

Initial Study and Mitigated Negative Declaration

Tentative Tract Map TTM20321 (PLAN20-00008)

Lead Agency:

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TABLE OF CONTENTS

CHAPTER ONE – INTRODUCTION	3
1.1 Purpose and Authority	3
1.2 Documents Incorporated by Reference.....	3
1.3 Documents Prepared for the Project	4
CHAPTER TWO – ENVIRONMENTAL CHECKLIST AND DISCUSSION	5
2.1 Project Summary	5
1. Project Title:.....	5
2. Lead Agency Name and Address:.....	5
4. Project Location:.....	5
5. Project Applicant's Name and Address:	5
6. General Plan Designation:.....	5
7. Zoning Designation:.....	5
8. Project Description:	5
9. Surrounding Land Uses and Setting:.....	5
10. Other Public Agencies Whose Approval is Required (e.g. permits, financing approval, or participation agreement):	6
11. Native American Tribes:	6
Figure 1: Regional Vicinity Map	7
Figure 2: Aerial Imagery and Project Boundary	8
Figure 3: City of Victorville General Plan Land Use	9
Figure 4: City of Victorville Zoning	10
Figure 5: Tentative Tract Map	11
2.2 Environmental Factors Potentially Affected	12
2.3 Determination.....	12
2.4 Evaluation of Environmental Impacts.....	13
I. Aesthetics	14
II. Agricultural Resources	16
III. Air Quality	18
IV. Biological Resources:.....	22
V. Cultural Resources.....	25
VI. Energy	28
VII. Geology and Soils	29
VIII. Greenhouse Gas Emissions	32



IX. Hazards and Hazardous Materials	33
X. Hydrology and Water Quality	35
XI. Land Use and Planning	38
XII. Mineral Resources	39
XIII. Noise	40
XIV. Population and Housing	42
XV. Public Services	43
XVI. Recreation	44
XVII. Transportation/Traffic.....	46
XVIII. Tribal Cultural Resources	48
XIX. Utilities and Service Systems	51
XX. Wildfire	53
XXI. Mandatory Findings of Significance	55
XXI. Earlier Analyses.....	56

EXHIBITS

Figure 1. Regional Vicinity Map

Figure 2. Aerial Imagery and Project Boundary

Figure 3. City of Victorville General Plan Land Use

Figure 4. City of Victorville Zoning

Figure 5. Tentative Tract Map



CHAPTER ONE – INTRODUCTION

1.1 Purpose and Authority

This Initial Study/Mitigated Negative Declaration (“IS/MND”) has been prepared in accordance with the California Environmental Quality Act (California Public Resources Code §§ 21000 *et seq.*) (“CEQA”) to evaluate the potential environmental impacts associated with the implementation of the proposed eighteen (18) lot single-family residential development, Tentative Tract Map No. 20321 (“Project”) located south of and abutting Dos Palmas Road, between Nova Lane and Boulder Lane, in the City of Victorville, California (see Figure 2). This document is prepared in conformance with CEQA and the CEQA guidelines (California Code of Regulations, Title 14, § 15000 *et seq.*). This IS/MND is intended to serve as an informational document for the public agency decision makers and the public regarding the Project.

1.2 Documents Incorporated by Reference

As permitted by Section 15150 of the CEQA Guidelines, this IS/MND references several technical studies and analyses. Information from the documents incorporated by reference is briefly summarized in the appropriate section(s). The relationship between the incorporated part of the referenced document and the IS/MND has also been described. The documents and other sources used in the preparation of this IS/MND include, but are not limited to:

- 2020 California Environmental Quality Act (CEQA)
- CEQA Guidelines, Appendix G (2020)
- City of Victorville General Plan (adopted 2008)
- City of Victorville, Interactive Web Map (2018)
- City of Victorville Climate Action Plan (2015)
- City of Victorville General Plan Land Use and Zoning District Maps
- City of Victorville Historical Points of Interest Pamphlet, Historic Advisory Committee
- Biological Presence/Absence Survey, prepared by SNEI California, Inc., May 2020.
- California Department of Conservation, California Important Farmland Finder (CIFF), 2016
- California Department of Conservation, Geologic Map of California (2010)
- Latest adopted version of the California Building Code.
- Fire and Resource Assessment Program (FRAP) Fire Hazard Severity Zone Map
- MDAQMD California Environmental Quality Act (CEQA) and Federal Conformity Guidelines (2016)
- Mojave Desert Air Quality Management District CEQA Guidelines (August 2016)
- Mojave Desert Air Quality Management District Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment area); June 9, 2008
- United States Bureau of Land Management California Desert Conservation Area (1988)
- United States Soil Conservation Service *Soil Survey of San Bernardino County, California*
- USDA Natural Resources Conservation Service, Web Soil Survey GIS Application



1.3 Documents Prepared for the Project

As part of the CEQA review process, the lead agency determined that the following stand-alone technical studies be prepared for the Project, and they are appended to the IS/MND as follows:

- Biological Resources Presence Absence Survey, Appendix A
- Cultural Resources Assessment, Appendix B
- Greenhouse Gas Emissions Screening Table, Appendix C



CHAPTER TWO – ENVIRONMENTAL CHECKLIST AND DISCUSSION

2.1 Project Summary

1. Project Title:

Tentative Tract Map TTM20321 (PLAN20-00008)

2. Lead Agency Name and Address:

City of Victorville
Development Department
PO Box 5001
Victorville, CA 92393-5001

3. Contact Person and Phone Number:

Michael Szarynski, Senior Planner
mszarzynski@victorvilleca.gov
(760) 955-5135

4. Project Location:

South of and abutting Dos Palmas Road, between Nova Lane and Boulder Lane, in the City of Victorville (See Figure 2)

5. Project Applicant's Name and Address:

Jose M. Arreola
PO Box 4312
Covina, CA 91723
chema11arreola@yahoo.com
(818) 253-4041

6. General Plan Designation:

Low Density Residential (LDR) 5 du/ac (See Figure 3)

7. Zoning Designation:

Single Family Residential (R-1) (See Figure 4)

8. Project Description:

The Project consists of an 18-lot single-family residential subdivision (TTM 20231) with 8,712 sq. ft. minimum size lots, on an approximately 5-acre site that is vacant and undeveloped with an approximate density of 3.6 dwelling units per acre. The Project is located on Accessors Parcel Number (APN) 309-4011-02 and is south of and abutting Dos Palmas Road, between Nova Lane and Boulder Lane, in the City of Victorville ("City"), County of San Bernardino, California. Further, the Project will include streets constructed to local roadway standards and include curb, gutter, sidewalk, street lighting, and landscape areas within public right-of-way.

9. Surrounding Land Uses and Setting:

The Project Site is designated as Low Density Residential (LDR) with a maximum density of 5 du/ac in the City of Victorville General Plan and zoned as Single Family Residential (R-1) with a minimum lot size of 7,200 sq. ft. per the City's Zoning Map and Land Use Checker GIS



Application. The surrounding area is zoned as Single Family Residential (R-1) and Planned Unit Development (PUD) uses with the land use designation as Low Density Residential.

North: The Project Site is bounded to the north by Single Family Residential Housing (R-1), and designated Low Density Residential in the City of Victorville.

South: The Project Site is bounded on the south by Single Family Residential Housing (R-1), and designated Low Density Residential in the City of Victorville

East: The Project Site is bounded to the east by Planned Unit Development (PUD), and designated Low Density Residential in the City of Victorville.

West: The Project Site is bounded to the west by Single Family Residential Housing (R-1), and designated Low Density Residential in the City of Victorville.

10. Other Public Agencies Whose Approval is Required (e.g. permits, financing approval, or participation agreement):

Recordation of a final map, issuance of building permits and completion of structures to current building code is required by the City of Victorville prior to establishment of the subdivision. In addition, approval by the Mojave Water Agency, Lahontan Regional Water Quality Control Board, California Department of Fish and Wildlife, Victor Valley Wastewater Reclamation Authority, Mojave Desert Air Quality Management District, Victor Valley Union High School District, as well as Southern California Edison, Southern California Gas Company, and Frontier California would also be required.

11. Native American Tribes:

Have California Native American tribes traditionally and culturally affiliated with the "Project" area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

The Lead Agency commenced the AB 52 process by sending out consultation invitation letters to Native American Tribes on August 14, 20120. While there was no response within the thirty (30) day consultation period, consultation will remain in effect throughout the grading process.



FIGURE 1: REGIONAL VICINITY MAP

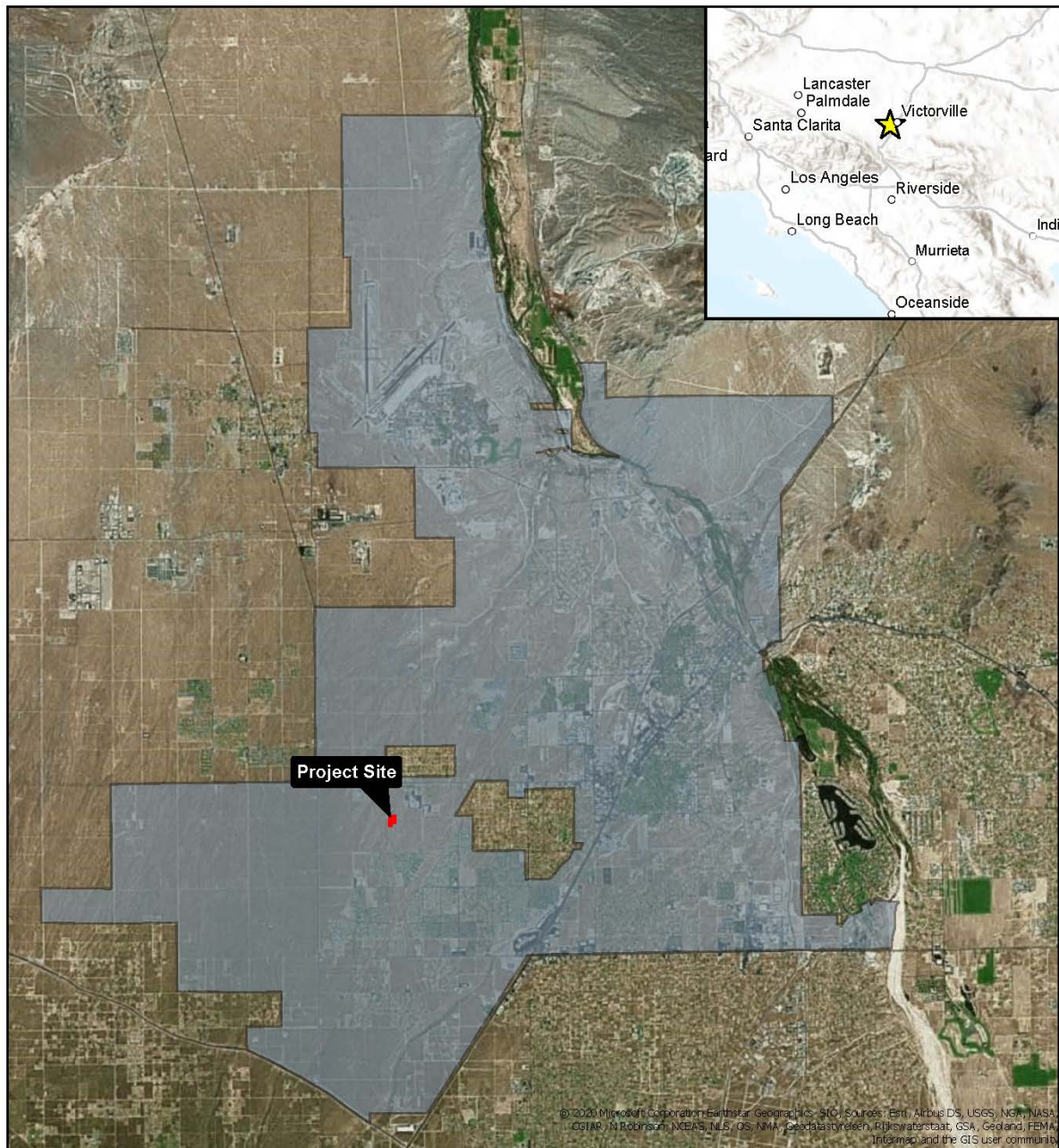
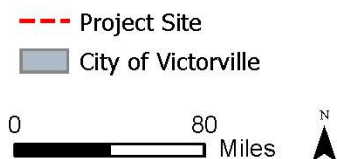


Figure 1: Regional Vicinity
 INITIAL STUDY FOR TTM 20321
 18 SINGLE FAMILY RESIDENTIAL UNITS



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FIGURE 2: AERIAL IMAGERY AND PROJECT BOUNDARY



Figure 2: Aerial Imagery

INITIAL STUDY FOR TTM 20321
18 SINGLE FAMILY RESIDENTIAL UNITS



FIGURE 3: CITY OF VICTORVILLE GENERAL PLAN LAND USE

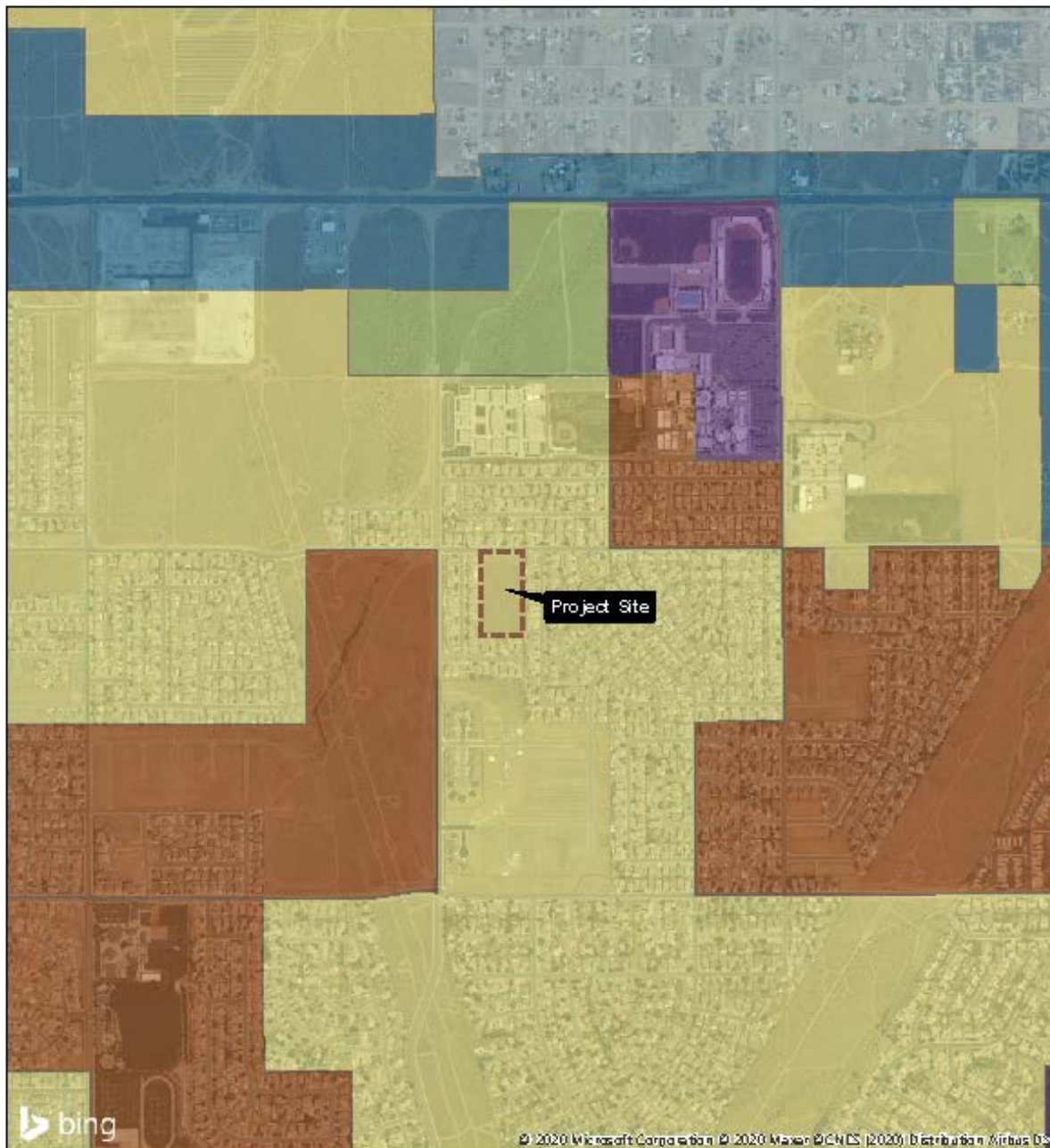


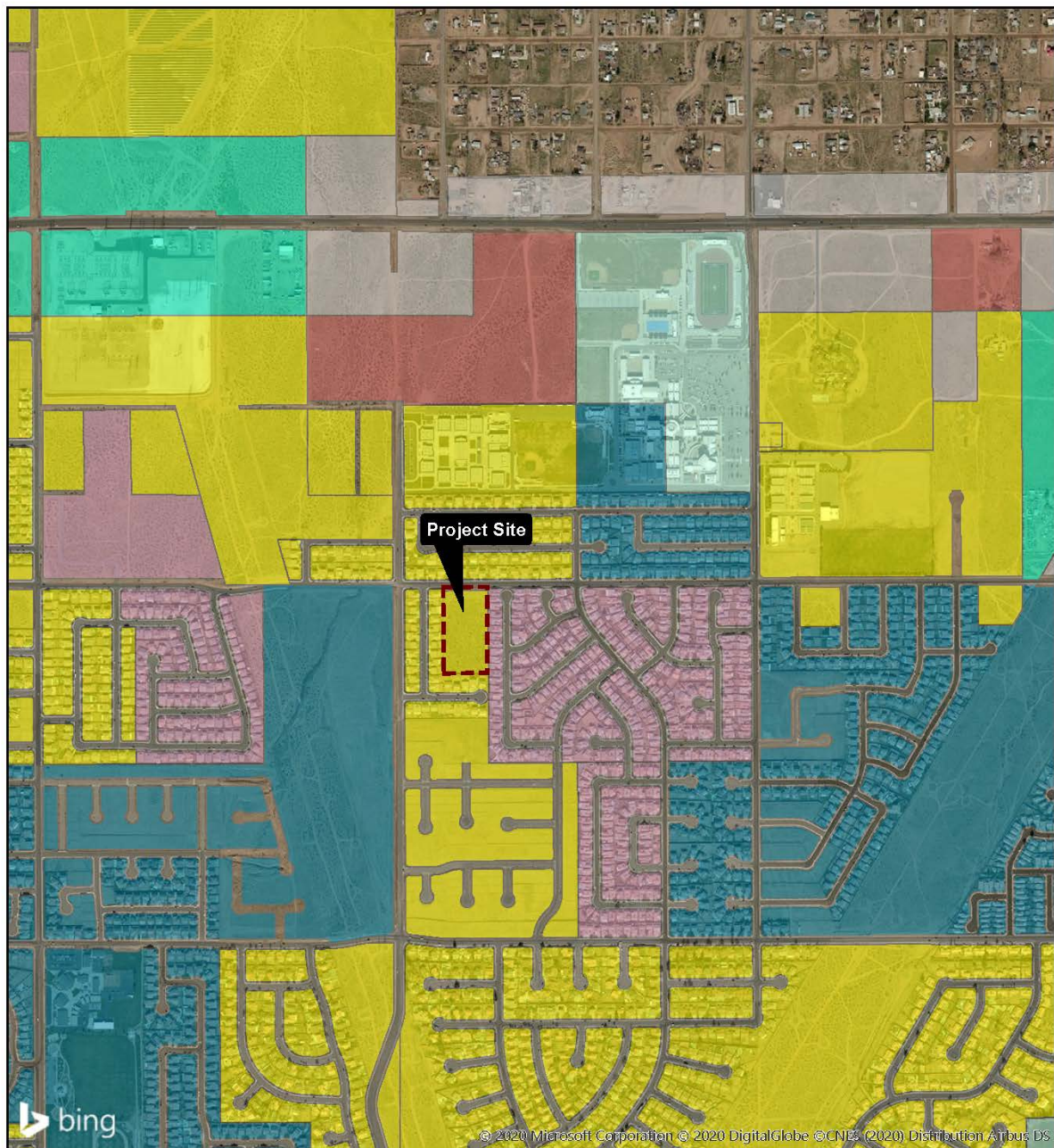
Figure 3: General Plan Land Use

INITIAL STUDY FOR TTM 20321
18 SINGLE FAMILY RESIDENTIAL UNITS

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FIGURE 4: CITY OF VICTORVILLE ZONING



Legend	
■ Agricultural-Residential	■ Mixed Use
■ Exclusive Agriculture	■ Public and Civic
■ Neighborhood Service	■ Planned Unit Development
■ General Commercial	■ Single-Family Residential (R-1)
■ Administrative Professional Offices	■ Medium Density Residential (R-2)
■ Commercial Manufacturing	■ High Density Residential (R-3)
■ Conservancy Flood Plain	■ Very High Density Residential (R-4)
■ Industrial Park	■ Residential-Mobile Home Planned Development
■ Light Industrial	■ Suburban Residential
■ Heavy Industrial	■ Specific Plan
■ Mixed Density Residential	- - - Project Site

Figure 4: Zoning
INITIAL STUDY FOR TTM 20321
18 SINGLE FAMILY RESIDENTIAL UNITS

0 0.25
Miles



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[illegible]

2.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a “Potentially Significant Impact” or “Less Than Significant with Mitigation Incorporated” as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture and Forestry Resources	<input checked="" type="checkbox"/>	Air Quality
<input checked="" type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology/Soils
<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Energy	<input type="checkbox"/>	Hydrology/Water Quality
<input type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Hazards & Hazardous Materials	<input checked="" type="checkbox"/>	Noise
<input type="checkbox"/>	Population/Housing	<input type="checkbox"/>	Mineral Resources	<input type="checkbox"/>	Recreation
<input type="checkbox"/>	Transportation/Traffic	<input type="checkbox"/>	Public Services	<input type="checkbox"/>	Utilities/Service Systems
<input checked="" type="checkbox"/>	Tribal Cultural Resources	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significance

2.3 Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will 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 MITIGATED NEGATIVE DECLARATION has been prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY 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 ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Michael Szarynski
Senior Planner

Date



2.4 Evaluation of Environmental Impacts

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g. the Project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are



relevant to a project's environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

- a) the significance criteria or threshold, if any, used to evaluate each question; and
- b) the mitigation measure identified, if any, to reduce the impact to less than significant.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan (2008)
- City of Victorville Historical Points of Interest Pamphlet, Historic Advisory Committee

Findings of Fact:

The City of Victorville is characterized by a relatively flat topography and is in a geographic subregion of the southwestern Mojave Desert known as the Victor Valley. The Victor Valley is separated from other urbanized areas in Southern California by the San Bernardino and San Gabriel mountains. The developed/urbanized area of the city is generally flat or moderately sloping desert terrain characterized by a gradual incline from the Mojave River toward the San



Bernardino Mountains to the south and from the Mojave River to the mountains in and surrounding the northern part of the city, including Quartzite Mountain. Areas of high visual sensitivity within and adjacent to the city include the Transverse Range, the Mojave River, the rocky bluffs of the lower Mojave River narrows, and Mojave Narrows Regional Park.

Joshua trees are another notable aesthetic feature of the Victorville area. Joshua trees, which can grow up to 12 meters (40 feet) tall, are distributed on gentle slopes and on valley floors of upper bajadas and sandy areas. The Joshua tree (locally protected and petitioned to be listed as a threatened species) is an archetypal plant of the Mojave Desert that may live several hundred years; it provides valuable habitat for a variety of native wildlife species.

Discussion of Impacts

- a) **No Impact:** The City of Victorville's General Plan Resource Element recognizes the protection of local scenic resources as necessary for maintaining the overall livability and aesthetic qualities of the City. However, the Project Site is not adjacent to, or within the viewshed of a scenic vista. Additionally, the proposed development is consistent with the surrounding land uses, which are designated as R-1, low-density residential, in the General Plan. The Project will be required to conform with the applicable development standards of the Victorville Municipal Code. Thus, no adverse impact on any scenic vista is expected.
- b) **Less Than Significant Impact:** The Project Site is currently vacant, and the area surrounding it is developed with single-family residences. There are no identifiable scenic resources in the immediate area, besides one Joshua tree (*Yucca Brevifolia*) in the Project vicinity. Additionally, no identified historic buildings exist within the area. According to the City's General Plan, the most notable concentration of early 20th century buildings, both residential and commercial, is found in the downtown area near Victorville's traditional town center, which is located eight (8) miles from the Project Site. Thus, a less than significant impact is expected on scenic resources.
- c) **No Impact:** The Project Site is located within an urbanized area. While the Project site is presently vacant, it is surrounded by existing low-density residential housing. The proposed homes are anticipated to be of the same visual character and massing as those in the vicinity of the Project Site. The design of the project conforms to the City's General Plan and Municipal Code requirements relating to height and setback and would be consistent with the R-1 zoning of the site, as well as with the site's surroundings. Therefore, the Project would not conflict with zoning or other regulations and impacts to scenic quality. No impact is expected.
- d) **Less Than Significant Impact:** The Project would introduce some new sources of light at the developed Project Site, primarily exterior lighting on the front of the newly proposed homes. However, the proposed lighting will be consistent with the existing lighting in the surrounding Project vicinity, the City of Victorville General Plan and Zoning Ordinance, and Development Code standards. Thus, the additional light sources in the area are not anticipated to be substantial enough to adversely affect day or nighttime views in the area, and the impacts are expected to be less than significant.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agricultural Resources – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to the information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) 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 nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan (2008)
- California Department of Conservation, California Important Farmland Finder (CIFF), 2016

Findings of Fact:

The City of Victorville was initially established as a result of the railroad station constructed approximately one-mile northwest of the Mojave River narrows. Because of good water and the availability of rich bottom lands near the railroad, agricultural development was eventually established. The majority of the city is now developed with commercial and residential uses, with the exception of the Mojave River area designated as an agricultural land use. (City of Victorville General Plan Land Use Map) Furthermore, the Project Site is located approximately six (6) miles west of this Mojave River agriculture boundary. While the Project Site is currently vacant, per the City's General Plan the surrounding areas are developed with single-family residential land uses. There are no active agriculture, forest, or timberland land uses designated within the immediate Project vicinity.

Discussion of Impacts

a-e) No Impact: The following analysis addresses environmental checklist questions a) through e) for Agriculture and Forestry Resources. The California Department of Conservation manages the Farmland Mapping and Monitoring Program (FMMP), which identifies and maps significant farmland. Farmland is classified using a system of five categories including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance or Potential, and Grazing Land. The classification of farmland is determined by a soil survey conducted by the Natural Resources Conservation Service (NRCS) which analyses the suitability of soils for agricultural production. Based on the FMMP Important Farmland Finder, an interactive GIS application, while there are no agricultural resources within the immediate Project area, there is a buffer of Grazing Land just about five hundred (500) feet west of the Project Site. The Project Site itself, however, is not considered agriculturally important land. Additionally, the proposed Project includes the construction of eighteen (18) single-family residences which is consistent with the land use designation of low-density residential and zoning of single-family (R-1). Thus, the proposed Project would not result in the loss of forest land. The Project Site would also not conflict with zoning for agricultural uses and is not subject to a Williamson Act contract. Therefore, the proposed Project would not convert mapped important farmland to non-agricultural uses, and no impact to agriculture or forestry resources would occur.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan (2008)
- MDAQMD California Environmental Quality Act (CEQA) and Federal Conformity Guidelines (2016)
- City of Victorville General Plan Land Use and Zoning Districts Map
- City of Victorville Climate Action Plan (2015)
- Mojave Desert Air Quality Management District CEQA Guidelines (August 2016)
- Mojave Desert Air Quality Management District Federal 8-Hour Ozone Attainment Plan (Western Mojave Desert Non-attainment area); June 9, 2008

Findings of Fact:

The Project site is located in the southwestern portion of San Bernardino County, in the geographic subregion of the southwestern Mojave Desert known as the Victor Valley and commonly referred to as the “High Desert” due to its approximate elevation of 2,900 feet above sea level. The most important local weather pattern for this area is associated with the funneling of daily onshore breezes which flow inland through the Cajon Pass to the upper desert, northeast of the heavily developed portions of the Los Angeles Basin. This daily airflow brings polluted air into the area late in the afternoon from late spring to early fall. This transport pattern both creates unhealthy air quality and is present when the area experiences peak weather temperatures.

In California, air quality is regulated by the California Air Resources Board (CARB). CARB divides the state into air basins that share similar meteorological and topographical features. The City of



Victorville is located in San Bernardino County, which is located within the Mojave Desert Air Basin (MDAB) which is classified as a dry-hot desert climate, with portions of the MDAB classified as dry-very hot desert, to indicated at least three months have maximum average temperatures over 100.4°F (38°C). CEQA Guidelines Section 15064.4(b) notes that “a lead agency should consider the following factors, among others, when assessing the significance of impacts from greenhouse gas emissions on the environment,” including the “extent to which the project complies with regulations or requirements adopted to implement a statewide, regional, or local plan for the reduction or mitigation of greenhouse gas emissions.” The City of Victorville Climate Action Plan (CAP) provides GHG reducing policy provisions targeted at reducing GHG emissions beyond the year 2020; therefore, project compliance with the City’s CAP would adequately establish project compliance with Statewide GHG-reduction goals for the year 2020 associated with AB 32, but also Statewide GHG-reduction goals for the years beyond 2020. The City’s CAP specifically addresses Statewide post-2020 GHG-reduction targets by seeking to reduce GHG emissions in the City consistent with the Statewide GHG-reduction targets established under SB 375. SB 375 took effect in 2008 and provides a planning process to coordinate land use planning, regional transportation plans, and funding priorities in order to help California meet the GHG reduction goals established for the year 2020 and beyond 2020. SB 375 requires metropolitan planning organizations (MPOs) to incorporate a Sustainable Communities Strategy in their Regional Transportation Plans that will achieve GHG emissions reduction targets by reducing vehicle miles traveled from light-duty vehicles through the development of more compact, complete, and efficient communities. The MPO with jurisdiction in Victorville is the San Bernardino Association of Governments (SANBAG), which worked with the larger Southern California Association of Governments (SCAG) to develop the 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The purpose of the 2016 RTP/SCS is to achieve regional, CARB-mandated GHG per capita emissions reductions of 8 percent in 2020 compared with emissions in 2005 and reductions of 13 percent in 2035. The City of Victorville CAP contains 14 individual policy provisions specifically adopted to establish consistency between the CAP and the RTP/SCS (Measures On-Road-1.1 through On-Road 1.14).

As discussed in Section 2.4 of the City’s CAP, “...project-level CEQA evaluations of greenhouse gas emissions can tier off of the adopted City’s CAP, provided that they are being fully implemented by the partnership city where the project is located, and that the specific project is consistent with all applicable requirements from the relevant adopted City’s CAP.” Therefore, the analysis herein will address the consistency of the Project with the Screening Table contained in the City’s CAP.

Discussion of Impacts

- a) **Less Than Significant Impact:** The Project site is located within the Mojave Desert Air Quality Management District (MDAQMD) which lies in the San Bernardino County portion of the Mojave Desert Air Basin (MDAB). The MDAQMD CEQA and Federal Conformity Guidelines are intended to assist the preparation of environmental analysis for any project within the MDAQMD. The MDAQMD CEQA Handbook and Air Quality Attainment Plan (AQAP) provide guidelines and a program for obtaining attainment status for key monitored air pollution standards, based on existing and future air pollution emissions resulting from employment and residential growth projections. The City of Victorville Climate Action Plan (CAP) provides GHG-reducing policy provisions targeted at reducing GHG emissions for the year 2020 consistent with the goals and targets of AB 32, as well as GHG-reducing policy provisions targeted at reducing GHG emissions beyond the year



2020. The residential development is proposed to be consistent with these plans, as it will not significantly increase residential area or exceed allowable density in excess of those standards currently allowable by the City's General Plan and Zoning Designation. The Project is consistent with the Low Density Residential (LDR) General Plan designation established by the City of Victorville General Plan, and the Single-Family Residential zoning designation (R-1). Therefore, the proposed Project is expected to have a less than significant impact on the implementation of the applicable air quality plan.

- b) Less Than Significant:** The Project is not projected to violate any air quality standard or result in a considerable net increase to an existing or projected air quality violation. This residential development proposes eighteen (18) single-family dwelling units on five acres which is consistent with the General Plan land use designation of LDR with a maximum of 5 du/ac. nor exceeds residential build out projections outlined in the General Plan land use designation, which was most recently revised in 2007 prior to the most recent version of the AQMD Attainment Plan. Further, since the project is located in an area designated as non-attainment by the United States Environmental Protection Agency, an increase in vehicle trips could cumulatively contribute to the level of non-attainment. However, since this project does not exceed the residential density outlined in the General Plan, meets the zoning designations, and is for a relatively small number of dwellings, it is assumed their cumulative growth impacts were included in the City's General Plan and AQMD Attainment Plan and will not exceed those growth forecasts. Therefore, since the project meets the existing General Plan and residential zoning designations, approval of this proposal is not anticipated to violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation. A less than significant impact is expected.
- c) Less Than Significant Impact with Mitigation Incorporated:** The MDAQMD identifies the following land uses as sensitive receptors: residences, schools, daycare centers, playgrounds and medical facilities. While the proposed project is located within 1,000 feet of residences, and half a mile from Silverado High School, the project type is not considered a nature of use which would trigger project emissions quantification for review. The Project is consistent with both the General Plan and the Zoning Ordinance and thus consistent with the land use designation analyzed in the General Plan EIR. In addition, the Project is small in nature to be assumed that construction and operation, both in conformance with local guidelines, would not exceed significant emissions thresholds. In addition, the Project demonstrates compliance with the City of Victorville's Greenhouse Gas Emissions Screening Table, where the Project would achieve a total of 139 reduction measure points, which exceeds the minimum required total of 45 points. As such, the proposed Project is considered to be consistent with the City of Victorville Climate Action Plan and is not considered to be significant and the total generated emissions are will not be in excess of the MDAQMD's Table 6, Significant Emissions Thresholds, based on consistency with the existing General Plan and the size of the Project. Furthermore, the Proposed Project shall institute preventative mitigation measures relating to fugitive dust control and idling construction vehicle limitations to ensure that impacts are at a less than significant level for nearby sensitive receptors and residences. The project will have a less than significant impact with mitigation incorporated regarding exposing sensitive receptors in the area to any substantial pollutant concentrations.
- d) Less Than Significant Impact with Mitigation Incorporated:** This residential development proposes eighteen (18) single-family dwelling units on five acres.



Construction of the proposed Project may result in other emissions or dust; however, this will be a temporary impact that is not expected to be significant. Operation of the proposed project is not expected to result in other emissions that will lead to odors that will adversely affect a substantial number of people. The Proposed Project shall instate preventative mitigation measures relating to fugitive dust control and idling construction vehicle limitations to ensure that impacts are at a less than significant level for nearby sensitive receptors and residences. The project will have a less than significant impact with mitigation incorporated regarding exposing sensitive receptors in the area to substantial emissions such as odors.

Mitigation Measures

Mitigation:

V. (b)

- AQ-1:** The applicant/developer shall implement fugitive dust best management practices (including but not limited to applicable provisions of district rule 403.2) during all grading and construction phases of the project as required by Mojave Desert Air Quality Management District.
- AQ-2:** Prepare and submit to the Mojave Desert Air Quality Management District (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.
- AQ-3:** The following signage shall be erected not later than the commencement of construction:

A minimum 48 inch high by 96 inch wide sign containing the following shall be located within 50 feet of each project site entrance, meeting the specified minimum text height, black text on white background, on one inch A/C laminated plywood board, with the lower edge between six and seven feet above grade, with the contact name of a responsible official for the site and a local or toll-free number that is accessible 24 hours per day:

"[Site Name] {four inch text}
[Project Name/Project Number] {four inch text}
IF YOU SEE DUST COMING FROM
{four inch text} THIS PROJECT CALL:
{four inch text}
[Contact Name], PHONE NUMBER XXX-XXXX
{six inch text} If you do not receive a response,
Please Call {three inch text} The MDAQMD at 1-
800-635-4617 {three inch text}

- AQ-4:** Use 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.



AQ-5: 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.

AQ-6: 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.

Monitoring: Monitoring and enforcement by the City of Victorville.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources: Would the project:				
a) 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 Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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 Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan (2008)
- Biological Presence/Absence Survey, prepared by SNEI California, Inc., May 2020.
- United States Bureau of Land Management California Desert Conservation Area, 1988.

Findings of Fact:

The City of Victorville is located in southwestern San Bernardino County, in the geographic subregion of the southwestern Mojave Desert known as the Victor Valley and commonly referred to as the "High Desert" due to its approximate elevation of 2,900 feet above sea level. The Victor Valley is separated from other urbanized areas in Southern California by the San Bernardino and San Gabriel mountains (30). The Mojave River flows from the San Bernardino Mountains north to Barstow, then east to Soda Lake and the Mojave National Preserve. Mojave Narrows Regional Park is located to the southeast of the project area and is a virtual oasis in the Mojave Desert. The park consists of approximately 840 acres along the Mojave River and is used for fishing, boating, camping, hiking, and horseback riding. According to the City of Victorville General Plan, the city limits contain the following plant communities: Mojave creosote bush scrub, desert saltbush scrub, rabbitbush scrub, Mojavean juniper woodland and scrub, ruderal (disturbed) communities, Joshua tree woodland, and riparian communities associated with the Mojave River and its floodplain, including transmontane alkali and freshwater marsh, Mojave riparian forest, and southern willow scrub (General Plan, 2008).

The project site is heavily inundated with common stork's bill (*Erodium cicutarium*) and scattered primarily with tall tumble mustard (*Sisymbrium altissimum*), Russian thistle (*Salsola kali*), red brome (*Bromus madritensis*), cheatgrass (*Bromus tectorum*), common goldfields (*Lasthenia gracilis*), creosote bush (*Larrea tridentata*), white bursage (*Ambrosia dumosa*), bristly fiddleneck (*Amsinckia tessellata*), California Jointfir (*Ephedra californica*), desert rabbitbrush (*Ericameria nauseosa*), desert dandelion (*Malacothrix californica*). Also, sparsely found included Joshua tree (*Yucca brevifolia*), rattlesnake weed (*Euphorbia albomarginata*), indigo bush (*Amorpha fruticosa*),



Desert Mariposa Lily (*Calochortus kennedyi*), pincushion (*Chaenactis* var.), Western ragweed (*Ambrosia psilostachya*), white mallow (*Eremalche exilis*), ripgut brome (*Bromus 2 diandrus*) and Parish's poppy (*Eschscholzia parishii*). Along the west retaining wall prickly pear cactus (*Opuntia* var.), century plant (*Agave americana*) and sugarbush (*Rhus ovata*) were observed. Those appeared to be seeded from some backyard foliage nearby (SNEI California, Inc., May 2020)

A biological presence/absence survey was performed and prepared for the Project by SNEI California Biological Services in May 2020, which concluded that "it is not likely that the proposed creation of eighteen (18) single-family residential lots will adversely affect any sensitive species or their range". (SNEI California, Inc., May 2020) The biologist encountered one Joshua tree (*Yucca brevifolia*) on the Project site. All cacti and yucca plants are state protected species. No other endangered, threatened or sensitive flora species were encountered during the survey. The biologist also encountered and documented five burrows on the project site. All five of the burrows were classified as Class 4, and most likely belong to rabbits. No endangered, threatened, or sensitive fauna species were encountered during the survey (SNEI California, Inc., May 2020).

Discussion of Impacts

- a) **Less Than Significant Impact with Mitigation:** According to the Biological Presence/Absence Survey prepared by SNEI California, Inc., in May 2020 the biologist encountered one Joshua tree (*Yucca brevifolia*) on the Project Site. The Joshua tree is relatively young and has sprouted next to an older, fallen, dead Joshua tree. The City of Victorville maintains a City's Joshua tree (*Yucca Brevifolia*) preservation ordinance, which prohibits the removal of the trees unless following proper procedure and with consent of the City. However, as of October 15, 2020, Fish and Game Commission has voted the Joshua tree (*Yucca brevifolia*) species as a Candidate for Listing (Threatened) under CESA. While it is a Candidate, it is fully protected and to disturb or remove it is prohibited. At this time, the County cannot issue a permit to take (by removal or transplanting) any Joshua tree. All cacti and yucca plants are considered as State protected species. No other endangered, threatened, or sensitive flora species were encountered during the survey. The biologist also encountered and documented five burrows on the project site. All five of the burrows were classified as Class 4, and most likely belong to rabbits. No endangered, threatened, or sensitive fauna species were encountered during the survey (SNEI California, Inc., May 2020). Given the presence of the candidate species on-site, there is a likelihood that the 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 Game or U.S. Fish and Wildlife Service. With implementation of Mitigation Measure BIO-1, impacts are expected to be less than significant.
- b) **No Impact:** The project site is not located within any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. No impact is anticipated.
- c) **No Impact:** The project site does not include any state or federally protected wetlands as protected under CEQA, Section 1600 of the California Fish and Game Code, or as defined by Section 404 of the Clean Water Act. No impact is anticipated.
- d) **Less Than Significant Impact:** The project will not 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 since the site does not include disturbances to any sensitive areas. The site is surrounded by development. Additionally, the only identified wildlife corridors of special concern as noted by the Resource Element of the General Plan are located within the area of the Mojave River, which is not in the vicinity of the Project Site. A less than significant impact is anticipated.

- e) **Less Than Significant Impact:** The City of Victorville maintains a City's Joshua tree (*Yucca brevifolia*) preservation ordinance, which prohibits the removal of the trees unless following proper procedure and with consent of the City. The biologist encountered one Joshua tree (*Yucca brevifolia*) on the project site, located near the center of the site. Additionally, further surveys may be required in conjunction with the mitigation measures proposed in conjunction within subsection "a" of this discussion. A less than significant impact is anticipated.
- f) **No Impact:** The proposed Project will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan since there is no adopted Habitat Conservation Plan or Natural Community Conservation Plan in the project area or local region.

Mitigation Measures

Mitigation:

IV. (a)

BIO-1: Joshua trees are protected by the County of San Bernardino and protected by the City of Victorville. Additionally, California Department of Fish and Wildlife (CDFW) has proposed the Joshua tree as a candidate for listing as an endangered species. If the tree has to be removed then a permit for removal from the City of Victorville will be required along with coordination (and possible permit) from the County of San Bernardino. Further, since this is a newly listed c-endangered (c meaning candidate) species, coordination with CDFW would need to be conducted. An Incidental Take Permit from CDFW would be needed in order to remove or relocate the tree, requiring a Section 7 consultation. Otherwise, the Joshua Tree located on-site shall be protected in place during all grading, construction, and operational activities. A perimeter fence shall be constructed with a 25 to 50 foot minimum buffer around the tree in order to protect the tree, branches, roots, and the existing established location. Additionally, any landscaping around the tree should be drought tolerant and native. No artificial irrigation will be needed and no runoff shall impact the tree.

Monitoring: Monitoring shall be maintained by the City of Victorville.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- Cultural Resources Assessment for TTM 20321, City of Victorville, County of San Bernardino, California (Project Number C-0328), prepared by DUKE CRM, August 6, 2020

Findings of Fact:

A Cultural Resources Assessment was prepared by DUKE CRM on August 6, 2020, for the Project site located on Accessors Parcel Number (APN) 309-4011-02 which is south of and abutting Dos Palmas Road, between Nova Lane and Boulder Lane, in the City of Victorville, County of San Bernardino, California. DUKE CRM conducted a records search at the South Central Coastal Information Center (SCCIC), which is part of the California Historical Resources Information Systems (CHRIS). In addition, they examined the California Built Environment Resources Directory (BERD), which includes the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI). At least 46 cultural resource reports within one-mile of the Project are on file at the SCCIC. Out of the 46 reports, one report includes archaeological monitoring within the Project boundaries. This report, *Historical & Paleontological Resource Monitoring for Tract No. 16171, The Galaxy Development, City of Victorville, San Bernardino County, CA*, was prepared by John Stephen Alexandrowicz with Archaeological Consulting Services, Inc. in 2005 (report no. SB-04543). There were no cultural resources recorded within the current Project boundaries; however, one resources was discovered during monitoring outside of the current Project boundaries located approximately 0.25 miles southeast of the current Project.

Eighteen cultural resources are recorded within one-mile of the Project though none are within or adjacent to the Project boundaries. There is a total of fifteen (15) historic period resources, two (2) prehistoric resources, and one multi-component resource. The closest resources are a small historic refuse dump approximately one tenth of a mile west of the Project consisting of tin cans and insulator fragments from the 1930s to the 1960s. DUKE CRM found that this is not a significant resource and it is typical of high desert historic and modern refuse dumps. The other fourteen historic resources within one mile of the Project are consist of roads, historic trash scatters, and foundations. The closest prehistoric resource is a single stone tool approximately ¼ mile southeast of the Project with bifacial flaking on both lateral edges. Isolated artifacts are not considered significant under CEQA and not eligible for NRHP listing. This item was discovered during monitoring of the larger Tract 16171 in 2005. The other two prehistoric resources are stone tool scatters.

Discussion of Impacts

a-b) Less Than Significant Impact with Mitigation Incorporated: The Project site was subject to grading in 2005 as part of the development of Tract 16171. Therefore, any cultural resources



would have been discovered at that time. As a result, the Project is considered to have low sensitivity for prehistoric and historic cultural resources and it is not likely that any cultural resources will be impacted by the Project. The Project shall not cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5, nor cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5. If previously unidentified cultural materials are un-earthed during construction, work shall be halted in that area until a qualified archaeologist can assess the significance of the find. The proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the San Manuel Band of Mission Indians (SMBMI). However, due to the nature and location of the proposed project, and given the CRM Department's present state of knowledge, SMBMI does not have any concerns with the project's implementation, as planned, at this time. As a result, SMBMI requests that the following mitigation measures, CUL-1 and CUL-2, be included in the Initial Study. With incorporation of the mitigation measures, impacts are anticipated to be less than significant.

c) Less Than Significant Impact with Mitigation Incorporated: The Project site was subject to grading in 2005 as part of the development of Tract 16171. Therefore, any cultural resources would have been discovered at that time. As a result, the Project is considered to have low sensitivity for prehistoric and historic cultural resources, and it is not likely that any cultural resources will be impacted by the Project. If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has determined the origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner shall be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall initiate the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. The proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the San Manuel Band of Mission Indians. However, due to the nature and location of the proposed project, and given the CRM Department's present state of knowledge, SMBMI does not have any concerns with the project's implementation, as planned, at this time. As a result, SMBMI requests that the following mitigation measure, CUL-3, be included in the Initial Study. With incorporation of the mitigation measures, impacts are anticipated to be less than significant.

Mitigation Measures

Mitigation:

V.

(a, b)

CUL-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 San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era 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-2: If significant pre-contact and/or historic-era 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 SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

(c)
CUL-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 §7050.5 and that code enforced for the duration of the project.

Monitoring: No monitoring required at this time. Pursuant to TCR-1, should a cultural resources Monitoring and Treatment Plan be required, it shall allow for a monitor to be present that represents SMBMI.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan (2008)
- Victorville Municipal Code, Title 16 - Chapter 5, Article 1: Administrative Building Code
- Victorville Municipal Code, Title 16 - Development Code

Findings of Fact:

The Project is a single-family residential development that will be designed to comply with the latest City energy code standards. Efforts to reduce heating and cooling costs are the most effective strategy to reduce energy consumption within new homes. Development standards as stipulated within the City of Victorville's single-family residential design guidelines will address efficient building design and on-site electrical generation. As well, the latest state codes will ensure development on the Project Site will help accomplish this goal.

Discussion of Impacts



a-b) Less Than Significant Impact: The Project Site is currently vacant and will not result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. The Project would be required to comply with the latest adopted CA Building and Green Codes, which specify energy saving design for walls, ceilings and floor installations, as well as water efficient fixtures, heating and cooling equipment and systems, etc. Therefore, impacts to energy resources are considered to have a less than significant impact.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



landslide, lateral spreading, subsidence, liquefaction or collapse?				
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan Safety Element (2008)
- City of Victorville General Plan Land Use and Zoning Districts Map
- Latest adopted version of the California Building Code.
- California Department of Conservation, Geologic Map of California (2010)
- United States Soil Conservation Service *Soil Survey of San Bernardino County, California*
- USDA Natural Resources Conservation Service, Web Soil Survey GIS Application
- Victorville Municipal Code, Title 16 – Chapter 5, Article 7: Sewer and Private Disposal Systems

Findings of Fact:

The project area is located in seismically active Southern California, a region that has experienced numerous earthquakes in the past. The Alquist-Priolo Special Studies Zones Act specifies that an area termed an Earthquake Fault Zone is to be delineated if surrounding faults that are deemed sufficiently active or well defined after a review of seismic records and geological studies. Neither the city nor the project area is located within any Alquist-Priolo Special Studies Zones.

The topography of the city varies considerably from gently sloping to rolling hills and occasionally dissected by an intermittent stream channel to nearly vertical slopes adjacent to the Mojave River. The major environmental factors controlling stability of the steeper hillsides include precipitation, topography, geology, soils, vegetation, and man-made modifications to the natural topography. The subject site is mostly rolling, decreasing in elevation from 2,856 feet above mean sea level at the southwestern portion of the site to 2,725 feet above mean sea level at the northeastern portion of the site. The proposed Site Plan (Project Area) has been historically heavily disturbed with significant cut areas and natural and manufactured slopes along the historical and proposed access driveways.



Discussion of Impacts

- a) **No Impact:** The proposal will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death as the project does not propose development anywhere where it is not already permitted.
- i) **No Impact:** There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist- Priolo Fault Zoning Act.
 - ii) **Less Than Significant Impact:** The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the California Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (California Building Code).
 - iii) **No Impact:** The Project is not located within a portion of the City's Planning Area where it is anticipated that liquefaction may occur, as those areas are typically those abutting the Mojave River. While no detailed studies have been prepared that indicate the precise location of areas prone to liquefaction, individual geologic studies can be required by the Building Official should there be concerns on a case by case basis where development is proposed.
 - iv) **No Impact:** The soil at this site consists of Bryman Loamy Fine Sand with slopes ranging from 2 to 5 percent. The Project Area and vicinity consists of slopes that are broad, gently to moderately sloping. With the low slopes present and proposed improvements on-site, this project and future development will not expose people or structures to adverse effects of landslides. The Project has been historically heavily disturbed with significant cut areas and natural and manufactured slopes along the historical and proposed access driveways. With the proposed project and future development will not expose people or structures to adverse effects of landslides.
- b) **No Impact:** As noted, the soil at this site consists of Bryman Loamy Fine Sand with slopes ranging from 2 to 5 percent, which retains a slight hazard of water erosion and a moderate to high hazard of soil blowing. Future single-family development is required to install permanent ground cover in landscaped areas and ensure drainage is directed to adequate drainage facilities both on and off-site. Additionally, required improved (paved) rights-of-way, and on-site development standards will ensure no impacts in regard to substantial soil erosion or loss of topsoil.
- c) **No Impact:** As previously noted, due to the plan areas insignificant slopes, soil characteristics, and low liquefaction susceptibility, the area is not considered unstable and should not become unstable as a result of the Project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse. No impact is expected.
- d) **Less Than Significant Impact:** Typically, soils in the City of Victorville have a low or very low probability of expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994). Additionally, pursuant to Chapter 18 of the 2010 California Building Code, new single-family residential development occurring as a result of this project will be required to submit a geotechnical investigation report or any provision outlined in that document would be required by the City's Building Official. A less than significant impact is expected.



- e) **No Impact:** Since the Project is not located in a rural subdivision, all development will be required to connect to the City's public sewer system during the construction phase of development and prior to occupancy. The Project should not require the use of septic tanks or alternative waste-water disposal systems. Thus, no impact is anticipated.
- f) **No Impact:** This Project will not directly or indirectly destroy a unique paleontological resource or site, or unique geologic feature, since it is not in the vicinity of any of these types of resources.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions – Would the project:				
a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan Resource Element (2008)
- City of Victorville General Plan Land Use and Zoning Districts Map
- City of Victorville Climate Action Plan (2015)

Findings of Fact:

With the passage of California Assembly Bill AB32, the Global Warming Solutions Act of 2006, jurisdictions are required to reduce their greenhouse gas (GHG) emissions to 1990 levels by 2020. To comply with this legislation, in 2008 the City Council authorized and directed Staff to collaborate with San Bernardino County Transportation Authority (SBCTA was formerly SANBAG - San Bernardino Association of Governments) to conduct a Countywide GHG inventory and GHG Reduction Plan. With that process complete, the City of Victorville has adopted a Climate Action Plan (CAP) to demonstrate how the City will reduce its GHG emissions in compliance with AB32. The CAP is not additional regulation created by Victorville, in as much as the regulation to reduce GHG's already exists under CEQA, including Section 15064.4, Determining the Significance of Impacts from GHG Emissions. The CAP assists in streamlining the CEQA review by allowing developers to demonstrate that their projects are consistent with the CAP by demonstrating compliance through a screening table process that the City has developed along with SBCTA,



thus not requiring the developer to conduct a complete GHG analysis on their own for CEQA processing. Absent of their own GHG analysis the developer is subject to the screening table process which allows the developer to choose any of a number of reduction measures through the Performance Standard PS-1 of reduction measures.

Discussion of Impacts

- a) **Less Than Significant Impact:** For a Project to meet the reduction goal through the screening tables, a minimum reduction measure total of 45-points must be achieved. The GHG Emission screening table review form has been prepared for the Project and indicates that 139 reduction measure points have been achieved. Please refer to Appendix C to view the associated GHG Emission Screening Table for the Project. Since the Project is consistent with the CAP, all GHG impacts, including cumulative, are expected to be less than significant.
- b) **Less Than Significant Impact:** No conflict would occur with any established plan, policy or regulation adopted for the purposes of reducing the emissions of greenhouse gases. For a Project to meet the reduction goal through the screening tables, 45-points must be achieved. The GHG Emission screening table review form has been prepared for the Project, which indicates that 139 points have been achieved. Since the Project is consistent with the CAP, impacts to conflict with existing plans are expected to be less than significant.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan Land Use Element (2008)
- City of Victorville, 2030 General Plan Safety Element (2008)

Findings of Fact:

The Project consists of a residential development and has a low probability of subjecting the public and surrounding land uses to health hazards, as the project does not involve use or disposal of hazardous materials.

Discussion of Impacts

- a) Less Than Significant Impact:** There is limited potential for accidental release of construction-related products in sufficient quantity to pose a significant hazard to people and the environment. The proposed residential project poses a low probability of subjecting the public to health hazards since the project does not involve the use of hazardous substances or emit hazardous emissions. The routine transport use or disposal of hazardous materials is not likely to occur within this residential land use. Impact can be expected to be less than significant.
- b) Less Than Significant Impact:** Once operational, the proposed single-family residential development would not create a potential significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions



involving the release of hazardous materials into the environment. Impacts can be expected to be less than significant.

- c) **Less Than Significant Impact:** The Project is located within approximately 600-1,000 feet of Silverado High School to the southeast. As a residential development, emission of hazardous substances or the handling of hazardous or acutely hazardous materials, substances, or waste can be reasonably expected not to occur. Impacts associated with this issue are considered to be less than significant.
- d) **No Impact:** According to the US EPA *EnviroMapper*, *Cortese List: Section 65962.5(a)*. no sites with sources of health hazards are known to exist on the Project Site. Thus, a significant hazard to the public or the environment would not be created. No impact is anticipated.
- e) **No Impact:** The Project is not located within an airport land use plan or within two miles of a public airport or public use airport. Therefore, the project would not result in a safety hazard or excessive noise for people residing or working in the project area. No impact is expected.
- f) **No Impact:** The Project will be required to design, construct, and maintain structures, roadways, and facilities that comply with applicable local, regional, state and/or federal requirements related to emergency access and evacuation plans. Construction activities which may temporarily restrict vehicular traffic will be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles. This will ensure that the Project will not impair implementation of or physically interfere with an adopted emergency response plan or an emergency evacuation plan. No impact is anticipated.
- g) **Less Than Significant Impact:** The Project is not located in or near a designated wildland area. Therefore, it is reasonable to assume that the Project will not expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. A less than significant impact is expected.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) 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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan (2008)
- Victorville Municipal Code, Title 16 – Chapter 5, Article 1: Administrative Building Code
- Victorville Municipal Code, Chapter 6.30, Storm Drainage Fees
- Victorville Municipal Code, Chapter 13.60, Water Conservation
- Victorville Municipal Code, Title 16 – Chapter 3, Article 24, Sec. 16-3.24.030 – Landscape standards

Findings of Fact:



The project site is approximately five acres. Under the existing condition, the site is undeveloped and entirely pervious, and drains to the northwest direction. The site is relatively flat, with on-site elevations ranging from approximately 3153 to 3142 feet in elevation.

Discussion of Impacts

- a) **No Impact:** The project will not violate any water quality standards, wastewater discharge requirements or degrade surface and/or groundwater quality since the project is required to pay applicable fee's, and utilize on-site retention of storm water via v-swales, storm drain inlets, storm drainpipe, and Retention Basin(s). Additionally, no allowances are included in the proposal that will adversely affect existing standards and requirements. No impact is anticipated.
- b) **Less Than Significant Impact:** Residential land uses consume the highest volume of water, followed by commercial and industrial uses respectively. Presently the area is under the jurisdiction of the Mojave Water Agency (MWA) by the existing four contracts is entitled to 89,800 acre-feet cumulative per year of supplemental water from the California Water Project (CWP or California Aqueduct). The original 50,800 acre-feet entitlement of the CWP has been available for 50+ years and the MWA has purchased additional water transfers (first of several from Dudley Ranch) on March 26, 1996, which increased the entitlement by 25,000 acre-feet yearly. Only 7,257 acre-feet per year has been committed to the Morongo Basin, leaving 82,543 acre-feet available to provide "Supplement/Make Up Water" under MWA's jurisdiction in 2020. The water demand for the project is significantly less than a residential development. However, the project does create demand for the Victorville Water Department (VWD) and as such may have to purchase Make Up Water if the district exceeds the free production allowance as stipulated in the Final Judgment to the Mojave Basin Area Adjudication entered January 10, 1996. However, this project is in accordance with the underlying industrial build out established by the General Plan and the needs of this project were subsequently planned for. Therefore, impacts are expected to be less than significant.
- c) **Less Than Significant Impact:** The Project will not substantially alter the existing drainage pattern of the site or area as there are no existing streams or rivers that traverse the area. The Project includes two water quality basins, curb and gutter joins, storm drain inlets, and other design features which will alleviate any negative impacts due to increased runoff. In addition, the City has adopted a flood drainage fee, which is assessed on all properties in the City and is to be used for constructing drainage structures. Further, the City's Municipal Code requires improvements to curbs, gutters, sidewalks, pavement widening and necessary drainage facilities when development takes place, which will bring any impacts resulting from the alteration of existing drainage patterns to a level of non-significance. Lastly, all projects are required to comply with National Pollutant Discharge Elimination System (NPDES) requirements, including permits prior to grading permit issuance. A less than significant impact is anticipated.
- i-iv) Less Than Significant Impact:** The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted stormwater runoff since the project is required to pay a flood drainage fee and all development is required to retain post-development increased stormwater on-site. Additionally, since the development as proposed is permitted by existing standards in the



project area, approval of this industrial project will not increase runoff water more than what would be currently permitted and would not impede or redirect current flows. Lastly, Title 16 requires permeable surfaces within all landscape area, and requires landscaping, which will replenish existing aquifers and reduce runoff. A less than significant impact is expected.

d) Less Than Significant Impact: The Project will not expose people or structures to a significant risk of loss, injury or death involving flooding as no flood hazards traverse the Project Area nor is the site subject to inundation by seiche, tsunami, or mudflow as there is no evidence suggesting potential for these hazards. A less than significant impact is expected.

e) Less Than Significant Impact: The Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. The Project will not violate any water quality standards and has been conditioned to comply with standard water quality conditions of approval. The impact will be less than significant.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan Land Use Element (2008)
- City of Victorville General Plan Land Use and Zoning Districts Map

Findings of Fact:

The Project site has a General Plan Land Use Designation of Low Density Residential (LDR) with a maximum of 5 du/ac and is zoned for Single-Family Residential (R-1). The surrounding land



uses consist of residential and institutional uses, with the Project site directly bounded by Planned Unit Development and Very Low-Density Residential Land Use Designations.

Discussion of Impacts

- a) **No Impact:** The Project site will not disrupt or divide an established community since the Project and surrounding areas are designated for single-family residential development. Additionally, no development already exists on the Project Site and the proposed development will connect to existing streets and conform to the development plan in the area. Access to the Project Site would be gained from Dos Palmas Drive, an existing public roadway. No impact would occur as a result of the Project.

No Impact: The proposed Project will not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect, including all development standards and density requirements outlined in the City of Victorville's General Plan's Land Use Plan and Development Code. With an approximate density of 4 dwelling units per acre, the development would not exceed the General Plan or Development Code density allowances of 5 dwelling units per acre. No impact would occur as a result of the Project.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources – Would the project:				
a) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan Resource Element (2008)

Findings of Fact:

Naturally occurring mineral resources within the city include sand, gravel, or stone deposits that are suitable as sources of concrete aggregate, located primarily along the Mojave River.



Discussion of Impacts

a-b) No Impact: According to the Victorville Planning Area Mineral Land Classification Map in the City's General Plan, the proposed Project is located in an area designated as MRZ-3a. This designation notes that areas within its boundaries may contain significant aggregate deposits, however, further exploration work would be required to explore the sites potential. Since historically mining operation in the City of Victorville and its surrounding areas have been located along the Mojave River and in the North Mojave and Northern Expansion planning areas, it is unlikely that the Project Site contains minerals that would be locally important or of value to the residents of the State. Additionally, there are no resource recovery sites delineated within the Project vicinity, or surrounding areas. Therefore, no impact would occur as a result of the Project.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Noise – Would the project result in:				
a) 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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan Land Use Element (2008)
- City of Victorville, 2030 General Plan Noise Element (2008)



- Southern California Logistics Airport Comprehensive Land Use Plan (2008)

Findings of Fact:

The Project site is not within an airport influence area, or airport compatibility zone. The Project site is not within two (2) miles of a public airport. The closest airport to the project is the Southern California Logistics Airport (SCLA) approximately 6 miles to the north. The Proposed Project is not located within the Compatibility Review Area, SCLA Planning Area, or within a Long Range Noise Contour area.

Discussion of Impacts

- a) **Less Than Significant Impact with Mitigation Incorporated:** The City of Victorville General Plan Noise Element identifies residential land uses as being sensitive to noise. Noise levels up to 65 decibels (dB) are considered normally acceptable without any special noise insulation requirements since normal construction techniques reduce the exterior noise level by 20 decibels (dB). Therefore, since the project development is in accord with existing land use allowances, noise levels generated as a result of the proposed single-family residential subdivision should not exceed the standards outlined in the General Plan and the Municipal Code. However, temporary, or periodic increase in ambient noise levels in the project vicinity will increase when events such as construction activities occur. While these events will increase ambient noise levels in the short term, they are typical short-term increases that would be assumed under existing development standards. Additionally, the Victorville Municipal Code anticipates such occurrences and accordingly regulates such activities through base ambient noise level time frames that will mitigate potential adverse impacts. Due to the close proximity to nearby residences in the Project Area, mitigation measures **NOI-1** through **NOI-5** are instated to reduce substantial increases in temporary ambient noise levels resulting from construction of the Proposed Project. With incorporation of mitigation measures, potential impacts shall be mitigated to a less than significant impact threshold.
- b) **Less Than Significant with Mitigation Incorporated:** The proposed residential development does not have the potential to expose persons to or generate excessive ground borne vibration or ground borne noise levels in the long term. Short term vibration may occur during construction and grading activities; however, these impacts will cease when construction is complete to a level of no impact. Therefore, mitigation measures **NOI-1** through **NOI-5** are instated to reduce substantial increases in temporary ground borne vibration or noise levels. With incorporation of mitigation measures, potential impacts shall be mitigated to a less than significant impact threshold.
- c) **No Impact:** The Project site is not located in an airport land use plan or within the vicinity of any public or private airstrip that would be affected. No impact is expected.

Mitigation Measures

Mitigation:

V. (b)

NOI-1: The construction contractor shall ensure that all equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate equipment.



NOI-2: The construction contractor shall ensure that unnecessary idling of internal combustion engines (i.e., idling in excess of 5 minutes) is prohibited.

NOI-3: The construction contractor shall utilize “quiet” models of air compressors and other stationary noise sources where technology exists.

NOI-4: At all times during project grading and construction, the construction contractor shall ensure that stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from adjacent residences.

NOI-5: The construction contractor shall ensure that the construction staging areas shall be located to create the greatest feasible distance between the staging area and noise-sensitive receptors nearest the Project. Construction shall be conducted during the hours of 8 A.M to 5 P.M on weekdays, and no construction shall occur on holidays and weekends.

Monitoring: Monitoring and enforcement by the City of Victorville.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing – Would the project:				
a) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan Housing Element (2008)
- Victorville Municipal Code, Title 16 – Chapter 5, Article 1: Administrative Building Code

Findings of Fact:

The City of Victorville General Plan Housing Element addresses the State mandated planning period from 2013-2021 and is consistent with the community's vision of its housing needs and objectives. The General Plan Land Use Element accounts for the land use designation of the Project Site, and the proposed Project is consistent with the designation.

Discussion of Impacts



- a) **Less Than Significant Impact:** The proposed Project would increase the population within the City of Victorville by 62 people based on 3.43 people per dwelling unit according to the General Plan Housing Element. The residential Project area is designated as Low Density Residential (LDR) in the General Plan, and is zoned R-1, which allows up to 5 units per gross acre, respectively. The density of the proposed Project is approximately 3.6 units per gross acre, less than is otherwise permitted. While the proposed plan may induce population growth in the Project area, the potential growth outlined by the Regional Housing Needs Assessment (RHNA) and the Southern California Association of Governments (SCAG) housing allocation assigned for the 2014-2021 planning period (31) for the City as a whole, will far outpace any growth in the Project area. Given this information, the proposed Project will not induce a substantial unplanned population growth in excess of the forecasts previously identified by SCAG in the RHNA, thus, no impacts are anticipated.
- b) **No Impact:** The proposed Project is a new development on a presently vacant parcel. Because no existing housing or areas currently designated for housing will be removed or reduced, the Project will not displace substantial numbers of existing people or housing.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services – 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 could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan (2008)
- City of Victorville, Interactive Web Map (2018)
- City of Victorville Website



Findings of Fact:

The City of Victorville is served by Victorville Fire Division. There are five stations within the City: Fire Station No. 311 on Desert Knoll Drive, Fire Station No. 312 on El Evado Road, Fire Station No. 313 on Amethyst Road, Fire Station No. 314 on Silica Drive, Fire Station No. 315 on Eucalyptus Road, and Fire Station No. 319 on Readiness Street. There is also a fire station serviced by the San Bernardino County Fire Department within the City: Fire Station No. 22 (Spring Valley Lake) on Jacaranda Avenue. The nearest fire station is the City of Victorville Fire Station No. 313, located approximately 1.9 miles east of the Project Site. The City of Victorville is served by the San Bernardino County Sheriff's Department. The Victorville Sheriff's Station is located at 14200 Amargosa Road, approximately 3.6 miles northeast of the Project Site.

The Project site is located within the boundaries of Victor Valley Union High School District, which provides public school facilities to accommodate about 10,000 students in grades 7-12 in the cities of Victorville and Adelanto, CA. The nearest school, Cobalt Institute of Math and Science (CIMS) is an Academy which focuses on STEM learning. It is just 800 feet north of the Project Site. The second closest school is Silverado High School, which is just 1,400 feet northeast of the Project Site. Silverado High School has a total minority enrollment of 91%, and 82% of students are economically disadvantaged.

The City of Victorville serves the recreational needs of a residential base. According to the "Victorville Interactive Map" on the City's website there are nineteen (19) parks and one (1) golf course within the City boundary. The closest parks to the Project site in question are Mesa Linda Park, Liberty Park, and Eagle Ranch Park, which are all within two (2) miles of the proposed development.

Discussion of Impacts

a-e) Less Than Significant Impact: The proposed Project will likely result in an increase in public services. Consequently, the public service agencies may need to provide additional services for the proposed development, which may result in the need for increased budgets. However, development impact fees should off-set any increased budget needs. Regarding capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, the development will be subject to other fees and assessments (i.e. sewer connection fees, green building fee, etc.) that will reduce the impact of this development to a less than significant level.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation				



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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan (2008)
- City of Victorville, Interactive Web Map (2018)

Findings of Fact:

The City currently has 147.9 acres of parkland, which comprises 20 parks and recreation centers. These park facilities range in size from the 1-acre Activity Center on Hesperia Road to the 28.4-acre Hook Park on Joshua Street. The city also has 210.0 acres of public golf courses [Green Tree and Westwinds (currently closed)] and one 52-acre nature park (Rockview Nature Park). The major regional recreational areas within and near the city are the Mojave Narrows Regional Park (840 acres), Lake Gregory (150 acres), and Mojave River Forks (1,100 acres). All three parks are operated by the County of San Bernardino Regional Parks system.

Discussion of Impacts

- a) **Less Than Significant Impact:** As noted in the “Population and Housing” section, there is a potential for an increase in population caused by this Project. With the addition of eighteen (18) residential homes in the Project vicinity it is likely that the use of local recreational facilities will increase. The parks most likely to be impacted: Mesa Linda Park, Liberty Park, and Eagle Ranch Park are all within two (2) miles of the Project Site. While an increase in the use of recreational parks and facilities may occur, all development would be required to pay development impact fees, which would offset the cost of maintenance of existing facilities and the development of new facilities as needed. Furthermore, a less than significant impact is expected.
- b) **Less Than Significant Impact:** Due to the potential increase in population created by the residential development, it is possible that the construction of new recreational facilities might be necessary. However, it is unlikely that the expansion of existing recreational facilities will occur immediately or have an adverse physical effect on the environment as a result of this Project. Additionally, the project is consistent with the underlying zoning and general plan use designation. Therefore, any adverse physical effects on the environment will be considered less than significant.

Mitigation Measures

Mitigation: No mitigation required.



Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation/Traffic – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Victorville, 2030 General Plan (2008)
- City of Victorville General Plan Land Use and Zoning Districts Map
- Victorville Municipal Code, Chapter 17.44, Streets.

Findings of Fact:

As stated in the Land Use Element vision, the City is encouraging attractive, safe neighborhoods and amenities, high quality development, and annexation of areas presently within the City sphere of influence and expanding the sphere northward. The land use policy depends upon and assumes there is an integrated circulation system to effectively move people and goods in and through the Planning Area. The Circulation Element strives to correlate the transportation network with the land use plan, so that movement of people and goods is maintained in an efficient manner, with a minimum of congestion. This correlation is achieved, in part, through a projection of roadway system capacity requirements associated with the mixture, location and intensity of land uses envisioned in the Land Use Element. The Mojave Freeway (Interstate 15 or I-15) and United States Federal Highway 395 (US-395) serve as the primary regional connections to other San Bernardino County cities, while State Route 18 (SR-18) provides connection to San Bernardino County communities east and west of the City.

Discussion of Impacts:

- a) Less Than Significant Impact:** The City of Victorville is regulated by the congestion management plan enforced by the San Bernardino Associated Governments



(SBCTA), which requires all segments of that plan to operate at a level of service of "E" or better, while the City's Circulation Element mandates a level of service of "D" or better within the City at buildout. In evaluating Level of Service (LOS), existing land use designations were applied. However, it should be noted that as of July 1st, 2020, LOS is no longer considered an impact under CEQA. Vehicle Miles Traveled (VMT) is the new threshold for evaluating impacts to traffic. While LOS simply measured congestion at intersections, VMT measures the per capita number of car trips generated by the proposed project, and the distances cars will travel to and from the project. Given that the project is relatively small and only proposes 18 residences, a full VMT analysis is not required. Ultimately, development of the project will result in increased generation of vehicular trips; which will impact master planned roadways in the short term. However, this short-term increase will be mitigated as roads will be constructed to City standards to reduce the impacts of additional vehicular traffic. These new roadways and associated improvements funded through development impact fees will ensure that the measures outlined Circulation Element of the General Plan will be completed as applicable in order to bring any potential impact to a level of less than significant. In addition, the project abuts Dos Palmas Rd which is considered a Retrofit Collector Street and a Key Circulation System Facility within the City according to the City's General Plan Circulation Element. Additionally, the Proposed Project is consistent with the General Plan Land Use Designation. Therefore, it can be assumed that the General Plan evaluated impacts for the Project Site at full build-out. The Proposed Project would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. A less than significant impact is anticipated.

- b) **Less Than Significant Impact:** As noted above, the City of Victorville is regulated by the regional congestion management plan which dictates a level of service grade for roadways not a calculation of vehicle miles traveled as noted by CEQA Section 15064.3. The project is located approximately 300 feet of a public transit stop, located on Dos Palmas Road, and approximately one mile from a major transit corridor, Highway 395, and therefore in compliance with Section 15064.3 is considered less than significant.
- c) **Less Than Significant Impact:** The proposed residential development will not introduce dangerous design features into the project area and will not alter existing rights-of-way locations or modify best practices outlined in the Circulation Element of the General Plan. All roads within the development adhere to City roadway standards. Additionally, roadway construction and development will require adherence to Standard Specifications for Public Improvements. A less than significant impact is expected.
- d) **Less Than Significant Impact:** The proposal will incorporate minimum road width standards in accordance with Victorville Fire Department ordinances. Additionally, the development will be conditioned to provide a minimum amount of paved roadway access points as determined by applicable Victorville Fire Department ordinances. A less than significant impact is anticipated.

Mitigation Measures

Mitigation: No mitigation required.



Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources – 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:				
a) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- Cultural Resources Assessment for TTM 20321, City of Victorville, County of San Bernardino, California (Project Number C-0328), prepared by DUKE CRM, August 6, 2020
- City-Provided Project Materials

Findings of Fact:

A Cultural Resources Assessment was prepared by DUKE CRM on August 6, 2020, for the Project site located on Accessors Parcel Number (APN) 309-4011-02 which is south of and abutting Dos Palmas Road, between Nova Lane and Boulder Lane, in the City of Victorville, County of San Bernardino, California. DUKE CRM conducted a records search at the South Central Coastal Information Center (SCCIC), which is part of the California Historical Resources Information Systems (CHRIS). In addition, they examined the California Built Environment Resources Directory (BERD), which includes the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI). At least 46 cultural resource reports within one-mile of the Project are on file at the SCCIC. Out of the 46 reports, one report includes archaeological monitoring within the Project boundaries. This report, *Historical & Paleontological Resource Monitoring for Tract No. 16171, The Galaxy Development, City of Victorville, San Bernardino County, CA*, was prepared by



John Stephen Alexandrowicz with Archaeological Consulting Services, Inc. in 2005 (report no. SB-04543). There were no cultural resources recorded within the current Project boundaries; however, one resource was discovered during monitoring outside of the current Project boundaries located approximately 0.25 miles southeast of the current Project.

Eighteen cultural resources are recorded within one-mile of the Project though none are within or adjacent to the Project boundaries. There is a total of fifteen (15) historic period resources, two (2) prehistoric resources, and one multi-component resource. The closest resources are a small historic refuse dump approximately one tenth of a mile west of the Project consisting of tin cans and insulator fragments from the 1930s to the 1960s. DUKE CRM found that this is not a significant resource and it is typical of high desert historic and modern refuse dumps. The other fourteen historic resources within one mile of the Project are consist of roads, historic trash scatters, and foundations. The closest prehistoric resource is a single stone tool approximately ¼ mile southeast of the Project with bifacial flaking on both lateral edges. Isolated artifacts are not considered significant under CEQA and not eligible for NRHP listing. This item was discovered during monitoring of the larger Tract 16171 in 2005. The other two prehistoric resources are stone tool scatters.

An inquiry to the Native American Heritage Commission (NAHC) was submitted to ascertain the presence of known sacred sites, Native American cultural resources, and/or human remains within the boundaries of the proposed Project. On July 30, 2020, the NAHC indicated that there have been no Native American cultural resources identified within their Sacred Lands File for the Project location.

The AB52 process, which provides a method for agencies to incorporate tribal knowledge into their CEQA environmental review and decision-making processes, was initiated on August 14, 2020. The lead agency prepared consultation invitation letters which were emailed out to Native American Tribes on that date, however no response was received during the thirty (30) day response period. Consultation will remain in effect through grading.

Discussion of Impacts

- a) **Less than Significant Impact:** The report prepared by John Stephen Alexandrowicz with Archaeological Consulting Services, Inc., entitled *Historical & Paleontological Resource Monitoring for Tract No. 16171, The Galaxy Development, City of Victorville, San Bernardino County, CA*, in 2005 (report no. SB-04543) concludes there were no cultural resources recorded within the current Project boundaries. However, one resource was discovered during monitoring outside of the current Project boundaries located approximately 0.25 miles southeast of the current Project. This is an isolated artifact, and isolated artifacts are not considered significant under CEQA. Additionally, eighteen cultural resources are recorded within one-mile of the Project, though none are within or adjacent to the Project boundaries. On July 30, 2020, the NAHC indicated that there have been no Native American cultural resources identified within their Sacred Lands File of the Project location. Considering that the Project Site has no documented cultural resources identified either within the Project boundary or adjacent to it, the development of the Project is not anticipated to cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code section 21074 that 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).



- b) **Less than Significant Impact with Mitigation Incorporated:** The City of Victorville notified Native American Tribes of the Proposed Project on August 14th, 2020, and did not receive any comments in the public comment review window. However, on November 16th, 2020, the City received an email from the San Manuel Band of Mission Indians (SMBMI) regarding the Proposed Project. The proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed project, and given the CRM Department's present state of knowledge, SMBMI does not have any concerns with the project's implementation, as planned, at this time. As a result, SMBMI requests that the following mitigation measures be included in the Initial Study, illustrated as TCR-1 and TCR-2 below. Additionally, the Project is not anticipated to cause a substantial adverse change in the significance of 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. Therefore, less than significant impacts are anticipated with the following mitigation measures below.

Mitigation Measures

Mitigation:

XVII

(b)

TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era 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 SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

TCR-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 SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

Monitoring: No monitoring required at this time. Pursuant to TCR-1, should a cultural resources Monitoring and Treatment Plan be required, it shall allow for a monitor to be present that represents SMBMI.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems – Would the project:				
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- 2030 City of Victorville General Plan Resource Element
- 2030 City of Victorville General Plan Land Use Element
- Victorville Municipal Code, Title 16 – Chapter 5, Article 1: Administrative Building Code
- Victorville Municipal Code, Title 16 - Chapter 5, Article 7: Sewer and Private Disposal Systems
- Victorville Municipal Code, Chapter 13.60, Water Conservation
- 2030 General Plan Environmental Impact Report

Findings of Fact:

The Victorville Water District (“The District”) provides water services to approximately 36,100 customer connections, serving



a population of approximately 124,000, within its 85 square mile service area, which is located in the High Desert area of western San Bernardino County, California. The District's Water Enterprise includes approximately 694 miles of distribution and transmission mains, 34 active wells, 4 booster pumping stations, 26 water storage reservoirs, 1 recycled water storage tank, and 25 pressure-regulating stations.

Improvement District Number 1 (formerly the area encompassed by the Victor Valley Water District and the Water Department of the City of Victorville) serves approximately 27,600 customer connections serving a population of approximately 93,700.

Improvement District Number 2 (formerly the Baldy Mesa Water District) has approximately 8,500 customer connections serving a population of approximately 30,300. The Project Site is located in Improvement District Number 2 ("ID-2").

Discussion of Impacts

- a) Less Than Significant Impact:** A complete build-out of the proposed Project Area would result in an increase of approximately 62 people based on 3.43 people per dwelling unit according to the General Plan Land Use Element. The residential Project area is designated as Low Density Residential in the General Plan, and is zoned R-1, which allows up to 5 units per gross acre, respectively would not result in a substantial increase in wastewater generation. This includes, but is not limited to, condensation of AC units, rainwater from roof drains, condensation from refrigerator and freezer units. Wastewater will be processed through an on-site septic system, so no additional demand to the City's public sewer system will be created. This increase in population would create an additional demand on existing facilities. Current facilities may need to be improved, updated, or current expansion plans expedited if deemed necessary as a result of cumulative projects in the City. However, the proposal itself will not immediately require the construction or expansion of water facilities as the development will pay associated development impact fees that are intended to fund the ongoing maintenance and expansion/construction of facilities as needed. Additionally, electrical power, natural gas, and telecommunication infrastructure is required to be installed in conjunction with the associated street improvements, and a project of this limited scope will not require new facilities. Therefore, since the project will not directly require the construction or expansion of water, wastewater treatment, electrical power, natural gas, or telecommunication facilities, this project will have a less than significant impact.
- b) Less Than Significant Impact:** The Project is located in the jurisdiction of the Mojave Water Agency (MWA) by the existing four-(4) contracts is entitled to 89,800 acre-feet cumulative per year of supplemental water from the California Water Project (CWP or California Aqueduct). The original 50,800 acre-feet entitlement of the CWP has been available for 50+ years and the MWA has purchased additional water transfers (first of several from Dudley Ranch) on March 26, 1996, which increased the entitlement by 25,000 acre-feet yearly. Only 7,257 acre-feet per year has been committed to the Morongo Basin, leaving 82,543 acre-feet available to provide "Supplement/Make Up Water" under MWA's jurisdiction in 2020. The water demand for the future 18-lot single-family residential subdivision is approximately 14-acre feet per year based on the 0.7785 acre-feet per year per dwelling unit assuming 695 gallons per day per dwelling unit. New development creates additional demand for the Victorville Water District, who is the water purveyor for this site and as such may have to purchase replacement water if the district exceeds the free production allowance as stipulated in the final judgement to the Mojave Basin Area



Adjudication or if the District finds insufficient water supplies exist following normal or dry years. However, this Project is in accordance with the underlying residential density established by the General Plan and zoning designation and it is therefore assumed that the needs of this project were subsequently planned for. Additionally, the applicant will need a "Will Serve Letter" from the Victorville Water Department in order to ensure water can be served to the site. A less than significant impact is anticipated.

- c) **Less Than Significant Impact:** With the City's Capital Improvement Program & Sewer Master Plan System, as well as future and recent expansions by the Victor Valley Wastewater Reclamation Authority (VWVRA), it is anticipated that the impacts of this project will be minimal. Additionally, if applicable, the industrial development will pay associated development impact and VWVRA fees (or City wastewater) that are intended to fund the ongoing maintenance and expansion/construction of facilities. Therefore, the VWVRA should have adequate capacity to serve the projects projected demand in addition to the provider's existing commitments in conjunction with associated fees and existing plans, as applicable and as needed. A less than significant impact is expected.
- d-e) **Less Than Significant Impact:** The City of Victorville deposits trash at the Victorville Landfill, which 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 raise to 3,000 tons per day by expanding from a 67-acre operation to an approximately 341-acre operation. With this planned expansion and additional daily acceptance capabilities, as well as the required construction waste management plan enforced during construction, the impacts of this project at total build out will be less than significant. There is adequate residual landfill capacity in the region for project-generated solid waste, and project development would not require new or expanded landfills. Impacts would be less than significant.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire – If located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



b) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- Fire and Resource Assessment Program (FRAP) Fire Hazard Severity Zone Map
- Los Angeles County Fire Hazard Severity Zone Map, CAL FIRE, 2007

Findings of Fact:

According to the FRAP Map, the Project Site is not located within or near a state responsibility area, or a fire hazard severity zone. However, fires can occur in urban environments as well as unpopulated areas that contain brush or grassland. The California Fire Code contains fire safety-related building standards that are referenced in other parts of Title 24 of the California Code of Regulations.

Discussion of Impacts

a-d) No Impact: The proposed Project is not located in or near a State Responsibility Area ("SRA"), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief. According to the FRAP Map, the Project Site is not located within or near a state responsibility area, or a fire hazard severity zone. Additionally, the Project Site is surrounded by residential uses and contains a low level of mass-loading of native and invasive vegetation for wildland fire potential to occur on the Site.

Mitigation Measures

Mitigation: No mitigation required.

Monitoring: No monitoring required.



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion of Impacts

- a) Less than Significant Impact:** Since the Project does not remove open space, does not include habitat for sensitive fish or wildlife species or threaten a plant or animal community, and because the site is primarily surrounded by a combination of disturbed vacant properties and industrial uses, this project will have a less than significant impact.
- b) Less Than Significant Impact:** The Project, consisting of 18 single family residential lots, are not considered regionally significant pursuant to Section 15206 of the CEQA Guidelines. CEQA Section 15206(b) notes that a residential development of more than 500 dwelling units may be regionally significant as determined by the lead agency. Therefore, the proposal's impacts that are individually limited, but cumulatively considerable should be less than significant as the proposed tentative map consisting of 18 dwelling units is well below the 500-dwelling unit threshold established by CEQA. Therefore, a less than significant impact is expected.
- c) No Impact:** As previously noted, the Project does not create hazardous waste or remove any open space. Additionally, the proposal will be developed in accordance with the



existing land use allowances, density, and development standards, which have been adopted in order to ensure development does not create environmental effects with substantial adverse impacts to human beings. No impact is expected.

XXI. Earlier Analyses

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case a discussion identifies the following:

- a) **Earlier analyses used.** Earlier analyses are identified and stated where they are available for review.
- b) **Impacts adequately addressed.** Effects from the above checklist that were identified to be within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards are noted with a statement whether such effects were addressed by mitigation measures based on the earlier analysis.
- c) **Mitigation measures.** For effects that are "Less than Significant with Mitigation Incorporated", describe the mitigation measures which are incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project are described.

Authority: Public Resources Code Sections 21083 and 21087.

Reference: Public Resources Code Sections 21080(c), 21080.1, 21083, 21083.3, 21093, 21094, 21151; Sundstrum v. County of Mendocino, 202 CalApp 3d 296 (1988); Leonoff v. Monterey Board of Supervisors, 222 CalApp 3d 1337 (1990)



APPENDIX A





Biological Presence/Absence Survey

Prepared for:
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Prepared by:
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Table of Contents

Cover Sheet	
Table of Contents.....	i
List of Abbreviated Terms.....	iii
Report Number.....	1
Project Name.....	1
Introduction.....	1
Site Description.....	1
Physical Description.....	1
Biological Description.....	1
Methodology.....	2
Survey Results.....	2
Summary of Results.....	3

APPENDICES

Appendix A: Maps.....	4
Map 1. Survey Area	
Appendix B: Encounter Tables.....	5
Table 1. Joshua tree (<i>Yucca brevifolia</i>)	
Table 2. Class 4 Burrows	
Appendix C: Photographs.....	6
Picture 1. North side center looking south	
Picture 2. Northeast corner looking south	
Picture 3. Northwest corner looking south	
Picture 4. Southeast corner looking north	
Picture 5. Southwest corner looking north	
Picture 6. Joshua tree (<i>Yucca brevifolia</i>) (YB001)	
Picture 7. Class 4 Burrow (B001)	
Picture 8. Class 4 Burrow (B002-B005)	
Appendix E: Pre-Project Survey Data Sheet.....	10

List of Abbreviated Terms

Abbreviation	Spelled-out Term
SNEI	SNEI California, Inc.
GPS	Global Positioning System

REPORT NUMBER:

NV-0329-04-2020-001

PROJECT NAME:

Biological Presence/Absence Survey

INTRODUCTION:

Jose M. Arreola Guerrero contracted SNEI California, Inc. (SNEI) to perform a biological presence/absence survey assessment on a five-acre parcel of land located in San Bernardino County, California. The parcel of land is expected to be used for the creation of 18 single-family residential lots. The survey was performed to locate the presence of special interest, proposed endangered, threatened and sensitive flora and fauna species, as well as, survey for any migratory bird species and their nests. The survey included special-status flora and fauna species. All species encountered were identified to the lowest taxonomic level possible.

SITE DESCRIPTION:

Physical Description:

The proposed area for the facility is located within the city limits of Victorville, California. The project is located south of and abutting Dos Palmas Road between Nova Lane and Boulder Lane. The topography of the survey area is relatively flat with a slight upwards slope from north to south, as well as west to east. The site elevation is approximately 3,140 feet above mean sea level. The soil is grainy and friable. The east, south and west sides of the site are bordered by retaining walls and houses. The north boundary of the site is Dos Palmas Road with houses across the street.

Biological Description:

The dominant vegetation community observed within the survey area was creosote scrub.

Observed flora include:

The project site is heavily inundated with common stork's bill (*Erodium cicutarium*) and scattered primarily with tall tumble mustard (*Sisymbrium altissimum*), Russian thistle (*Salsola kali*), red brome (*Bromus madritensis*), cheatgrass (*Bromus tectorum*), common goldfields (*Lasthenia gracilis*), creosote bush (*Larrea tridentata*), white bursage (*Ambrosia dumosa*), bristly fiddleneck (*Amsinckia tessellata*), California Jointfir (*Ephedra californica*), desert rabbitbrush (*Ericameria nauseosa*), desert dandelion (*Malacothrix californica*). Also, sparsely found included Joshua tree (*Yucca brevifolia*), rattlesnake weed (*Euphorbia albomarginata*), indigo bush (*Amorpha fruticosa*), Desert Mariposa Lily (*Calochortus kennedyi*), pincushion (*Chaenactis* var.), Western ragweed (*Ambrosia psilostachya*), white mallow (*Eremalche exilis*), ripgut brome (*Bromus*

diandrus) and Parish's poppy (*Eschscholzia parishii*). Along the west retaining wall prickly pear cactus (*Opuntia* var.), century plant (*Agave americana*) and sugarbush (*Rhus ovata*) were observed. Those appeared to be seeded from some backyard foliage nearby.

No fauna species were observed while on site.

METHODOLOGY:

SNEI's qualified biologist, Briana (Bre) Moyle, conducted the biological inventory survey assessment on May 1, 2020. The biologist walked line transects, spaced 10-meters apart, visually covering five meters to each side of her, traversing the entire project site for 100% coverage. All burrows encountered were examined for sensitive species, such as the Mojave desert tortoise (*Gopherus agassizii*) and Western burrowing owl (*Athene cunicularia hypugaea*). All burrows were classified using the 2009 United States Fish and Wildlife desert tortoise field manual.

USFWS Burrow Condition Classes

1. Currently active, with desert tortoise or recent desert tortoise sign
2. Good condition, definitely desert tortoise; no evidence of recent use
3. Deteriorated condition; this includes collapsed burrows; definitely desert tortoise
4. Good condition; possibly desert tortoise
5. Deteriorated condition; this includes collapsed burrows; possibly desert tortoise

If a live desert tortoise was encountered, it would be processed, which includes being visually inspected for signs of injury, illness, and every tortoise would be sexed and have its midline carapace length measured.

The biologist searched shrubs and trees for possible avian nests. Ms. Moyle actively identified and recorded the plant community. A Garmin Global Positioning (GPS) unit was used to record all sensitive flora and fauna species. Digital photography was also used to document all observations of sensitive species.

SURVEY RESULTS:

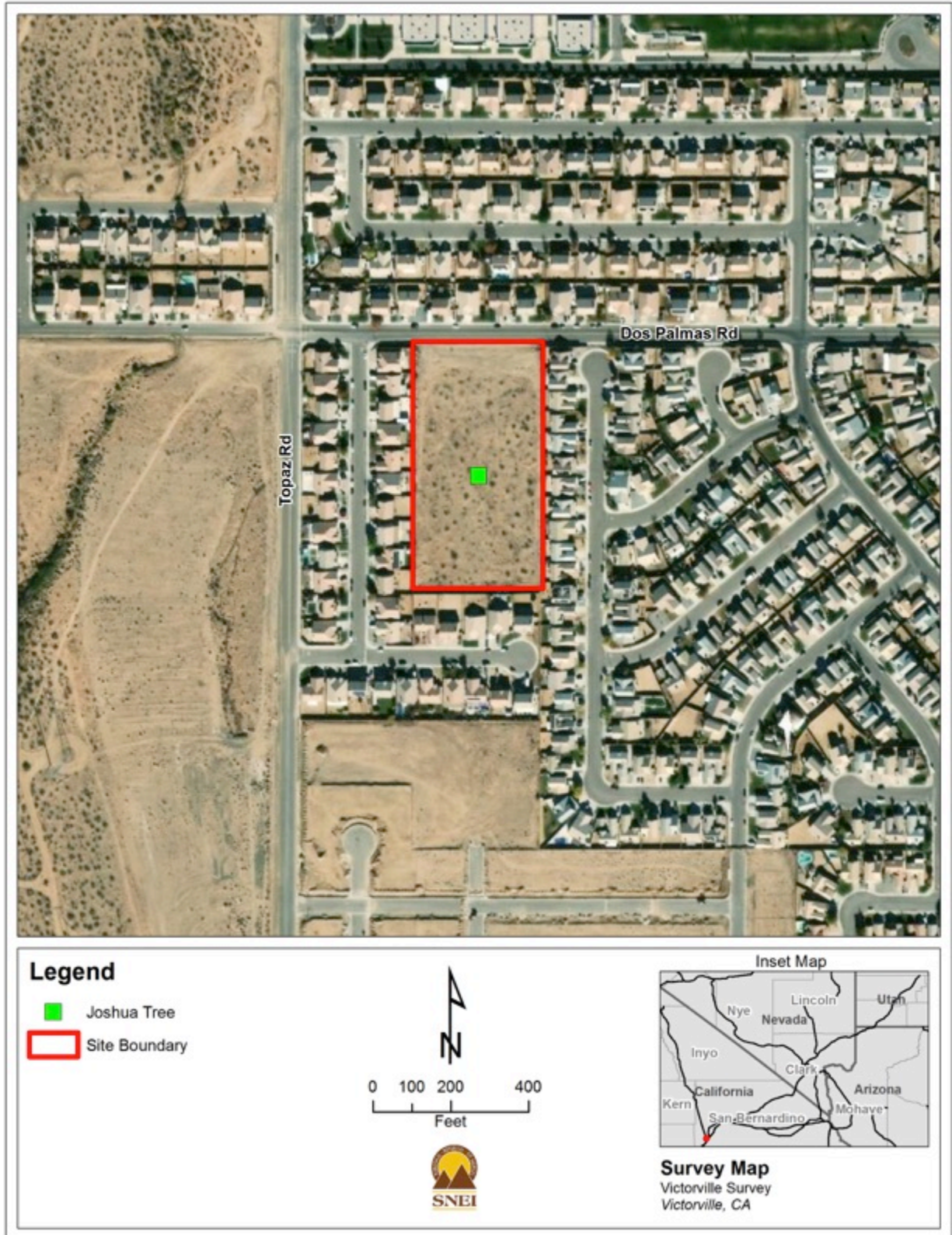
The biologist encountered one Joshua tree (*Yucca brevifolia*) on the project site (Map 1, Table 1 and Photograph 6). All cacti and yucca plants are state protected species. No other endangered, threatened or sensitive flora species were encountered during the survey.

Ms. Moyle also encountered and documented five burrows on the project site (Table 2 and Pictures 7 and 8). All five of the burrows were classified as Class 4, and most likely belong to rabbits. No endangered, threatened or sensitive fauna species were encountered during the survey.

SUMMARY OF RESULTS:

It is not likely that the proposed creation of 18 single-family residential lots will adversely affect any sensitive species or their range.

Appendix A: Maps



Map 1. Survey Area

Appendix B: Tables

Table 1. Joshua tree (*Yucca brevifolia*)

Waypoint Name	Location	
	Lat (N)	Long (W)
YB001	34.49842	-117.38017

Table 2. Class 4 Burrows

Waypoint Name	Location		Notes
	Lat (N)	Long (W)	
B001	34.49864	-117.38036	Class 4 – Suspect to be a rabbit burrow
B002	34.49830	-117.37992	Class 4 – Cluster of four burrows. Suspect to be a rabbit burrow
B003	34.49830	-117.37992	Class 4 – Cluster of four burrows. Suspect to be a rabbit burrow
B004	34.49830	-117.37992	Class 4 – Cluster of four burrows. Suspect to be a rabbit burrow
B005	34.49830	-117.37992	Class 4 – Cluster of four burrows. Suspect to be a rabbit burrow

Appendix C: Photographs



Picture 1. North side center looking south



Picture 2. Northeast corner looking south



Picture 3. Northwest corner looking south



Picture 4. Southeast corner looking north



Picture 5. Southwest corner looking north



Picture 6. Joshua tree (*Yucca brevifolia*) (YB001)



Picture 7. Class 4 Burrow (B001)



Picture 8. Class 4 Burrows (B002-B005)

Appendix D: Pre-Project Survey Data Sheet

USFWS DESERT TORTOISE PRE-PROJECT SURVEY DATA SHEET

Date of survey: 05/01/2020 Survey biologist(s) Bre Moyle
(mm/dd/yyyy)

Site description: San Bernardino County / Victorville on SE corner of Des Palmas + Apple Lane
(project name; general location)

County: San Bernardino Quad: _____ Location: N 34.499176° W -117.380181
(Township, Range, Section, Elevation in meters)

Transect #: 1 Transect length: 150 ft. Type of survey: 100%
(Area to be surveyed; 100% coverage/probabilistic sampling)

GPS Start-point: N 34.49934° W -117.38020 Start time: 0750
(Decimal Degrees)

GPS End-point: N 34.49760° W -117.38016° End time: 1030
(Decimal Degrees)

Start Temp: 64 °F Weather: Clear & sunny End Temp: 73 °F

Live Tortoises

Detection number	GPS location Decimal Degrees		Time	Tortoise location (in burrow: all of tortoise beneath plane of burrow opening, or not in burrow)	Approx MCL >180-mm? (Yes, No or Unknown)	Existing tag # and color, if present
1				Select		
2				Select		
3				Select		
4				Select		
5				Select		
6				Select		
7				Select		
8				Select		

Tortoise Sign (burrows¹, scats, carcasses, etc)

Detection number	GPS location Decimal Degrees		Type of sign (burrows, scats, carcass, etc)	Description and comments
1	<u>N 34.49864</u>	<u>W -117.38036</u>	Select <u>burrow (mammal)</u>	<u>3 inches high x 4 in tall. No track. large mammal burrow.</u>
2	<u>N 34.48830</u>	<u>W -117.37992</u>	Select <u>burrow (mammal)</u>	<u>Cluster of 4 mammal burrows. largest 4 in x 4 in - large mammal</u>
3			Select	
4			Select	
5			Select	
6			Select	
7			Select	
8			Select	

¹ See section 4.1.2 for information on burrow condition class and photographing burrows

October 2018 None Found 4-24

APPENDIX B



August 6, 2020

Serena Dudas
CASC Engineering and Consulting, Inc
1470 E. Cooley Dr
Colton, CA 92324

Subject: Cultural Resources Assessment for TTM 20321, City of Victorville, County of San Bernardino, California (Project Number C-0328)

Dear Ms. Dudas:

At the request of CASC Engineering and Consulting (CASC or CLIENT), Duke Cultural Resources Management, LLC (DUKE CRM) has prepared a cultural resources assessment for the development of eighteen residential lots within Tentative Tract Map 20321 (Project), located in the City of Victorville, San Bernardino County, California. The Project is approximately 5 acres in size. The City of Victorville (CITY) is the lead agency for California Environmental Quality Act (CEQA).

The Project is located south of and abutting Dos Palmas Road, between Nova Lane and Boulder Lane (see Attachment A, Project Aerial Map). It is located in Section 26, Township 5 North, Range 5 West, as shown on the USGS *Baldy Mesa, Calif 7.5'* quadrangle map (see Attachment A, Project Location Map). The proposed Project includes the construction of eighteen single family residences on one existing vacant parcel (309401102). Sixteen of the lots will be approximately two tenths of an acre each and two of the lots will be approximately three tenths of an acre in size. Each lot will have a graded pad for each residence ranging in depth or cut from 3-14 feet depending on the slope. Each pad will have an adjoining infiltration pond for drainage and erosion control. These infiltration ponds will be 2-3 feet deep. Septic systems for the residences will be excavated to a depth approximately six feet below the surface. Utilities for water will be connected to a pre-existing main water line that will run down Dos Palmas Road. These lateral connections will be excavated to a depth of approximately three feet deep.

On June 4, 2020, DUKE CRM requested a records search at the South Central Coastal Information Center (SCCIC). The SCCIC provided the records search results on July 17th, 2020. The SCCIC is part of the California Historical Resources Information System (CHRIS) and is located at California State University, Fullerton. The records search included a review of all recorded cultural resources and reports within a one-mile radius of the Project. In addition, we examined the California Built Environment Resources Directory (BERD), which includes the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Landmarks (CHL), and California Points of Historical Interest (CPHI). At least 46 cultural resource reports within one-mile of the Project are on file at the SCCIC. Out of the 46 reports, one report includes archaeological monitoring within the Project boundaries. This report, *Historical & Paleontological Resources Monitoring for Tract No. 16171, The Galaxy Development, City of Victorville, San Bernardino County, CA*, was prepared by John Stephen Alexandrowicz with Archaeological Consulting Services, Inc. in 2005 (report no. SB-04543). There were no cultural resources recorded within the current Project boundaries; however, one resource was discovered during monitoring outside of the current Project boundaries located approximately 0.25 miles southeast of the current Project. This resource, P-36-012336, is described below. This report was not available to review because the SCCIC was closed due to COVID-19 restrictions.

Eighteen cultural resources are recorded within one-mile of the Project though none are within or adjacent to the Project boundaries. There is a total of 15 historic period resources, 2 prehistoric resources, and one multi-component resource. The closest resource (P-36-011999) is a small historic refuse dump approximately one tenth of a mile west of the Project consisting of tin cans and insulator fragments from the 1930s to the 1960s. This is not a significant resource and typical of high desert historic and modern refuse dumps. The other 14 historic resources within one mile of the Project area consist of roads, historic trash scatters, and foundations. The closest prehistoric resource (P-36-012336) is a single stone tool approximately ¼ mile southeast of the Project with bifacial flaking on both lateral edges. Isolated artifacts are not considered significant under CEQA and not eligible for NRHP listing. This item was discovered during monitoring of the larger Tract 16171 in 2005. The other two prehistoric resources (P-36-029050) and (P-36-010317) are stone tool scatters.

An inquiry to the Native American Heritage Commission (NAHC) was submitted to ascertain the presence of known sacred sites, Native American cultural resources, and/or human remains within the boundaries of the proposed Project. On July 30, 2020, the NAHC indicated that there have been no Native American cultural resources identified within their Sacred Lands File for the Project location.

DUKE CRM evaluated the proposed Project for impacts to cultural resources according to CEQA. The Project was subject to grading in 2005 as part of the development of Tract 16171. Therefore, any cultural resources would have been discovered at that time. As a result, the Project is considered to have low sensitivity for prehistoric and historic cultural resources and it is not likely that any cultural resources will be impacted by the Project. DUKE CRM does not recommend any additional work for cultural resources. However, if ground disturbing activities associated with this Project change, these changes may have the potential to disturb sediment that are previously undisturbed or may be from the prehistoric or historic period. Additionally, if previously unidentified cultural materials are un-earthed during construction, work shall be halted in that area until a qualified archaeologist can assess the significance of the find.

If human remains are encountered, State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has determined the origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD shall the inspection within 48 hours of notification by the NAHC. The MLD may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.

Thank you for contacting DUKE CRM on this Project. If you have any questions or comments, you can contact me at (949) 356-6660, or by e-mail at curt@dukecrm.com.

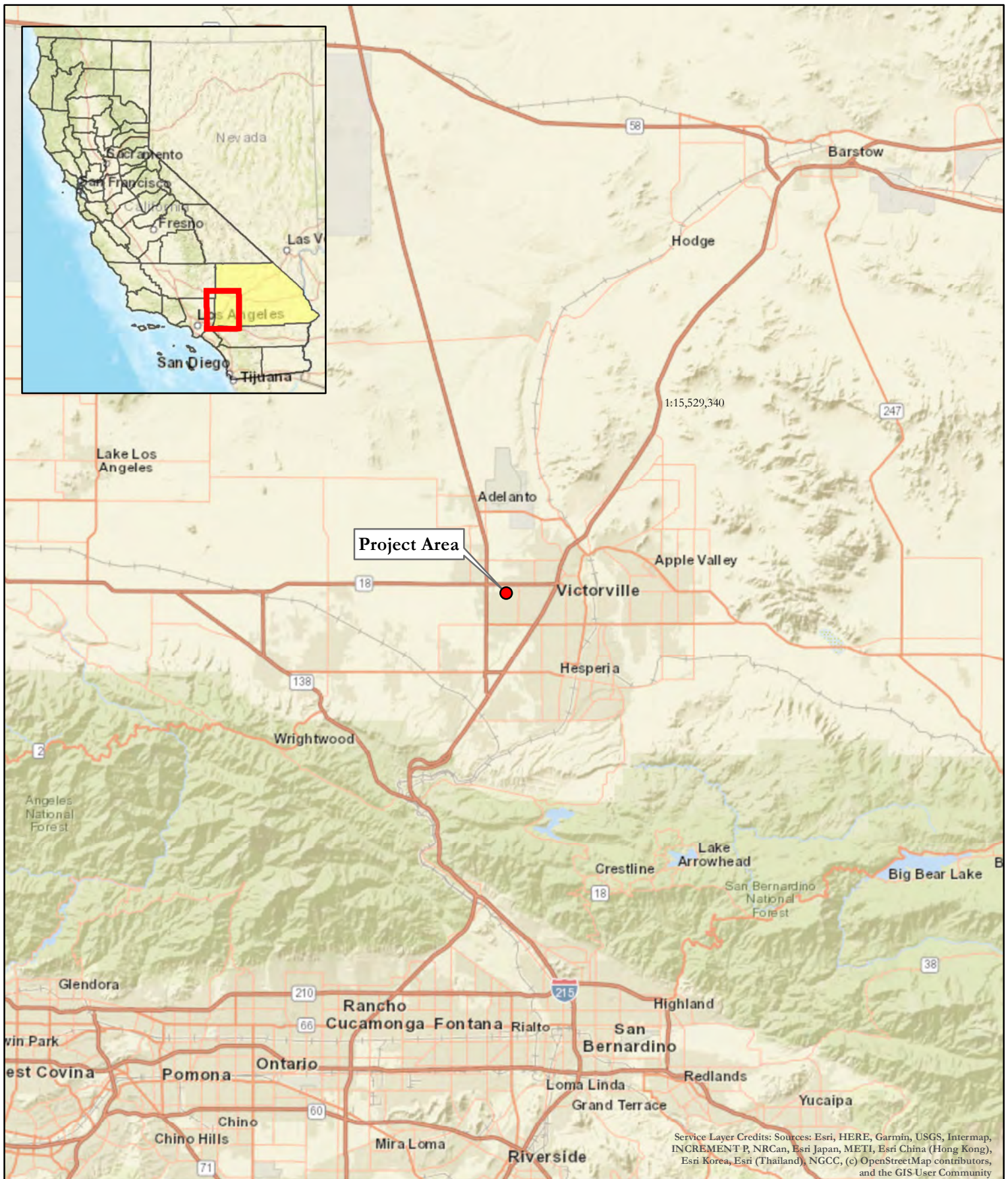
Sincerely,

DUKE CULTURAL RESOURCES MANAGEMENT, LLC

Curt Duke
President/Principal Archaeologist

Attachments
A: Project Maps

ATTACHMENT A PROJECT MAPS



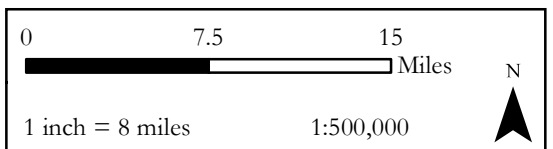
Map 1 - Project Vicinity

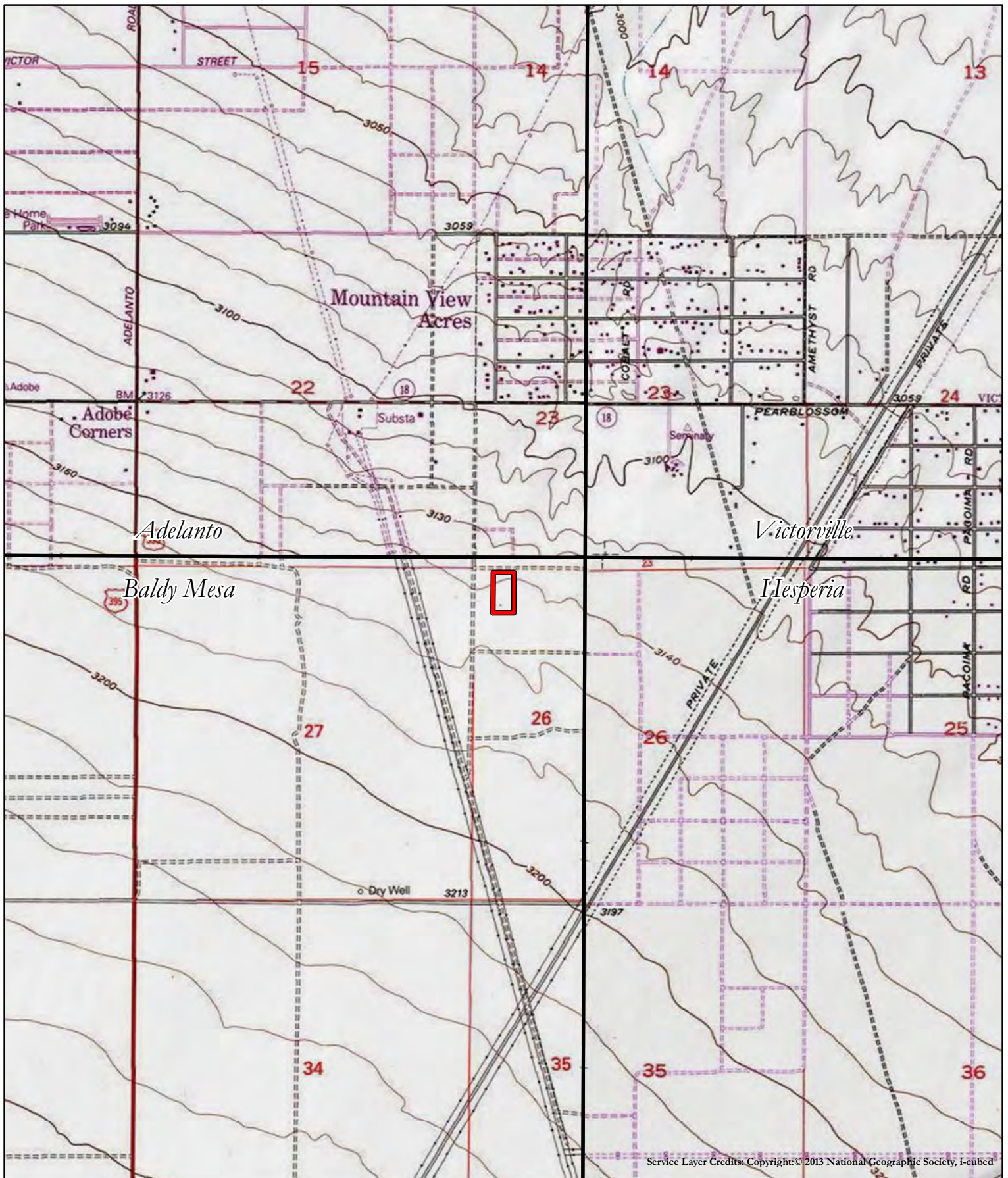
TTM 20321, C-0328



**DUKE
CRM**

● Project Area





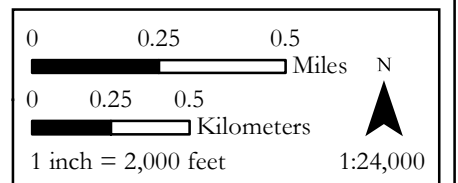
Service Layer Credits: Copyright: © 2013 National Geographic Society, i-cubed

Map 2 - Project Location

TTM 20321, C-0328



- Project Area
- USGS 7.5' Quads





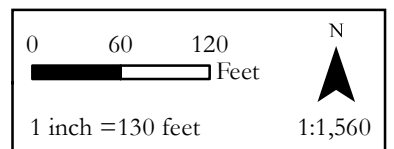
Map 3 - Project Aerial

TTM 20321, C-0328



DUKE
CRM

 Project Area



APPENDIX C





City of Victorville
Department of Development
Planning ♦ Building ♦ Code Enforcement

14343 Civic Drive
PO Box 5001
Victorville, CA 92393-5001
(760) 955-5135
Fax (760) 269-0070
planning@victorvilleca.gov

Greenhouse Gas Emissions Screening Table Review

Note: This form is to be used only for projects which are subject to CEQA and not exempt from CEQA (i.e. Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report).

GENERAL INFORMATION

Applicant: Jose M. Arreola Contact Name: _____

Address: PO Box 4312, Covina, CA 91723

Telephone No.: (818) 253-4041 Email Address: chema11arreola@yahoo.com

TYPE OF PROJECT

☒ Residential (Single-Family or Multi-Family) ☐ Commercial or Industrial

PROJECT LOCATION

General Location/Address of Project: South of Dos Palmas Road, between Nova Lane and Boulder Lane.

Name of Business (if applicable): _____

Assessor's Parcel No(s): 309-4011-02

Existing Zoning: Low Density Residential

PROJECT DESCRIPTION: 18-lot single-family residential subdivision (Tentative Tract map 20231) with 8,712 sq. ft. minimum size lots, on an approximately 5-acre building site that is vacant and undeveloped with an approximate density of 3.6 dwelling units per acre.

Instructions

1. Fill out the appropriate section below for either Residential or Commercial/Industrial.
2. Choose items which the proposed project will incorporate into the development to reach a minimum of 45 points.
3. Do not chose items which are independently required by other laws, codes or the VVMC, such as the California Building Green Code, the Civic Center Sustainability Plan or required infrastructure improvements.
4. For those items listed with a TBD point value, please provide specific information and background studies (i.e. traffic study) for Staff to determine an assigned point value.
5. Submit the Screening Table along with the Planning Commission Review Application.

Residential Section

Feature	Description	Assigned Point Values	Project Points
Reduction Measure PS E1: Residential Energy Efficiency			
Building Envelope			
Insulation	2008 Baseline (walls R-13:, roof/attic: R-30)	0 points	12
	Modestly Enhanced Insulation (walls R-13:, roof/attic: R-38)	12 points	
	Enhanced Insulation (rigid wall insulation R-13, roof/attic: R-38)	15 points	
	Greatly Enhanced Insulation (spray foam wall insulated walls R-15 or higher, roof/attic R-38 or higher)	18 points	
Windows	2008 Baseline Windows (0.57 U-factor, 0.4 solar heat gain coefficient (SHGC)	0 points	6
	Modestly Enhanced Window Insulation (0.4 U-Factor, 0.32 SHGC)	6 points	
	Enhanced Window Insulation (0.32 U-Factor, 0.25 SHGC)	7 points	
	Greatly Enhanced Window Insulation (0.28 or less U-Factor, 0.22 or less SHGC)	9 points	
Cool Roof	Modest Cool Roof (CRRC Rated 0.15 aged solar reflectance, 0.75 thermal emittance)	10 points	12
	Enhanced Cool Roof(CRRC Rated 0.2 aged solar reflectance, 0.75 thermal emittance)	12 points	
	Greatly Enhanced Cool Roof (CRRC Rated 0.35 aged solar reflectance, 0.75 thermal emittance)	14 points	
Air Infiltration	Minimizing leaks in the building envelope is as important as the insulation properties of the building. Insulation does not work effectively if there is excess air leakage.		10
	Air barrier applied to exterior walls, caulking, and visual inspection such as the HERS Verified Quality Insulation Installation (QII or equivalent)	10 points	
	Blower Door HERS Verified Envelope Leakage or equivalent	8 points	
Thermal Storage of Building	Thermal storage is a design characteristic that helps keep a constant temperature in the building. Common thermal storage devices include strategically placed water filled columns, water storage tanks, and thick masonry walls.		
	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)	2 points	
	Enhanced Thermal Mass (20% of floor or 20% of walls: 12" or more thick exposed concrete or masonry. No permanently installed floor covering such as carpet, linoleum, wood or other insulating materials)	4 points	

Feature	Description	Assigned Point Values	Project Points
Indoor Space Efficiencies			
Heating/ Cooling Distribution System	Minimum Duct Insulation (R-4.2 required)	0 points	7
	Modest Duct insulation (R-6)	7 points	
	Enhanced Duct Insulation (R-8)	8 points	
	Distribution loss reduction with inspection (HERS Verified Duct Leakage or equivalent)	12 points	
Space Heating/ Cooling Equipment	2008 Minimum HVAC Efficiency (SEER 13/75% AFUE or 7.7 HSPF)	0 points	0
	Improved Efficiency HVAC (SEER 14/78% AFUE or 8 HSPF)	4 points	
	High Efficiency HVAC (SEER 15/80% AFUE or 8.5 HSPF)	7 points	
	Very High Efficiency HVAC (SEER 16/82% AFUE or 9 HSPF)	9 points	
Water Heaters	2008 Minimum Efficiency (0.57 Energy Factor)	0 points	12
	Improved Efficiency Water Heater (0.675 Energy Factor)	12 points	
	High Efficiency Water Heater (0.72 Energy Factor)	15 points	
	Very High Efficiency Water Heater (0.92 Energy Factor)	18 points	
	Solar Pre-heat System (0.2 Net Solar Fraction)	4 points	
	Enhanced Solar Pre-heat System (0.35 Net Solar Fraction)	8 points	
Daylighting	Daylighting is the ability of each room within the building to provide outside light during the day reducing the need for artificial lighting during daylight hours.		1
	All peripheral rooms within the living space have at least one window (required)	0 points	
	All rooms within the living space have daylight (through use of windows, solar tubes, skylights, etc.)	1 points	
	All rooms daylighted	2 points	
Artificial Lighting	2008 Minimum (required)	0 points	8
	Efficient Lights (25% of in-unit fixtures considered high efficacy. High efficacy is defined as 40 lumens/watt for 15 watt or less fixtures; 50 lumens/watt for 15-40 watt fixtures, 60 lumens/watt for fixtures >40watt)	8 points	
	High Efficiency Lights (50% of in-unit fixtures are high efficacy)	10 points	
	Very High Efficiency Lights (100% of in-unit fixtures are high efficacy)	12 points	
Appliances	Energy Star Refrigerator (new)	1 points	1
	Energy Star Dish Washer (new)	1 points	

Feature	Description	Assigned Point Values	Project Points
	Energy Star Washing Machine (new)	1 points	1
Miscellaneous Residential Building Efficiencies			
Building Placement	North/South alignment of building or other building placement such that the orientation of the buildings optimizes natural heating, cooling, and lighting.	5 point	5
Shading	At least 90% of south-facing glazing will be shaded by vegetation or overhangs at noon on Jun 21 st .	4 Points	
Energy Star Homes	EPA Energy Star for Homes (version 3 or above)	25 points	25
Independent Energy Efficiency Calculations	Provide point values based upon energy efficiency modeling of the Project. Note that engineering data will be required documenting the energy efficiency and point values based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	
Other	This allows innovation by the applicant to provide design features that increases the energy efficiency of the project not provided in the table. Note that engineering data will be required documenting the energy efficiency of innovative designs and point values given based upon the proven efficiency beyond Title 24 Energy Efficiency Standards.	TBD	
Existing Residential Retrofits	<p>The applicant may wish to provide energy efficiency retrofit projects to existing residential dwelling units to further the point value of their project. Retrofitting existing residential dwelling units within the City is a key reduction measure that is needed to reach the reduction goal. The potential for an applicant to take advantage of this program will be decided on a case by case basis and must have the approval of the City Planning Department. The decision to allow applicants to ability to participate in this program will be evaluated based upon, but not limited to the following;</p> <p>Will the energy efficiency retrofit project benefit low income or disadvantaged residents?</p> <p>Does the energy efficiency retrofit project fit within the overall assumptions in reduction measures associated with existing residential retrofits?</p> <p>Does the energy efficiency retrofit project provide co-benefits important to the City?</p> <p>Point value will be determined based upon engineering and design criteria of the energy efficiency retrofit project.</p>	TBD	
Reduction Measure PS E2: Residential Renewable Energy Generation			
Photovoltaic	<p>Solar Photovoltaic panels installed on individual homes or in collective neighborhood arrangements such that the total power provided augments:</p> <p>Solar Ready Homes (sturdy roof and solar ready service panel)</p> <p>10 percent of the power needs of the project</p> <p>20 percent of the power needs of the project</p> <p>30 percent of the power needs of the project</p> <p>40 percent of the power needs of the project</p>	<p>2 points</p> <p>10 points</p> <p>15 points</p> <p>20 points</p> <p>28 points</p>	10

Feature	Description	Assigned Point Values	Project Points
	50 percent of the power needs of the project	35 points	
	60 percent of the power needs of the project	38 points	
	70 percent of the power needs of the project	42 points	
	80 percent of the power needs of the project	46 points	
	90 percent of the power needs of the project	52 points	
	100 percent of the power needs of the project	58 points	
Wind turbines	<p>Some areas of the City lend themselves to wind turbine applications. Analysis of the area's capability to support wind turbines should be evaluated prior to choosing this feature.</p> <p>Individual wind turbines at homes or collective neighborhood arrangements of wind turbines such that the total power provided augments:</p> <p>10 percent of the power needs of the project</p> <p>20 percent of the power needs of the project</p> <p>30 percent of the power needs of the project</p> <p>40 percent of the power needs of the project</p> <p>50 percent of the power needs of the project</p> <p>60 percent of the power needs of the project</p> <p>70 percent of the power needs of the project</p> <p>80 percent of the power needs of the project</p> <p>90 percent of the power needs of the project</p> <p>100 percent of the power needs of the project</p>	<p>10 points</p> <p>15 points</p> <p>20 points</p> <p>28 points</p> <p>35 points</p> <p>38 points</p> <p>42 points</p> <p>46 points</p> <p>52 points</p> <p>58 points</p>	
Off-site renewable energy project	The applicant may submit a proposal to supply an off-site renewable energy project such as renewable energy retrofits of existing homes that will help implement renewable energy within the City. These off-site renewable energy retrofit project proposals will be determined on a case by case basis and must be accompanied by a detailed plan that documents the quantity of renewable energy the proposal will generate. Point values will be determined based upon the energy generated by the proposal.	TBD	
Other Renewable Energy Generation	The applicant may have innovative designs or unique site circumstances (such as geothermal) that allow the project to generate electricity from renewable energy not provided in the table. The ability to supply other renewable energy and the point values allowed will be decided based upon engineering data documenting the ability to generate electricity.	TBD	

Feature	Description	Assigned Point Values	Project Points
Reduction Measure PS W1: Residential Water Conservation			
Irrigation and Landscaping			
Water Efficient Landscaping	Limit conventional turf to < 50% of required landscape area	0 points	4
	Limit conventional turf to < 25% of required landscape area	4 points	
	No conventional turf (warm season turf to < 50% of required landscape area and/or low water using plants are allowed)	6 points	
	Only California Native Plants that requires no irrigation or some supplemental irrigation	8 points	
Water Efficient irrigation systems	Low precipitation spray heads < .75"/hr or drip irrigation	2 point	2
	Weather based irrigation control systems or moisture sensors (demonstrate 20% reduced water use)	3 points	
Recycled Water	Recycled connections (purple pipe) to irrigation system on site	6 points	
Water Reuse	Gray water Reuse System collects Gray water from clothes washers, showers and faucets for irrigation use,	12 points	12
Storm water Reuse Systems	Innovative on-site stormwater collection, filtration and reuse systems are being developed that provide supplemental irrigation water and provide vector control. These systems can greatly reduce the irrigation needs of a project. Point values for these types of systems will be determined based upon design and engineering data documenting the water savings.	TBD	
Potable Water			
Showers	Water Efficient Showerheads (2.0 gpm)	3 points	3
Toilets	Water Efficient Toilets (1.5 gpm)	3 points	3
Faucets	Water Efficient faucets (1.28 gpm)	3 points	3
Dishwasher	Water Efficient Dishwasher (6 gallons per cycle or less)	1	1
Washing Machine	Water Efficient Washing Machine (Water factor <5.5)	1	1
WaterSense	EPA WaterSense Certification	12 points	
Reduction Measure PS T1: Land Use Based Trips and VMT Reduction			
Mixed Use	Mixes of land uses that complement one another in a way that reduces the need for vehicle trips can greatly reduce GHG emissions. The point value of mixed use projects will be determined based upon a Transportation Impact Analysis (TIA) demonstrating trip reductions and/or reductions in vehicle	TBD	

Feature	Description	Assigned Point Values	Project Points
	miles traveled. Suggested ranges: Diversity of land uses complementing each other (2-28 points) Increased destination accessibility other than transit (1-18 points) Increased transit accessibility (1-25 points) Infill location that reduces vehicle trips or VMT beyond the measures described above (points TBD based on traffic data).		
Residential Near Local Retail (Residential only Projects)	Having residential developments within walking and biking distance of local retail helps to reduce vehicle trips and/or vehicle miles traveled. The point value of residential projects in close proximity to local retail will be determined based upon traffic studies that demonstrate trip reductions and/or reductions in vehicle miles traveled (VMT)	TBD	
Other Trip Reduction Measures	Other trip or VMT reduction measures not listed above with TIA and/or other traffic data supporting the trip and/or VMT for the project.	TBD	
Reduction Measure PS T2: Bicycle Infrastructure			
Bicycle Infrastructure	Provide bicycle paths within project boundaries. Provide bicycle path linkages between residential and other land uses. Provide bicycle path linkages between residential and transit.	TBD 2 points 5 points	
Reduction Measure PS T3: Neighborhood Electric Vehicle Infrastructure			
Electric Vehicle Recharging	Provide circuit and capacity in garages of residential units for use by an electric vehicle. Charging stations are for on-road electric vehicles legally able to drive on all roadways including Interstate Highways and freeways. Install electric vehicle charging stations in the garages of residential units	1 point 8 points	
Total Points Earned by Residential Project:			139

-Residential Section Ends-