITIGATION MEASURES

The following mitigation measures will be required to address potential cultural resources impacts:

CUL MITIGATION 1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

CUL MITIGATION 2. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment as detailed within *TCT Mitigation 1*. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL MITIGATION 3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code Section 7050.5 and that code enforced for the duration of the project.

3.6 ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?			✗	
B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			✗	

SOURCES:

- The utilities worksheet has been included in Appendix D.
- California Energy Commission. *California Electricity Consumption Dashboard*. January 27, 2026.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update*. November 2022.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on energy resources if it results in any of the following:

- The proposed project would result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during the proposed project's construction or operation.
- The proposed project would conflict with or obstruct a State or local plan for renewable energy or energy efficiency.

The regulatory framework is outlined below:

- *Senate Bill 100*. Senate Bill 100 (SB 100) was signed into law in September 2018. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. This bill would state that it is the policy of the state that eligible renewable energy resources and zero-carbon resources supply 100% of retail sales of electricity to California end-use customers and 100% of electricity procured to serve all state agencies by December 31, 2045.
- *California Building Energy Efficiency Standards (Title 24)*. The most recent 2025 Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6), often referred to as Title 24, went into effect on January 1, 2026. Title 24 provides standards for energy efficiency in residential and nonresidential buildings to reduce the growth in electrical and natural gas use. The latest standards encourage efficient heat pumps, establish electric-ready requirements, update HVAC efficiency and control standards, and strengthen ventilation standards.
- *California Green Building Standards*. The most recent updates to the California Green Building Standards Code became effective on January 1, 2026. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project would be required to conform to all pertinent energy conservation requirements.
- *California Public Commission Energy Efficiency Strategic Plan*. On Sept. 18, 2008, the CPUC adopted California's first Long Term Energy Efficiency Strategic Plan, presenting a single roadmap to achieve maximum energy savings across all major groups and sectors in California. The Plan sets forth a roadmap for energy efficiency in California through the year 2020 and beyond. It articulates a long-term vision and goals for each economic sector and identifies specific near-term, mid-term and long-term strategies to assist in achieving those goals.
- *California Energy Commission Integrated Energy Policy Report*. The California Energy Commission prepares a biennial integrated energy report which contains an assessment and forecast of energy trends and issues facing electricity, natural gas, and transportation fuel sectors. The Report is used to guide the development of energy policies.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation? • Less than Significant Impact.*

Construction equipment used over the approximately 12-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. In addition, the CARB Airborne Toxic Control Measure limits idling times of construction vehicles to no more than five minutes, thereby minimizing unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Furthermore, the project has been designed in compliance with California’s Energy Efficiency Standards and 2025 CALGreen Standards. Construction of the proposed residential development would require the typical use of energy resources. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). The Southern California Edison (SCE) provides electricity to the City of Victorville. In 2020, As of 2019, approximately 35 percent of SCE’s power mix was sourced from renewable resources, including solar, wind, eligible hydroelectric, and geothermal. Approximately 32 percent of SCE’s power mix was purchased through open market transactions, and the remainder was sourced from natural gas, large hydroelectric, and nuclear resources. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. As shown in Table 5 the proposed project is anticipated to consume 786 kWh daily as shown in Table 5.

TABLE 5 PROPOSED PROJECT’S ELECTRICAL CONSUMPTION

Project Element	Consumption Rate	Daily Energy Consumption
Electrical (70 units)	5,625 kWh/unit/year	1,078.8 kWh/day

Source: Southern California Edison

In 2024, the residential sector of the County of San Bernardino consumed approximately 27,131 GWh of electricity according to the California Energy Commission. As previously discussed, the project site is zoned *Single-Family Residential (R-1)*. The maximum dwelling unit density is 5.0 and the project would have a density of 3.9 dwelling units per acre. Since the project is consistent with its zone, it would not result in a significant or unplanned energy demand and would not require additional energy capacity or supplies. The proposed project would represent an insignificant percentage of the overall demand in the region. The proposed project would also be constructed pursuant to the 2025 energy conservation standards of Title 24; therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation are anticipated and no mitigation measures are recommended. Additionally, State law requires new residential construction to include solar panels, which would reduce the energy demand from SCE.

Future residents would rely upon gasoline, diesel, or electric powered vehicles for transportation. Trip generation and VMT generated by the proposed project are consistent with other similar residential uses of similar scale and configuration. That is, the proposed project does not propose uses or operations that would inherently result in excessive and wasteful vehicle trips and VMT, nor associated excess and wasteful vehicle energy consumption. Therefore, project transportation energy consumption would not be considered inefficient, wasteful, or otherwise unnecessary. The proposed project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. The project Applicant would be required to closely work with the local electrical utility company to identify existing and future strategies that would be effective in reducing energy consumption. Additionally, the project will comply with applicable Title 24 standards. *As a result, the impacts would be less than significant.*

B. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency? • Less Than Significant Impact.

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project would be required to conform to all pertinent energy conservation requirements. *As a result, the impacts would be less than significant.*

MITIGATION MEASURES

The analysis of potential impacts related to energy resources indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures would be required.

3.7 GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death?			✗	
i). Would the project, directly or indirectly, cause rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; Refer to Division of Mines and Geology Special Publication 42.				✗
ii). Would the project, directly or indirectly cause strong seismic ground shaking?			✗	
iii). Would the project, directly or indirectly cause seismic-related ground failure, including liquefaction.				✗
iv). Would the project, directly or indirectly cause landslides?				✗
B. Would the project result in substantial soil erosion or the loss of topsoil?			✗	
C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✗	
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			✗	
E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✗
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✗		

SOURCES:

- California Department of Conservation. *EQ ZAPP: California Earthquake Hazards Zone Application*. Site accessed October 10, 2025.
- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update*. November 2022.
- San Bernardino County. *Multi-Jurisdictional Hazard Mitigation Plan* - July 13, 2017.
- Soils Southwest, Inc. *Report of Geotechnical Evaluations and Soil Infiltration Testing for WQMP-BMP Stormwater Disposal System*. August 20, 2025. The geotechnical and soils report is included in Appendix H.
- UC Davis. *SoilWeb*. Website accessed October 10, 2025.
- United States Geologic Survey. *Liquefaction Susceptibility*. Website accessed October 10, 2025. <https://earthquake.usgs.gov/education/geologicmaps/liquefaction.php>
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on geology and soils if it results in any of the following:

- The proposed project would, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault (refer to Division of Mines and Geology Special Publication 42); strong seismic ground shaking; seismic-related ground failure, including liquefaction; and, landslides.
- The proposed project would result in substantial soil erosion or the loss of topsoil.
- The proposed project would be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse.
- The proposed project would be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property.
- The proposed project would have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.
- The proposed project would directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

The proposed project's potential seismic and soils risk was evaluated in terms of the site's proximity to earthquake faults and unstable soils.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death?*

i). *Would the project, directly or indirectly, cause rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; Refer to Division of Mines and Geology Special Publication 42.* • **No Impact**

The City of Victorville is located in a seismically active region. Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. The City of Victorville is not on the list. The nearest fault to the project site is the North Frontal Fault Zone, which is located approximately 7.1 miles southeast of the City. *Therefore, no impacts would occur.*

ii). *Would the project, directly or indirectly, cause strong seismic ground shaking?* • **Less than Significant Impact.**

The effects of ground motion on structures are difficult to predict and depend on a variety of factors including the intensity of the quake, the distance from the epicenter to the site, the composition of soils and bedrock, building design, and other building characteristics. Based on these factors, ground shaking can result in minimal to significant damage. In general, peak ground accelerations and seismic intensity values decrease with increasing distance from the earthquake. Local conditions, such as soft soils, shallow ground water, and the presence of ridge tops, could amplify the effects of seismic waves and result in higher localized accelerations. The Uniform Building Code, California Building Code, and Unreinforced Masonry Law are the primary tools used by agencies to ensure seismic safety in structures. The City requires all new buildings to utilize reinforced masonry, as well as comply with the Uniform Building Code (UBC), which is expected to enable the proposed structures to resist major earthquakes without collapsing, although some structural damage could occur. Future units on the proposed lots would be required to conform to current seismic building codes. The new development would also be required to conform to the most current Building Code requirements. *As a result, the impacts would be less than significant.*

iii). *Would the project, directly or indirectly, cause seismic-related ground failure, including liquefaction?* • **No Impact.**

According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. The potential for liquefaction generally occurs during strong ground shaking within granular loose sediments where the groundwater is usually less than 50 feet below the ground surface. According to the California Department of Conservation California Earthquake Hazards Zone Application, the project site is not located within a liquefaction zone. *As a result, no impacts would occur.*

iv). *Would the project, directly or indirectly cause landslides?* • **No Impact.**

According to the United States Geological Survey, a landslide is defined as the movement of a mass of rock, debris, or earth down a slope. According to the California Department of Conservation California Earthquake Hazards Zone Application, the project site is not located within a landslide zone. The project site is generally level and not immediately adjacent to hillsides. Therefore, the risk for landslides is considered negligible. *As a result, no impacts would occur.*

B. Would the project result in substantial soil erosion or the loss of topsoil? • Less than Significant Impact.

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by soils belonging to the Bryman Loamy Fine Sand (5 to 9% slopes). The proposed development would be located in the central portion of the City of Victorville. The project's contractors would be required to adhere to specific requirements that govern wind and water erosion during site preparation and construction activities. Following development, the project site would be paved over and landscaped. The project's construction would not result in soil erosion with adherence to those development requirements that restrict stormwater runoff (and the resulting erosion) and require soil stabilization. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. Prior to initiating construction, contractors must obtain coverage under an NPDES permit, which is administered by the State. In order to obtain an NPDES permit, the project Applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP). The use of these construction Best Management Practices (BMPs) identified in the mandatory SWPPP would prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. *As a result, the impacts would be less than significant.*

C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? • Less than Significant Impact.

The proposed project's construction will not result in soil erosion since the project's contractors must implement the construction BMPs identified in the mandatory SWPPP. The BMPs will minimize soil erosion and the discharge of sediment off-site. The project site is not located within a landslide or liquefaction zone. According to the Geotechnical and Soils Study, the soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics become sticky when wet and expand according to the moisture content present at the time. Since the soils have a low shrink-swell potential, lateral spreading resulting from an influx of groundwater is slim. The likelihood of lateral spreading will be further reduced since the project's implementation will not require grading and excavation that would extend to depths required to encounter groundwater. Moreover, the project will not result in the direct extraction of groundwater. *As a result, the impacts would be less than significant.*

D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property? • Less than Significant Impact.

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by soils belonging to the Bryman Loamy Fine Sand (5 to 9% slopes).⁴ According to the U.S. Department of Agriculture, these soils are acceptable for the development of residential buildings. Therefore, no specialized construction procedures to specifically resist expansive soil are not anticipated. *As a result, the potential impacts would be less than significant.*

E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water? • No Impact.

The project would connect to an existing manhole on Green Tree Boulevard. No septic tanks would be used as part of the proposed project's implementation. *As a result, no impacts would occur.*

F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? • Less Than Significant Impact with Mitigation.

According to the General Plan, the entire City is considered to be sensitive regarding paleontological resources. The surface deposits in the proposed project area are composed entirely of younger Quaternary Alluvium. This younger Quaternary Alluvium is unlikely to contain significant vertebrate fossils, at least in the uppermost layers. The closest fossil vertebrate locality is LACM 7786, between Victorville and the former George Air Force Base. This locality produced a fossil specimen of meadow vole, *Microtus*. The next closest vertebrate fossil locality from these deposits is LACM 1219, west of Spring Valley Lake, which produced a specimen of fossil camel, *Camelops*. Additionally, on the western side of the Mojave River below the bluffs, an otherwise unrecorded specimen of mammoth was collected in 1961 from older Quaternary Alluvium deposits. To address potential impacts to paleontological resources that may be discovered during ground-disturbing activities, the Project would be subject to compliance with Victorville Municipal Code Section 16-5.02.130 - Archaeological, Paleontological, and Historical Sites. Mitigation Measure CUL-1 included in Section 3.5, would also address the potential for the discovery of paleontological resources that may be encountered during ground disturbance. The following mitigation measures included in Section 3.5, would also address the potential for the discovery of paleontological resources that may be encountered during ground disturbance. These measures are listed below:

- **GEO MITIGATION 1.** Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Victorville that a qualified archaeologist/paleontologist has been retained by the Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.
- **GEO MITIGATION 2.** The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure

⁴ United States Department of Agriculture. Natural Resources Conservation Service. Website accessed October 10, 2025.

and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

Following compliance with the Municipal Code and the implementation of the aforementioned mitigation, the impacts will be less than significant.

MITIGATION MEASURES

Two mitigation measures (*CUL MITIGATIONS 1-3*) included in Section 3.5, would also address the potential for the discovery of paleontological resources that may be encountered during ground disturbance. These measures are listed below:

GEO MITIGATION 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Victorville that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

GEO MITIGATION 2. The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow for the removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

3.8 GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			×	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			×	

SOURCES:

- CalEEMod V.2022.1.1.30. The GHG Screening Table is included in Appendix G.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update.* November 2022.
- Mojave Desert Air Quality Management District. *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines Table 9.* 2020.
- San Bernardino County Transportation Authority (SBCTA) Greenhouse Gas Reduction Plan

- Southern California Association of Governments. *Connect SoCal 2024 Regional Transportation/Sustainable Communities Strategy*. Adopted April 4, 2026.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The proposed project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- The proposed project would conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion have elevated the concentrations of GHG in the atmosphere to above natural levels. These man-made GHG will have the effect of warming atmospheric temperatures with the attendant impacts of changes in the global climate, increased sea levels, and changes to the worldwide biome. The major GHG that influence global warming are described below.

- *Water Vapor*. Water vapor is the most abundant GHG present in the atmosphere. While water vapor is not considered a pollutant, while it remains in the atmosphere it maintains a climate necessary for life. Because the air is warmer, the relative humidity can be higher (in essence, the air is able to “hold” more water when it is warmer), leading to more water vapor in the atmosphere.
- *Carbon Dioxide (CO₂)*. The natural production and absorption of CO₂ is achieved through the terrestrial biosphere and the ocean. Manmade sources of CO₂ include the burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700's, these activities have increased the atmospheric concentrations of CO₂. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm).
- *Methane (CH₄)*. CH₄ is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO₂. Methane's lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO₂, N₂O, and Chlorofluorocarbons (CFCs)). CH₄ has both natural and anthropogenic sources.
- *Nitrous Oxide (N₂O)*. Concentrations of N₂O also began to increase at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N₂O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen.
- *Chlorofluorocarbons (CFC)*. CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C₂H₆) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents.
- *Hydrofluorocarbons (HFC)*. HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming

potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF₃), HFC-134a (CF₃CH₂F), and HFC-152a (CH₃CHF₂).

- *Perfluorocarbons (PFC)*. PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years.
- *Sulfur Hexafluoride (SF₆)*. SF₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ has the highest global warming potential of any gas evaluated; 23,900 times that of CO₂. Concentrations in the 1990s were about 4 ppt.

The MDAQMD thresholds for projects are 3,000 MTCO₂e per year.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? • Less than Significant Impact.

As indicated in Table 6, the operational CO₂E is 904 MTCO₂e per year, which is well below the threshold. This figure does not take into account the implementation of *low impact development* (LID) requirements (drought tolerant landscaping, water efficient appliances, and energy efficient appliances) and compliance to Transportation Demand Management (TDM) requirements. *As a result, the potential impacts would be less than significant.*

TABLE 6 GREENHOUSE GAS EMISSIONS

Source	GHG Emissions (MT/year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-Term - Mobile Emissions	595	0.03	0.03	606
Long-Term - Area Emissions	0.87	<0.00005	<0.00005	0.87
Long-Term - Energy Emissions	245	0.02	0.00	245
Long-Term - Total Emissions	874	0.74	0.03	904
Short-Term Construction Emissions	349	0.01	0.01	351
Significance Threshold Per Year				3,000

Source: CalEEMod V.2022.1.1.30

B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.

The City of Victorville GHG Climate Action Plan (CAP) Checklist provides guidance in selecting and accounting for the reduction of GHG emissions attributable to certain design and construction measures incorporated into development projects. The Checklist was derived from the County of San Bernardino's adopted Greenhouse Gas Reduction Plan Update to conform with SB 32. The CAP Checklist assigns points for each option incorporated into a project. The point values correspond to the minimum emissions reduction expected from each feature. Each project must achieve *a minimum of 100 points* to be considered consistent with the CAP emission targets. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. Table 7 presents a list of the GHG reduction measure options and the associated point values in the GHG Checklist.

The CAP Checklist that was completed for the proposed project (refer to Table 7) indicated the project would yield 121 points. Projects that yield 100 points pursuant to the City’s GHG Screening Tables methodology are considered to be consistent with the CAP. This section summarizes key general plan policies that support the City of Victorville’s GHG reduction measures or would contribute to GHG reductions and sustainable practices in the City. All policies listed below are from the Victorville 2022 General Plan.

- *(Energy Efficiency) Implementation Measure 7.2.1.2:* Minimize energy use of new residential, commercial, and industrial projects by requiring high efficiency heating, lighting, and other appliances, such as cooking equipment, refrigerators, furnaces, overhead and area lighting, and low NO_x water heaters. This implementation measure is consistent with the proposed project.
- *(Energy Efficiency) Implementation Measure 7.2.1.1:* Incorporate green building principles and practices, to the extent practicable and financially feasible, into the design, development, and operation of all City owned facilities. This implementation measure is consistent with the proposed project though the new development is privately owned.
- *(Lighting Efficiency) Implementation Measure 7.2.1.10:* Incandescent lighting is discouraged for all new construction; all City facilities should replace incandescent lighting with CF or LED lighting unless light fixture does not exist for particular use. This implementation measure is consistent with the proposed project though the new development is privately owned.
- *(Renewable Energy) Implementation Measure 7.1.1.3:* Establish a photovoltaic target and require new construction to contribute to that target. This implementation measure is consistent with the proposed project. The use of solar panels is encouraged.
- *(Water Efficient Landscaping) Policy 1.1.1:* Require water conservation measures in the design of new development and major redevelopment, for both public and private projects, such as low water consuming indoor plumbing devices and use of xerophytic landscape materials that require minimal irrigation. This implementation measure is consistent with the proposed project.

TABLE 7 GHG CLIMATE ACTION PLAN CHECKLIST (RESIDENTIAL)

Feature	Description	Point Value
Insulation	Enhanced Insulation (rigid wall insulation R-13, roof/attic R-38)	9
Windows	Enhanced Window Insulation (0.28 U-factor, 0.22 SHGC)	7
Cool Roof	Enhanced Cool Roof (CRRR Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	
Air Infiltration	Air barrier applied to exterior walls, carking, and visual inspection such as the HERS Verified Quality Installation (QII or equivalent)	6
Thermal Storage of Building	Modest Thermal Mass (10% of floor or 10% of walls: 12” or more thick exposed concrete or masonry. No permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)	1
Building Envelope Performance Standard	Greatly Enhanced Building Envelope (20% > Title 24)	36
Heating/Cooling Distribution System	Enhanced Duct Insulation (R-8)	5
Space Heating/Cooling Equipment	Efficiency HVAC (SEER 14/78% AFUE or 8 HSPF)	2
Water Heaters	Improved Efficiency Water Heater (0.675 Energy Factor)	7
Daylighting	All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.) such that each room has at least 800 lumens of light during a sunny day	1
Artificial Lighting	Very High Efficiency Lights (100% of in-unit fixtures are high efficiency)	7

Table 7 GHG Climate Action Plan Checklist (Residential) Continued

Feature	Description	Point Value
Appliances	Energy Star Refrigerator Energy Star Dish Washer (new) Energy Star Washing Machine (new)	3
Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	3
Shading	At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on Jun 21st	2
Water Efficient Landscaping	Only California Native Plants that requires no irrigation or some supplemental irrigation	5
Showers	Water Efficient Showerheads (2.0 gpm)	2
Toilets	Water Efficient Toilets (1.5 gpm)	2
Faucets	Water Efficient Faucets (1.28 gpm)	2
Total		121

Source: City of Victorville

The project would not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. This project would not adversely affect the implementation of those policies. *As a result, the impacts would be less than significant.*

MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result. As a result, no mitigation measures would be required.

3.9 HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✗	
B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✗	
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✗
D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✗
E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✗
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✗
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✗

SOURCES:

- CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.
- CalFire. *Local Responsibility Area Fire Hazard Severity Zones*. March 24, 2025.
- CalFire. *Wildland Urban Interface*. September 26, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update*. November 2022.
- San Bernardino County. *Multi-Jurisdictional Hazard Mitigation Plan* - July 13, 2017.
- Soils Southwest, Inc. *Report of Geotechnical Evaluations and Soil Infiltration Testing for WQMP-BMP Stormwater Disposal System*. August 20, 2025. The geotechnical and soils report is included in Appendix H.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.
- Victorville, City of. *Municipal Code. Municode. Victorville, CA. Chapter 10.30.200- Construction Projects*. Website Accessed October 10, 2025.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on hazards and hazardous materials if it results in any of the following:

- The proposed project would create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.
- The proposed project would create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.
- The proposed project would emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school.
- The proposed project would be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment.
- The proposed project would result in a safety hazard or excessive noise for people residing or working in the project area located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport.
- The proposed project would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.
- The proposed project would expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires.

Hazardous materials refer generally to hazardous substances that exhibit corrosive, poisonous, flammable, and/or reactive properties and have the potential to harm human health and/or the environment.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? • Less than Significant Impact.*

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols pertaining to definitions, standards, procedures and requirements as set forth in Division 20, Chapter 6.95 of the California Health and Safety Code. Due to the residential nature of the proposed project, no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. All project activities would be in accordance to the applicable Federal, State, and local laws and regulations governing the use, storage, and transportation of hazardous materials. *Adherence to the Municipal Code would result in less than significant.*

B. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? • Less than Significant Impact.*

A site investigation was conducted in conjunction with the soils investigation. No hazardous materials were found or known to be present and no previous uses of concern were identified. The project's construction would require the use of diesel fuel to power the construction equipment. The gasoline and diesel fuels would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols pertaining to the State law as mentioned in subsection A. Due to the residential nature of the proposed project, no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As previously discussed, all project activities would be in accordance to the applicable Federal, State, and local laws and regulations governing the use, storage, and transportation of hazardous materials. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Envirostor database, therefore the project site is not identified as a hazardous material site. *The impacts would be less than significant.*

C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? • No Impact.*

The nearest school to the project site is the Galileo Academy School of Gifted and Talented Education, located approximately 700 feet west of the site. The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all San Bernardino Fire Department requirements. Due to the residential nature of the proposed project, no hazardous materials beyond what is typically used in a household setting for routine cleaning and maintenance would be used once the project is occupied. As previously discussed, all project activities would be in accordance to the applicable Federal, State, and local laws and regulations governing the use, storage, and transportation of hazardous materials. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Envirostor database. The chemicals used during construction would be transported and stored on-site during construction would

be regulated by the California Department of Transportation and/or San Bernardino County Fire Department requirements. *As a result, no impacts would occur.*

D. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? • No Impact.*

Government Code Section 65962.5 refers to the Hazardous Waste and Substances Site List, commonly known as the Cortese List. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. A search was conducted through the California Department of DTSC Envirostor website to identify whether the project site is listed in the database as a Cortese site. The project site is not identified as a Cortese site. *As a result, no impacts would occur.*

E. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? • No Impact.*

The project site is not located within an airport land use plan. The nearest airport to the project site is the Southern California Logistics Airport located approximately 6.29 miles northwest of the project site. The project would not introduce a structure that will interfere with the approach and take off airplanes utilizing any regional airports. *As a result, no impacts would occur.*

F. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? • No Impact.*

The project site does not contain any emergency facilities, nor does it serve as an emergency evacuation route. During construction and operation of the project, the project would maintain adequate access along Green Tree Boulevard, Sixth Avenue, and Talpa Street. *As a result, no impacts would occur.*

G. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires? • No Impact.*

According to the Cal FIRE Hazard Severity Zone Database, the project site is located within a moderate and high fire hazard zone. According to the Cal Fire Wildland Urban Interface Map, the project site is located within an urban-wildlife interface. The project would comply with all 2022 California Building and Fire Code requirements based on occupancy classification and all applicable City of Victorville Fire Prevention Standards to reduce impacts on people or structures and to reduce exposure of wildland fire hazards. *As a result, no impacts would result.*

MITIGATION MEASURES

The analysis of potential impacts related to hazards and hazardous materials indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures would be required.

3.10 HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✗	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✗	
C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner?			✗	
i). Would the project result in substantial erosion or siltation on- or off-site?			✗	
ii). Would the project substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site?			✗	
iii). Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			✗	
iv). Would the project impede or redirect flood flows?			✗	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?				✗
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✗

SOURCES:

- Allard Engineering. *Tentative Tract Map No. 20781 Preliminary Drainage Report*. September 25, 2025. The hydrology report is included in Appendix E.
- Federal Emergency Management Agency. *Flood Insurance Rate Mapping Program*. 2022.
- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update*. November 2022.
- San Bernardino County. *Multi-Jurisdictional Hazard Mitigation Plan* - July 13, 2017.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on hydrology and water quality if it results in any of the following:

- The proposed project would violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality.

- The proposed project would substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin.
- The proposed project would substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows.
- The proposed project would risk release of pollutants due to project inundation in flood hazard, tsunami, or seiche zones.
- The proposed project would conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? • Less than Significant Impact.*

The Lahontan Water Board oversees programs that regulate discharges from domestic or municipal wastewater, food processing-related wastewater, industrial wastewater, and stormwater discharges from three potential sources: municipal separate storm sewer systems (MS4s), construction activities, and industrial activities. The project Applicant would be required to adhere to Chapter 10.30.210 - Erosion and Sediment Control, of the City Municipal Code that regulates erosion and sediment control. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. The NPDES also requires a Water Quality Management Plan (WQMP), which is subject to review and approval by the City. The use of construction Best Management Practices (BMPs) identified in the mandatory SWPPP will prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. The SWPP would be submitted to the State Water Resources Control Board (SWRCB) and Lahontan Regional Board. A preliminary project Water Quality Management Plan was prepared for the by Allard Engineering. The WQMP includes mandatory compliance of BMPs as well as compliance with NPDES Permit requirements. BMPs include litter and debris control, drainage facility inspections, signage, and efficient landscaping and stormwater management design. Review and approval of the final WQMP by the City would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the project site. *As a result, the impacts would be less than significant.*

B. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? • Less than Significant Impact.*

The Victorville Water District (VWD) provides potable water to the project site. No new direct construction-related impacts to groundwater supplies, or groundwater recharge activities would occur as part of the

proposed project's implementation. Water used to control fugitive dust would be transported to the site via truck. No direct groundwater extraction would occur. Furthermore, the construction and post-construction BMPs would address contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. There would be no direct groundwater withdrawals associated with the proposed project's implementation. As discussed in Section 3.19 Utilities and Service Systems, the project would obtain a "will serve" letter from VWD which ensures the project does not substantially deplete groundwater supplies or interfere with groundwater recharge. The project would include an infiltration basin which would retain and detain stormwater before infiltrating to recharge groundwater. *As a result, the impacts would be less than significant.*

C. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces? • Less than Significant Impact.*

i). *Would the project result in a substantial erosion or siltation on- or off-site; • Less than Significant Impact.*

The project applicant would be required to abide by Victorville's City Ordinance Chapter 10.30.210 that requires all applicants for projects involving construction activities, regardless of size, to submit an erosion and sediment control plan ("ESCP") to the City for review and approval as mentioned in subsection A. The project would be designed such that flows would be collected onsite with inlets and catch basins and directed into the onsite stormwater retention basin. The project's stormwater management system would maintain the existing drainage pattern of the site following construction which would not result in substantial erosion or siltation. *As a result, the impacts would be less than significant.*

ii). *Would the project substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite • Less than Significant Impact.*

The project applicant will be required to abide by Victorville's City Ordinance Chapter 10.30.210 that requires all applicants for projects involving construction activities, regardless of size, to submit an erosion and sediment control plan ("ESCP") to the city for review and approval as mentioned in subsection A. The project's construction and operation will be restricted to the designated project site and the project would not increase the amount of any stream or river that would lead to on- or off-site siltation or erosion. Lot D, located on the northwestern corner of the site, would contain a dual-use, two-stage stormwater retention basin. The dedicated easement for drainage purposes east of Lot D would contain an extended box culvert to allow stormwater to flow into the drainage basin from the existing drainage channel. Catch basins and cross gutter located within the proposed streets would channel stormwater into the basin. Following construction, the site would be designed such that stormwater runoff would be retained onsite for post-project stormwater runoff to match pre-project infiltration. Once the basin reaches capacity or in a larger storm event, the flow will be drained into the existing drainage facilities across Green tree Boulevard. *As a result, the impacts would be less than significant.*

iii). *Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; • Less than Significant Impact.*

The proposed project development would collect drainage by grate inlets and catch basins, then piped via an onsite underground storm drain system. Lot D, located on the northwestern corner of the site, would contain a dual-use, two-stage stormwater retention basin. The drainage easement east of Lot D would contain an extended box culvert to allow stormwater to flow into the drainage basin from the existing drainage channel. Catch basins and cross gutter located within the proposed streets would channel stormwater into the basin. The site would be designed such that stormwater runoff would be retained onsite for post-project stormwater runoff to match pre-project infiltration. The basin would outlet to an overflow riser outlet pipe when the basin reaches capacity in a larger storm event. Additional overflow will drain to the existing drainage facilities across Green Tree Boulevard. According to the hydrology study, the proposed stormwater management system would have the capacity to capture additional onsite flows of the 100 year storm event. *As a result, the impacts would be less than significant.*

iv). Would the project impede or redirect flood flows? • Less than Significant Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance maps, the proposed project is situated in a Zone X flood zone, defined as an area of minimal flood hazard. The nearest flood zone, the Oro Grande Wash, is situated approximately 2,060 feet to the west and the project's construction and operation would be restricted to the project site. As discussed above, the project would not alter existing drainage patterns. *As a result, the impacts would be less than significant.*

D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation? • No Impact.

According to the Federal Emergency Management Agency (FEMA) flood insurance maps, the proposed project site is not located within a Flood Hazard zone. The project site is located inland approximately 70 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami. There are no water bodies near enough to the project site to pose a flood hazard to the site resulting from a seiche. The nearest water body is Spring Valley Lake, which is located approximately 2 miles east of the project site. The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. *As a result, no impacts would occur.*

E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? • No Impact.

The proposed project is required to be in compliance with Chapter 10.30.210 of the City of Victorville Municipal Code which requires new developments to comply with all pertinent stormwater runoff requirements including the requirements of the NPDES Permit program, City-approved WQMP, and implementation of BMPs and other requirements of the SWPP which would prevent the contamination of local groundwater. In addition, the project's operation would not interfere with any groundwater management or recharge plan because the project would not pump groundwater and would obtain a "Will-Serve" letter from the VWD which ensures the project does not substantially deplete groundwater supplies or interfere with groundwater recharge. *As a result, no impacts would occur.*

MITIGATION MEASURES

As indicated previously, hydrological characteristics will not substantially change as a result of the proposed project. As a result, no mitigation is required.

3.11 LAND USE PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				✗
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			✗	

SOURCES:

- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update.* November 2022.
- Victorville, City of. *General Plan Update.* <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.
- Victorville, City of. *General Plan Land Use Map.* December 20, 2022.
- Victorville, City of. *Municipal Code.* April 26, 2026.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The proposed project would physically divide an established community.
- The proposed project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project physically divide an established community? • No Impact.

The project site is currently vacant and undeveloped. A drainage channel bisects the site vertically. The site shows disturbance from off-road vehicle trails that traverse the property scattering refuse along Green Tree Boulevard. An aerial photograph of the site and the surrounding area is provided in Exhibit 3. The vegetation community present onsite supports a moderately disturbed Mojave Desert Scrub habitat. The project site is zoned *Single-Family Residential (R-1)* and has a General Plan designation of *Low Density Residential*. Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Green Tree Boulevard extends across the north of the project site. A residential development built around the historic Green Tree Golf Course includes single-family homes, a vacant parcels, and a drainage channel located north of the aforementioned road. This area is zoned both *Single-Family Residential (R-1)* and *Residential-Mobile Home Planned Development (RMPD)* and has a General Plan designation of *Low Density Residential*.

- *South of the project site:* An unpaved section of Talpa Street extends along the project site's most southern border. Vacant land, that has been subdivided for single-family homes, is located further south of the undeveloped portion of Talpa Street. This area is zoned *Single-Family Residential (R-1)* and has a General Plan designation of *Low Density Residential*.
- *East of the project site:* The Victorville Post Office, a self-storage facility, and a vacant parcel are located to the east of the project site. This area is zoned *Public and Civic (P-C)* and *General Commercial (C-2)*. This area has a General Plan designation of *Public/Institutional* and *Commercial*.
- *West of the project site:* A vacated, partially developed site and single-family homes are located to the west of the project site. This area is zoned *Medium Density Residential (R-3)* and *Single-Family Residential (R-1)*. This area has a General Plan designation of *Medium Density Residential* and *Low Density Residential*.

The granting of the requested entitlements and subsequent construction of the proposed project would not result in any expansion of the use beyond the current boundaries. As a result, the project would not lead to any division of an existing established neighborhood. *As a result, no impacts would occur.*

B. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?* • *Less than Significant Impact.*

The project site is zoned *Single-Family Residential (R-1)* and has a General Plan designation of *Low Density Residential*. According to the General Plan Land Use Element, the *Low Density Residential* designation is generally characterized by single-family detached residential development and has a density range of zero to five units per acre. Pursuant to Section 16-3.07.010 of the City Municipal Code (Permitted and Conditional Land Uses-all zoning districts), single-family residence uses are permitted in the R-1 zone district. Per Municipal Code Section 16-3.08.020, the minimum lot size within the zone is 7,200 square feet and the maximum dwelling unit density is 5.0. The project would have lots ranging in size between 7,201 square feet to 13,788 square feet and would have a density of 3.9 dwelling units per net acre. The project would meet the applicable standards for the land use district and zoning district. *As a result, the impacts would be less than significant.*

MITIGATION MEASURES

The analysis determined that no impacts on land use and planning would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

3.12 MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				×
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				×

SOURCES:

- CalGEM. Well Finder. Site accessed October 10, 2025.
- Google Earth. Site accessed October 10, 2025.
- Victorville, City of. *Resource Element*.
<https://www.victorvilleca.gov/files/assets/city/v/1/planning/documents/land-use-plans-remediated/07-resource-element.pdf>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, acting as Lead Agency, a project may be deemed to have a significant adverse impact on mineral resources if it results in any of the following:

- The proposed project would physically divide an established community.
- The proposed project would cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.

According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1)*: This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2)*: This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3)*: This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about the quality of material in these areas could either upgrade the classification to MRZ-2 or downgrade it to MRZ-1.
- *Mineral Resource Zone 4 (MRZ-4)*: This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? • No Impact.*

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells on-site or located in the vicinity of the project site. The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. As shown in Figure RE-1 in the Resource Element of the Victorville General Plan, the project site is located within a MRZ-3a zone which indicates the significance of mineral deposits cannot be evaluated from the available data. The site is not located in an area with active mineral extraction activities. A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site. As indicated previously, the site is undeveloped and there are no active mineral extraction activities occurring on-site or in the adjacent properties. *As a result, no impacts will occur.*

B. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? • No Impact.*

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project would not interfere with any resource extraction activity. *As a result, no impacts will occur.*

MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the approval of the proposed project and its subsequent implementation. As a result, no mitigation measures are required.

3.13 NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✗		
B. Would the project result in generation of excessive ground borne vibration or ground borne noise levels?			✗	
C. For a project located within the vicinity of a private airstrip or- an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✗

SOURCES:

- Federal Highway Administration Roadway Construction Noise Model Version 1.1
- Federal Transit Administration. *Transit Noise and Vibration Impact Assessment Manual, Section 5 Transit Vibration*. September 2018.
- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update*. November 2022.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on noise if it results in any of the following:

- The proposed project would result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.
- The proposed project would result in the generation of excessive ground borne vibration or ground borne noise levels.
- For a proposed project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Noise level increases of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* • *Less than Significant Impact with Mitigation.*

The primary sources of noise in the Victorville planning area are freeways and roadways, railroad traffic, SCLA aircraft operations, and stationary sources. According to the General Plan Noise Element, the major sources of traffic noise in the City are I-15, US-395, SR-18, Route 66, Bear Valley Road, Palmdale Road, Mojave Drive, Seventh Street, Amethyst Road, El Evado Road, Green Tree Boulevard, Hesperia Road, and La Mesa Road. Additionally, Green Tree Boulevard between Hesperia Road and Seventh Avenue is a truck route, which is expected to have notably higher levels of truck-related noise. The predominant source of noise in the vicinity of the project site is traffic noise emanating from the roadways. Future sources of noise

generated on-site would include noise from vehicles traveling to and from the development and noise emanating from building equipment noise (air conditioning units, and other equipment), and other noises typically associated with commercial development. The most commonly used unit for measuring the level of sound is the decibel (dB). The City of Victorville Noise Control Ordinance includes the following requirements with respect to noise exposure and control:

- *13.01.040 – Base ambient noise levels.* For all residential zones, the ambient noise level shall be 55 dB(A) between the hours of 10:00 p.m. to 7:00 a.m. and 65 dB(A) between the hours of 7:00 a.m. to 10:00 p.m. For all commercial zones, the ambient noise level shall be 70 dB(A) anytime. For all industrial zones, the ambient noise level shall be 75 dB(A) anytime.
- *13.01.050 - Noise levels prohibited.* Noise levels shall not exceed the ambient noise levels in Section 13.01.040 by the following dB(A) levels for the cumulative period of time specified: Less than 5dB(A) for a cumulative period of more than thirty minutes in any hour; Less than 10 dB(A) for a cumulative period of more than fifteen minutes in any hour; Less than 15 dB(A) for a cumulative period of more than five minutes in any hour; Less than 20 dB(A) for a cumulative period of more than one minute in any hour; 20 dB(A) or more for any period of time.
- *13.01.060 - Noise source exemptions.* The following activities shall be exempted from the provisions of this chapter: All mechanical devices, apparatus or equipment used, related to, or connected with emergency machinery, vehicle, or work. The provisions of this regulation shall not preclude the construction, operation, maintenance and repairs of equipment, apparatus or facilities of park and recreation projects, public works projects or essential public works services and facilities, including those utilities subject to the regulatory jurisdiction of the California Public Utilities Commission. Activities conducted on the grounds of any elementary, intermediate, or secondary school or college. Outdoor gatherings, public dances and shows, provided said events are conducted pursuant to a permit as required by this code. Activities conducted in public parks and public playgrounds, provided said events are conducted pursuant to a permit as required by this code. Any activity to the extent regulation thereof has been preempted by state or federal law. Trac on any roadway or railroad right-of-way. The operation of the Southern California Logistics Airport. Construction activity on private properties that are determined by the director of building and safety to be essential to the completion of a project.

Most construction noise would occur during the limited site preparation, grading, and building construction when noisier equipment would be operating. Noise levels during construction would be an accumulation of equipment operation at varying locations within the construction site. The construction equipment within the project site would be limited to smaller trucks, loaders, pavers, and forklifts (the existing parking area has been graded and is level. The Federal Transportation Administration (FTA) General Assessment for Construction Noise sets a maximum criteria for construction noise before the adverse community reaction. This threshold is 90dbA during the daytime for residential receptors. It is important to note that this equipment will be used intermittently during construction hours only. The project's construction noise levels were estimated using the Federal Highway Administration's (FHWA) Roadway Construction Noise Model Version 1.1. The distance used between the construction activity and the nearest sensitive receptors was set at 130 feet. This figure was derived from the distance of the nearest sensitive receptor to the center of the project site. As shown below in Table 8, the proposed project would not violate any construction noise level standards.

TABLE 8 CONSTRUCTION NOISE

Construction Phase	Noise Level at Nearest Receptor	Threshold
Site Preparation/Grading	75.3 dB	90 dB
Building Construction	73.2 dB	90 dB
Paving	70.5 dB	90 dB
Architectural Coating	65.4 dB	90 dB

Source: Blodgett Baylosis Environmental Planning

Upon completion of construction and occupancy of the proposed project, on-site operational noise would be generated mainly by car engines starting and vehicle traffic, which would not exceed the permitted noise level. The cumulative traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). The proposed project is expected to generate 636 daily trips, which is insignificant compared to the average daily traffic volume on Green Tree Boulevard, approximately 16,905 trips according to the City's Citywide Traffic Counts Report.⁵ To maintain acceptable noise levels during the construction period, the following mitigation would be required to reduce impacts to less than significant levels.

The only short-term construction noise will be limited to the grading during the site preparation phases and the erection of the new buildings. Nevertheless, the following mitigation will be required in order to further reduce construction noise:

- **NOI MITIGATION 1.** The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

Adherence to the above mitigation would reduce the impacts to less than significant levels.

B. Would the project result in generation of excessive ground borne vibration or ground borne noise levels? • Less than Significant Impact.

The construction of the proposed project will result in the generation of vibration and noise, though the vibrations and noise generated during the project's construction will not adversely impact the nearby sensitive receptors. The background vibration velocity level in residential areas is usually around 50 vibration velocity level (VdB). The vibration velocity level threshold of perception for humans is approximately 65 VdB. A vibration velocity of 78 VdB is the approximately dividing line between barely perceptible and distinctly perceptible levels for many people. Sources within buildings such as operation of mechanical equipment, movement of people, or the slamming of doors causes most perceptible indoor vibration. The nearest structure to the project site is an industrial building located approximately 50 feet east of the project site. The FTA guidelines state the threshold for vibration velocity in residential areas where the usage would be infrequent is 102 VdB. Construction activities may result in varying degrees of ground vibration, depending on the types of equipment, the characteristics of the soil, and the age and construction of nearby buildings.

The operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. Ground vibrations associated with construction activities using modern

⁵ Counts Unlimited, Inc. 2013

construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. A possible exception is in older buildings where special care must be taken to avoid damage. The FTA has guidelines for vibration levels from construction related to their activities and recommends that the maximum peak-particle-velocity (PPV) levels remain below 0.5 inches per second at the nearest industrial structures. PPV refers to the movement within the ground of molecular particles and not surface movement. Vibration levels above 0.5 inches per second have the potential to cause architectural damage to normal dwellings. The FTA also states that vibration levels above 0.04 inches per second (in/sec) are sometimes perceptible to people, and the level at which vibration becomes an irritation to people is 0.4 inches per second. The project's implementation will not require deep foundations. The use of shallow foundations precludes the use of pile drivers or any auger type equipment. However, other vibration generating equipment may be used on-site during construction. As stated above, the project will require the use of excavators, loaders, bulldozers, and haul trucks.

**TABLE 9 COMMON EFFECTS OF CONSTRUCTION
VIBRATION**

Construction Equipment	PPV @130 ft. (inches/sec.)	Vibration (VdB) @ 130 ft.
Vibratory Roller	0.018	73
Hoe Ram	0.008	66
Large Bulldozer	6	99
Loaded Trucks	0.006	65
Small Bulldozer	0.003	37

Source: U.S. Department of Transportation

As shown in Table 9, the peak-particle-velocity levels would remain below 0.5 inches per second and the vibration velocity would be below 102 VdB at the nearest structures during the construction phase. Once operational, the proposed project would not generate excessive ground-borne noise because the project will not require the use of equipment capable of creating ground-borne noise. As previously mentioned, the cumulative traffic associated with the proposed project will not be great enough to result in a measurable or perceptible increase in traffic noise. *The proposed project is consistent with this finding and the environmental impacts would be less than significant.*

C. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • No Impact.*

The project site is not located within an airport land use plan. The nearest airport to the project site is the Southern California Logistics Airport located approximately 6.29 miles northwest of the project site. The project would not introduce a structure that will interfere with the approach and take off airplanes utilizing any regional airports. *As a result, no impacts would occur.*

MITIGATION MEASURES

The following mitigation will be required in order to further reduce construction noise:

NOI MITIGATION 1. The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise.

3.14 POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✗
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✗

SOURCES:

- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update.* November 2022.
- Victorville, City of. *General Plan Update.* <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on population and housing if it results in any of the following:

- The proposed project would induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure).
- The proposed project would displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? • No Impact.

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently vacant.

- *Extension of roadways and other transportation facilities.* Future roadway and infrastructure connections will serve the proposed project site only.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only. At present, existing water sewer connections will need to be extended to serve the project site. The project's potential utility impacts are analyzed in Section 3.19.
- *Major off-site public projects (treatment plants, etc.).* The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants. The project's potential utility impacts are further analyzed in Section 3.19.
- *The removal of housing requiring replacement housing elsewhere.* The site does not contain any housing units. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The project will result in an increase in employment which can be accommodated by the local labor market. According to the Growth Forecast Appendix prepared by SCAG for the 2016-2045 RTP/SCS, the City of Victorville population will increase from 123,300 in 2016 to 194,500 in 2045, an increase of 71,200 new people through the year 2045. The proposed project would involve 70 residential lots. Assuming an average household size of 3.41 persons per unit according to the California Department of Finance Population and Housing Estimates, this average household size would translate into a total of 239 residents that would occupy the proposed 70 lots. Therefore, the proposed project is not in conflict with the growth projections established for the City by SCAG.
- *Short-term growth-inducing impacts related to the project's construction.* The project would result in temporary employment during the construction phase.

The proposed project would utilize existing roadways and infrastructure. The newly established roads and existing utility lines would serve the project site only and will not extend into undeveloped areas. The proposed project would not result in any unplanned growth. *As a result, no impacts would result.*

B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere? • No Impact.

The project site is currently vacant and no housing exists onsite. *As a result, no impacts would result.*

MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.15 PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i). Would the project result in substantial adverse physical impacts associated with Fire protection?			✗	
ii). Would the project result in substantial adverse physical impacts associated with Police protection?			✗	
iii). Would the project result in substantial adverse physical impacts associated with Schools?			✗	
iv). Would the project result in substantial adverse physical impacts associated with Parks?			✗	
v). Would the project result in substantial adverse physical impacts associated with Other public facilities?			✗	

SOURCES:

- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan 2021-2029 Safety Element.* November 2022.
- San Bernardino County. *Multi-Jurisdictional Hazard Mitigation Plan* - July 13, 2017.
- Victor Elementary School District. Website Accessed October 10, 2025. <https://www.vesd.net/>
- Victor Valley Union high School District. Website Accessed October 10, 2025. <https://www.vvuhd.org/>
- Victorville, City of. *General Plan Update.* <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- The proposed project would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: fire protection, police protection, schools, parks or other public facilities.

ANALYSIS OF ENVIRONMENTAL IMPACTS

i). *Would the project have fire protection? Less than Significant Impact.*

The City of Victorville is served by the Victorville Fire Department that operates out of five stations.

According to the General Plan Safety Element, the Department operates a fleet of four Medic Engines, one medic truck, and one Medic squad. Fire Station 314 (17008 Silica Drive) is the closest fire department to the project site, located 1.47 miles to the southeast of the project site. The proposed project will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, and fire flow (or the flow rate of water that is available for extinguishing fires). The proposed project would only place an incremental demand on fire services since the project would be constructed with strict adherence to all pertinent building and fire codes. As previously discussed in Section 3.14 Population and Housing, the proposed project is not in conflict with the growth projections established for the City by SCAG, therefore the estimated population growth of the project would have been accounted for. Furthermore, the project will be reviewed by City Fire officials to ensure adequate fire service and safety as a result of project implementation. *As a result, the impacts would be less than significant.*

ii). Would the project have police protection? Less than Significant Impact.

Law enforcement services within the City are provided by the San Bernardino County Sheriff's Department (Victorville Police Department) which serves the community from one station located at 14200 Armargosa Road, approximately 1.15 miles northwest of the project site. The Victorville Police Department is responsible for providing public safety services to a geographical area of over 74 square miles and to a population of approximately 135,000 residents. The applicant would be required to pay developer impact fees which provide funding for necessary service increases associated with growth and development. *As a result, the impacts would be less than significant.*

iii). Would the project be near schools? Less than Significant Impact.

The project site is located within the Victor Elementary School District (VESD) and the Victor Valley Union High School District (VVUHSD). The VESD serves K-6 students across 18 elementary schools in Victorville. The VVUHSD operates serves grades seven through 12 across 11 schools. The nearest school to the project site is the Galileo Academy School of Gifted and Talented Education, located approximately 700 feet west of the site. Due to the nature of the proposed project (a residential development), direct enrollment impacts regarding school services would occur. The proposed development would be required to pay school impact fees (\$0.78 per square foot) per AB 2926 and SB 50. According to Section 65996 of the California Government Code, payment of statutory fees is considered full mitigation for new development projects. *As a result, the impacts would be less than significant.*

iv). Would the project be near parks? Less than Significant Impact.

The nearest park to the project site is Doris Davies Park located approximately 2,700 feet to the north of the project site. The project would result in a potential increase of 239 new residents who might visit the park. The proposed project will be required to comply with the City's Development Impact Fees (DIF) to assist in the funding of public facilities and services, including applicable Park Fees. *As a result, the impacts would be less than significant.*

v). *Would the project have other public facilities? Less than Significant Impact.*

No public facilities would be displaced or constructed as part of the proposed project's implementation. Development impact fees will be collected to ensure the appropriate level of resources necessary to serve the project and future development in the City. *As a result, the impacts would be less than significant.*

MITIGATION MEASURES

The analysis of public service impacts indicated that no significant adverse impacts are anticipated, for public service issues.

3.16 RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				×
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				×

SOURCES:

- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update.* November 2022.
- Victorville, City of. *General Plan Update.* <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on recreation if it results in any of the following:

- The proposed project would increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
- The proposed project would include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? • No Impact.*

The nearest park to the project site is Doris Davies Park located approximately 2,700 feet to the north of the project site. The project is required to have a dual-use basin which shall be designed to have public benefit to the tract, per City Municipal Code Section 1-3.08.090 (4). The project would include a tot lot within the top basin of the proposed dual-use, two-stage retention basin. The proposed project will be required to comply with the City's Development Impact Fees (DIF) to assist in the funding of public facilities and services, including applicable Park Fees. The development would not directly impact any public park facilities and services. *As a result, no impacts would occur.*

B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? • No Impact.

The project would include a tot lot within the top basin of the proposed dual-use, two-stage retention basin. As previously indicated the proposed project will be required to comply with the City's Development Impact Fees (DIF) to assist in the funding of public facilities and services, including applicable Park Fees. Therefore, implementation of the proposed project would not affect any existing parks and recreational facilities in the City. *As a result, no impacts would occur.*

MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

3.17 TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?		✗		
B. Would the project conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?			✗	
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✗	
D. Would the project result in inadequate emergency access?				✗

SOURCES:

- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update.* November 2022.
- RK Engineering Group, Inc. *SWC Green Tree Boulevard & 6th Avenue (TTM No. 20781) Single Family Residential Traffic Impact Study.* February 6, 2026. The traffic study is included in Appendix F.
- Victorville, City of. *General Plan Update.* <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on transportation and circulation if it results in any of the following:

- The proposed project would conflict with a plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.
- The proposed project would conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b).
- The proposed project would substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).
- The proposed project would result in inadequate emergency access.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities? • Less than Significant Impact with Mitigation.*

A traffic study was conducted for the project by RK Engineering Group, Inc. Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Traffic volumes expected to be generated by the proposed project were estimated for the weekday commuter AM and PM peak hours, as well as over a 24-hour daily period, using trip generation rates provided by the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 12th Edition. The ITE document contains trip rates for a variety of land uses which have been derived based on traffic counts conducted at existing sites throughout California and the United States. The projected trip generation for the proposed project is summarized in Table 10.

TABLE 10 PROJECT TRIP GENERATION

Use	Size/Quantity	Daily	AM Peak Hour	PM Peak Hour
Single-Family Residential (ITE 210)	70 Units	9.09	0.70	0.93
Total Project Trips		636	49	65

Source: Institute of Transportation Engineers' Trip Generation Manual 12th Edition

As indicated in Table 10, the proposed project would result in 636 daily trips with 49 trips occurring during the morning (AM) peak hour and 65 trips occurring during the evening (PM) peak hour. An intersection level of service (LOS) analysis was performed at six study intersections within the vicinity of the site. The following intersections were determined to operate deficiently under the future year (2038) without and with project conditions: Yates Road at Green Tree Boulevard, Sixth Avenue at Green Tree Boulevard, and Arrowhead Drive at Yates Road. The following recommendations to improve the LOS have been incorporated as mitigation measures:

- **TRA MITIGATION 1.** Yates Road at Green Tree Boulevard. Install a half traffic signal with split phasing at the northbound approach and protected left-turn phasing at the eastbound/westbound approach. With the half traffic signal configuration, the westbound through movement will operate

as a free movement.

Restripe the northbound approach as an exclusive northbound right-turn only lane (i.e. remove the northbound left-turn lane). With the installation of the half-traffic signal, a northbound left-turn lane would require a dedicated receiving lane to avoid conflict with the westbound through traffic. However, the short intersection spacing from Yates Road to Arrowhead Drive along Green Tree Boulevard may constrain merge and weaving operations following the left-turn movement. It should be noted that the existing northbound left-turn movement had minimal traffic volumes (i.e., 1 trip in the AM peak hour and 0 trips in the PM peak hour), which would not necessitate an exclusive left-turn lane. With a restriction on the northbound left-turn movement, these minimal traffic volumes would be rerouted towards the signalized intersection of Arrowhead Drive at Green Tree Boulevard, which can adequately accommodate the additional traffic volumes. As such, the restriction of the northbound left-turn movement would not significantly affect the transportation network.

- *TRA MITIGATION 2.* Sixth Avenue at Green Tree Boulevard. Install a traffic signal with protected left-turn phasing at the eastbound/westbound approach and permissive left-turn phasing at the northbound approach.
- *TRA MITIGATION 3.* Arrowhead Drive at Yates Road. Install a traffic signal with permissive left-turn phasing at the eastbound/westbound approach and protected left-turn phasing at the northbound/southbound approach.
- *TRA MITIGATION 4.* The project is responsible for its fair-share contribution of the cost required to implement the identified improvement. Fair-share contribution is based on project trip contribution relative to the amount of overall growth from existing traffic conditions at each impacted study area intersection:
 - Yates Road at Green Tree Boulevard – 3.8%
 - Sixth Avenue at Green Tree Boulevard – 16.2%
 - Arrowhead Drive at Yates Road – 5.1%

Adherence to the above mitigations would reduce the potential impacts to less than significant levels.

B. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? • Less than Significant Impact.

The City of Victorville adopted Resolution No. 20-031 which adopted local VMT threshold guidelines for analyzing development projects pursuant to CEQA. Projects that will not require a VMT analysis can be screened using either the daily vehicle trips generated by project or the project's land use type. Per City of Victorville VMT Guidelines, a project that results in a net increase of 1,285 or less weekday daily trips may be presumed to have a less than significant impact on VMT. Per City of Victorville VMT Guidelines, the following land use types would be used for screening:

- Single-Family or Multi-Family Residential – 136 dwelling units or less
- Office – 227,000 square feet
- Retail – 122,000 square feet
- Warehouse – 829,000 square feet
- Light Industrial – 296,000 square feet

- K-12 Public School
- Daycare/Childcare/Pre-K
- Affordable Housing
- Student Housing
- Community Institutions, Social Services, and Public Buildings

The project would generate 636 trips, which is below the 1,285 trip threshold. The proposed project would include 70 single-family units, which is below the 136-unit threshold. Therefore, the project would meet the Daily Vehicle Trip Thresholds and Land Use Type Screening Criteria. The project is, therefore, in compliance with Section 15064.3. *As a result, the impacts would be less than significant.*

C. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact.*

The project would be accessed by developer-installed street improvements at Green Tree Boulevard in accordance with the City of Victorville Standards. Final project site plans would be subject to City of Victorville review and approval, which would ensure that project driveway intersections and internal street circulation patterns are safe, with adequate sight distance, driveway widths, and stop signs where necessary for entering and exiting the site. This would prevent impacts due to a design feature. Therefore, project impacts related to hazardous geometric design features or incompatible uses would be less than significant.

Portions of Green Tree Boulevard, Sixth Avenue, and Talpa Street that extend along the project boundaries would also be improved. The proposed streets would be constructed to City standards. *As a result, the potential impacts would be less than significant.*

D. *Would the project result in inadequate emergency access? • No Impact.*

The proposed project would not affect emergency access to any adjacent parcels. At no time during construction would Green Tree Boulevard or Sixth Avenue be completely closed to traffic. All construction staging must occur on-site. *As a result, no impacts would occur.*

MITIGATION MEASURES

The traffic analysis determined that the following mitigation measures would be required:

TRA MITIGATION 1. Yates Road at Green Tree Boulevard. Install a half traffic signal with split phasing at the northbound approach and protected left-turn phasing at the eastbound/westbound approach. With the half traffic signal configuration, the westbound through movement will operate as a free movement.

Restripe the northbound approach as an exclusive northbound right-turn only lane (i.e. remove the northbound left-turn lane). With the installation of the half-traffic signal, a northbound left-turn lane would require a dedicated receiving lane to avoid conflict with the westbound through traffic. However, the short intersection spacing from Yates Road to Arrowhead Drive along Green Tree Boulevard may constrain merge and weaving operations following the left-turn movement. It should be noted that the existing northbound left-turn movement had minimal traffic volumes (i.e., 1 trip in the AM peak hour and 0 trips in the PM peak hour), which would not necessitate an exclusive left-turn lane. With a

restriction on the northbound left-turn movement, these minimal traffic volumes would be rerouted towards the signalized intersection of Arrowhead Drive at Green Tree Boulevard, which can adequately accommodate the additional traffic volumes. As such, the restriction of the northbound left-turn movement would not significantly affect the transportation network.

TRA MITIGATION 2. Sixth Avenue at Green Tree Boulevard. Install a traffic signal with protected left-turn phasing at the eastbound/westbound approach and permissive left-turn phasing at the northbound approach.

TRA MITIGATION 3. Arrowhead Drive at Yates Road. Install a traffic signal with permissive left-turn phasing at the eastbound/westbound approach and protected left-turn phasing at the northbound/southbound approach.

TRA MITIGATION 4. The project is responsible for its fair-share contribution of the cost required to implement the identified improvement. Fair-share contribution is based on project trip contribution relative to the amount of overall growth from existing traffic conditions at each impacted study area intersection:

- Yates Road at Green Tree Boulevard – 3.8%
- Sixth Avenue at Green Tree Boulevard – 16.2%
- Arrowhead Drive at Yates Road – 5.1%

3.18 TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:		✗		
i) Would the project have listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				✗
ii). Would the project have resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American.		✗		

SOURCES:

- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update.* November 2022.
- Victorville, City of. *General Plan Update.* <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on tribal cultural resources if it results in any of the following:

- The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).
- The proposed project would cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:* • *Less than Significant Impact with Mitigation.*

A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.

The proposed project's construction would involve shallow excavation for the installation of building footings, utility lines, and other underground infrastructure. Ground disturbance would involve grading and earth-clearing activities for the installation of the grass and landscaping and other on-site improvements. In addition, the proposed project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in the previous subsection. *With the implementation of the mitigation measure found in subsection B of Cultural Resources, impacts would be reduced to levels that would be less than significant.*

i). *Would the listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k),* • *No Impact.*

Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1. The project site is not listed in the Register. *As a result, no impacts would occur.*

ii). *Would the project have a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? • Less than Significant Impact with Mitigation.*

A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe. A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

As part of the AB-52 consultation, communications from the Yuhaaviatam of San Manuel Nation (YSMN, also known as the San Manuel Band of Mission Indians) were received on February 27, 2026. The YSMN does not have concerns with the project’s implementation, however, requests the following mitigation measures be implemented:

- **TCR MITIGATION 1.** The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor onsite.
- **TCR MITIGATION 2.** Any and all archaeological/cultural documents created as a part of the project(isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

As a result, there will be a less than significant impact with mitigation.

MITIGATION MEASURES

The following mitigation measures are required as a means to reduce potential tribal cultural resources impacts to levels that are less than significant:

TCR MITIGATION 1. The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall

be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor onsite.

TCR MITIGATION 2. Any and all archaeological/cultural documents created as a part of the project(isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

3.19 UTILITIES AND SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			✗	
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			✗	
C. Would the project result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✗	
D. Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			✗	
E. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			✗	

SOURCES:

- The utilities worksheet has been included in Appendix D.
- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update.* November 2022.
- Victorville, City of. *General Plan Update.* <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.
- Victor Valley Wastewater Reclamation Authority. Site accessed May 26, 2026. <https://www.vvwraca.gov/home>
- Water Systems Consulting, Inc. *Victorville Water District 2020 Urban Water Management Plan.* June 15, 2021.

THRESHOLDS OF SIGNIFICANCE AND METHODOLOGY

According to Appendix G of the CEQA Guidelines, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- The proposed project would require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or

telecommunications facilities, the construction or relocation of which could cause significant environmental effects.

- The proposed project would have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years.
- The proposed project would result in a determination by the wastewater treatment provider which serves or may serve the proposed project that has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments.
- The proposed project would generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.
- The proposed project would negatively impact the provision of solid waste services or impair the attainment of solid waste reduction goals.
- The proposed project would comply with Federal, State, and local management and reduction statutes and regulations related to solid waste.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? • Less than Significant Impact.*

The Victorville Water District (VWD) would supply potable water to the project site. The Victor Valley Wastewater Reclamation Authority (VWVRA) would provide sanitary sewer services to the project site. Stormwater drainage systems that serve the project site are under the jurisdiction of the San Bernardino County Flood Control District. Southern California Edison (SCE) provides electrical service to the project site. Verizon and Charter Communications provide telecommunications service to the project site. There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities infrastructure located on-site. The existing stormwater drainage infrastructure consists of a box culvert connected to a drainage channel to the north of Green Tree Boulevard. The box culvert would be extended onsite to join the proposed stormwater management system. As previously discussed in Section 3.10 Hydrology, the onsite stormwater management system would retain the existing drainage pattern of the site and would have the capacity to capture additional onsite flows of the 100 year storm event to avoid any adverse impacts downstream. Therefore, the project's implementation will not require the relocation of any of the aforementioned facilities. The project site is currently undeveloped and has existing electrical, sewer and water connections adjacent to the project site. The proposed project's connection can be adequately handled by the existing infrastructure. *As a result, the impacts would be less than significant.*

B. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years? • Less than Significant Impact.*

The project site and the surrounding area is under the jurisdiction of the Victorville Water District (VWD). VWD obtains water supplies from groundwater in the Mojave Groundwater Basin and purchases water from the Mojave Water Agency's (MWA) Regional Recharge and Recovery Project (R³) when available. According to the 2020 Urban Water Management Plan (UWMP), the total water supply in 2020 is 23,452

acre-feet. According to the MWA 2020 UWMP, the MWA has adequate supplies to meet the region's demands and replacement water needs during average, single-dry year, and five consecutive dry years from 2020 to 2065. VWD's demand projections were provided to MWA for inclusion in its analysis, it is concluded that VWD has adequate supplies to meet demands during average, single-dry year, and five consecutive dry years throughout the 25-year planning period. The proposed development would connect to an existing 8-inch water line on Sixth Avenue and Talpa Street. The anticipated water demand (27,300 gallons/day) for the proposed project is summarized in Table 11. The applicant has obtained a "will-serve" letter from the Victorville Water Department (VWD) in order to ensure water can be served to the site. The proposed project will be required to implement all pertinent water conservation measures. *As a result, the impacts would be less than significant.*

TABLE 11 PROJECTED WATER CONSUMPTION

Project Element	Consumption Rate	Project Consumption
Single-Family Homes (70 Units)	390 gals./day/unit	27,300 gals./day
Total		27,300 gals. /day

Source: Blodgett Baylosis Environmental Planning

C. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? • Less than Significant Impact.*

The Victorville Public Works Department provides sanitary sewer services to the City and the project site. The City's sewer system conveys wastewater to the Victor Valley Reclamation Authority (VWVA) for wastewater treatment. The VWVA treats approximately 12 million gallons of wastewater daily. The project would include new sewer lines under the proposed rights-of-way, which would connect to an existing manhole on Green Tree Boulevard. As shown in Table 12, the project is anticipated to generate 18,200 gallons of wastewater per day. The project would generate an insignificant amount of wastewater compared to the current treatment volumes. *As a result, the impacts would be less than significant.*

TABLE 12 PROJECTED EFFLUENT GENERATION

Project Element	Generation Rate	Project Generation
Single-Family Homes (70 Units)	260 gals./day/unit	18,200 gals. /day
Total		18,200 gals. /day

Source: Blodgett Baylosis Environmental Planning

D. *Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? • Less than Significant Impact.*

Table 13 indicates the proposed projects anticipated to generate 856 pounds of solid waste on a daily basis. Burrtec Waste provides waste collection for the City. A will-serve letter has been sent by Burrtec stating residential trash service will be provided onsite. Solid waste would be deposited in the Victorville Landfill. This landfill is operated by the Solid Waste Management Division of the San Bernardino County Public Works Department in accordance with a Waste Disposal Agreement between the City and the County. The

Victorville landfill currently operates on 67-acres of a total 491-acre property with a capacity of 1,180 tons per day. With a planned expansion, as summarized in a Joint Technical Document prepared by the Solid Waste Management Division, the overall capacity will rise to 3,000 tons per day by expanding from a 67-acre operation to an approximately 341-acre operation. The planned expansion and additional daily acceptance capabilities, as well as the required construction waste management plan to comply with the California Integrated Waste Management Act of 1989 (AB939) enforced during construction will accommodate the proposed solid waste generation. *As a result, the impacts would be less than significant.*

TABLE 13 PROJECTED SOLID WASTE GENERATION

Project Element	Generation Rate	Project Generation
Single-Family Homes (70 Units)	12.23 lbs./day/unit	856 lbs./day
Total		856 lbs./day

Source: Blodgett Baylosis Environmental Planning

E. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste? • Less than Significant Impact.

The proposed project would comply with all Federal, State, and local statutes and regulations related to solid waste, including the California Integrated Waste Management Act and City recycling programs. Specifically, the project would be subject to California Integrated Waste Management Act of 1989 (AB 939), which requires all California cities to “reduce, recycle, and re-use solid waste generated in the State to the maximum extent feasible.” The California Integrated Waste Management Act of 1989 requires that at least 50 percent of waste produced is recycled, reduced, or composted. *As a result, the impacts would be less than significant.*

MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project’s approval and subsequent implementation. As a result, no mitigation is required.

3.20 WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				×
B. Would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				×
C. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				×
D. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				×

SOURCES:

- CalFire. *Local Responsibility Area Fire Hazard Severity Zones*. March 24, 2025.
- Google Earth. Site accessed October 10, 2025.
- Harris & Associates. *Program Environmental Impact Report. City of Victorville General Plan Update*. November 2022.
- Victorville, City of. *General Plan Update*. <https://www.victorvilleca.gov/government/city-departments/development/planning/city-of-victorville-general-plan>.

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan? • No Impact.

On June 10, 2025, the San Bernardino County Board of Supervisors, acting as the governing body of the San Bernardino County Fire Protection District, adopted Ordinance No. 4489 designating updated Fire Hazard Severity Zones for San Bernardino County. According to the California Department of Forestry and Fire's Fire Hazard Severity Zone Viewer, the City of Victorville is not located in or near a State responsibility area nor is the City designated as a very high fire hazard severity zone (VHFHSZ) in the local responsibility area (LRA). As a result, no impacts would occur.

B. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire? • No Impact.

As previously mentioned in subsection A, the project site is not located within a VHFHSZ. The project would not exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire

or the uncontrolled spread of a wildfire. As a result, no impacts would occur.

C. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment? • No Impact.

As previously mentioned in subsection A, the project site is not located within a VHFHSZ, and therefore will not require the installation of specialized infrastructure such as fire roads, fuel breaks, or emergency water sources. As a result, no impacts would occur.

D. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes? • No Impact.

There is limited risk from wildfire within the project site or the surrounding area given the project site's distance from any area that may be subject to a wildfire event. As previously mentioned in subsection A, the project site is not located within a VHFHSZ. The proposed project site is located within an area classified as built-up with development directly north of the site. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes. As a result, no impacts would occur.

MITIGATION MEASURES

The analysis of wildfire impacts indicated that less than significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✗		
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				✗
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				✗

The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- A. The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory with the incorporation of Bio Mitigations 1-3, CUL Mitigations 1-3, GEO Mitigations 1 and 2, and TCR Mitigations 1 and 2. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- B. The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- C. The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.



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SECTION 4. CONCLUSIONS

4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Victorville can make the following finding that a mitigation monitoring and reporting program will be required.



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SECTION 5. REFERENCES

5.1 PREPARERS

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