



**CITY OF VICTORVILLE
DEVELOPMENT DEPARTMENT
14343 Civic Drive, PO Box 5001
Victorville, California 92392
(760) 955-5135 FAX (760) 245-8250
NEGATIVE DECLARATION
September 17, 2021**

Name or Title of Project: City of Victorville 6th Cycle Housing Element Update, Case No. PLAN21-00030

Location: City of Victorville

Entity or Person Undertaking Project: City of Victorville, Development Department, 14343 Civic Drive, PO Box 5001, Victorville, California, 92392

Description of Project: The City of Victorville (City) is proposing to update the City's Housing Element for the 6th Cycle planning period from October 15, 2021, to October 15, 2029. The Housing Element is a component of the Victorville General Plan 2030 that assesses the housing needs of all economic segments of the City, defines the goals and policies that would guide the City's approach to resolving those needs, and recommends a set of programs that would implement policies over the next few years.

Statement of Findings: The City of Victorville Planning Commission has reviewed the Initial Study for the proposed project and has found that there are no adverse environmental impacts to either the human-made or physical environmental setting, and no mitigation measures are required. The City does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Copies of the Initial Study and other applicable documents used to support the proposed Negative Declaration are available for review at the City of Victorville Development Department and online at <https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notice>.

Public Review Period: September 17, 2021, through October 18, 2021

Tentative Public Hearing Date: November 10, 2021

DRAFT

Initial Study/ Negative Declaration

City of Victorville 6th Cycle Housing Element Update

PLAN21-00030

September 2021

Prepared for:

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Acronyms and Abbreviations

AB	Assembly Bill
BMP	best management practice
CAL FIRE	California Department of Forestry and Fire Protection
CalRecycle	California Department of Resources Recycling and Recovery
CAP	Climate Action Plan
CBC	California Building Code
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CH ₄	methane
City or Victorville	City of Victorville
CNEL	Community Noise Equivalent Level
CO ₂	carbon dioxide
CO _{2e}	carbon dioxide equivalent
dB	decibel
EIR	Environmental Impact Report
GGRP	Greenhouse Gas Reduction Plan
GHG	greenhouse gas
HCD	Housing and Community Development
HEU or project	City of Victorville 6th Cycle Housing Element Update
IS	Initial Study
MDAQMD	Mojave Desert Air Quality Management District
N ₂ O	nitrous oxide
ND	Negative Declaration
NO _x	oxides of nitrogen
NPDES	National Pollutant Discharge Elimination System
O ₃	ozone
OES	Office of Emergency Services
PM ₁₀	5.3-micron diameter particulate matter
PM _{2.5}	fine particulate matter
RHNA	Regional Housing Needs Allocation
SB	Senate Bill
SCAG	Southern California Association of Governments
SCLA	Southern California Logistics Airport
SWPPP	Stormwater Pollution Prevention Plan
USFWS	U.S. Fish and Wildlife Service
VMT	vehicle miles traveled
VWD	Victorville Water District

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Document Overview

This Initial Study/Negative Declaration (IS/ND) has been prepared in accordance with California Environmental Quality Act (CEQA) and the CEQA Guidelines for the proposed City of Victorville Housing Element Update (project or HEU). The primary intent of this document is to (1) determine whether project implementation would result in potentially significant impacts to the environment, and (2) incorporate mitigation measures into the project design, as necessary, to eliminate or reduce the project's potentially significant impacts to a less than significant level.

In accordance with CEQA, projects that have the potential to result in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment must undergo analysis to disclose potential significant effects. The provisions of CEQA apply to California governmental agencies at all levels, including local agencies, regional agencies, state agencies, boards, commissions, and special districts. CEQA requires preparation of an IS for a discretionary project to determine the range of potential environmental impacts of that project and to define the scope of the environment review document. As specified in Section 15064(f) of the CEQA Guidelines, the lead agency may prepare an Mitigated Negative Declaration if, in the course of the IS analysis, it is recognized that the project may have a significant impact on the environment but that implementation of specific mitigation measures would reduce potentially significant impacts to a less than significant level. As the lead agency for the proposed project, the City of Victorville (City or Victorville) has the principal responsibility for conducting the CEQA environmental review to analyze the potential environmental effects associated with project implementation. During the review process, it was determined that potential impacts would be less than significant. Therefore, an IS/ND has been prepared for the proposed project.

Note: The project has not been approved or denied. It is being reviewed for environmental impacts only. Approval of the project can take place only after the ND has been adopted.

This IS/ND is organized as follows:

- **Section 1: Project Description.** This section introduces the document and discusses the project description including location, setting, and specifics of the lead agency and contacts.
- **Section 2: Initial Study Checklist.** This section discusses the CEQA environmental topics and checklist questions and identifies the potential for impacts.
- **Section 3: List of Preparers.** This section lists the organizations and individuals who were consulted and/or prepared this IS/ND.
- **Section 4: References.** This section presents a list of reference materials consulted during preparation of this IS/ND.

Public Review

The IS/ND will be circulated for a 30-day public review period from September 17, 2021, to October 18, 2021.

Comments regarding this IS/ND must be made in writing and submitted to Michael Szarzynski, City of Victorville, Development Department, 14343 Civic Drive, PO Box 5001, Victorville, California 92392, or by email to mmszarzynski@victorvilleca.gov.

Comments should focus on the proposed finding that the project would not have a significant effect on the environment. If the commenter believes that the project may have a significant environmental effect, it would be helpful for the commenter to identify the specific effect and explain why the effect would occur and why it would be significant.

Section 1 Project Description

1.1 Location

The City of Victorville (City) is 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. The City’s regional location is shown on Figure 1, Regional Location. Although the City is separated from larger urbanized areas of Southern California, it is easily accessible via Interstate 15, U.S. Route 395, State Route 18, and Historic U.S. Route 66 (see Figure 2, Project Location).

1.2 Project Overview

The project proposes to update the City’s Housing Element for the 6th Cycle planning period from October 15, 2021, to October 15, 2029. The Housing Element is a component of the Victorville General Plan 2030 that assesses the housing needs of all economic segments of the City, defines the goals and policies that would guide the City’s approach to resolving those needs, and recommends a set of programs that would implement policies over the next few years (City of Victorville 2008a). State law requires that all cities adopt a Housing Element and update it every 8 years. The previous 5th Cycle (2013–2021) Housing Element was adopted by Victorville City Council in June 2013 and was certified by the California Department of Housing and Community Development (HCD).

Pursuant to California Government Code, Section 65583, a Housing Element is required to consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. Specifically, a Housing Element is required to contain the following:

- An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs (California Government Code, Section 65583[a]);
- A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing (California Government Code, Section 65583[a]); and
- A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation of the policies to achieve the goals and objectives of the Housing Element (California Government Code, Section 65583[c]).

The Housing Element, as part of the Victorville General Plan 2030, establishes housing-related actionable programs that are intended to guide City decision-making related to land use planning

and development activities for the 2021–2029 planning period in accordance with the City’s stated housing goals and state law. The Housing Element includes strategies for maintenance of existing housing and action-oriented programs to increase the capacity for additional housing options within the local housing supply as necessary to meet the current and future needs of people living and working in Victorville. Implementation of these strategies will require that the City process a series of future actions, referred to as the Housing Element implementation program, for compliance with California housing law. Meeting the community’s housing needs is a high priority for the City. As widely reported throughout the state, California is in the midst of a housing crisis where demand greatly outweighs supply.

The Housing Element Update (HEU) would consist of the following major components:

- Chapter 1: Introduction
- Chapter 2: Community Profile
- Chapter 3: Housing Constraints
- Chapter 4: Housing Resources and Opportunities
- Chapter 5: Review of Previous Housing Element (2013–2021)
- Chapter 6: At-Risk Affordable Housing
- Chapter 7: Housing Plan
- Chapter 8: Adequate Sites Inventory Analysis and Methodology

1.3 Regional Housing Needs Assessment

State Housing Element law requires housing elements to be updated regularly to reflect a community’s changing housing needs, including preparation of a Regional Housing Needs Allocation (RHNA) plan (California Government Code, Section 65584[a]). A critical measure of compliance is the ability of a jurisdiction to accommodate its share of the regional housing needs based on an RHNA prepared by the HCD for each council of governments in the state that identifies projected housing units needed for all economic segments based on California Department of Finance population estimates.

The Southern California Association of Governments (SCAG) is the council of governments for the Southern California region and allocates to the six counties and 191 cities their fair share of the total RHNA for each income category. Each local government must demonstrate that it has planned to accommodate its fair share of the RHNA in its Housing Element. The SCAG Board of Directors adopted the RHNA Plan on March 4, 2021. The state requires that 6th Cycle Housing Elements be certified 18 months after that date.

SCAG developed an RHNA based on the HCD determination for the region’s “fair share” of statewide forecasted growth through October 2029. Overall, the region needs to plan for an additional 1,341,827 units. The City’s share of regional future housing needs is 8,165 new units. The RHNA was distributed to jurisdictions in the region using a formula that accounts for access

to public transit and employment. This allocation is divided into the various income categories in Table 1, Victorville 6th Cycle Regional Housing Needs Assessment Allocation by Household Income (2021–2029). The RHNA also includes a fair-share adjustment, which allocates future need by each income category in a way that meets the state mandate to reduce the overconcentration of households with lower incomes in one community.

Table 1. Victorville 6th Cycle Regional Housing Needs Assessment Allocation by Household Income (2021–2029)

Income Category	Above Moderate	Moderate	Low	Very Low	Total
Dwelling Units	3,790	1,504	1,136	1,735	8,165

Source: SCAG and Connect SoCal 2021.

1.4 Housing Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the RHNA. A jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or nonvacant sites within the community. A jurisdiction must document how zoning and development standards on the proposed sites facilitate housing to accommodate the remaining RHNA requirement.

The HEU would include the Citywide Housing Sites Inventory, which identifies all properties with the potential for residential development (see Figure 3, Inventory Sites). No formal land use changes or physical developments are proposed at this time, and the HEU would not identify or approve any specific development projects.

Through its Housing Sites Inventory, the City identified 158 sites that are adequate for development of housing and that have zoned housing capacity that is reasonably developable within the planning period or will have such capacity with planned zoning and land use changes. These sites have capacity for at least 15,314 net housing units under the sites’ existing zoning (or with a proposed zone change in certain circumstances), net of existing residential units on these sites. A subset of these sites meets the suitability criteria for sites adequate for lower-income (extremely low-, very-low-, and low-income) housing established by California Government Code, Section 65583.2. Out of the total 158 sites adequate for housing development, 51 sites meet the lower-income suitability criteria. These sites have zoned capacity for at least 4,788 net potential lower-income housing units, with some sites including moderate-income and above-moderate-income units as part of mixed-income development. All sites have sufficient water, sewer, and dry utilities infrastructure available and accessible to support housing development. The Housing Sites Inventory includes more sites than necessary for the City’s allocated share of the RHNA, as there is currently significant developable vacant land within the City’s boundaries.

This capacity is largely available on vacant sites under current land use plans and zoning regulations. Vacant sites currently zoned for residential uses or planned for rezoning to allow residential uses total 148 and facilitate the development of 14,673 future housing units and the

remaining 10 sites listed in the Housing Sites Inventory are not vacant. To encourage housing development in accordance with principles of sustainable communities and affirmatively furthering fair housing, the City has identified zoning and land use changes to permit higher-density housing in resource-advantaged areas. All sites that the City plans to rezone are vacant.

1.5 Housing Goals, Objectives, Policies, and Programs

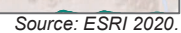
California Government Code, Section 65583(c), requires a program that sets forth a schedule of actions during the planning period that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. The goals, policies, and programs have been established to address the housing issues in the City and to meet state housing law requirements. The City's overall objective is to ensure that decent, safe housing is available to current and future Victorville residents of all income levels.

As required by state Housing Element law, the proposed HEU includes a plan to facilitate and encourage the provision of housing consistent with the RHNA. The plan would implement strategies and programs intended to address a number of important housing-related issues and to achieve the City's overarching housing goals, which include the following:

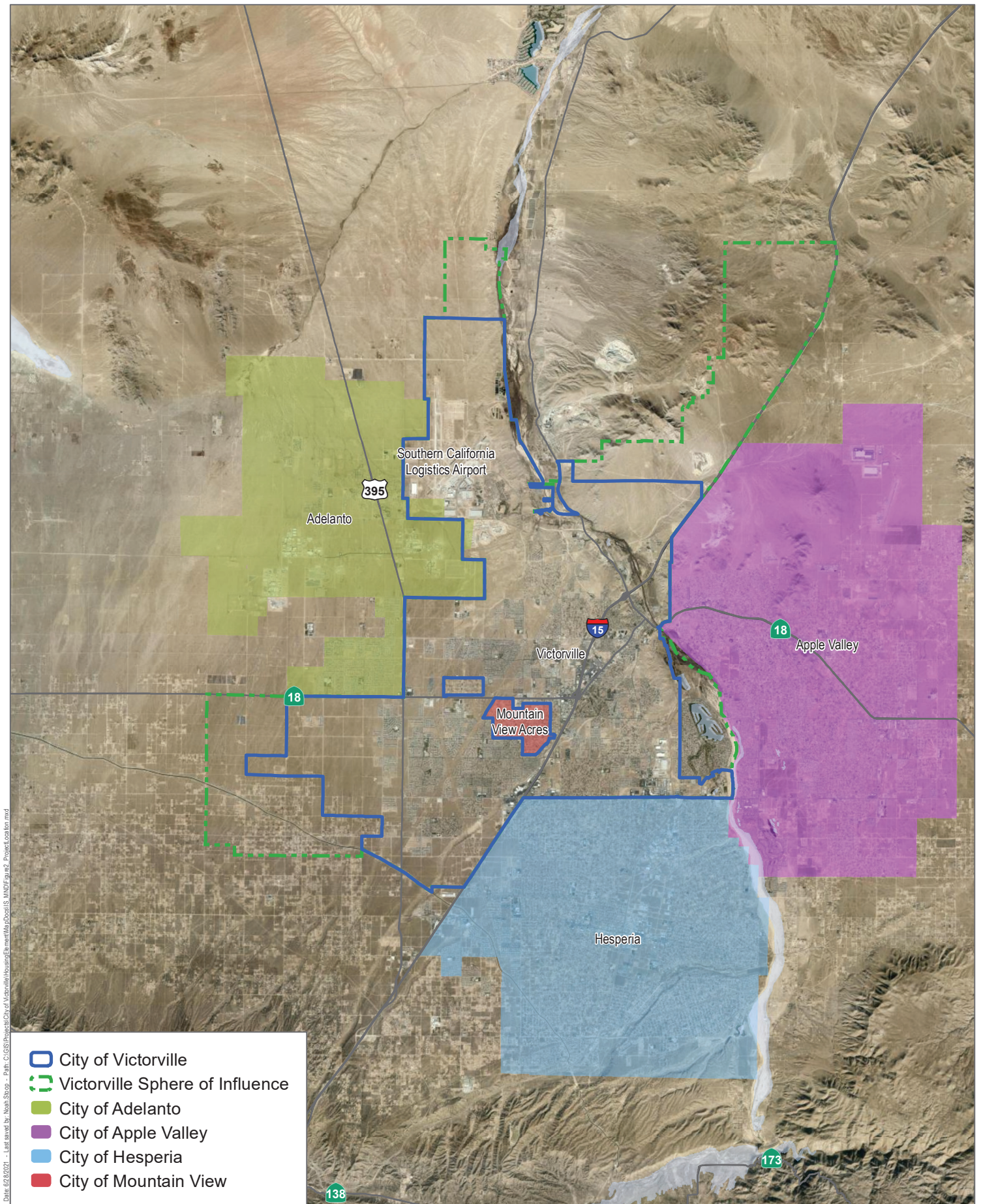
- Encourage development of different housing types to meet the City's different needs
- Maximize land utilization for residential development
- Preserve existing housing stock
- Provide more affordable housing
- Maximize solutions for those experiencing or at risk of homelessness
- Encourage homeownership
- Improve quality of life and promote placemaking
- Affirmatively further fair housing

1.6 Scope of Environmental Review

The HEU would require environmental review in compliance with CEQA. The HEU would be a policy-level document that would not create physical residential growth but would only identify available sites for residential development during the 2021–2029 planning period. To implement the 6th Cycle Housing Element, including the recommended rezonings, the City has initiated a comprehensive General Plan Update and associated Program Environmental Impact Report (EIR). Because the HEU would be a policy-level document that would not create physical residential growth and the recommended rezonings would not occur as part of the project, the City has determined that an ND is the appropriate CEQA document for the HEU.



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Source: ESRI 2020.



Harris & Associates



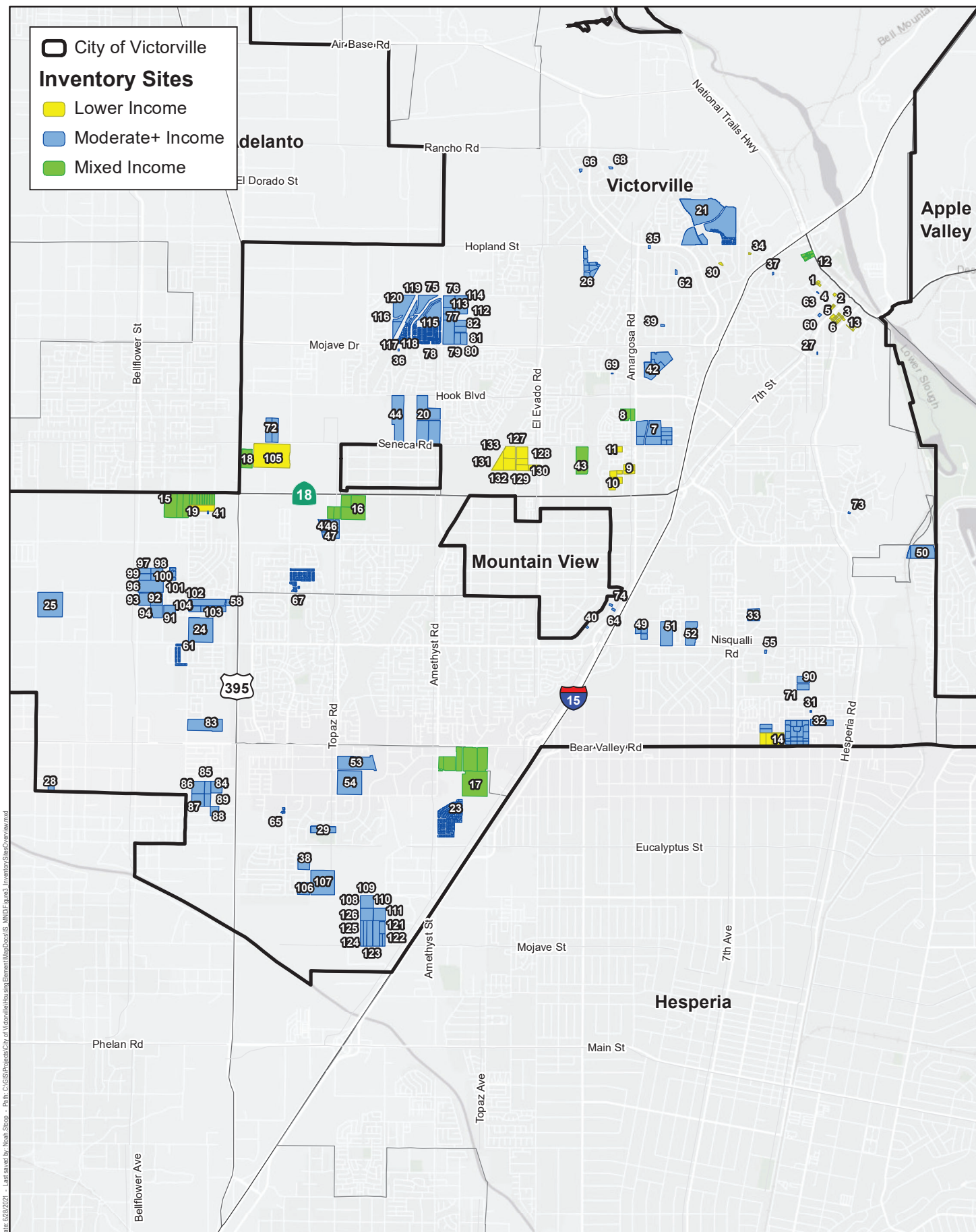
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Figure 2

Project Location

Victorville Housing Element Update

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Source: ESRI 2021.



Harris & Associates



Figure 3

Inventory Sites

Update Victorville Housing Element

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Section 2 Initial Study Checklist

The following discussion of potential environmental effects was completed in accordance with Section 15063 of the CEQA Guidelines to determine if the proposed project may have a significant effect on the environment.

2.1 Project Information

1. **Project title:** City of Victorville 6th Cycle Housing Element Update
2. **Lead agency name and address:** City of Victorville
Development Department
14343 Civic Drive, PO Box 5001
Victorville, California 92392
3. **Contact person name, address, and phone number:** Michael Szarzynski
City of Victorville, Development Department
14343 Civic Drive, PO Box 5001
Victorville, California 92392
(760) 955-5135/mszarzynski@victorvilleca.gov
4. **Project location:** City of Victorville and sphere of influence
5. **Project sponsor's name and address:** City of Victorville, Development Department
14343 Civic Drive, PO Box 5001
Victorville, California 92392
6. **General plan designation:** Citywide – varies
7. **Zoning:** Citywide – varies
8. **Description of project:** Refer to Section 1, Project Description, of this IS/ND.
9. **Surrounding land uses and setting:** Refer to Section 1 of this IS/ND.

10. Other public agencies whose approval is required:

State law requires jurisdictions to submit a Draft Housing Element to the HCD for review and that each jurisdiction consider the HCD's comments before Housing Element adoption. Review of specific development proposals by other governmental agencies may be required before development of new housing anticipated in the Housing Element. Appropriate public agency review will be determined at the time specific development applications are submitted.

11. 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, is there a plan for consultation that includes, for example, the determination of significance of impacts to Tribal Cultural Resources, procedures regarding confidentiality, etc.?

Consultation has been initiated per Assembly Bill (AB) 52 and Senate Bill (SB) 18. Refer to Section 2.4.18, Tribal Cultural Resources, of this IS/ND for details.

2.2 Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by the project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

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

2.3 Lead Agency 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 (state), including implementation of the mitigation measures identified herein. A MITIGATED NEGATIVE DECLARATION will be 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 analyzed adequately 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.

Signature

Michael Szarzynski, Senior Planner, City of Victorville

Date

9-16-21

2.4 Evaluation of Environmental Impacts

This section documents the screening process used to identify and focus on environmental impacts that could result from the project. The checklist portion of the IS begins below and includes explanations of each CEQA issue topic. CEQA requires that an explanation of all answers be provided along with this checklist, including a discussion of ways to mitigate any significant effects identified. The following terminology is used to describe the potential level of significance of impacts:

- **No Impact.** The analysis concludes that the project would not affect the particular resource in any way.
- **Less Than Significant.** The analysis concludes that the project would not cause substantial adverse change to the environment without the incorporation of mitigation.
- **Less Than Significant with Mitigation Incorporated.** The analysis concludes that it would not cause substantial adverse change to the environment with the inclusion of mitigation agreed upon by the applicant.
- **Potentially Significant.** The analysis concludes that the project could result a substantial adverse effect or significant effect on the environment, even if mitigation is incorporated. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

2.4.1 Aesthetics

Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>
c. In non-urbanized 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 checked="" type="checkbox"/>	<input type="checkbox"/>
d. Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The City is primarily on the broad surface of a large alluvial fan referred to as the Cajon Fan (or Victorville Fan). Areas of high visual sensitivity in or adjacent to the City include the Mojave River, the rocky bluffs of the Mojave Narrows, and the Mojave Narrows Regional Park.

The Mojave River runs along the fan's eastern margin and is the City's most notable topographic feature. The Mojave River crosses the City from the southeast to the northwest, conveying runoff out of the San Gabriel and San Bernardino Mountains. The river is a perennial desert river containing a variety of vegetation and irregular rocky bluffs and terraces in some areas. The river channel is heavily wooded in the northern portion, while grasses and smaller trees dominate the floodplain areas.

At Mojave Narrows, the terrain becomes steep and predominately rocky, and the river encounters an impenetrable layer of bedrock that forces water to the surface even during dry periods. The Mojave Narrows is a unique topographical and visual point of interest that separates Victorville from the Town of Apple Valley to the east.

Mojave Narrows Regional Park, on the City's southeastern border, supports extensive native riparian woodlands dominated by Fremont cottonwood (*Populus fremontii*), black willow (*Salix nigra*), and honey mesquite (*Prosopis glandulosa*). Other native tree species found locally include

sandbar willow (*Salix exigua*), white alder (*Alnus rhombifolia*), and California sycamore (*Platanus racemosa*). Desert willow (*Chilopsis linearis*) grows along the river's drier ephemeral reaches.

Another notable feature of the area is the Joshua trees (*Yucca brevifolia*), which can grow to 12 meters tall. These trees are distributed on gentle slopes and valley floors of upper bajadas and sandy areas. The trees are also protected by the state as candidate for listing as threatened species.

Impact Analysis

a. Would the project have a substantial adverse effect on a scenic vista?

Less Than Significant Impact. The Victorville General Plan 2030 does not designate scenic vistas in the City. However, the City does contain areas of high visual sensitivity, including the Mojave River, the rocky bluffs of the Mojave Narrows, and the Mojave Narrows Regional Park. Development in the City has the potential to impact these areas of high visual sensitivity. Development within a viewer's line of sight of scenic areas may interfere with a scenic resource, either by physically blocking or screening the vista from view or by impeding or blocking access to a formerly available viewing position. Those viewers may see the scenic areas before development but would have those views blocked after development.

The HEU would include an inventory of sites with the potential to accommodate the housing needs of the City. However, the HEU does not propose the development of housing or associated infrastructure. The HEU would identify potential housing areas to demonstrate compliance with the HCD's RHNA. Future new residential development pursuant to the HEU would be subject to existing development standards in the Victorville Development Code and CEQA. In addition, the Victorville General Plan 2030 Land Use Element includes a goal to beautify the City to provide for an aesthetically pleasing community. Specifically, Land Use Element Policy 4.1.1 addresses promoting high-quality development in the City by continually monitoring and upgrading the design guidelines for all types of development. Therefore, the project would result in less than significant impacts to scenic vistas.

b. Would the project substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. No existing or proposed state scenic highways are in the City. Consequently, future development facilitated by the HEU would have no potential to adversely affect, directly and indirectly, scenic resources, including but not limited to trees, rock outcroppings, and historic buildings, within a state scenic highway. Implementation of the HEU would not impact scenic resources within a state scenic highway.

- c. **Would the project, in non-urbanized 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?**

Less Than Significant Impact. The HEU would include an inventory of sites with the potential to accommodate the housing needs of the City. However, the HEU would not propose the development of housing or associated infrastructure. The HEU would identify potential housing areas to demonstrate compliance with the HCD's RHNA. Future housing development facilitated by the HEU would be consistent with current land use designations in the City, which would allow for the development of residential units.

The Victorville General Plan 2030 Land Use Element includes a goal to beautify the City to provide for an aesthetically pleasing community. The goal is supported by Land Use Element Policy 4.1.1, which includes several implementation measures designed to promote high-quality development within the City, including continually monitoring and upgrading the design guidelines for all types of development and using Specific Plan and/or redevelopment project sites in areas deemed appropriate for design themes. In addition, the Victorville Development Code also includes several articles designed to regulate scenic quality in the City. Future residential development consistent with the HEU would be required to comply with these policies and, therefore, would not conflict with applicable zoning or regulations designed to protect scenic quality.

- d. **Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?**

Less Than Significant Impact. The HEU would not propose specific residential development. However, development of new residential units facilitated by the HEU would result in new sources of light and glare but would be consistent with the ambient light levels from nearby sources. In addition, residential development projects are subject to the Victorville Development Code, which includes operational and development standards that would reduce light or glare impacts. Impacts would be less than significant.

2.4.2 Agriculture and Forestry 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 Dept. 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 information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The California Department of Conservation Farmland Mapping and Monitoring Program designates the majority of the City as Urban (not Important Farmland) (DOC 2021). Several areas of the City are designated as Prime Farmland, scattered along and adjacent to the Mojave River corridor in the vicinity of State Route 18. No Farmlands of Statewide Importance, Unique Farmlands, or Farmlands of Local Importance occur in the City. According to the existing San Bernardino County Office of the Assessor, Victorville District Office, the 148-acre Kemper-Campbell Ranch site is the only property under a Williamson Act contract (City of Victorville 2008a).

Impact Analysis

- a. **Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

Less Than Significant Impact. Future housing development facilitated by the HEU would be in areas with limited classified Farmland and would allow for residential development on vacant and developed sites that are zoned for residential development. The HEU is consistent with the Victorville General Plan 2030 because it does not identify any new land that is subject to urbanization or rezoning from agricultural use to residential use. Consequently, future housing development would not result in the conversion of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing to non-agricultural use, and impacts would be less than significant.

- b. **Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

Less Than Significant Impact. According to the existing San Bernardino County Office of the Assessor, Victorville District Office, the 148-acre Kemper-Campbell Ranch site is the only property under a Williamson Act contract (City of Victorville 2008a). The HEU does not propose any future development or land use change that would restrict current agricultural uses on this property. Therefore, the HEU would not conflict with existing zoning for agricultural use or a Williamson Act contract, and impacts would be less than significant.

- c. **Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

No Impact. No state forests or lands currently used for timber production or management are in the Planning Area. Additionally, no zoning designation for timberland or forest resources is within the Planning Area. Therefore, future residential development facilitated by the HEU would not conflict with existing zoning or cause rezoning of forest land, timberland, or timberland zoned Timberland Production. Therefore, no impact would occur.

- d. **Would the project result in the loss of forest land or conversion of forest land to non-forest use?**

No Impact. Future housing development facilitated by the HEU would allow for residential development on vacant and developed sites that are zoned for residential development and do not exist in areas of potential forest resources. Consequently, the HEU would not result in the loss of forest land or conversion of forest land to non-forest use. No impact would occur.

- e. **Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?**

Less Than Significant Impact. The HEU would not propose any specific development. However, future housing development facilitated by the HEU would be in areas with limited classified Farmland and would allow for residential development on vacant and developed sites that are zoned for residential development consistent with the Victorville General Plan 2030 because the HEU would not identify any new land that is subject to urbanization or rezoning from agricultural use to residential use. The HEU would not result in a zoning change for existing agricultural properties and would not restrict current agricultural uses on these properties. Adoption of the HEU would not involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland to non-agricultural use. Impacts would be less than significant.

2.4.3 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:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The City is part of the Mojave Desert Air Basin. Hot summers, mild winters, infrequent rainfall, moderate afternoon breezes, and generally fair weather characterize the climate of the Victor Valley an interior sub-climate of Southern California's Mediterranean climate. The clouds and fog that form along the Southern California coastline rarely extend across the mountains to Victorville. The most important local weather pattern is associated with the funneling of the daily onshore sea breeze through Cajon Pass into the upper desert to the 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 destroys the scenic vistas of the mountains surrounding the Victor Valley.

The most representative air monitoring station is the Victorville Station located at 14306 Park Avenue. Ozone (O₃), carbon dioxide (CO₂), nitrogen oxide (N₂O), 5.3-micron diameter particulate matter (PM₁₀), and fine particulate matter (PM_{2.5}) are monitored at the Victorville facility (City of Victorville 2008a).

Impact Analysis

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

Less Than Significant Impact. The HEU would not propose any specific development. Instead, the HEU would identify action programs that could be implemented to provide additional capacity for future development of dwelling units consistent with state housing law. Further, the City is not required to build dwelling units to meet its RHNA allocation requirements; it is only required to identify potential sites and to create the framework to allow the market the opportunity to develop these units. The RHNA allocation for the City is a total of 8,165 units, which was allocated based

on SCAG population and growth forecasts. For any specific future residential projects, Mojave Desert Air Basin consistency would be assessed at the time the projects are proposed and mitigation measures applied as necessary in conformance with CEQA. Therefore, the HEU would not conflict with or obstruct implementation of applicable air quality plans, and impacts would be less than significant.

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard)?

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Less Than Significant Impact. As discussed previously, the HEU would neither propose any changes to land uses nor identify or approve any specific development projects. All future development facilitated as a result of the HEU would require project-specific environmental evaluation to determine if any potential impacts are less than significant. Potential air quality-related impacts would be location specific and cannot be assessed in a meaningful way until the location of a project site is known. When a development proposal is considered, the project would be subject to adopted development guidelines/standards, and any impacts identified with the development project would be addressed through mitigation measures specific to the impact. Future projects would be subject to the Mojave Desert Air Quality Management District (MDAQMD) air quality thresholds and would be required to comply with the MDAQMD CEQA Handbook. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers, would be subject to the MDAQMD rule for fugitive dust control requirements for construction projects and the rules and regulations in the MDAQMD Rule Book. In addition, the MDAQMD CEQA Guidelines and the federal Conformity Guidelines identify project types for sites within the specified distance of existing or planned sensitive receptor land uses that must be evaluated using the MDAQMD's health risk significance thresholds, with which future projects would be required to comply. In addition, the HEU would contain policies that would limit air emissions in new development, including promoting infill development (HE-C.1) and encouraging development that includes active transportation infrastructure, such as new and wider sidewalks and protected bike lanes (HE-M.3). Therefore, impacts related to cumulative increases in criteria pollutants and sensitive receptors would be less than significant.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact. Odors are one of the most obvious forms of air pollution to the general public. Although offensive odors seldom cause physical harm, they can be a nuisance to the general public.

The HEU would not propose development. However, construction associated with future residential development facilitated by the HEU could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust. Construction would not take place all at once and would occur at various locations throughout the City. Any operations near existing receptors would be temporary; therefore, impacts associated with odors during construction would be less than significant.

Residential land uses do not typically result in a source of nuisance odors. Because the project involves policy planning for residential uses, it does not involve development of uses associated with odors, and operational impacts would be less than significant.

2.4.4 Biological Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 applicable policies protecting biological resources?	<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 applicable habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Environmental Setting

According to the Victorville General Plan 2030, 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 (City of Victorville 2008a).

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 southeast of the Planning Area and is a virtual oasis in the Mojave Desert.

The Victorville Planning Area contains numerous wildlife species considered threatened or endangered as listed by either or both the California Department of Fish and Wildlife (CDFW) and the U.S. Fish and Wildlife Service (USFWS). This includes the arroyo toad (*Anaxyrus*

californicus), desert tortoise (*Gopherus agassizii*), bald eagle (*Haliaeetus leucocephalus*), Mohave ground squirrel (*Xerospermophilus mohavensis*), yellow-billed cuckoo (*Coccyzus americanus*), willow flycatcher (*Empidonax traillii*), and least Bell's vireo (*Vireo bellii pusillus*).

Impact Analysis

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

Less Than Significant Impact. Several plant and wildlife species identified as a candidate, sensitive, or special-status species have been documented in the City. The most common species requiring mitigation in the City are burrowing owl (*Athene cunicularia*), Mohave ground squirrel, and desert tortoise.

Implementation of the HEU may have the potential to result in the removal of habitats that support sensitive plant species; however, specific development projects are unknown at this time. Future projects proposed as a result of the HEU would require subsequent CEQA review of any adverse impacts to sensitive plant species. The Victorville General Plan 2030 includes policies designed to promote the preservation of natural communities that support rare, threatened, and/or endangered plants and wildlife species. Specifically, Resource Element Implementation Measure 4.1.1.2 addresses the requirement for biological surveys for undeveloped properties expected to contain biological resources, coordination with the CDFW and USFWS in the preparation of biological surveys and assessments, and keeping the City's database of sensitive habitats current. In addition, Resource Element Policy 4.2.1 generally prohibits private or public development projects or major infrastructure facilities on land within the Mojave River corridor, where biological surveys have determined there is habitat that supports rare, threatened, and/or endangered plants or wildlife. Conservation of the Mojave River and its floodplain may avoid direct impacts of occupied habitat and avoid take or harm of individual species as defined by federal and state agencies.

Separate from the Victorville General Plan 2030 Resource Element, the City, through its CEQA compliance program, requires that new development projects in undeveloped areas prepare an assessment of biological habitat and potential impacts to listed or sensitive species. The City, with concurrence from the USFWS, designated an area within the urbanized part of the community where surveys to detect desert tortoise are not required based on past negative survey results and the characteristics of the land and nearby improvements that have eliminated desert tortoise habitat or represent significant barriers to desert tortoise movement and sustainability. A map of this no-survey area is maintained at the Victorville Planning Division. Future projects would be required to comply with federal, state, and local regulations in place to protect special-status wildlife species. Therefore, impacts to candidate, sensitive, or special-status species would be less than significant.

- b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?**

Less Than Significant Impact. Implementation of the HEU may have the potential to adversely affect, directly and indirectly, riparian habitat or other sensitive natural communities as identified by state and federal agencies. Specific development projects are unknown at this time. Future projects proposed as a result of the HEU would require subsequent CEQA review of any adverse impacts to sensitive plant species. The Victorville General Plan 2030 includes policies designed to promote the preservation of natural communities. Resource Element Policy 4.1.1 intends to encourage development in a manner that will preserve natural communities. In addition, Resource Element Implementation Measure 4.1.1.2 addresses the requirement for biological surveys for undeveloped properties expected to contain biological resources, coordination with CEQA and USFWS in the preparation of biological surveys and assessments, and keeping the City's database of sensitive habitats current. Separate from the Victorville General Plan 2030, the City, through its CEQA compliance program, requires that new development projects in undeveloped areas prepare an assessment of biological habitat, including riparian habitat and other sensitive natural communities. Future projects would be required to comply with federal, state, and local regulations in place to protect special-status wildlife species. Therefore, impacts to riparian habitats and other sensitive communities would be less than significant.

- c. Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

Less Than Significant Impact. Isolated wetlands that may be under the jurisdiction of the U.S. Army Corps of Engineers, which regulates compliance with Section 404 of the Clean Water Act, are supported in the City. Implementation of future development under the HEU may directly or indirectly affect such wetlands. Specific development projects are unknown at this time. Future projects proposed as a result of the HEU would require subsequent CEQA review of any adverse impacts to federally protected wetlands. Any potential impacts to these resources from future projects implemented through the HEU would require consultation with and permits from the U.S. Army Corps of Engineers, Regional Water Quality Control Board, and CDFW and potentially require aquatic resources delineations to be performed. Therefore, impacts to jurisdictional aquatic resources would be less than significant.

- d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?**

Less Than Significant Impact. Implementation of future development under the HEU, including expansion of roads, and increased population may adversely affect the ability of wildlife to move

through the City and cause habitat fragmentation. Victorville General Plan 2030 Resource Element Goal 4 policy implementation measures address species movement/corridors. In Resource Element Implementation Measure 4.1.1.3, the City shall continue to work with the USFWS and the CDFW to ensure that individual projects comply with federal and state laws protecting sensitive plant and wildlife species. In areas so designated by the agencies, appropriate surveys shall be conducted, and appropriate mitigation shall be applied. In areas so designated by the agencies, appropriate surveys shall be conducted at the times of year necessary to detect all sensitive species for which potentially suitable habitat exists on a given site and appropriate mitigation shall be applied. Future projects would be required to comply with these goals and policies, as well as federal, state, and local regulations in place, to protect species movement. Impacts would be less than significant.

e. Would the project conflict with any applicable policies protecting biological resources?

Less Than Significant Impact. Projects in the City are required to comply with policies protecting biological resources identified in the Resource Element of the Victorville General Plan 2030 (City of Victorville 2008a). In addition, the City maintains a Joshua Tree Preservation Ordinance, which prohibits the removal of Joshua trees unless following proper procedure and with consent of the City. Any future residential development proposed on sites with Joshua trees would be subject to these regulations, Resource Element policies, and the California Fish and Wildlife Commission candidacy listing of the western Joshua tree (*Yucca brevifolia* var. *brevifolia*). Impacts would be less than significant.

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other applicable habitat conservation plan?

No Impact. Implementation of the HEU would not conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or any other applicable Habitat Conservation Plan. No impact would occur.

2.4.5 Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

According to the Victorville General Plan 2030, the first Native American group to historically occupy the Mojave Desert was the Shoshoneans. This group was composed of bands of people who spoke similar languages. These bands moved west from the Great Basin, a vast inland region of the western United States, into the Mojave Desert. It is believed that these bands were well established 1,200 to 1,500 years ago and possibly as early as 3,000 years ago. One of these bands of people, the Serrano, occupied an area from the southern fringe of the San Bernardino Mountains, east to Twentynine Palms and north into the Mojave Desert. The Serrano practiced a hunting-and-gathering-based subsistence, focusing on the collection of seasonally available food sources. Prehistoric settlements in the Planning Area centered on the Mojave River drainage, with longer, more permanent habitation occurring on the first and second terraces of the river floodplain. These settlements subsisted on the fruit of Joshua trees, mesquite beans, tule bulbs, and small game, such as rabbit and lizard. The more permanent settlements included formal tools of a non-portable nature, such as ground stone tools. Rock art and shelters were also associated with these sites.

The introduction of the Spanish mission system in the mid- to late 1700s gradually eroded the Serrano's way of life. Villages were abandoned, hunting and gathering was disrupted by agricultural practices, and Native American populations were significantly reduced by European diseases. In the late 1700s, the Spanish, led by the famed Spanish explorer Francisco Garcés, explored the western Mojave Desert in an unsuccessful search for an overland route from the Colorado River to Monterey. The Spaniards traveled through the Victor Valley along an ancient Native American trading route, known today as the Mojave Trail. In the early 1830s, part of this trail was incorporated into a pack-train road known today as the Old Spanish Trail, which extended between Southern California and Santa Fe, New Mexico. Some 20 years later, when the historic wagon road known as the Mormon Trail or Salt Lake Trail was established between Utah and Southern California, it followed essentially the same route across the Victor Valley area. Since then, the Victor Valley has always served as a crucial link for a succession of major transportation

arteries, where the heritage of the ancient Mojave Trail was carried on by the Santa Fe Railroad since the 1880s, by the National Old Trails Highway and Historic U.S. Route 66 during the early and mid-20th century, and finally by today's Interstate 15.

Mining became an important part of the local economy with the discovery of gold, silver, copper, marble, limestone, and borax in the 1860s. Settlement in the area resulted from transportation and local mining activities. Victorville, known as the Town of Victor, was a railroad station named in 1885 after California Southern Railroad (Santa Fe Railroad) construction superintendent Jacob Nash Victor. On January 18, 1886, the plan of the Town of Victor was prepared, which created the grid pattern of the original town. The name was changed to Victorville in 1901 by the U.S. Post Office to avoid confusion with Victor, Colorado. Agricultural development occurred as a result of available water and rich river bottom lands. Around the turn of the century, large deposits of limestone and granite were discovered, prompting cement manufacturing to become the leading industry in the valley. In 1916, the Southwestern Portland Cement Company began operation in Victorville. In 1926, U.S. Route 66 was designated using the existing National Old Trails Highway system, which was to create a "ribbon of pavement" from Chicago, Illinois, to California. The route originally went through Hesperia but was realigned in 1924 to create a more efficient and safe route to Victorville. A portion of this famous highway provided a major transportation corridor through Victorville in which Seventh Street and "D" Street were a part.

Impact Analysis

a. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

Less Than Significant Impact. Previously unrecorded and recorded built environment resources are located in the City. Implementation of the HEU may have the potential to result in the removal of historical resources in the City; however, the HEU does not propose any specific development. Instead, the HEU would identify action programs that could be implemented to provide additional capacity for future development of dwelling units consistent with state housing law. Future projects proposed as a result of the HEU would require subsequent CEQA review of any adverse impacts to historical resources. The Victorville General Plan 2030 Resource Element Goal 5 is to preserve important historical resources. Resource Element Policy 5.1.1 requires a project to determine presence/absence of and consider impacts to cultural resources. When necessary, reconnaissance level surveys would be required by qualified professional historians and/or architectural historians. Resource Element Policy 5.1.2 prohibits the destruction of historical resources and requires mitigation for any significant impacts that may be identified during project review. In addition, the Victorville Zoning Ordinance includes a historic district overlay that is intended to protect and promote the preservation, maintenance, and/or improvement of landmarks or points of interest and to ensure new structures within the district are compatible with the character to be preserved. Future projects facilitated by the HEU would be required to comply with

applicable policies to protect historical resources. Therefore, impacts to historical resources would be less than significant.

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

Less Than Significant Impact. According to the Victorville General Plan 2030, at least 178 archaeological and/or historical sites have been identified within the Planning Area. However, only approximately one-third of the total acreage within the Planning Area has been covered by project-related cultural surveys, leaving most of the area yet to be systematically and intensively surveyed (City of Victorville 2008a). Therefore, implementation of the HEU may have the potential to result in impacts to previously known and unknown buried archaeological resources.

The HEU would not propose any specific development. Instead, the HEU would identify action programs that could be implemented to provide additional capacity for future development of dwelling units consistent with state housing law. Future projects proposed as a result of the HEU would require subsequent CEQA review of any adverse impacts to archaeological resources. Victorville General Plan 2030 Resource Element Goal 4 outlines policies that strive to preserve cultural resources in the City, which include archaeological resources. Resource Element Policy 5.1.1 requires projects to determine the presence and absence of and consider impacts to cultural resources during project review. Development that is proposed on known sensitive sites or sites that are discovered to be sensitive require a reconnaissance survey to determine the likelihood of discovering resources during construction. In addition, Victorville Municipal Code, Title 16, Chapter 5, Article 2, Grading Regulations, includes specific criteria that address the discovery of archaeological resources during construction excavation. Development that is proposed on known sites requires a reconnaissance survey to determine the likelihood of discovering resources during construction. If resources are encountered on an unknown site, the Victorville Municipal Code requires that grading cease until the resources can be evaluated. Future projects facilitated by the HEU would be required to comply with applicable policies to protect archaeological resources. Therefore, impacts to archaeological resources would be less than significant.

c. Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

Less Than Significant Impact. Future development consistent with the HEU has the potential to encounter previously buried known and unknown resources. However, the HEU would not propose any specific development. Future projects proposed as a result of the HEU would require subsequent CEQA review of any adverse impacts to archaeological resources, including human remains. Goal 4 of the Victorville General Plan 2030 Resource Element outlines policies that strive to preserve cultural resources in the City, which include human remains. Resource Element Policy 5.1.1 requires projects to determine the presence and absence of and consider impacts to cultural

resources during project review. Development that is proposed on known sensitive sites or sites that are discovered to be sensitive require a reconnaissance survey to determine the likelihood of discovering resources during construction. In addition, Victorville Municipal Code, Title 16, Chapter 5, Article 2, Grading Regulations, includes specific criteria that address the discovery of archaeological resources, including human remains, during construction excavation. Furthermore, if human remains are encountered during project construction, the California Health and Safety Code and CEQA Guidelines, Section 15064.5, require that work in the immediate area must halt and that the remains must be protected. The County Coroner and the Native American Heritage Commission shall be notified immediately, if applicable, per Section 5097.98 of the California Public Resources Code and Section 7050.5 of California Health and Safety Code. The responsibilities for acting on notification of a discovery of Native American human remains are identified in California Public Resources Code, Section 5097.94. Future projects facilitated by the HEU would be required to comply with federal, state, and local regulations in place to protect human remains. Therefore, impacts to human remains would be less than significant.

2.4.6 Energy

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in potentially significant environmental impact 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"/>

Environmental Setting

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The CBC includes mandatory green building standards (CALGreen) for residential and nonresidential structures; the most recent version includes the 2019 Building Energy Efficiency Standards. These standards focus on four key areas: smart residential photovoltaic systems, updated thermal envelope standards (preventing heat transfer from the interior to the exterior and vice versa), residential and nonresidential ventilation requirements, and nonresidential lighting requirements. The City has adopted the 2019 CBC, including CALGreen, and includes it as Title 16, Chapter 5, Building and Fire Regulations, of the Victorville Municipal Code.

Impact Analysis

- a. **Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

Less Than Significant Impact. Future residential development pursuant to the HEU would be consistent with the current Victorville General Plan 2030 land use designation and would not result in unplanned regional energy use. Implementation of the proposed project has the potential to result in impacts to energy supply due to the anticipated development. Energy resources would be consumed during construction of future development under the proposed project. Energy would also be consumed to provide operational lighting, heating, cooling, and transportation for future development. The HEU does not propose any specific development projects that would require energy to operate or an increase in vehicle trips. Future projects proposed as a result of the HEU would require subsequent CEQA review of any adverse impacts to energy to include site-specific compliance with the CBC, CALGreen, and any other requirements included as part of the Victorville Municipal Code and Victorville General Plan 2030. Future development accommodated under the HEU would be required to comply with the current and future updates

to the Building Energy Efficiency Standards, CALGreen, and the Victorville Energy Code to ensure that energy demand associated with growth consistent with the HEU would not be inefficient, wasteful, or unnecessary. Therefore, impacts would be less than significant.

b. Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Less Than Significant Impact. The Victorville General Plan 2030 and the Victorville Climate Action Plan (CAP) (City of Victorville 2015) are the applicable plans for energy efficiency in the City. Victorville General Plan 2030 Resource Element Goal 7 promotes energy sustainability by developing alternative power supplies and reducing energy use. Resource Element Policy 7.2.1 strives to minimize energy use of new residential, commercial, and industrial projects by requiring high efficiency heating, lighting, and other appliances, such as cooking equipment, refrigerators, furnaces, overhead, and area lighting, and low oxides of nitrogen (NO_x) water heaters. In addition, the Victorville CAP includes various reduction measures, including building energy efficiency and renewable energy. In addition, the HEU would contain policies related to energy conservation, including encouraging infill development that includes capital improvements like sidewalk repair and lighting improvements (HE-M.2) and continuing to require that all substandard units in the City be improved so that they comply, where required, with the existing Building Code (HE-D.5). Therefore, because implementation of the HEU would be consistent with the growth assumptions in the Victorville General Plan 2030, implementation of the proposed project would not conflict with applicable energy efficiency plans. Impacts would be less than significant.

2.4.7 Geology and Soils

n	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

The Planning 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 are deemed sufficiently active or well-defined after a review of seismic records and geological studies. The City is not located within any Alquist-Priolo Special Studies Zones.

According to the Victorville General Plan 2030, five fault systems affect the Victorville area: San Andreas, Helendale, North Frontal, Landers, and San Jacinto Faults. The San Andreas Fault is approximately 24 miles south and is considered most likely to produce a major earthquake.

Portions of the Victorville Planning Area, especially those areas along the Mojave River, may be susceptible to liquefaction.

The topography of the Victorville Planning Area varies considerably from gently sloping topography occasionally dissected by an intermittent stream channel to nearly vertical slopes adjacent to the Mojave River.

Paleontological resources in the City include nine ancient lake bed deposits estimated to date back to the Pleistocene Epoch (10,000 to 900,000 years ago). These lake beds contain numerous mammalian fossils, including teeth, limb fragments, phalanges, and metacarpal from horses, camels, and other large animals. The fossil-bearing rock layers are essentially level due to their formation from an ancient lake bed. According to the Victorville General Plan 2030, the entire Planning Area is considered sensitive regarding paleontological resources due to the existence of recovery sites throughout.

Impact Analysis

- a. **Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
 - 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.**

No Impact. No known or suspected fault traces are in the Victorville area. Additionally, the City is not subject to the provisions of the Alquist-Priolo Earthquake Fault Zoning Act. No impact would occur.

- ii. **Strong seismic ground shaking?**

Less Than Significant Impact. Ground shaking is responsible for the majority of damage from earthquakes and can damage or destroy buildings. The intensity of shaking depends on the type of fault, distance to the epicenter, magnitude of the earthquake, and subsurface geology. The closest fault systems could produce earthquakes that cause substantial ground motion that could result in serious injuries or deaths, as well as significant property damage, due to the seismic activity of the region as a whole. However, the HEU would not propose any specific development. Future projects proposed as a result of the HEU would require subsequent CEQA review. Future housing facilitated by the HEU would be required to comply with the CBC, and Title 16, Chapter 5, Building and Fire Regulations, of the Victorville Municipal Code would reduce exposure of people or structures to potential substantial adverse effects from seismic ground shaking. In addition, any proposed construction would require the adoption of appropriate engineering design in

conformance with the recommended geotechnical standards for construction. Impacts would be less than significant.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact. Liquefaction results when water-saturated, sandy, unstable soils are subject to intense shaking, such as that caused by an earthquake. These soils lose cohesiveness, causing unreinforced structures to fail. According to the Victorville General Plan 2030 Safety Element, portions of the Planning Area are within a liquefaction hazard area. Future residential development facilitated by the HEU may have the potential to expose people or structures to substantial adverse effects from liquefaction. The HEU would not proposed any specific development. Future projects proposed as a result of the HEU would require subsequent CEQA review. Future residential development facilitated by the HEU would be required to comply with all relevant federal and state regulations and building standards, including the preparation of a project-specific Geotechnical Investigation Report. Future projects would require the adoption of appropriate engineering design in conformance with the recommended geotechnical standards for construction. Impacts would be less than significant.

iv. Landslides?

Less Than Significant Impact. Several earthquake faults exist within the vicinity of the City. The nearest, the North Frontal Fault Zone of the San Bernardino Mountains, is approximately 5.5 miles southeast of the Planning Area along the base of the Ord Mountains. An earthquake large enough to result in moderate ground shaking is possible. Seismic risks are significantly higher in areas closer to the region's major faults, and a moderate or major earthquake could result in potentially damaging ground shaking. Development on the hillside areas where steep slopes are present can exacerbate landslide hazards. The HEU does not propose any specific development. Future projects proposed as a result of the HEU would require subsequent CEQA review. Future residential development facilitated by the HEU would be required to comply with the CBC and the recommendations of the project-specific Geotechnical Investigation Report, including engineered site preparation and adequate structural design, which would reduce potential adverse impacts from landslides. Impacts would be less than significant.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Less Than Significant Impact. The HEU would not propose specific development plans for new housing units at this time. Therefore, project components, such as the amount of grading, excavation, and vegetation removal, for future housing units are unknown. If a project proposes to disturb more than 1 acre of soil, it is required by the state to prepare a Stormwater Pollution Prevention Plan (SWPPP), which would include best management practices (BMPs) for erosion and sedimentation control. BMP examples generally include an effective combination of erosion and sediment controls, which include barriers such as silt fences, hay bales, drain inlet protection,

and gravel bags. Existing vegetation should be preserved as much as possible. Future development of housing units that is facilitated by adoption of the HEU would be subject to these conditions for a construction permit; therefore, impacts would be less than significant.

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

Less Than Significant Impact. Development on hillside areas when steep slopes are present can increase rates of erosion and exacerbate landslide hazards, lateral spreading, liquefaction, or collapse, which may threaten structures. Portions of the City have areas where slopes exceed 15 percent. The development on slopes with this degree of inclination is difficult and should be avoided if possible to prevent property damage resulting from slope failure. The HEU does not propose any specific development. Future projects proposed as a result of the HEU would require subsequent CEQA review. Any future housing development that is fostered by the HEU would be required to adhere to the CBC and other standards and regulations for building designs. The Victorville General Plan 2030 Safety Element contains specific goals and policies that address hazards related to the development of hillside areas. The Victorville Zoning Ordinance contains a Slope Protection District, which regulates the maintenance and protection of sloped areas in excess of 5 feet in vertical height. Impacts resulting from unstable geologic units or soil would be reduced through compliance with the Victorville General Plan 2030, Victorville Zoning Ordinance, existing codes, and adherence with the recommendations of the project-specific Geotechnical Investigation Report, including engineered site preparation and adequate structural design. Any proposed construction would require the adoption of appropriate engineering design in conformance with the recommended geotechnical standards for construction.

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

Less Than Significant Impact. Certain types of clay soils expand when they are saturated and shrink when dried. These are called expansive soils and can pose a threat to the integrity of structures built on them without proper engineering. Expansion and contraction of soils in response to changes in moisture content could lead to differential and cyclical movements that could cause damage or distress to structures and equipment. Thus, they are less suitable for development than non-expansive soils.

Future development of housing units consistent with the HEU would have the potential to be adversely impacted by expansive soils; however, the HEU would not propose any specific development. Future projects proposed as a result of the HEU would require subsequent CEQA review. Any future housing development that is fostered by the HEU would be required to adhere to the CBC, the Victorville Development Code, and other standards and regulations for building designs. Impacts resulting from expansive soils would be reduced through compliance with existing codes and adherence with the recommendations of the project-specific Geotechnical

Investigation Report, including engineered site preparation and adequate structural design. Any proposed construction would require the adoption of appropriate engineering design in conformance with the recommended geotechnical standards for construction.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

Less Than Significant Impact. According to the Victorville General Plan 2030 EIR (2008b), there are several areas in the City and its sphere of influence where wastewater is treated with on-site septic systems. However, the Victor Valley Wastewater Reclamation Authority estimates in its Sewage Facilities Plan Update Year 2005 Amendment that 97 percent of the City's population is currently connected to the City's sewer system. The Victorville General Plan 2030 allows septic tanks in certain large lot areas in the southwestern portion of the City. Future development facilitated by the HEU may include septic tanks for wastewater disposal. Soils incapable of supporting septic tanks or alternative wastewater disposal systems are subject to provisions of the Victorville Municipal Code, which require soils engineering investigations, including soil bearing capacity and soil expansion. The Victorville General Plan 2030 Safety Element requires complete soils and geologic/geotechnical investigations as a standard procedure and CEQA compliance where there is a possible threat of liquefaction, subsidence, expansive soils, landslides or mudslides. Therefore, with compliance with the Victorville Municipal Code and Victorville General Plan 2030 policies, impacts would be less than significant.

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. According to the Victorville General Plan 2030, the entire City is considered to be sensitive regarding paleontological resources. Future development projects facilitated by the HEU would have the potential to directly or indirectly destroy a unique paleontological resource or site. However, the HEU would not propose any specific development. Future projects proposed as a result of the HEU would require subsequent CEQA review. The Victorville General Plan 2030 Resource Element Goal 5 is designed to protect paleontological resources. Specifically, Resource Element Implementation Measure 5.1.2.3 requires paleontological monitoring of land alteration projects involving excavation into native geologic materials known to have a high sensitivity for the presence of paleontological resources. In addition, Victorville Municipal Code, Title 16, Chapter 5, Article 2, Grading Regulations, includes specific criteria that address the discovery of paleontological resources during construction excavation. Development that is proposed on known sites requires a reconnaissance survey to determine the likelihood of discovering resources during construction. If resources are encountered on an unknown site, the Victorville Municipal Code requires that grading cease until the resource can be evaluated. Future projects facilitated by the HEU would be required to comply with applicable policies to protect paleontological resources. Therefore, impacts would be less than significant.

2.4.8 Greenhouse Gas Emissions

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Environmental Setting

Gases that trap heat in the atmosphere are referred to as greenhouse gases (GHG) because they capture heat radiated from the sun as it is reflected back into the atmosphere, much like a greenhouse does. The accumulation of GHG has been implicated as the driving force for global climate change. The primary GHGs are CO₂, methane (CH₄), nitrous oxide (N₂O), O₃, and water vapor. In emissions inventories, GHG emissions are typically reported in terms of pounds or metric tons of CO₂ equivalent (CO₂e) per year.

Impact Analysis

- a. **Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

Less Than Significant Impact. Future residential development facilitated by the HEU would be designed and constructed in accordance with the provisions of the Victorville Zoning Ordinance, the land use policies of the Victorville General Plan 2030, and the Victorville CAP (City of Victorville 2015). The HEU does not change any land use policy or any building regulations that would raise or otherwise change development levels that could contribute to an increase in GHGs.

The Victorville General Plan 2030 identifies goals and policies that will contribute to better air quality in the City. The proposed HEU would encourage implementation of these goals and policies. Victorville General Plan 2030 policies and implementation measures that reduce GHG emissions include encouraging planning and development activities that reduce the number and length of single-occupancy automobile trips (Policy 6.1.1); requiring sustainable building design and development for new residential, commercial, and industrial projects (Policy 7.2.1); minimizing energy use of new residential, commercial, and industrial projects by requiring high efficiency heating, lighting, and other appliances, such as cooking equipment, refrigerators, furnaces, overhead and area lighting, and low NO_x water heaters (Implementation Measure 7.2.1.2); and requiring drought-tolerant landscaping in all new developments (Implementation Measure 7.2.1.3). In addition, the Victorville CAP includes various reduction strategies with the

goal of achieving GHG reductions regarding building energy, on-road transportation, wastewater treatment and discharge, and water conveyance.

The HEU would not include any regulations or other policies that would encourage inefficient building practices that could affect the volume of GHG emissions that would otherwise occur under existing Victorville General Plan 2030 policies. Additionally, the HEU would not create the ability for any new development to occur that would not otherwise occur, and would not authorize any specific development project. As such, its adoption would not directly generate any GHG emissions. The HEU is specifically intended to facilitate the development of housing as allowed by existing land use policies and in a manner that encourages improvement of jobs-housing balance, higher-density development in proximity to transit, and mixed-use development.

Future residential development in the City would be required to comply with Title 24 energy efficiency requirements of the CBC and CALGreen. Compliance with these codes will further increase energy efficiency in new residential buildings, reducing total energy demand and reducing the level of GHG emissions generated from coal, natural gas, and oil-based energy sources. In addition, the HEU contains GHG-reducing policies, including promoting infill development (HE-C.1); continuing to require that all substandard units in the City be improved so that they comply, where required, with the existing Building Code (HE-D.5); encouraging infill development that includes capital improvements like sidewalk repair and lighting improvements (HE-M.2); encouraging the continued provision of open space to the City, such as developments that include green space for public use (HE-M.4); and establishing flexible mixed-use development standards to encourage new development in deteriorated commercial areas (HE-P.2). The HEU would be consistent with the City's overall efforts for energy and conservation policies to reduce GHGs; therefore, impacts would be less than significant.

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. As previously stated, the HEU would not propose any specific development. As such, its adoption would not directly generate any GHG emissions. However, future development facilitated as a result of the HEU would have the potential to generate GHG emissions and to show consistency with the City's applicable GHG-reducing plan.

The City prepared its CAP in September 2015 to present GHG inventories, identify the effectiveness of California initiatives to reduce GHG emissions, and identify local measures selected by the City to reduce GHG emissions under the City's jurisdictional control to achieve the City's identified AB 32 2020 GHG reduction target. The Victorville CAP allows developers to demonstrate that their projects are consistent with the Victorville CAP by demonstrating compliance with the Victorville Greenhouse Gas Emissions Screening Table review process. The Victorville Greenhouse Gas Emissions Screening Table review process allows developers to

streamline CEQA review and to bypass a complete GHG analysis on their own for CEQA processing. Emissions associated with projects that are consistent with the Victorville CAP are considered less than significant, and their contributions to cumulative emissions are not considered cumulatively considerable.

However, the Victorville CAP does not align with the statewide goals beyond 2020, and thus, the Victorville CAP is not consistent with the criteria in CEQA Guidelines, Section 15183.5, for the post-2020 period. Consequently, the City is currently working with the San Bernardino County Transportation Authority to update the current Victorville CAP to address SB 32 and post-2020 GHG emission reductions.

To meet the intent of SB 32, the City is in the process of adopting the City of Victorville 2021 Greenhouse Gas Reduction Plan (GGRP) to implement Victorville General Plan 2030 policies focused on GHG emissions. The GGRP sets an aggressive goal to reduce GHG emissions by 40 percent below 2020 baseline GHG emission levels. To achieve this goal, the GGRP will require 100 percent of new industrial buildings to install on-site renewable electrical generation (i.e., photovoltaic solar panels).

Therefore, future projects under the HEU would be required to demonstrate consistency with the Victorville CAP and the GGRP through project-specific CEQA review and to implement mitigation measures as needed. Impacts would be less than significant.

2.4.9 Hazards and Hazardous Materials

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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, result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Environmental Setting

The California Health and Safety Code defines a hazardous material as “any material that because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.” Thus, the term “hazardous material” is a broad term for all substances that may be hazardous, specifically including hazardous substances and hazardous waste. Substances that are flammable, corrosive, reactive, oxidizers, radioactive, combustible, or toxic are considered hazardous.

Impact Analysis

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. The HEU would be a policy document and would not propose any specific development. However, construction activities associated with future development under the HEU could involve the use of chemical substances such as solvents, paints, fuel for equipment, and other potentially hazardous materials. These materials are common to typical construction activities and do not pose a significant hazard to the public or the environment. New residential units may contain household hazardous materials, such as paint, herbicides/pesticides, diesel fuel, and cleaning products, that have the potential to spill. Residential uses typically do not use or store large quantities of hazardous materials. Long-term operation of the future residential land uses would not involve substantial amounts of hazardous substances during operation. Future development of the sites would be consistent with the type and intensity of surrounding residential development. Adherence to regulations, including federal and local regulations, and standard protocols during the storage, transportation, disposal, and usage of any hazardous materials would minimize the hazard to the public or the environment. In addition, the Victorville General Plan 2030 Safety Element includes goals to protect the community against natural and human-generated hazards and to protect the community from siting projects in known hazards areas. All future development would require project-specific environmental evaluation to determine that any potential impacts related to the transport or release of hazardous waste are less than significant. Potential hazard-related impacts would be location specific and cannot be assessed in a meaningful way until the location of a project site is known. When a development proposal is considered, the project would be subject to adopted development guidelines/standards, and any impacts identified with the development project would be addressed through mitigation measures specific to the impact. Site-specific CEQA review and compliance with the standards and regulations at the time of future development would result in less than significant impacts.

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact. One way human exposure to hazardous substances could occur is through accidental release. Incidents that result in an accidental release of hazardous substances into the environment can cause contamination of soil, surface water, and groundwater, in addition to any toxic fumes that might be generated. If not cleaned up immediately and completely, hazardous substances can migrate into the soil or enter a local stream or channel causing contamination of soil and water. Human exposure to contaminated soil, soil gas, or water can have potential health effects depending on a variety of factors, including the nature of the contaminant and the degree of exposure.

As stated previously, the HEU would not propose any specific development. However, construction of new residential units facilitated as a result of the HEU may result in accidental releases, such as petroleum-based fuels or hydraulic fluid used for construction equipment. The level of risk associated with the accidental release of hazardous substances is not considered significant due to the small volume and low concentration of hazardous materials that would be used during residential unit construction. The construction contractor would be required to use standard construction controls and safety procedures that would avoid and minimize the potential for accidental release of such substances into the environment. Standard construction practices would be observed such that any materials released are appropriately contained and remediated as required by local, state, and federal law, including the California Hazardous Waste Control Law, California Division of Occupational Safety and Health requirements, federal Resources Conservation and Recovery Act, and the federal Emergency Planning and Community Right-to-Know Act. Compliance with existing laws and regulations would ensure impacts would be less than significant.

Long-term operation of future residential units could contain household hazardous materials, such as paint, herbicides/pesticides, diesel fuel, and cleaning products, that have the potential to spill. Residential uses typically do not use or store large quantities of hazardous materials. Adherence to regulations and standard protocols during the storage and use of any hazardous materials, as discussed above, would minimize and avoid the potential for significant upset and accident condition impacts. In addition, the Victorville Municipal Code establishes a hazardous materials release response and inventory program to initiate quick response to accidental releases. All future development would require project-specific environmental evaluation to determine that any potential impacts are less than significant. Potential hazard-related impacts would be location specific and cannot be assessed in a meaningful way until the location of a project site is known. When a development proposal is considered, the project would be subject to adopted development guidelines/standards, and any impacts identified with the development project would be addressed through mitigation measures specific to the impact. Therefore, impacts related to accidental releases would be less than significant.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact. Schools are located throughout the City. However, development that would be facilitated as a result of the HEU would be strictly residential units, and residential uses typically do not use or store large quantities of hazardous waste. New developments would be subject to planning, zoning, and procedures involved in site plan approvals, and land use planning would typically separate uses that would place a school near a development where hazardous materials may be used. Through the City's environmental review process, future development projects would be evaluated for the potential release of hazardous materials into the environment.

In addition, future development would be required to comply with the objectives and policies in the Victorville General Plan 2030 Safety Element, including restricting land uses in areas identified as susceptible to hazards (Objective 2.1) and maintaining a database of the locations, scope, and severity of natural and human-made hazards in the City. Therefore, impacts related to hazardous materials near a school would be less than significant.

- d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

Less Than Significant Impact. The HEU is a policy document and does not propose any specific development. However, future development facilitated as a result of the HEU could locate residential units on a hazardous materials site. Through the City's environmental review process, it would be determined if a potential development site is on or within the immediate vicinity of any known hazardous material site. If applicable, projects may be required to prepare a Phase I Environmental Site Assessment, which would include a database search for existing hazardous materials sites; identify potential violations under federal and/or applicable state and local environmental laws; and provide recommendations for correcting deficiencies or problems. Where appropriate, mitigation measures would be required for specific projects to reduce potential hazards to the public.

In addition, the Victorville General Plan 2030 Safety Element includes objectives and policies aimed at protecting the public and future development from hazards in the City. This includes restricting land uses in areas identified as susceptible to hazards (Objective 1.1) and developing and maintaining a database of the locations, scope, and severity of natural and human-made hazards in the City (Policy 1.1). This will aid local planning in the siting of projects in known hazard areas. Safety Element Implementation Measure 1.3.1.1 has the Victorville Fire Department continue as the local Certified Unified Program Agency, including having the responsibility to comment on all proposed industrial, medical, research, and development or other types of land uses that involve the generation, storage, use, transportation, disposal, or recycling of hazardous materials and/or hazardous wastes. Therefore, impacts related to hazardous waste sites would be less than significant.

- e. Would the project 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, result in a safety hazard or excessive noise for people residing or working in the project area?**

Less Than Significant Impact. The City contains one airport, the Southern California Logistics Airport (SCLA), located in the northwestern portion of the City. The SCLA is a 2,500-acre world-class aviation and air cargo facility serving international and domestic needs. Currently, the majority of the operations at the SCLA are categorized as General Aviation, with a portion of the operations related to military training missions. The smallest portions of the annual operations are

categorized as Air Carrier and Air Taxi. No regularly scheduled commercial flights occur at the SCLA; however, there is regularly scheduled air taxi service (City of Victorville 2008a).

To minimize the risk and to reduce the severity of aviation accidents, six safety zones have been established for the SCLA based on the California Airport Land Use Planning Handbook guidelines. To ensure that community land uses are outside areas where aviation accidents are most likely to occur, three SCLA Safety Review Areas are identified with policies formulated to address the specific safety concerns of those areas. Future residential development facilitated as a result of the HEU would be required to comply with the SCLA safety guidelines to ensure development is not within a safety hazard zone. In addition, the Victorville General Plan 2030 Safety Element, Goal 1, Objective 1.4, is directly applicable to the SCLA to prevent loss of life, serious injury, and significant damage to structures and critical facilities due to aircraft mishap at the SCLA. Safety Element Policy 1.4.2 is set to avoid conflicts with the Comprehensive Land Use Compatibility Plan for the SCLA. Through the City's environmental review process, future development projects would be evaluated for compatibility with the SCLA to ensure a project would not result in a safety hazard of excessive noise for people residing or working in the Planning Area. Impacts would be less than significant.

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The City has prepared its own Emergency Plan in compliance with the State Office of Emergency Services and the Victorville Municipal Code, and it identifies responses and actions depending on the nature and scope of the disaster. In addition, the Victorville General Plan 2030 Safety Element includes emergency preparedness planning consisting of three main components: (1) hazard identification and risk assessment, (2) hazard prevention and abatement, and (3) emergency response and action. The Safety Element identifies hazards present in the City and briefly focuses on assessing the scope of risk associated with the hazards and emergency preparedness procedures and fire, police, and medical facilities and/or staffing.

Construction activities associated with future residential development associated with the HEU would have the potential to interfere with emergency plans and procedures if authorities are not properly notified or multiple projects are constructed during the same time and multiple roadways used for emergency routes are concurrently blocked. Future housing facilitated under the HEU would be consistent with the current Victorville General Plan 2030 land use designations, and therefore, no changes in the City's existing circulation network would be proposed or required under the HEU. However, future housing projects would be subject to site-specific review and would be subject to City regulations regarding street design, site access, and internal emergency access. Compliance would prevent multiple roadways used for emergency routes from being concurrently blocked. Therefore, impacts associated with the physical interference of an Emergency Evacuation Plan would be less than significant.

g. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact. According to California Department of Forestry and Fire Protection (CAL FIRE)'s Fire Hazard Severity Zone Map Viewer (CAL FIRE 2021), the City is designated as a moderate and unzoned Local Responsibility Area. No designated Very High Fire Hazard Severity Zones are in the City. Development of future housing consistent with the HEU in a Moderate Fire Hazard Severity Zone could result in a potentially significant impact from the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands. Through the City's environmental review process, future development projects associated with the HEU would be required to abide by the CBC, which contains measures to reduce fire hazards in structures, including the use of materials, fire separation walls, building separation, and fire sprinklers. In addition, the City has adopted a Fire Hazard Abatement Ordinance (Title 8, Chapter 8.08, City of Victorville Fire Code, in the Victorville Municipal Code), which requires the abatement of weeds in excess of 3 inches above the grade in the area of growth on such a portion of the lot or premises within 100 feet of any structure. Adherence to this ordinance reduces the likelihood of fires on undeveloped lands and on vacant lots in the developed portions of the City. Before approval of a development project or issuance of a building permit, the Victorville Water District (VWD) verifies that the peak load water supply requirement is not negatively affected in the case of a fire. Finally, the Victorville General Plan 2030 Safety Element includes several policies that reduce the exposure of people and the environment to wildland fire risks. These include ensuring that new private or public development has sufficient fire protection, police, and emergency medical services available (Policy 2.1.1) and ensuring that new development proposals (private or public) do not over-consume the City's water supplies to the extent that the minimum volume of water storage required to meet the City's peak load water supply standard could not be met (Policy 2.3.1). Policy 2.4.1 is set to continue to share public health and safety concerns with other public agencies, including local, regional, state, and federal. Implementation Measures 2.4.1.2 and 2.4.1.3 serve to continue to maintain mutual aid agreements with neighboring jurisdictions regarding fire protection. Compliance with existing regulations and Victorville General Plan 2030 policies would reduce impacts to a level below significant. Impacts would be less than significant.

2.4.10 Hydrology and Water Quality

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

Environmental Setting

The City is in the Mojave River Watershed, which encompasses approximately 4,700 square miles and is entirely within San Bernardino County. The primary geographic and surface hydrologic feature of the watershed is the Mojave River. The City exhibits typical California and Nevada high desert meteorological conditions. Typical of these conditions are annual rainfall of less than 8 inches. While summers may produce an occasional thunderstorm, the wettest season tends to be from January to March.

A major portion of the City is on top of a gently sloping large alluvial fan situated to the northeast of the San Bernardino Mountains and referred to as the Cajon Fan (or Victorville Fan). The Mojave River runs along the fan's eastern margin and is the City's most notable topographic feature. This

river is very unusual in that it flows from south to north, conveying runoff out of the San Gabriel and San Bernardino Mountains for approximately 80 miles until it empties at Soda Lake.

Impact Analysis

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impacts. Clearing, grading, excavation, and construction activities associated with residential development consistent with the HEU may result in short-term impacts to water quality due to sheet erosion of exposed soils and subsequent deposition of particulates in local drainages. Grading activities lead to exposed areas of loose soil and sediment stockpiles that are susceptible to uncontrolled sheet flow. Future housing development facilitated by the HEU may result in long-term impacts to the quality of stormwater and urban runoff, subsequently impacting downstream water quality, and could potentially create new sources for runoff contamination.

Future housing development facilitated by the HEU would be required to comply with all applicable water quality standards. Any future development within the Planning Area would be subject to the federal Clean Water Act, which is established through compliance with the requirements of the National Pollutant Discharge Elimination System (NPDES) Construction General Permit, and the Porter-Cologne Water Quality Control Act. In the City, the Lahontan Regional Water Quality Control Board issues and approves NPDES permits per the federal Clean Water Act. NPDES Construction General Permits require projects to develop and implement a SWPPP, which must list the BMPs the applicant will employ to “prevent all construction pollutants from contacting stormwater,” and BMPs must be developed “with the intent of keeping all products of erosion from moving off site into receiving water channels.” The SWPPP must also include a visual monitoring program and a chemical monitoring program for non-visible pollutants.

The NPDES also requires local governments to obtain an NPDES Permit for stormwater-induced water pollutants in its jurisdiction. The City is a copermittee of the Mojave River Watershed Group of small communities enrolled under statewide Phase II Municipal Stormwater NPDES Construction General Permit No. CAS000004 for Municipal Separate Storm Sewer Systems effective in 2005. The permit establishes a region-wide Stormwater Management Plan to control discharges of sanitary wastewater, septic tank effluent, car wash wastewaters, improper oil disposal, radiator flushing, laundry wastewater, spills from roadway accidents, and improper disposal of toxic materials. Pollutant control measures in the Stormwater Management Plan include a specific focus on failing septic tanks, industrial/business connections, recreational sewage, and illegal dumping. Developers are required to implement appropriate BMPs on construction sites to control erosion and sediment.

In addition, future housing projects would be required to comply with the Victorville Municipal Code, which contains extensive requirements for water conservation and recycling measures. The

Victorville General Plan 2030 Resource Element Policy 1.3.1 requires development projects to prepare and implement Water Quality Management Plans that incorporate BMPs, which reinforces the NPDES regulatory requirements. Compliance with federal, state, and City regulations would reduce impacts to less than significant.

- b. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?**

Less Than Significant Impact. Future housing development facilitated by the HEU would be consistent with land use designations contained in the Victorville General Plan 2030. Water service in the Planning Area is currently provided by the VWD. The City draws all of its water supply from the Alto (or Upper Mojave) sub-basin of the Mojave River Groundwater Basin.

Future housing development facilitated by the HEU would be required to incorporate features that would reduce impervious area, as feasible, and promote water infiltration. Treatment control and hydromodification management facilities would promote retention and infiltration of stormwater. Redevelopment of developed sites requires compliance with water quality standards intended to reduce runoff, increase infiltration, and improve water quality. In addition, the Victorville General Plan 2030 Resource Element includes policies that protect groundwater resources. Specifically, Water Resources Policy 1.3.1 requires new development and major public and private redevelopment projects to prepare and implement Water Quality Management Plans that incorporate a variety of structural and nonstructural BMPs to minimize, control, and filter construction site runoff and various forms of developed site urban runoff before discharge to receiving waters. Implementation Measure 1.3.1.2 requires future projects to assess and mitigate impacts on surface and groundwater quality as a routine aspect of the City's CEQA implementation procedures. Compliance with federal, state, and City regulations would reduce impacts to less than significant.

- c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**

- i. Result in substantial erosion or siltation on- or off-site?**
- ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?**
- 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?**
- iv. Impede or redirect flood flows?**

Less Than Significant Impact. A major portion of the City is on top of a gently sloping large alluvial fan situated northeast of the San Bernardino Mountains and referred to as the Cajon Fan (or Victorville Fan) with the Mojave River running along the fan's eastern margin. The majority of the City is characterized by gently sloping topography of less than 9 percent grade.

Future residential development facilitated by the HEU could result in the alteration of drainage patterns, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, during and after construction activities. Stormwater drainage and system modifications and improvements associated with future housing development would be required to comply with all applicable regulations, including discharge rate controls, and be designed for a 100-year storm event.

In addition, future housing development facilitated by the HEU would be required to adhere to all federal, state, and local requirements for avoiding construction and operational impacts that could substantially alter the existing drainage pattern or alter the course of a stream or river, including NPDES permitting and the Construction General Permit, compliance with the Victorville Municipal Code, and Victorville General Plan 2030 Resource Element goals and policies for implementing Water Quality Plans and incorporating BMPs. Considering these requirements, future housing development facilitated by the HEU would not substantially alter the existing drainage pattern of the site or area. This includes no alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on or off site, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site, create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems, provide substantial additional sources of polluted runoff, or impede or redirect flood flows. Therefore, impacts would be less than significant.

d. Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact. A tsunami is a very large ocean wave caused by an underwater earthquake or volcanic eruption. Tsunamis can cause flooding to coastlines and inland areas less than 50 feet above sea level and within 1 mile of the shoreline. The entire project is more than approximately 70 miles inland from the Pacific Ocean and would not be susceptible to inundation or flooding due to a tsunami.

Seiches are defined as wave-like oscillatory movements in enclosed or semi-enclosed bodies of water, such as lakes or reservoirs, and are most typically associated with seismic activity. The City is not subject to inundation by seiche. The majority of the City is characterized by gently sloping topography of less than 9 percent grade. In areas dissected by an intermittent stream channel the terrain can vary with nearly vertical slopes adjacent to the Mojave River. The Victorville Municipal

Code contains provisions to protect against mudflow in Title 16, Chapter 5, Article 16, Flood Damage Prevention.

The principal flood hazard to the developed portions of the City is from the Mojave River. In the event of a 100-year flood, flood water would be confined to the river's floodplain. In addition, several intermittent streams that drain the City and empty into the Mojave River include the Ossom Wash, West Fork Ossom Wash, Bell Mountain Wash, and Oro Grande Wash. There is a potential for flooding from these streams in the event of a 100-year flood. Project developments associated with the HEU in the City would be subject to flooding, damage, and public safety issues if located within the 100-year flood zone.

Construction activity would be subject to the NPDES Construction General Permit, which requires the development and implementation of a SWPPP, which specifies BMPs that reduce or prevent construction pollutants from leaving the site in stormwater runoff and minimize erosion caused by flooding associated with the construction project. The Victorville Municipal Code contains provisions to safeguard the public and structures from flood hazards, including restrictions on uses that are dangerous to health, safety, and property; controls on alterations of natural floodplains, stream channels, and natural flood barriers; and prohibition of development within 100- year flood zone areas as identified by Federal Emergency Management Agency Flood Insurance Rate Maps and on Victorville land use and zoning maps. Victorville Municipal Code, Title 16, Chapter 5, Article 16, Flood Damage Prevention, contains methods of preventing and reducing flood hazards, and Title 16, Chapter 3, Zoning and Land Use Requirements, provides zoning to ensure safety in Conservancy and Flood Plain (FP) zoned areas. Within the Victorville General Plan 2030 Resource and Safety Elements, goals are provided to protect the community from flooding and geological hazards. The objectives and policies reinforce the Victorville Municipal Code by providing that development be located outside of flood hazard areas, maps be updated to reflect the 100-year flood hazards, and those areas be designated for Open Space-Natural Hazards on the Land Use Policy Map and on the Conservation/Open Space Map. With implementation of the Victorville General Plan 2030 goals and policies, Victorville Municipal Code, and NPDES Construction General Permit, impacts would be less than significant.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Less Than Significant Impact. As discussed previously, the City is under the jurisdiction of the Lahontan Regional Water Quality Control Board. Water quality standards and control measures for surface and ground waters of the Lahontan region are contained in the Water Quality Control Plan for the Lahontan Region. The plan designates beneficial uses for water bodies and establishes water quality objectives, waste discharge prohibitions, and other implementation measures to protect those beneficial uses.

Future housing projects associated with the HEU would comply with the requirements under the NPDES Permit program, the Phase II Small MS4 General Permit in the Mojave River Watershed, the City-approved Water Quality Management Plan, and implementation of associated BMPs and other requirements of SWPPP, as well as a City-approved Drainage Plan, which would ensure stormwater discharges associated with construction and use of future development projects comply with regulatory requirements in the City and would not conflict with a Water Quality Control Plan or Groundwater Management Plan. Compliance with state and local requirements for avoiding and minimizing construction and operational impacts to prevent conflicts with or obstruction of implementation of a Water Quality Control Plan or sustainable Groundwater Management Plan, including the Water Quality Control Plan for the Lahontan Regional Water Quality Control District and with federal, state, and City regulations would reduce impacts to less than significant.

2.4.11 Land Use and Planning

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Physical development in the City is currently governed by the existing Victorville General Plan 2030 adopted in October 2008. The Victorville General Plan 2030 disaggregates the City and its sphere of influence according to land use designations, with residential being the predominant existing land use.

Impact Analysis

a. Would the project physically divide an established community?

Less Than Significant Impact. Projects that divide an established community can involve large scale linear infrastructure, such as freeways, highways, and drainage facilities that bisect an established community or create barriers to movement within that community. “Locally undesirable land uses,” such as prisons or landfills, sited within economically depressed areas can also divide an established community. The HEU would not propose any development. Future housing development facilitated by the HEU would be subject to discretionary permits and would occur as market conditions allow and at the discretion of the individual property owners. However, the HEU would identify a series of implementing actions that would increase housing capacity. Future housing development would occur in areas currently zoned for residential use; therefore,

an increase in housing capacity would be a consistent land use that would not physically divide the community. Impacts would be less than significant.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact. The HEU is a component of the Victorville General Plan 2030 that assesses the housing needs of all economic segments of the City. In addition, the HEU would define the goals and policies that would guide the City's approach to resolving those needs and would recommend a set of programs that would implement policies over the next few years. The HEU would be concerned with specifically identifying ways in which the housing needs of existing and future residents can be met. Specifically, the HEU would put forth specific policies to update the Land Use Element and Victorville Zoning Code to bring regulations and policies in compliance with current state laws and to allow for increased residential development to create more opportunities for development of diverse housing options for residents of the City (Policies HE-A.1 and HE-A.3).

Future projects consistent with the HEU would be subject to the Victorville General Plan 2030, update to the General Plan (once approved), and Victorville Zoning Code. These documents and ordinances include standards to protect aesthetic quality and scenic viewsheds, biological resources, cultural resources, and public health and safety. Therefore, impacts would be less than significant.

2.4.12 Mineral Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Naturally occurring mineral resources in the City include sand, gravel, or stone deposits that are suitable as sources of concrete aggregate, primarily along the Mojave River. The Victorville General Plan 2030 recognizes the potential for occurrence of mineral resources along the Mojave River corridor and designates these areas as MRZ-2b mineral resource zones. The MRZ-2b mineral resource zone designation represents areas underlain by mineral deposits where geologic information indicates that significant resources are present or are inferred. In the City, the only areas designated as MRZ-2b occur along the Mojave River corridor.

According to the Victorville General Plan 2030, the predominance of the City is designated as MRZ-3a. The MRZ-3a mineral resource zone is defined by the Victorville General Plan 2030 Resource Element as “areas containing known mineral occurrences of undetermined mineral resource significance.”

Impact Analysis

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?

Less Than Significant Impact. Future housing facilitated by the HEU would be consistent with Victorville General Plan 2030 land use designations and would not substantially limit the future availability of known mineral resources. Impacts would be less than significant.

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?

Less Than Significant Impact. According to the Victorville General Plan 2030 EIR, an active cement mining operation continues to be located on the northwestern side of State Route 18 (City of Victorville 2008b). The sand and gravel mining used in these operations meet the definition of a mineral resource as any form of natural rock materials that have commercial value. However, these sand and gravel deposits are not classified by the California Division of Mines and Geology as important mineral resources. In addition, future housing development would occur in areas currently zoned for residential use, which is not compatible with mining operations. Impacts would be less than significant.

2.4.13 Noise

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Noise is usually defined as unwanted or excessive sound. Noise consists of any sound that may produce physiological or psychological damage and/or interfere with communication, work, rest, recreation, and sleep. The primary sources of noise in the City are freeways and roadways, railroad traffic, SCLA aircraft operations, and stationary sources.

The City considers noise exposure for single- or multi-family residential development to be “normally acceptable” if the maximum exterior noise level is 60 decibel (dB) Community Noise Equivalent Level (CNEL) or less. Exterior noise levels at residential occupancies of up to 65 dB CNEL are allowed if exterior levels have been substantially mitigated and interior noise exposures meet the interior noise standard of 45 dB CNEL. Exposures up to 70 dB CNEL for residential uses are considered conditionally acceptable if all measures to reduce such exposure have been taken, but would be considered as significantly noise-impacted. Noise levels above 70 dB CNEL are considered normally unacceptable except in unusual circumstances.

Impact Analysis

- a. **Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

Less Than Significant Impact. Development of housing facilitated by the HEU would have the potential to generate both short-term and long-term noise impacts. Short-term noise impacts could occur during grading and construction. Construction activities have the potential to expose adjacent land uses to noise levels that could temporarily exceed the City’s Noise Standards. The

degree of noise impact would depend on the distance between the construction activity and the noise sensitive receptor. Long-term noise impacts would be associated with vehicular traffic to/from the site (including residents and visitors), outdoor activities, and stationary mechanical equipment on site. Traffic associated with future developments consistent with Victorville General Plan 2030 land use designations would result in long-term increases in ambient noise levels. However, depending on the size of each development, this increase may be noticeable for some people but may not significantly impact surrounding sensitive uses and may not generate a substantial increase in ambient noise levels.

However, the HEU would not propose any specific development. Future projects proposed as a result of the HEU would require subsequent CEQA review. Victorville General Plan 2030 Noise Element provisions, particularly Policies 1.1.1 and 1.2.1 and their respective implementation measures, would reduce potential noise impacts from roadway noise. Resource Element Implementation Measure 6.2.1.1 restricts the siting of new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day. These measures are expected to protect future land uses from locating adjacent to excessive noise generating roadways. In addition, the Noise Element contains a noise/land use compatibility guidelines matrix illustrating which land uses noise levels are normally acceptable and which are not. The Victorville Municipal Code Noise Standards (Title 13, Chapter 13.01, Noise Control) establish standards for the regulation of noise levels in the City. The Noise Standards establish base ambient noise levels, which include maximum acceptable noise levels based on the area of noise and time of day. Therefore, compliance with the Victorville General Plan 2030 Noise Element policies and compatibility matrix and the Victorville Municipal Code Noise Standards would reduce potential temporary and permanent noise impacts as a result of future housing under the HEU. Impacts would be less than significant.

b. Would the project result in the generation of excessive groundborne vibration or groundborne noise levels?

Less Than Significant Impact. Construction activities from housing developments facilitated by the HEU could generate varying degrees of groundborne vibration, depending on the construction procedure and the construction equipment used. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. The effect on buildings in the vicinity of a construction site often varies depending on soil type, ground strata, and construction characteristics of the receiver building(s). The results from vibration can range from no perceptible effects at the lowest vibration levels to low rumbling sounds and perceptible vibration at moderate levels to slight damage at the highest levels. Groundborne vibration from construction activities rarely reach levels that damage structures.

The HEU would not propose any specific development. Future projects proposed as a result of the HEU would be subject to project-specific CEQA review and consideration of potential

groundborne vibration and groundborne noise impacts. Compliance with Victorville General Plan 2030 Noise Element policies and the Victorville Municipal Code would reduce groundborne noise impacts. Therefore, impacts would be less than significant.

- c. Would the project, 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, expose people residing or working in the project area to excessive noise levels?**

Less Than Significant Impact. As stated in Section 2.4.9, Hazards and Hazardous Materials, the City contains one airport, the SCLA, in the northwestern portion of the City. The existing SCLA aircraft contours of 70 and 75 dB CNEL remain entirely on airport property. The 65 dB CNEL noise contour extends off airport property to the south. This area is currently undeveloped. The 60 dB CNEL noise contour extends off airport property to the north, south, and southwest. The 55 dB CNEL noise contour extends off airport property to the north, south, northeast, and southwest (City of Victorville 2008a). The City has also adopted a Specific Plan for development near the SCLA. The Specific Plan includes Public/Open Space, Business Park, and Industrial designations for land southeast of the runways. The SCLA Specific Plan establishes policies to ensure SCLA operations are compatible with proximate land uses (City of Victorville 2021).

In addition, policies of the Victorville General Plan 2030 Noise Element, notably Policies 1.1.2 and 2.2.1 and their respective implementation measures, seek to ensure that no conflict or inconsistency between the operation of the SCLA and future land uses within the Planning Area occurs. These policies and measures require the City to continue to monitor SCLA operations and to coordinate these activities into the planning process. Future housing development as a result of the HEU would be required to comply with both the SCLA Specific Plan and Victorville General Plan 2030 compatibility policies so it would not expose people residing or working in the Planning Area to excessive noise levels. Impacts would be less than significant.

2.4.14 Population and Housing

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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"/>

Environmental Setting

According to the California Department of Finance, the population has steadily increased in the City and San Bernardino County from 2010 to 2019 and slightly decreased between 2019 and 2020 due to the Federal Prison Complex inmate decline. Population, housing, and employment are anticipated to grow in the City and San Bernardino County over the next two decades. Specifically, SCAG's regional forecast (SCAG and Connect SoCal 2021) anticipates the City's population, housing, and employment to increase by 71,200 people, 27,900 units, and 20,000 jobs between 2016 and 2045.

Impact Analysis

- a. **Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?**

Less Than Significant Impact. The HEU would be a component of the Victorville General Plan 2030 that would assess the housing needs of all economic segments of the City and would address the City's ability to meet the regional housing needs as determined by the State of California. In addition, the HEU would define the goals and policies that would guide the City's approach to resolving those needs and recommends a set of programs that would implement policies over the next few years. The HEU would not propose any specific development. Future housing development facilitated by the HEU would be subject to discretionary permits and would occur as market conditions allow and at the discretion of the individual property owners. The HEU is concerned with specifically identifying ways in which the housing needs of existing and future residents can be met as necessary to meet state housing law requirements. The development of new housing holds the potential to increase the number of families and individuals in the area. However, it would not induce unplanned population growth.

The HEU would identify a series of implementing actions to increase the City's housing capacity. However, any future housing development facilitated by the HEU would occur near existing infrastructure (roads, utilities) and be served by fire and other emergency responders. Given these conditions and the City's existing development and housing occupancy patterns, it is not anticipated that future housing development facilitated by the HEU would induce population growth indirectly through the extension of roads or other infrastructure. Therefore, the HEU would not directly or indirectly induce unplanned population growth, and impacts would be less than significant.

b. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The HEU would not propose specific development plans at this time. The HEU would anticipate accommodating the City's share of the regional housing needs with development primarily on vacant sites. No displacement of housing is anticipated during the planning period. No impact would occur.

2.4.15 Public Services

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

Public services for fire protection, police protection, school, parks, and other facilities, are described below.

Impact Analysis

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

Fire protection?

Less Than Significant Impact. Fire protection and emergency medical services for the City are provided by the Victorville Fire Department. Within the City limits, four fire stations are staffed and operated by fire staff at Victorville Fire Department (City of Victorville 2021). A fifth station is at the SCLA. In addition, three San Bernardino County fire stations are within the City's existing sphere of influence that provide fire protection services to the City and adjacent unincorporated areas. Each station is equipped with at least one fire engine and three firefighters, with 10 staff on call if needed. Paramedics are provided at every fire station.

The HEU would not propose any development. Future housing development facilitated by the HEU would be subject to discretionary permits and would occur as market conditions allow and at the discretion of the individual property owners. Future housing development facilitated by the

HEU would generate planned population growth, which could incrementally increase the demand for fire protection services.

Future housing facilitated by the HEU would be required to comply with the CBC standards, which include site access requirements and fire safety standards. The future residential development would also be subject to Victorville Fire Department review through the Site Plan Review process to ensure that adequate emergency access and fire safety features are provided as part of the project. Additionally, future development would be required to comply with Victorville Municipal Code, Title 16, Chapter 5, Article 1, Section 16-5.01.080, Development Impact Fee, which offsets impacts of new development on Victorville Fire Department resources. With incorporation of development fees and adherence to local and state regulations, impacts would be less than significant.

Police protection?

Less Than Significant Impact. Police protection for the City is provided by the Victorville Police Department, which is contracted with the San Bernardino County Sheriff. The Victorville Police Department is located at 14200 Amargosa Road. The City also has four satellite police stations: (1) Wimbledon Center at 12370 Hesperia Road, Suite 10; (2) Transportation Center at 16838 D Street; (3) Rodeo Drive at 16464 Lariat Road, No. A; and (4) Victor Valley Mall at 14400 Bear Valley Road.

The HEU would not propose any development. Future housing development facilitated by the HEU would be subject to discretionary permits and would occur as market conditions allow and at the discretion of the individual property owners. Future housing development facilitated by the HEU would generate planned population growth, which could incrementally increase the demand for police services. As part of the Victorville General Plan 2030 EIR (2008b), the City would ensure that the Victorville Police Department updates its facility, equipment, and personnel plans to accommodate the growth projected for buildout of the Victorville General Plan 2030. The first update shall occur within 1 year of approval of the Victorville General Plan 2030 and encompass a minimum period of 5 years. The plans shall be incorporated into City contracts with the San Bernardino County Sheriff and into the City's capital improvements program process. In addition, each future development would be subject to CEQA review and evaluation of potential impacts on the Victorville Police Department. Therefore, impacts would be less than significant.

Schools?

Less Than Significant Impact. The City is served by the Victor Elementary School District, Adelanto Elementary School District, Hesperia Unified School District, Snowline Joint Unified School District, and the Victor Valley Union High School District. The HEU would not propose any development. The student population growth from future housing development facilitated by the HEU is anticipated to incrementally increase the demand for school facilities and services. However, future development facilitated by the HEU would be subject to the requirements of AB 2926 and SB

50, which allow school districts to collect development impact fees to minimize potential impacts to school districts as a result of new development. Thus, upon payment of development fees consistent with existing state requirements, impacts would be less than significant.

Parks?

Less Than Significant Impact. Outdoor recreation resources in the City include public parks, public golf courses, public access lakes, bicycle paths and pedestrian trails, and ground-level linkages between recreation areas and urbanized places. According to the Victorville General Plan 2030, the City currently maintains 198.4 acres of parkland. The City also maintains paseo systems within Specific Plan communities that link neighborhoods to local parks and other neighborhoods.

The HEU does not propose any development. However, the creation of new housing as facilitated by the HEU could increase the volume of residents that may use public parks. Future development would be required to comply with Victorville Municipal Code, Title 16, Chapter 5, Article 1, Section 16-5.01.080, Development Impact Fee, which would offset impacts of new development on the City's parks and recreation facilities. Impacts would be less than significant.

Other public facilities?

Less Than Significant Impact. The HEU would not propose any specific development. However, the creation of new housing as facilitated by the HEU could increase the volume of residents that may use other public facilities, including the Civic Center Planning Area and Victorville City Library. As part of the Victorville General Plan 2030 EIR (City of Victorville 2008b), the City would update its planning for libraries and community centers at least once every 5 years, beginning in 2010. The plans shall be based on the most current City population and total dwelling unit projections and consider the spatial need for libraries and community centers throughout the City. The plans would be incorporated into the City's capital improvements program process. In addition, each future development would be subject to CEQA review and evaluation of potential impacts on public facilities. Therefore, impacts would be less than significant.

2.4.16 Recreation

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<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"/>

Environmental Setting

Outdoor recreation resources in the City include public parks, public golf courses, public access lakes, bicycle paths and pedestrian trails, and ground-level linkages between recreation areas and urbanized places. Per the Victorville General Plan 2030, the City currently maintains 198.4 acres of parkland, including two public golf courses.

Impact Analysis

- 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?**

Less Than Significant Impact. Future residential development anticipated during the HEU relies on existing Victorville General Plan 2030 land use designations, which could result in the increase in demand for parks and recreation facilities. Victorville Municipal Code, Title 16, Chapter 5, Article 1, Section 16-5.01.080, Development Impact Fee, requires that all new residential development pay a fee to ensure that the parkland and recreational facility standards established by the City are met with respect to the additional needs created by such development. Future residential development would be required to pay the fee before the issuance of building permits. Therefore, the project would not result in an increase in 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. Impacts would be less than significant.

- 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?**

Less Than Significant Impact. As previously identified, an increase in demand for existing recreational resources may be anticipated with any residential development facilitated by the HEU. The HEU would not specifically include any proposals for future construction or expansion of recreational facilities. A proposed recreational facility would be subject to CEQA review of any adverse physical effects on the environment. Impacts would be less than significant.

2.4.17 Transportation

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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. 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"/>

Environmental Setting

The City's circulation system is composed of freeways and their interchanges; arterial, collector, and local streets; public transportation; and non-motorized transportation. In addition to these facilities and services, implementation and management of the circulation system include parking policies and goods and freight movement. Four major roadway facilities serve the City: Interstate 15, U.S. Route 395, State Route 18; and Historic U.S. Route 66.

Impact Analysis

a. Would the project conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

Less Than Significant Impact. The proposed project consists of an updated assessment of housing needs in the City and changes to the policies and procedures the City uses in addressing those needs. Future development facilitated as a result of the HEU consistent with Victorville General Plan 2030 land use designations may result in an increase in vehicle trips that would have the potential to impact the circulation system.

However, the HEU would not propose any programs, policies, or ordinances that are inconsistent with current regulations described in the Victorville General Plan 2030 Circulation Element. Future development under the HEU would be required to comply with all goals, policies, and objectives addressing the City circulation system. These include maintaining a level of service D or better at intersections, except in certain high-activity areas designated by the Planning Commission where a level of service E is acceptable (Policy 1.1.1), and requiring new development and redevelopment projects to bear responsibility for the traffic system improvements necessary to mitigate the project's significant impacts at affected intersections concurrently with construction of such projects. In addition, the Circulation Element contains goals

and policies for encouraging complete streets and the expansion of multimodal transportation (Goal 2, Policy 2.2.1). Future development would be required to be consistent with City standards, including Victorville Municipal Code, Title 16, Development Code, which adopts the CBC standards and regulations related to access and circulation and would be subject to review by the City during final design to ensure adherence to local requirements for internal site circulation and site access. Due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to City policies, plans, or programs supporting alternative transportation. In addition, the HEU would contain several policies that would reduce transportation impacts from future projects, including promoting infill development (HE-C.1), encouraging infill development that includes capital improvements like sidewalk repair and lighting improvements (HE-M.2), and encouraging development that includes active transportation infrastructure like new and wider sidewalks and protected bike lanes. With compliance with the Victorville General Plan 2030 goals and policies and the Victorville Municipal Code, impacts would be less than significant.

b. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less Than Significant Impact. The HEU would not propose any specific development. However, future development facilitated as a result of the HEU consistent with Victorville General Plan 2030 land use designations may result in an increase in vehicle miles that would have the potential to impact the circulation system. The City's Resolution No. 20-031, which establishes Vehicle Miles Traveled (VMT) Analysis Guidelines, was approved and adopted on June 23, 2020, and became effective on July 1, 2020. According to the City's adopted VMT Analysis Guidelines, projects that will not require a VMT analysis can be screened using either the daily vehicle trips generated by the project or the project's land use type. The daily vehicle trip threshold is a net increase of 1,285 or less weekday daily trips. Therefore, future development projects brought forth would be required to adhere to the City's VMT Guidelines, assess VMT impacts, and require project-specific mitigation measures as applicable. Therefore, impacts related to VMT would be less than significant.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The HEU does not propose specific development at this time. Design features of future development would need to be consistent with road design features in the City's existing circulation system. Through the City's environmental review process, future development projects would be evaluated for potential safety impacts due to a geometric design feature or incompatible use. Therefore, impacts would be less than significant.

d. Would the project result in inadequate emergency access?

Less Than Significant Impact. As discussed in Section 2.4.9, the City has prepared its own Emergency Plan in compliance with the State Office of Emergency Services and the Victorville

Municipal Code, and it identifies responses and actions depending on the nature and scope of the disaster. The Victorville General Plan 2030 Safety Element identifies hazards present in the City and briefly focuses on assessing the scope of risk associated with the hazards and emergency preparedness procedures and fire, police, and medical facilities and/or staffing.

Construction activities associated with future residential development associated with the HEU would have the potential to interfere with emergency access and procedures if authorities are not properly notified, or multiple projects are constructed during the same time and multiple roadways used for emergency routes are concurrently blocked. Future housing facilitated under the HEU would be consistent with the current Victorville General Plan 2030 land use designations, and therefore, no changes in the City's existing circulation network are proposed or required under the HEU. However, future housing projects would be subject to site-specific review and would be subject to City regulations regarding street design, site access, and internal emergency access. Compliance would prevent multiple roadways used for emergency routes from being concurrently blocked. Therefore, impacts associated with inadequate emergency access would be less than significant.

2.4.18 Tribal Cultural Resources

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. 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"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Impact Analysis

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

Less Than Significant Impact. The project proposes the adoption of the HEU. Tribal outreach pursuant to AB 52 and SB 18 was initiated on July 22, 2021, with four Tribes (Cabazon Band of Mission Indians, Morongo Band of Mission Indians, San Manuel Band of Mission Indians, and Twentynine Palms Band of Mission Indians). The Native American Heritage Commission provided a list of Tribes who should be contacted for information related to Tribal Cultural

Resources. Additional Tribes and individuals (Kern Valley Indian Community, Morongo Band of Mission Indians, Quechan Tribe of Fort Yuma, San Fernando Band of Mission Indians, San Manuel Band of Mission Indians, and Serrano Nation of Mission Indians) identified by the Native American Heritage Commission were contacted on August 9, 2021.

The Quechan Tribe of Fort Yuma responded to the Tribal outreach and identified that they had no comments on the project and that they deferred to more local Tribes. The San Manuel Band of Mission Indians responded identifying that this effort may impact projects located within Serrano ancestral territory and, therefore, is of interest to the Tribe. They requested additional information concerning the proposed project, which was provided to the Band. No other concerns or responses have been received to date. AB 52 and SB 18 consultation is ongoing and will continue throughout the processing of the project. In addition, future development projects implemented through the HEU would require additional consultation with Native American Tribes in accordance with AB 52. Therefore, impacts would be less than significant.

2.4.19 Utilities and Service Systems

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<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"/>

Environmental Setting

The source of drinking water supply for the VWD is groundwater. The VWD supplies this water by drilling into the ground and withdrawing it using pumps. The water is pumped into tanks above the ground. The water tanks store the water until there is a demand for it, and then it is gravity fed through using water mains/pipes.

The City, through its Public Works Department, provides sewer service to residents and businesses within the City limits. The City owns, operates, and maintains a sanitary sewer collection system including approximately 411 miles of sewers. The City operates a 2.5-million-gallon-per-day wastewater treatment plant. This plant is located at the former George Air Force Base, now known as the SCLA. This plant treats industrial waste from a Dr. Pepper/Snapple bottling plant along with domestic waste from the SCLA and the northwestern area of the City. High-quality recycled water is produced from the plant that is used for irrigation at the SCLA and cooling water for a power generation plant. The remainder of wastewater from the City flows through the Victor Valley Wastewater Reclamation Authority wastewater treatment plant.

City-owned storm drainage systems include drain pipes, catch basins, and drainage channels. Curb and gutter, drainage channels, dirt roads, and dirt shoulders lead to a catch basin with drain pipes crossing roads that flow toward the Mojave River.

Impact Analysis

- a. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?**

Less Than Significant Impact. The HEU would not propose any development. Future housing facilitated by the HEU would be expected to connect to the existing domestic water supply system, wastewater infrastructure, and existing stormwater infrastructure. Overall, future housing development construction and operation would result in increased water, wastewater treatment, electric power, natural gas, and telecommunications demands and wastewater and solid waste generation, which would require the expansion or construction of utility infrastructure. Specific projects are unknown at this time and would require CEQA review of any adverse effects on the environment. Therefore, impacts would be less than significant.

- b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?**

Less Than Significant Impact. The VWD would provide water service to future residential development anticipated by the HEU. Future residential development anticipated during the HEU would rely on existing Victorville General Plan 2030 land use designations. According to the Victorville 2015 Urban Water Management Plan, the City is projected to have an adequate supply of water to meet the increase in demand. In addition, the City is projected to have enough water to meet demand during single-dry year and multiple-dry year scenarios (City of Victorville 2015).

No specific development would be proposed as part of the HEU. New residential development would be required to undergo separate environmental review, including analysis of water supply impacts. All new residential development is required to comply with applicable state and local laws and regulations governing conservation of water supply resources. Sufficient water supplies are available to supply the net increase in water demand anticipated as a result of implementation of the HEU. Impacts would be less than significant.

- c. Would the project 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?**

Less Than Significant Impact. The City operates a 2.5-million-gallon-per-day wastewater treatment plant. The remainder of wastewater from the City flows through the Victor Valley Wastewater

Reclamation Authority wastewater treatment plant. Based on the Victorville 2016 Sewer Master Plan, the City's wastewater treatment facility has adequate capacity to serve additional units facilitated by the HEU as part of the City's anticipated Victorville General Plan 2030 buildout population. Development facilitated by the HEU would be consistent with the adopted Victorville General Plan 2030 and land use designations. Impacts would be less than significant.

d. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. According to the Victorville General Plan 2030, non-hazardous solid and liquid waste generated in the City is currently deposited in the Victorville Landfill, which is northeast of the City at 17080 Stoddard Wells Road. Based on information provided by the California Department of Resources Recycling and Recovery (CalRecycle), Victorville Landfill has a maximum daily throughput of 3,000 tons per day and a remaining capacity of 79,400,000 cubic yards (CalRecycle 2021). It is anticipated that this landfill will have sufficient permitted capacity to service solid waste generated by future residential development facilitated by the HEU. Impacts would be less than significant.

e. Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact. The HEU does not propose any specific development. However, construction activities for future development would be subject to conformance with relevant federal, state, and local requirements related to solid waste disposal. Specifically, future projects would be required to demonstrate compliance with the California Integrated Waste Management Act of 1989 (AB 939), which requires all California cities to "reduce, recycle, and reuse solid waste generated in the state to the maximum extent feasible." AB 939 requires that at least 50 percent of waste produced is recycled, reduced, or composted. Local jurisdictions, including the City, are monitored by the state (CalRecycle) to verify if waste disposal rates set by CalRecycle are being met that comply with the intent of AB 939. Future projects would also be required to demonstrate compliance with CALGreen, which includes design and construction measures that act to reduce construction-related waste through material conservation measures and other construction-related efficiency measures. Compliance would be verified by the City through review of project plans and specifications. Lastly, the future projects would be subject to compliance with all applicable solid waste handling, processing, and disposal requirements stipulated in Title 6, Chapter 6.36, Solid Waste Services, of the Victorville Municipal Code.

Therefore, future projects would be required to comply with the City's efforts in reducing solid waste and with solid waste regulations at the state level. As such, impacts would be less than significant.

2.4.20 Wildfire

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

Environmental Setting

According to CAL FIRE Fire Hazard Severity Zone Maps, the City is within a Local Responsibility Area and is not within an area classified as a Very High Fire Hazard Severity Zone.

Impact Analysis

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. As discussed in Section 2.4.9, the City has prepared its own Emergency Plan in compliance with the State Office of Emergency Services and the Victorville Municipal Code, and it identifies responses and actions depending on the nature and scope of the disaster. In addition, the Victorville General Plan 2030 Safety Element includes emergency preparedness.

Construction activities associated with future residential development associated with the HEU would have the potential to interfere with emergency plans and procedures if authorities are not properly notified or multiple projects are constructed during the same time and multiple roadways used for emergency routes are concurrently blocked. Future housing development facilitated by the HEU would increase the number of housing units in the City, which could result in development in areas of the City adjacent to or in fire hazard areas. In the case of a wildfire evacuation, an increase in housing development would incrementally increase vehicular traffic on evacuation routes. Future housing facilitated under the HEU would be consistent with the current Victorville General Plan 2030 land use designations, and therefore, no changes in the City's existing circulation network are

proposed or required under the HEU. However, future housing projects would be subject to site-specific review and would be subject to City regulations regarding street design, site access, and internal emergency access. Compliance would prevent multiple roadways used for emergency routes from being concurrently blocked. Therefore, impacts associated with the physical interference of an Emergency Evacuation Plan would be less than significant.

- b. Would the project, due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?**

Less Than Significant Impact. The HEU would not propose any specific development. However, development of future residential units on candidate sites in Moderate Fire Hazard Severity Zone areas are subject to higher wildfire hazards due to slope and prevailing winds based on the location, which would consequently result in higher fire-related risks to people and structures. To minimize risk from wildfire, future development on the candidate housing sites would be required to comply with the 2019 California Fire Code and the CBC to ensure safety and to not create risk toward humans or structures. Impacts would be less than significant.

- c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?**

Less Than Significant Impact. No specific development is currently proposed. However, future housing consistent with the HEU may require the installation of new water, emergency water, wastewater, stormwater, and natural gas infrastructure and connections to City infrastructure. Any new infrastructure components would be required to comply with applicable CBC and California Fire Code regulations. Therefore, implementation of the HEU would not exacerbate fire risk or result in temporary or ongoing impacts to the environment. Impacts would be less than significant.

- d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?**

Less Than Significant Impact. According to CAL FIRE Fire Hazard Severity Zone Maps, the City is not within or near a State Responsibility Area or within an area classified as a Very High Fire Hazard Severity Zone.

Any future housing development that is fostered by the HEU would be required to adhere to the CBC and other standards and regulations for building designs, which would minimize any potential risks associated with landslides. In addition, future housing would be subject to City and state drainage and stormwater quality requirements that are designed to reduce stormwater runoff from projects sites by promoting infiltrating, minimizing impervious surfaces, and requiring a no-net increase in flow. Therefore, the future development would not expose people or structures to significant risk associated with post-fire landslides, mudflows, and flooding.

2.4.21 Mandatory Findings of Significance

Does the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. 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. 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. Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Note: Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080(c), 21080.1, 21080.3, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; Sundstrom v. County of Mendocino, (1988) 202 Cal.App.3d 296; Leonoff v. Monterey Board of Supervisors, (1990) 222 Cal.App.3d 1337; Eureka Citizens for Responsible Govt. v. City of Eureka (2007) 147 Cal.App.4th 357; Protect the Historic Amador Waterways v. Amador Water Agency (2004) 116 Cal.App.4th at 1109; San Franciscans Upholding the Downtown Plan v. City and County of San Francisco (2002) 102 Cal.App.4th 656.

Impact Analysis

- 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?**

Less Than Significant Impact. The HEU would not propose any specific development. Instead, the HEU would identify action programs that could be implemented to provide additional capacity for future development of dwelling units consistent with state housing law. Implementation of the HEU would not directly remove sensitive vegetation communities or species or eliminate cultural resources because the HEU would not propose specific development projects. Development anticipated by the HEU would be subject to compliance with the regulations and guidelines set forth in the Victorville General Plan 2030, the update to the General Plan (once approved), Victorville Municipal Code, and development review process. Due to the conceptual nature of the future residential development, proposals would require individual assessments of potential

impacts to biological and cultural resources. If necessary, additional mitigation would be required to reduce potential impacts to a less than significant level.

Adoption of the proposed HEU would not significantly 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, 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. Therefore, the proposed HEU's contribution to adverse impacts on wildlife resources, individually or cumulatively, would be less than significant.

- 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)?**

Less Than Significant Impact. The proposed project involves the implementation of the HEU for the City. The HEU would be a policy document designed to assist the City in future planning. Cumulative impacts associated with residential development consistent with Victorville General Plan 2030 land use designations have been evaluated at a program or policy level. In addition, future development facilitated by the HEU would be required to be consistent with many Victorville General Plan 2030 policies aimed at reducing cumulative impacts. Furthermore, through the City's environmental review process, future development projects would be evaluated for potential cumulative impacts. Where needed, appropriate mitigation measures would be required to reduce potential impacts. Therefore, the HEU's contribution to cumulative impacts would be less than significant.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Less Than Significant Impact. The HEU would consist of an updated determination of housing needs in the City and revisions to policies and procedures the City uses in addressing those needs. The HEU would be a policy document designed to assist the City in future planning. The HEU would not propose any specific development. Environmental impacts with the potential to adversely affect people that may result from development have been evaluated at a program or policy level. Due to the conceptual nature of the future residential development, proposals would require individual assessments of potential impacts to hazards and hazardous materials, noise, and other environmental topics that would directly or indirectly affect people. Where needed, appropriate mitigation measures would be required to reduce potential impacts. Therefore, impacts associated with adoption of the HEU would be less than significant.

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Section 3 List of Preparers

3.1 Lead Agency

City of Victorville
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