

Desert Grove Retail Project (PLAN18-00049)

Initial Study



December 2018

INITIAL STUDY

for the

Desert Grove Retail Project
(PLAN18-00049)

Prepared for:

City of Victorville
14343 Civic Drive
Victorville, California 92393

Prepared by:

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December 2018

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1.0 INTRODUCTION

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1.1 DOCUMENT PURPOSE AND SCOPE

This Initial Study addresses potential environmental impacts associated with construction and operation of the Desert Grove Retail (Project). The Project proposes approximately 98,768 square feet of commercial/retail uses. The current site plan concept configures the Project uses as 10 pads.

This Initial Study (IS) is an informational document, providing the City of Victorville decision-makers, other public agencies, and the public with an objective assessment of the potential environmental impacts that could result from the Project. This IS was prepared pursuant to Section 15063 of the California Environmental Quality Act Guidelines (*CEQA Guidelines, Guidelines*).

Although this IS was prepared with consultant support, all analysis, conclusions, findings and determinations presented in the IS fully represent the independent judgment and position of the City of Victorville, acting as Lead Agency under CEQA. In accordance with the provisions of CEQA and the State and local CEQA Guidelines, as the Lead Agency, the City of Victorville is solely responsible for approval of the Project. As part of the decision-making process, the City is required to review and consider the Project's potential environmental effects.

1.2 DISPOSITION OF THIS DOCUMENT

This IS establishes the appropriate scope and focus of environmental analysis for the Project. Based on the findings and conclusions of this IS, potential environmental impacts of the Project will be evaluated within an Environmental Impact Report (EIR).

The IS and accompanying Notice of Preparation (NOP) for the EIR will be available for review for a total of 30 days, and can be reviewed at:

City of Victorville
14343 Civic Drive
Victorville, California 92393

The public is encouraged to contact the City of Victorville for information regarding the Project and related CEQA processes.

1.3 DOCUMENT ORGANIZATION

This IS includes the following sections:

Introduction: Section 1.0 describes the IS CEQA context and format, and summarizes findings of the IS.

Project Description: Section 2.0 describes the Project and its objectives.

Environmental Evaluation: Section 3.0 provides background information regarding the Project and Lead Agency, and presents responses to each of the IS Checklist topics regarding potential environmental impacts of the Project. Answers provided in the Checklist are substantiated qualitatively in all instances, and quantitatively where feasible and appropriate.

Determination: Section 4.0 summarizes the IS results and presents the determination regarding the appropriate CEQA environmental documentation for the Project.

Source information cited within this IS is available through, or by contacting, the City of Victorville Development Department.

1.4 POTENTIAL ENVIRONMENTAL EFFECTS

The analysis presented in this IS indicates that the Project may result in or cause potentially significant effects related to:

- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Noise; and
- Transportation/Traffic.

Consistent with the conclusion and findings of this IS, the Project EIR will evaluate the Project's potential environmental impacts under the topical areas identified above. Additional issues or concerns that may be raised pursuant to the EIR NOP process and/or scoping meeting(s) conducted for the Project will also be evaluated and addressed in the EIR. Additionally, to provide general context for the Project, the Project EIR will include a discussion of Land Use and Planning.

2.0 PROJECT DESCRIPTION

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2.1 OVERVIEW

The proposed Desert Grove Retail Project (Project), including all proposed facilities, supporting improvements, and associated discretionary actions comprise the Project considered in this Initial Study (IS). The Project proposes development of approximately 98,768 square feet of commercial/retail uses. The current site plan concept configures the Project uses as 10 pads.

2.2 PROJECT LOCATION

The approximately 15-acre Project site is located at the southwesterly corner of the US-395/Palmdale Road (SR-18) intersection, in the City of Victorville (City).¹ US-395 and SR-18 at this location comprise the shared boundary between the City of Victorville and the City of Adelanto. The Project location is presented at Figure 2.2-1.

2.3 LAND USES and LAND USE DESIGNATIONS

2.3.1 Existing Land Uses

Existing land uses are illustrated at Figure 2.3-1. The Project site is currently vacant. An existing fast-food restaurant is located at southwesterly corner of the US-395/Palmdale Road (SR-18) and abuts the Project site to the northwest. A commercial trailer polishing use with frontage on US-395 is located southerly adjacent to the Project site. Southerly of this trailer polishing use are vacant properties.

¹ The Project site borders an existing fast-food restaurant that is located at the southwest corner of the US-395/SR-18 intersection. This existing fast-food restaurant is not a part of the Project.

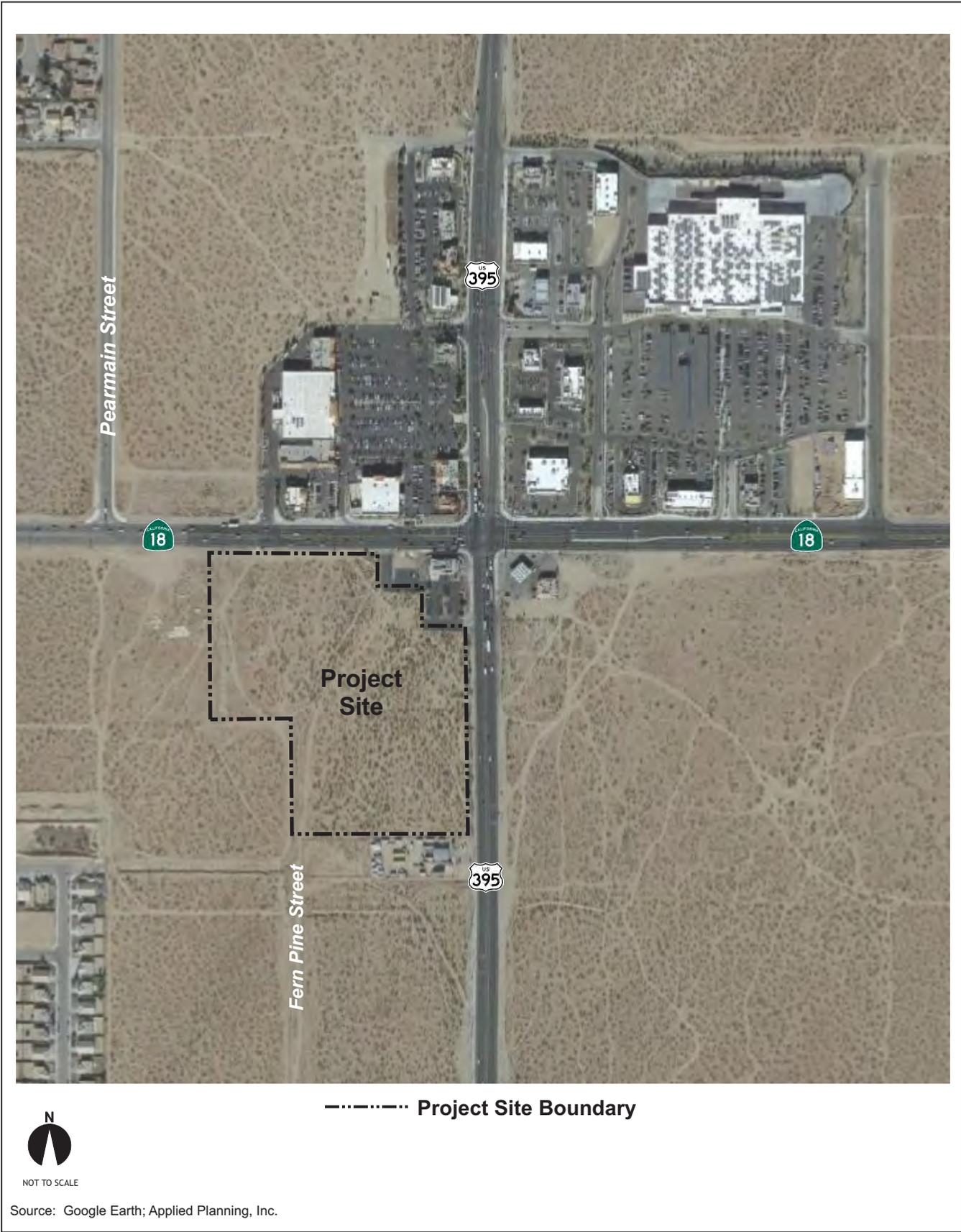


Figure 2.2-1
Project Location



Figure 2.3-1
Existing Land Uses

Northerly of the Project site, across SR-18 at the northwest corner of the US-395/SR-18 intersection, is a commercial/retail shopping center. Northeasterly of the Project site across the US-395/SR-18 intersection are additional commercial/retail uses.

Easterly of the site, across US-395 is a gas station, located at the southeasterly corner of the US-395/SR-18 intersection. Southerly of this gas station and easterly of the Project site, across US-395, are vacant properties.

Properties to the west of the Project site are vacant. Properties located southwesterly of the Project site are developed with single-family residential uses.

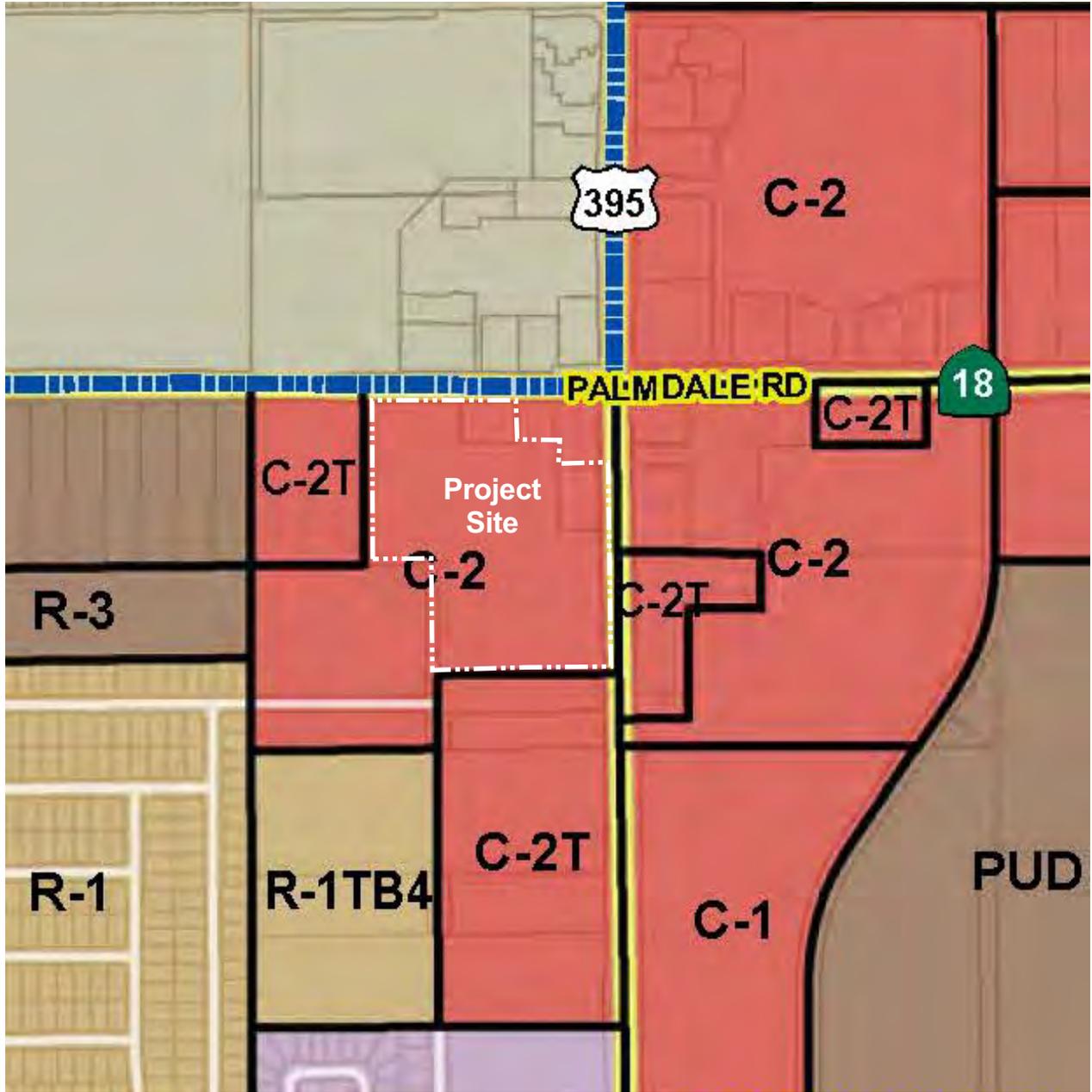
2.3.2 Land Use Designations

Project site and vicinity City of Victorville General Plan (General Plan) Land Use and Zoning designations are presented at Figure 2.3-2. The General Plan Land Use designation of the site is Commercial. Zoning designation of the Project site is C-2 (General Commercial). The Project does not propose or require any General Plan Land Use or Zoning modifications.

2.4 PROJECT ELEMENTS

2.4.1 Site Preparation

Project site preparation activities would be required to conform to requirements of the City of Victorville Municipal Code (Municipal Code Chapter 17.88 - *Grading and Erosion Control*; Chapter 5 - *Building and Fire Regulations*, Article 2: - *Grading Regulations*, et. al.). Prior to approval of a development permit, the Project Applicant would be required to submit soils reports, erosion controls plans, geologic engineering reports, and any other relevant site information determined necessary by the City Building and Fire Official. Site preparation activities would be undertaken consistent with the Project final soils report, geologic engineering report, erosion control plan, and other required reports and plans as reviewed and approved by the City.



GENERAL PLAN LEGEND

- Commercial
- Low Density Residential (5 du/ac)
- High Density Residential (15-20 du/ac)

ZONING LEGEND

- RESIDENTIAL:**
- R-1 Single Family
 - R-3 Multi-Family (15 du/ac)
- COMMERCIAL:**
- C-1 Neighborhood Retail / Service
 - C-2 / C-4 General Commercial
- OTHER:**
- PUD Planned Unit Development
 - *T Transitional



NOT TO SCALE

Source: City of Victorville; Applied Planning, Inc.

Figure 2.3-2
General Plan & Zoning Designations

2.4.2 Site Plan Concept

The Project proposes the development of approximately 98,768 square feet of commercial/retail uses configured as 10 pads, to be constructed in two Phases as summarized below. Table 2.4-1 provides a breakdown of the proposed uses. Figure 2.4-1 presents the Project Site Plan Concept.

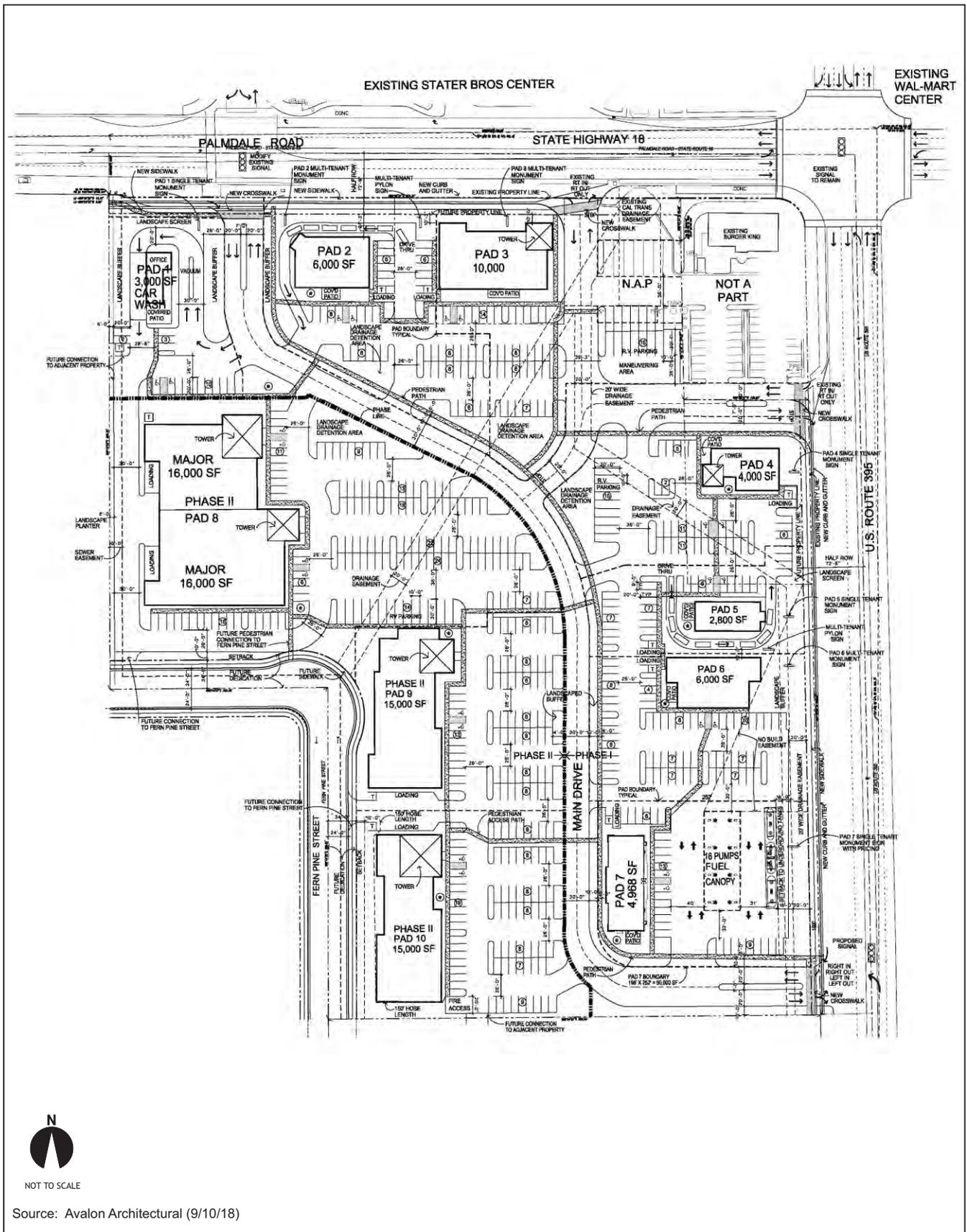
**Table 2.4-1
Proposed Uses**

Pad	Use	Size (square feet)
<i>Phase I</i>		
1	Car Wash	3,000
2	Commercial Retail	3,000
	Fast Food Restaurant	3,000
3	Multi-Tenant Retail	10,000
4	Fast Food Restaurant	4,000
5	Fast Food Restaurant	2,800
6	Fast Food Restaurant	6,000
7	Gas Station w/Convenience Store	4,968
<i>Phase II</i>		
8	Multi-Tenant Retail	32,000
9	Retail Anchor	15,000
10	Retail Anchor	15,000
TOTAL		98,768

2.4.3 Access and Circulation

Access to/from adjacent roads would be provided by four driveways. At the northwesterly corner of the Project site, a new all-way driveway would connect northerly to SR-18. As part of the Project, the existing signal at this location would be modified consistent with City requirements. Easterly of this signalized driveway, an existing driveway would provide right-in/right-out only access from/to SR-18.

At the southeasterly corner of the Project site, a new signalized all-way driveway would connect easterly to US-395. Northerly of this signalized driveway, an existing driveway would provide right-in/right-out only access from/to US-395.



NOT TO SCALE

Source: Avalon Architectural (9/10/18)

Figure 2.4-1
Site Plan

2.4.4 Landscape/Hardscape

Project landscape/hardscape would be required to conform to City requirements for commercial uses (Municipal Code Article 10: - *Commercial Districts*; Sec. 16-3.10.020: - *Development standards*). All final Project landscape/hardscape plans would be subject to review and approval by the City.

2.4.5 Lighting

All Project lighting would be required to conform to City requirements for commercial uses (Municipal Code Article 10: - *Commercial Districts*; Sec. 16-3.10.020: - *Development standards*). All final Project lighting plans would be subject to review and approval by the City.

2.4.6 Signs

All Project signs would be required to conform to applicable City requirements for commercial uses (Municipal Code Article 10: - *Commercial Districts*; Sec. 16-3.10.020: - *Development standards*). All final Project sign plans would be subject to review and approval by the City.

2.4.7 Parking

All Project parking would be required to conform to applicable City requirements for commercial uses (Municipal Code Article 10: - *Commercial Districts*; Sec. 16-3.10.020: - *Development standards*). All final Project parking plans would be subject to review and approval by the City.

2.4.8 Infrastructure/Utilities

Infrastructure and utilities that would serve the Project site are summarized below.

2.4.8.1 Water/Sewer Services

Water service to the Project would be provided by Victorville Water District. All Project water service lines and connections to Water District system would be required to conform to City and Water District requirements. The Project Applicant would also be

required to obtain a “Will-Serve” letter for water service. (see also: <https://www.victorvilleca.gov/government/city-departments/water/for-developers-contractors>)

Wastewater generated at the Project site would be conveyed for treatment at the Victorville Industrial/Wastewater Treatment Plant located at the Southern California Logistics Airport (SCLA). All Project sewer service lines would be required to conform to City requirements (Municipal Code Chapter 10.02 - *Sanitary Sewer Use Ordinance*).

2.4.8.2 Storm Water Management System

The Project storm water management system would be required to incorporate drainage improvements, facilities, and programs to control and treat storm water pollutants. Prior to issuance of grading permits, a detailed Water Quality Management Plan (WQMP) would be required to be submitted to, and approved by, the City. Additionally, a Storm Water Pollution Prevention Plan (SWPPP) would be implemented consistent with the requirements of the City’s National Pollutant Discharge Elimination System (NPDES) Permit (see: Municipal Code Chapter 10.30 - *Storm Water and Urban Runoff Management and Discharge Control*).

2.4.8.3 Solid Waste Management

Solid waste generated by the Project would be collected by Victorville Disposal and disposed of at the Victorville Landfill, operated by the County of San Bernardino Public Works Department. Burrtec Waste Industries, a private contractor, operates the landfill under contract to the County.

2.4.8.4 Utilities

The Project would also be provided natural gas, electrical, telecommunications services. Service providers available to the Project are listed below:

- Natural gas (Southwest Gas Corporation);
- Electricity (SCE); and

- Telecommunications (various private services, including AT&T, Time Warner Communications, and Frontier Communications).

All modification of, and connection to, existing services would be accomplished consistent with City and purveyor requirements. It is noted that to allow for, and facilitate Project construction activities, provision of temporary SCE electrical services improvements would be required. The scope of such temporary improvements is considered to be consistent with, and reflected within the total scope of development proposed by the Project. Similarly, impacts resulting from the provision of temporary SCE services would not be substantively different from, or greater than, impacts resulting from development of the Project in total.

2.4.8.5 Public Services

Fire protection and emergency medical services for the Project would be provided by the Victorville Fire Department. Police protection services for the Project would be provided by the Victorville Police Department via contract with the San Bernardino County Sheriff.

The City also provides or facilitates provision of a range of other services that would be generally available to the Project patrons and employees. These services include, but are not limited to: educational services, library services, arts and entertainment, and human services.

2.4.8.6 Energy Efficiency/Sustainability

Energy-saving and sustainable design features and operational programs would be incorporated in the Project facilities pursuant to California Green Building Standards Code (CALGreen; CCR, Title 24, Part 11) as implemented by the City of Victorville.

General Plan Policy 7.1.1, Implementation Measure 7.1.1.4, requires that the Project generate “electricity on site to [the] maximum extent feasible” (General Plan, p. R-31). Prior to final site plan approval and issuance of the first building permit, Project design(s) providing for on-site energy production would be documented and verified as part of the

City's development review processes. Compliance with the General Plan on-site energy production requirements would be verified by the City prior to issuance of a Certificate of Occupancy.

General Plan Policy 7.2.1, Implementation Measure 7.2.1.5, requires the Project "to be 15 percent more efficient than 2008 Title 24 Standards" (General Plan, p. R-31). Prior to final site plan approval and issuance of the first building permit, Project building/facility energy efficiencies would be documented as part of the City's development review processes. Compliance with General Plan energy efficiency requirements would be verified by the City prior to issuance of a Certificate of Occupancy.

2.4.8.7 Construction Traffic Management Plan

Temporary and short-term traffic detours and traffic disruptions could result during Project construction activities including implementation of access and circulation improvements noted above. Accordingly, the Project Applicant would be responsible for the preparation and submittal of a construction area traffic management plan (Plan) to be reviewed and approved by the City. Typical elements and information incorporated in the Plan would include, but would not be limited to:

- **Name of on-site construction superintendent and contact phone number.**
- **Identification of Construction Contract Responsibilities** - For example, for excavation and grading activities, describe the approximate depth of excavation, and quantity of soil import/export (if any).
- **Identification and Description of Truck Routes** - to include the number of trucks and their staging location(s) (if any).
- **Identification and Description of Material Storage Locations (if any).**
- **Location and Description of Construction Trailer (if any).**

- **Identification and Description of Traffic Controls** - Traffic controls shall be provided per the Manual of Uniform Traffic Control Devices (MUTCD) if the occupation or closure of any traffic lanes, parking lanes, parkways or any other public right-of-way is required. If the right-of-way occupation requires configurations or controls not identified in the MUTCD, a separate traffic control plan must be submitted to the City for review and approval. All right-of-way encroachments would require permitting through the City.
- **Identification and Description of Parking** - Estimate the number of workers and identify parking areas for their vehicles.
- **Identification and Description of Maintenance Measures** - Identify and describe measures taken to ensure that the work site and public right-of-way would be maintained (including dust control).

The Plan would be reviewed and approved by the City prior to the issuance of building permits. The Plan and its requirements would also be provided to all contractors as one required component of building plan/contract document packages.

2.4.8.8 Project Opening Year

Under Opening Year Conditions, all Project facilities are assumed to be occupied and fully operational. For analytic purposes, a Project Opening Year of 2019 is assumed.

2.5 PROJECT OBJECTIVES

Project Objectives include the following:

- Create a new mix of uses that capitalizes on the site's location in proximity to surrounding commercial retail facilities;
- Provide a commercial retail shopping center that serves the local market area and beyond;

- Attract new customers and retailers to the City of Victorville;
- Transition the Project site from its current unimproved state to a commercial development, with resulting new fiscal benefits to the City of Victorville. Benefits will include new sales tax revenues and increased property tax revenues; and
- Provide a commercial development that creates new jobs for City residents.

2.6 DISCRETIONARY APPROVALS AND PERMITS

Discretionary actions, permits and related consultation(s) necessary to approve and implement the Project include, but are not limited to, the following.

2.6.1 Lead Agency Discretionary Actions and Permits

CEQA Guidelines Section 15124 states in pertinent part that if “a public agency must make more than one decision on a project, all its decisions subject to CEQA should be listed...” Requested decisions, or discretionary actions, necessary to realize the Desert Grove Retail Project would include the following:

- Certification of the Desert Grove Retail Project EIR;
- Approval of Tentative Parcel Map(s);
- Approval(s) of Conditional Use Permits;
- Site Plan Approval(s);
- Approval of Infrastructure Improvement Plans including, but not limited to: roads, sewer, water, and storm water management systems; and

- Various other City of Victorville construction, grading, and encroachment permits are required to allow implementation of the Project facilities.

2.6.2 Other Agency Consultation and Permits

Anticipated consultation(s) and permits from agencies (other than the City) necessary to realize the Project would likely include, but are not limited to, the following:

- Consultation with requesting Tribes as provided for under *AB 52, Gatto. Native Americans: California Environmental Quality Act*; and *SB 18, Burton. Traditional tribal cultural places*.
- Permitting by/through the Mojave Desert Air Quality Management District (MDAQMD) for certain equipment or land uses that may be implemented within the Project area; and
- Various construction, grading, and encroachment permits allowing implementation of the Project facilities.

3.0 ENVIRONMENTAL EVALUATION

3.0 ENVIRONMENTAL EVALUATION

3.1 PROJECT TITLE

Desert Grove Retail Project

3.2 LEAD AGENCY NAME AND ADDRESS

City of Victorville

14343 Civic Drive

Victorville, CA 92393

3.3 PROJECT APPLICANT

Thomas W. Hawksworth

Blue Peak Engineering, Inc.

18543 Yorba Linda Blvd., Suite 235

Yorba Linda, CA 92886

3.4 PROJECT LOCATION

The approximately 15-acre Project site is located at the southwesterly corner of the US-395/Palmdale Road (SR-18) intersection, in westerly portion of the City of Victorville.¹ US-395 and SR-18 at this location comprise the shared boundary between the City of Victorville and the City of Adelanto. Please refer also to IS Section 2.0, Figure 2.2-1.

3.5 EXPLANATION OF CHECKLIST CATEGORIES

CEQA suggests format and content for environmental analyses, including topical checklists to assist in evaluation of a project's potential environmental effects. The

¹ The Project site borders an existing fast-food restaurant located at this intersection. This existing fast-food restaurant is not a part of the Project.

Checklist presented in this Section follows the Checklist format and presentation of information identified in the *CEQA Guidelines*, Appendix G.

3.5.1 EXPLANATION OF CHECKLIST CATEGORIES

Potential environmental effects of the Project are classified and described within the Checklist under the following general headings:

- “No Impact” applies where the impact does not apply. For example, if the project site does not evidence mineral resources; and the project would not otherwise affect mineral resources, then the item asking whether the project would result in the loss of availability of a known mineral resource would be marked “no impact.”
- “Less-Than-Significant Impact” applies where the impact would occur, but the magnitude of the impact is considered insignificant or negligible. For example, project impacts that are addressed by existing law, regulations, policies, programs, etc.; or that would not exceed applicable thresholds would be “less-than-significant.”
- “Less-Than-Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less-Than-Significant Impact.” Under these topical issues, mitigation measures addressing potentially significant impacts are proposed, and the mitigated impact significance is identified.
- “Potentially Significant Impact” applies where the project has the potential to cause a significant and unmitigable environmental impact. If there are one or more items marked as “Potentially Significant Impact,” an EIR is required.

3.6 INITIAL STUDY CHECKLIST AND SUBSTANTIATION

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
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, rocks, outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a, b) *Less-Than-Significant Impact.* There are no designated scenic vistas nor significant natural features within the Project site, or in the vicinity of the Project site. There are no historic resources, State scenic highways, rock outcroppings, or other notable visual resources within, or proximate to, the Project site. Neither are there any such off-site resources that would potentially be affected by the Project. No historic buildings exist within the Project site, and the Project does not propose or require actions or activities that would affect any off-site historic buildings.

However, two Joshua trees have been documented on-site and are locally protected per the City of Victorville Preservation and Removal of Joshua Trees ordinance, codified at Title 13, Chapter 13.33 of the City’s Municipal Code. Future development within the

Project area that would result in removal of any protected Joshua trees would provide mitigation to compensate for tree losses and would be required to be consistent with requirements as outlined within the Preservation and Removal of Joshua Trees ordinance.

Based on the preceding, the potential for the Project to have a substantial adverse effect on a scenic vista; or substantially damage scenic resources, including, but not limited to trees, rocks, outcroppings, and historic buildings within a state scenic highway is considered less-than-significant.

c) *Less-Than-Significant Impact.* The City of Victorville General Plan Land Use designation of the Project site is Commercial. Zoning designation of the Project site is C-2 (General Commercial). The Project uses are allowed under the site's current General Plan Commercial Land Use designation and are permitted or conditionally permitted the site's C-2 Zoning designation. The preliminary Project design concepts reflect and respond to standards for the City's C-2 Zone District established at Municipal Code Article 10: - *Commercial Districts*. Final Project designs would be subject to the City's Site Plan development and review processes (see Municipal Code Article 1: - *Site Plan Review*), acting to ensure conformance with City development standards.

The Project proposes development of conventional commercial/retail uses in an urban context. Adjacent commercial properties are developed with similar uses. The Project would be visually compatible with existing and anticipated development in its vicinity.

Projects that are allowed land uses and that conform to City development standards are not considered to degrade existing visual conditions. Based on the preceding discussion, the potential for the Project to substantially degrade the existing visual character or quality of the site and its surroundings is considered less-than-significant.

d) *Less-Than-Significant Impact.* The Project would introduce new sources of light to the subject site and vicinity. Light sources would include, but would not be limited to: new traffic signals, parking lot lighting, lighting of facilities for aesthetic and security purposes, and illuminated signs.

The Project is located in an urban area of the City. Similar commercial/retail land uses and associated commercial lighting characteristics currently exist in the Project vicinity. Further, the Project site and vicinity properties are exposed to existing light overspill from nighttime traffic along adjacent roadways (US-395, SR-18). As such, it is unlikely that conventional commercial/retail lighting and illuminated operations realized under the Project would discernibly, much less adversely, affect ambient light conditions.

It is further noted that all development proposed by the Project would be required to conform with applicable lighting standards of the City’s C-2 Zone District, including types, locations, and orientation of Project lighting fixtures and illuminated features. Through established Site Plan review processes, the City would ensure that final design of the Project precludes or effectively minimizes potential light/glare overspill onto adjacent properties or roadways.

As supported by the preceding discussion, lighting that may be implemented by the Project is not anticipated to noticeable or adversely affect ambient light levels in the area. The potential for the Project to create a new source of substantial light or glare, which would adversely affect the day or nighttime views in the area is therefore considered less-than-significant.

Sources: City of Victorville General Plan; City of Victorville Municipal Code; Desert Grove Retail Project Preliminary Plans.

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

II. AGRICULTURE AND FOREST RESOURCES - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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 in Forest Protocols adopted by the California Air Resources Board. Would the Project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a) *No Impact.* No portions of the Project site are currently under active cultivation, nor are the Project site or surrounding properties designated as farmland of local,

regional or statewide importance. Based on the preceding, the Project would have no potential to convert Farmland to non-agricultural uses.

b) *No Impact.* The subject site is not zoned for agricultural uses, nor designated for agricultural purposes by the City’s General Plan. Further, no Williamson Act contracts are in place for the proposed Project site. Based on the preceding, the Project would have no potential to conflict with existing zoning for agricultural uses, or conflict with Williamson Act contracts.

c, d) *No Impact.* No timberland or forest land uses, or properties zoned for timberland or forest land use are located on the Project site or its the vicinity. The Project does not propose or require facilities or uses that would otherwise potentially affect timberland or forest lands.

Based on the preceding, the Project would have no potential to conflict with existing zoning for, or cause rezoning of, forest land; or result in the loss of forest land or conversion of forest land to non-forest use.

e) *No Impact.* Please refer to discussions at Items II. a – c).

Sources: City of Victorville General Plan; City of Victorville Municipal Code; Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
<p>III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:</p> <p>a) Conflict with or obstruct implementation of the applicable air quality plan?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a) *Potentially Significant Impact.* The Project site is located within the Mojave Desert Air Basin (MDAB), under the jurisdiction Mojave Desert Air Quality Management District (MDAQMD, District). The District has jurisdiction over the desert portion of San Bernardino County and the far eastern end of Riverside County. This region includes the incorporated communities of Adelanto, Apple Valley, Barstow, Blythe, Hesperia, Needles, Twentynine Palms, Victorville, and Yucca Valley. The District has primary responsibility for regulating stationary sources of air pollution located within its jurisdictional boundaries. To this end, the District implements air quality programs required by state and federal mandates, enforces rules and regulations based on air pollution laws and educates businesses and residents about their role in protecting air quality. Development of the Project could result in the production of additional criteria air pollutants which may interfere with, or obstruct, the District's implementation of the Air Quality Management Plan. These potential impacts will be addressed in the EIR, and mitigation measures will be developed to address any potentially significant impacts.

b – d) *Potentially Significant Impact*. Project construction activities would be sources of fugitive dust and construction vehicle emissions. Additionally, the developed Project would generate vehicular trips and associated vehicular-source air pollutant emissions. Ongoing occupation and use of Project facilities would result in energy consumption, primarily associated with heating and air conditioning, which will also generate air pollutant emissions.

A City-approved Project air quality study has not yet been prepared. Project construction-source and operational-source air pollutant emissions are therefore considered to have the potential to violate applicable air quality standards; could contribute substantially to an existing or projected air quality violation; could result in a cumulatively considerable net increase of non-attainment criteria pollutants; and could expose sensitive receptors to substantial pollutant concentrations. These potential impacts will be evaluated in the Project EIR.

e) *Less-Than-Significant Impact*. Temporary, short-term odor releases may result from Project construction activities. Potential sources of odors would include, but would not be limited to: asphalt/paving materials, glues, paint, and other architectural coatings. Construction-source odor impacts are reduced to levels that would be less-than-significant by established requirements for a material handling and procedure plan. The plan identifies odor sources, odor-generating materials and quantities permitted on site, and isolation/containment devices or mechanisms to prevent significant release of odors.

Long-term operations of the Project would include commercial uses that are not anticipated to create significant objectionable odors. All wastes would be disposed of in covered receptacles and routinely removed, thereby limiting the escape of odors to the open air. It is expected that odors associated with the proposed land uses would quickly dissipate and would not adversely affect adjacent properties.

Additionally, the Project would be subject to MDAQMD Rule 402, prohibiting discharge of “air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public, or which endanger

the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.”

Based on the preceding discussion, the potential for the Project to create objectionable odors affecting a substantial number of people is considered less-than-significant.

Sources: Western Mojave Desert Air Quality Management Plans; MDAQMD Rules; Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. Would the Project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a – e) *Potentially Significant Impact.* The site is vacant and may contain sensitive habitat or sensitive species. A City-approved Project biological resources study has not yet been prepared. Pending completion of the Project biological resources study, the potential for the Project to adversely affect biological resources is considered potentially significant.

f) *No Impact.* No resources protected by local ordinances or policies are present on site. The Project site is located within the West Mojave Plan (WMP) Area. However, the City of Victorville is not a signatory to the WMP. The Project site is also located within the area covered under the Desert Renewable Energy Conservation Plan (DRECP), however, because the Project does not include development of renewable energy, the DRECP is not applicable to this Project. On this basis, the Project does not have the potential to conflict with any applicable habitat conservation plan or natural communities conservation plan.

Sources: Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
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V. CULTURAL RESOURCES. Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a – c) *Potentially Significant Impact.* There are no known historical, archaeological, or paleontological resources within the Project site. However, detailed surveys confirming the presence or absence of these resources have not been conducted. A City-approved Project cultural resources survey has not yet been prepared. Pending completion of the Project cultural resources survey, the potential for the Project to cause a substantial adverse change in the significance of a historical resource or archaeological resource, or directly or indirectly destroy a unique paleontological resource or site or unique geologic feature is considered potentially significant.

d) *Less-Than-Significant Impact.* The likelihood of encountering human remains in the course of Project development is minimal. Further, as required by California Health and Safety Code Section 7050.5, should human remains be found, no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains were found to be prehistoric, the coroner would coordinate with the California Native American Heritage Commission as required by State law. Based on compliance with these existing regulations, the potential for the Project to disturb any human remains, including those interred outside of formal cemeteries is considered less-than-significant.

Sources: Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VI. GEOLOGY AND SOILS. Would the Project:				
a) Expose people or structures to 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a. i) *Less-Than-Significant Impact.* There are no known or suspected fault traces located within Victorville (Victorville General Plan EIR [General Plan EIR], p. 5.6-15) The nearest known fault is the Helendale fault, located northerly of the Southern California Logistics Airport (SCLA), and is more than 5 miles distant from the Project site.

No faults within or near the City have been placed within an established Alquist-Priolo Earthquake Fault Zone. Neither is the Project site located within an Alquist-Priolo Special Study Zone. The Project does not propose uses or activities that would contribute to or exacerbate any existing fault hazard conditions.

Based on the preceding, the potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving rupture of a known earthquake fault is therefore considered less-than-significant.

a. ii, a. iii; c; d) *Potentially Significant Impact.* The Project site is located in a region known to be seismically active and seismic ground-shaking can be anticipated during an earthquake event. To minimize the potential effects of earthquakes and groundshaking, new development projects within California are required to incorporate seismic engineering designs consistent with Uniform Building Code (UBC) and California Building Code (CBC) requirements.

As part of the City's standard review and approval of processes, any new development must provide a development- and site- specific geotechnical study for review and approval by the City Engineer. Geotechnical studies as reviewed and approved by the City reflect appropriate seismic engineering and design requirements for the development under consideration. A City-approved Project geotechnical investigation has not yet been prepared.

Pending completion of the Project geotechnical investigation it is assumed the Project site may be substantively constrained or adversely affected by geologic/soils conditions. The Project may therefore expose people or structures to potential substantial adverse effects

involving strong seismic ground shaking; expose people or structures to seismic-related ground failure, including liquefaction; may be located on a geologic unit or soil that is unstable; or may be located on expansive soils. These potential impacts will be evaluated in the Project EIR.

a. iv) *Less-Than-Significant Impact.* Within the City, landslides are not at issue as most of the area is characterized by gently sloping topography of less than 9% grade (General Plan EIR, p. 5.6-16). The Project does not propose or require construction of substantive slopes. The Project site is not otherwise affected by substantive slopes.

Based on the preceding, the potential for the Project to expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving landslides is considered less-than-significant.

b) *Less-Than-Significant Impact.* Project construction activities would temporarily expose underlying soils, thereby increasing their susceptibility to erosion until the Project is fully implemented. Potential erosion impacts incurred during construction activities are mitigated below the level of significance through the Project's mandated compliance with a City-approved Storm Water Pollution Prevention Plan (SWPPP). Further, the Project does not propose to significantly alter existing topography and would not substantively affect existing erosion conditions. As supported by the preceding discussions, the potential for the Project to result in substantial soil erosion or the loss of topsoil is considered less-than-significant.

e) *No Impact.* No septic tanks or other alternative wastewater disposal systems are proposed as part of the Project. The Project does not propose or require facilities or programs that would substantively affect off-site septic systems or alternative waste water disposal systems. On this basis, there is no potential for the Project to result in or cause adverse impacts associated with septic systems or alternative waste water disposal systems.

Sources: City of Victorville General Plan; City of Victorville General Plan EIR; City of Victorville Municipal Code; Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a, b) *Potentially Significant Impact.* A City-approved Project greenhouse gas (GHG) emissions study has not yet been prepared, nor has the required City GHG Screening Table yet been completed. The Project could therefore generate greenhouse gas (GHG) emissions that may have a significant impact on the environment; or that may conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. These are potentially significant impacts that will be addressed in the Project EIR.

Sources: Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, would the project result in a safety hazard for the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for the people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) 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"/>
h) Expose 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 residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a) *Less-Than-Significant Impact.* Project construction activities may result in the temporary presence of potentially hazardous materials including, but not limited to, fuels and lubricants, paints, solvents, and other construction-related materials on-site.

Additionally, Project operations may involve use of various common, commercially available, pre-packaged hazardous building and landscape maintenance products, certain of which may be considered potentially hazardous.

A stringent regulatory system has evolved around the use, storage and disposal of potentially hazardous materials associated with Project construction and operations. The Project would be required to comply with applicable regulations addressing storage, use, and disposal/recycling of hazardous or potentially hazardous materials.

More specifically, under the California Unified Hazardous Waste and Hazardous Material Management Regulatory Program, (Chapter 6.11, Division 20, Section 25404 of the Health and Safety Code), hazards/hazardous materials management is addressed locally through the Certified Unified Program Agency (CUPA). The CUPA is required to consolidate, coordinate, and make consistent the administrative requirements, permits, fee structures, and inspection and enforcement activities within its jurisdiction. The CUPA for the City of Victorville is the San Bernardino County Fire Department.

Mandated compliance with regulations governing hazardous materials would minimize or preclude potential hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.

As supported by the preceding discussions, the potential for the Project to create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials is considered less-than-significant.

b, d) *Potentially Significant Impact.* A City-approved Project Phase I Environmental Assessment (Phase I ESA) has not yet been prepared. Potential hazards or hazardous materials conditions affecting the Project site are unknown at this time. Pending completion of a site-specific Phase I Environmental Assessment it is assumed that the Project site could be affected by conditions that may create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment. Additionally, it is not known if the Project site is a listed hazardous materials site, or could affect or be

affected by a listed hazardous materials site or sites. These are potentially significant impacts that will be addressed in the Project EIR.

c) *No Impact.* The Project site is located approximately 0.5 miles from the nearest school (the Vista Verde Elementary School, located approximately 0.5 miles south of the Project site). The Project does not include elements or aspects that would create or otherwise result in hazardous emissions. The Project would therefore have no potential to generate hazardous emissions or involve hazardous materials handling within one-quarter mile of an existing or proposed school.

e, f) *Less-Than-Significant Impact.* The Southern California Logistics Airport, located approximately 5 miles northerly of the subject site, is the nearest airport facility. No other public or private airstrips exist, or are proposed proximate to the Project. Due to physical separation between the Project site and the closest airport facilities, as well as land use regulations which preclude or restrict development within airport approach/departure zones, potential air safety impacts are considered less-than-significant.

g) *Less-Than-Significant Impact.* The Project does not propose or require permanent alteration of vehicle circulation routes. Nor does the Project propose or require facilities or operations that would interfere with any identified emergency response or emergency evacuation plan. In accordance with City policies, coordination with the local fire and police departments during construction would ensure that potential interference with emergency response and evacuation efforts are avoided. Further, potential temporary traffic/access disruption that may during Project construction would be addressed through the implementation of the Project Construction Traffic Management Plan (see: IS MND Section 2.0, *Project Description*; 2.4.8.7, *Construction Traffic Management Plan*). The potential for the Project to impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan is therefore considered less-than-significant.

h) *Less-Than-Significant Impact.* Fire protection services for the Project site and vicinity are currently available through the Victorville Fire Department. Urban fire hazards within the City are largely related to structural fires, and are typically due to carelessness

and/or negligence. Adherence to local fire department building and site design requirements, and compliance with codified fire protection and prevention measures during construction and operation of the Project are required. On this basis, the potential for the Project to expose people to, or result in, increased fire hazards in areas with flammable brush, grass, or trees is determined to be less-than-significant.

Sources: City of Victorville General Plan; California Unified Hazardous Waste and Hazardous Material Management Regulatory Program; Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of the pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of the existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a) *Less-Than-Significant Impact.* Project construction activities have the potential to impact surface water quality as the result of soil erosion during grading and soil stockpiling, and subsequent siltation. Post-construction Project operations could also affect area water quality through storm water discharge and conveyance of typical urban surface pollutants (e.g., solids; oxygen-demanding substances; nitrogen and phosphorus; pathogens; petroleum hydrocarbon; metals; synthetic organics) to receiving waters.

Discharge of pollutants from the Project site and all areas of the City would be minimized through compliance with requirements of the City Municipal Code (Chapter 10.30 - *Storm Water and Urban Runoff Management And Discharge Control*, et al.); and conformance with

programs and performance standards established under the National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer System Permit (MS4 permit) issued by the California Water Resources Control Board, Santa Ana Region. The San Bernardino County Flood Control District (District), San Bernardino County, and the 16 incorporated cities in the Santa Ana River watershed (including the City of Victorville) are Co-Permittees under the MS4 Permit. The San Bernardino County Flood Control District has been designated “Principal Permittee” under the MS4 Permit and administers and coordinates many of the permit requirements on behalf of all the Permittees.

Consistent with MS4 Permit requirements, the Applicant would be required to develop and implement a construction Storm Water Pollution Prevention Program (SWPPP) acting to reduce and control potential erosion, siltation, and discharge of pollutants during Project construction.

Post-construction Project operations would comply with the Project’s mandated City-approved Water Quality Management Plan (WQMP) to minimize storm water pollutants of concern and document implementation of required BMPs.

Compliance with City requirements to include required implementation of the Project SWPPP and WQMP would ensure that construction and operation of the Project would not violate any water quality standards or waste discharge requirements. Based on the preceding discussion, the Project’s potential to violate any water quality standards or waste discharge requirements is considered less-than-significant.

b) *Less-Than-Significant Impact.* Development of the Project would not contribute to groundwater depletion, nor discernibly interfere with groundwater recharge. The Project site is currently served by the municipal water system; the Project does not propose or require direct withdrawal of groundwater. Further, construction proposed by the Project would not involve substructures or other intrusions at depths that would significantly impair or alter the direction or rate of flow of groundwater. The Project site is not a designated groundwater recharge area and the Project does not propose or require facilities or actions that would otherwise affect designated groundwater recharge areas.

Based on the preceding discussions, the potential for the Project to substantially deplete groundwater supplies or interfere substantially with groundwater recharge is considered less-than-significant.

c, d, e) *Potentially Significant Impact.* Preliminary development concepts for the Project do not yet include a City-approved hydrology study or storm water management plan. Pending completion of the Project hydrology study and storm water management plan, it is assumed the Project may require substantive alteration of existing drainage patterns and could result in a substantial increase in developed storm water discharges. These are potentially significant impacts that will be addressed in the Project EIR.

f) *Less-Than-Significant Impact.* The City operates a 2 1/2 million gallon per day wastewater treatment plant located at the Southern California Logistics Airport (SCLA). The Project is located within the Victorville Industrial/Wastewater Treatment Plant (IWWTP) boundary and therefore, wastewater generated by the Project would be conveyed by the municipal sewer system for treatment at the IWWTP. The IWWTP provides tertiary treatment, minimizing the potential for treated wastewater effluent to adversely affect area water quality.

Storm water runoff from the Project area may include small amounts of oils from paved areas and other chemicals which may cumulatively result in degradation of off-site surface waters and could eventually affect receiving waters. Compliance with applicable MS4 Permit requirements supported by the Project's required WQMP minimizes the potential for storm water discharges from the Project site to adversely affect area water quality. The Project does not propose or require facilities or operations that would otherwise result in potentially significant water quality impacts.

Based on the preceding, the potential for the Project to otherwise substantially degrade water quality is considered less-than-significant.

g, h) *No Impact.* Residential uses are not proposed as part of the Project. Additionally, as illustrated at General Plan Figure S-2, *Flood Hazards Map*, the Project site is not located within a 100-year flood hazard area. The Project would therefore have no potential to

place housing within a 100-year flood hazard area; or place within a 100-year flood hazard area structures which would impede or redirect flood flows.

i) *Less-Than-Significant Impact.* The General Plan Safety Element states in pertinent part: “[p]otential threats of dam inundation to the Victorville Planning Area could occur if the dams at Silverwood or Arrowhead Lakes failed and emptied into the Mojave River through Deep Creek. Considerable inundation might also occur from failure of the Mojave River Forks Dam. Due to the distance to the nearest developed areas, and precautions built into the holding basins below Lake Silverwood and in the Deep Creek area just before the water enters the Mojave River, the probability of extreme flood is unlikely” (General Plan, p. S-5). The Project does not propose or require uses or facilities that would contribute to or exacerbate flood hazards. On this basis, the potential for the Project to create or expose people or property to a significant risk of loss due to flood hazards is therefore considered less-than-significant.

j) *Less-Than-Significant Impact.* The Project site is not located near any bodies of water or water storage facilities that would be considered susceptible to seiche. No slopes of significance have been identified on or near the Project site, and the Project site has not historically been affected by mudflows. The Project site is not proximate to any coastal waters and would not be subject to tsunami hazards. The Project does not propose or require uses or facilities that would contribute to or exacerbate seiche, tsunami or mudflow flood hazards. The potential for the Project to expose people or structures to a significant risk due to seiche, tsunami, or mudflow is therefore considered less-than-significant.

Sources: City of Victorville General Plan; City of Victorville Municipal Code; Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
X. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a) *Less-Than-Significant Impact.* No residences or other housing exists within the Project site. No residents would be displaced by the Project, nor would the physical arrangement of any neighboring residential communities be modified or divided by the Project. On this basis, the potential for the Project to physically divide an established community is considered less-than-significant.

b) *Less-Than-Significant Impact.* The City of Victorville General Plan Land Use designation of the Project site is Commercial. Zoning designation of the Project site is C-2 (General Commercial). The Project does not propose any modification of these designations. The Project would implement commercial/retail uses within an urbanizing area of the City designated for, and anticipated to develop with, such uses. Based on the preceding, the potential for the Project to conflict with an applicable jurisdictional land use plan, policy, or regulation would be less-than-significant.

c) *No Impact*. No resources protected by local ordinances or policies are present on site. The Project site is located within the West Mojave Plan (WMP) Area. However, the City of Victorville is not a signatory to the WMP. The Project site is also located within the area covered under the Desert Renewable Energy Conservation Plan (DRECP), however, because the Project does not include development of renewable energy, the DRECP is not applicable to this Project. On this basis, the Project does not have the potential to conflict with any applicable habitat conservation plan or natural communities conservation plan.

As substantiated above, the Project is not anticipated to result in potentially significant Land Use and Planning impacts. To provide general context for the Project, the Project EIR will nonetheless include a discussion of Land Use and Planning.

Sources: City of Victorville General Plan; City of Victorville Zoning Map; Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XI. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and to 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"/>

Substantiation:

a, b) *Less-Than-Significant Impact*. Naturally occurring mineral resources within the City include sand, gravel or stone deposits that are suitable as sources of concrete aggregate, located primarily along the Mojave River. The General Plan recognizes the potential for occurrence of mineral resources along the Mojave River corridor, and designates these areas “MRZ-2b” (General Plan Figure RE-1, *Victorville Planning Area Mineral Land*

Classification Map). 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. Within the City of Victorville, the only areas designated MRZ-2b occur along the Mojave River corridor. The Project site is located approximately two miles westerly of the Mojave River corridor. The Project does not propose uses or facilities that would be located in, or otherwise substantively affect, the Mojave River corridor.

General Plan Figure RE-1 indicates that the Project site and the predominance of the City of Victorville are designated as a “MRZ-3a” mineral resource zone. The MRZ-3a zone is defined by the General Plan Resource Element as “[a]reas containing known mineral occurrences of undetermined mineral resource significance.”

The Project site and adjacent properties are designated for commercial development under the General Plan, and are not designated, planned, or anticipated as areas for extraction or recovery of mineral resources. There are no known or probable mineral resources of local, regional or state importance within the Project site. The Project does not propose or require facilities or operations that would substantively affect any off-site mineral resources.

Based on the preceding, the potential for the Project to result in the loss of availability of a known mineral resource of value; or result in the loss of availability of a locally important mineral resource recovery site delineated on a plan is considered less-than-significant.

Sources: City of Victorville General Plan; Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XII. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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, would the project 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"/>
f) For a project within the vicinity of a private airstrip, would the project 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"/>

Substantiation:

a – d) *Potentially Significant Impact.* Construction of the Project will temporarily increase localized noise levels and could result in localized vibration impacts. Project facilities will establish long-term stationary operational noise sources. These noise and vibration sources could adversely affect any nearby sensitive receptors.

Further, Project-related traffic may increase noise levels along affected area roadways, with potentially adverse effects at receiving land uses. A City-approved Project noise study has not yet been prepared. Project-source noise may therefore result in exposure to or generation of noise levels in excess of established standards; exposure to or generation of excessive groundborne vibration or groundborne noise; could result in a substantial permanent increase in ambient noise levels; and/or could result in a substantial temporary or periodic increase in ambient noise levels. These are potentially significant impacts that will be addressed in the Project EIR.

e, f) *Less-Than-Significant Impact.* The airport nearest the Project site is the Southern California Logistics Airport, located approximately five (5) miles northerly of the subject property, and as such occasional aircraft overflights are expected. No other public or private airstrips exist within the vicinity of the Project. Due to the Project’s physical separation from airport facilities, and the fact that the subject site does not lie within designated landing, take off or glide paths, no excessive aircraft-related noise is anticipated to affect the Project area. Also, the subject site does not lie within a Safety Compatibility Review Area or a 65-decibel long range noise contour according to the Southern California Logistics Airport (SCLA) Comprehensive Land Use Plan (CLUP). On this basis, the Project would not expose employees, patrons, or passersby to excessive aircraft-related noise levels. Potential impacts in this regard are therefore determined to be less-than-significant.

Sources: Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIII. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in the area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through the extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a) *Less-Than-Significant Impact.* Construction of new housing is not a component of the Project. As such, the Project would not directly contribute to population growth. Employment generated by the Project may incidentally contribute to secondary population growth. That is, job opportunities likely arising from the Project would include positions as retail sales, clerks, and cashiers. These types of employment opportunities are relatively common throughout Southern California and are unlikely to generate significant population migration (if any). Any Project-related employment demands would likely be filled by the available personnel pools within the City of Victorville, and/or neighboring communities. The Project’s potential to alter the overall location, distribution, density, or growth rate of City or regional populations is therefore considered less-than-significant.

b, c) *No Impact.* Housing does not exist within the Project site, and therefore no housing or residents would be displaced by the Project. No construction of replacement housing would be required. There is no potential for the Project to displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or displace substantial numbers of people necessitating the construction of replacement housing elsewhere.

Sources: Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of the 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:				
a) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a) *Less-Than-Significant Impact.* Fire protection and emergency response services for the Project and the City of Victorville are provided by the Victorville Fire Department. The City also participates in the Regional Fire Protection Authority (RFPA), which ensures provision of fire protection and emergency services under mutual aid agreements with San Bernardino County.

Within the City’s corporate boundaries, five (5) fire stations are staffed and operated by the Victorville Fire Department. Additionally, under mutual aid agreements, three (3) County fire stations located within the City’s Sphere of Influence provide fire protection services to the City and adjacent unincorporated areas. Of these fire stations, the nearest

is the Mountain View Acres Station, located at 13782 El Evado Road, less than two miles southwesterly of the Project site.

To the satisfaction of the Victorville Fire Department and the City Development Department, the Project would comply with applicable City fire prevention and protection requirements, including building/site design requirements, and provisions for emergency access, thereby reducing potential increased demands for fire protection services. Based on the current availability of services, and the conventional land uses and building designs proposed by the Project, it is not anticipated that Project demands for fire protection services would result in the need for new or expanded fire protection facilities, the construction of which could cause significant environmental impacts.

b) *Less-Than-Significant Impact.* Police protection for the Project site and vicinity properties is currently provided by the Victorville Police Department, as a contract service of the San Bernardino County Sheriff Department. The Victorville Police headquarters is located at 14200 Amargosa Road, approximately four miles easterly of the Project site. Provision and maintenance of adequate police protection services for the Project would be realized generally through a combination of Project site and facility designs that incorporate appropriate safety and security elements and continued adequate law enforcement funding.

The Project site plan concept and proposed building designs would be reviewed by the Victorville Police Department to ensure incorporation of appropriate safety and security elements. Such design features include secure building designs, defensible outdoor areas, and area and facility security lighting. Such physical design features act to discourage crimes, including vandalism, thereby reducing demands for police protection services.

Additionally, development fees, property tax revenues, and sales taxes generated by the Project may be used to offset the costs for providing police services to the site, and maintain and enhance police protection services within the City. On this basis, the Project is not expected to require new or physically altered police protection facilities, the construction of which could cause significant environmental impacts.

c) *Less-Than-Significant Impact.* The Project is not expected to result in an identifiable increase in employees or residents (and thus, students) within the City. The potential for the Project to result in increased demands on school facilities is therefore considered less-than-significant. Further, prior to the issuance of building permits, the Project is required to pay school impact fees consistent with California Government Code Section 65995. Payment of fees acts to reduce potential Project-related school impacts below significance thresholds. Based on the preceding, the potential for the Project to result in substantial adverse physical impacts associated with the provision of the new or physically altered school facilities is considered less-than-significant.

d) *Less-Than-Significant Impact.* The Project is not expected to result in an identifiable increase in new employees or residents within the City. As demands for parks and recreational facilities is largely a function of the City's resident population, the potential for the Project to result in increased demands on parks or recreational facilities is determined to be less-than-significant.

e) *Less-Than-Significant Impact.* Development of the Project would require established public agency oversight, including but not limited to: actions by the City Planning and Building and Safety Divisions, City Public Works Department, San Bernardino County Sheriff, Victorville Fire Department, Victorville Police Department and/or Caltrans. These actions typically fall within routine tasks of these agencies under current staffing, and within existing facilities. Agency activities are financially supported by established plan check and inspection fees. Additionally, police and fire services are funded from both property tax and sales tax revenues generated by the Project. As supported by the preceding discussion, the potential for the Project to substantially increase demands for other public facilities, the construction of which facilities could cause significant environmental impacts, is determined to be less-than-significant.

Sources: City of Victorville General Plan; City of Victorville Municipal Code; Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Substantiation:

a) *Less-Than-Significant Impact.* The Project does not propose elements (e.g., residential development), that would result in increased resident populations and associated increased demands for recreational facilities. As such, the Project’s potential to increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial deterioration of the facility would occur or be accelerated is determined to be less-than-significant.

b) *No Impact.* The construction of recreational facilities is not an element of the Project. The Project does not otherwise require or propose construction or expansion of recreational facilities. As such, the Project would have no impact in this regard.

Source: Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a, b) *Potentially Significant Impact.* The Project would increase vehicular traffic along area roads. A City-approved Project Traffic Impact Analysis (TIA) has not yet been prepared. Pending completion of the Project TIA, it is assumed the Project traffic could therefore conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the area circulation system; and could conflict with an applicable congestion management program. These are potentially significant impacts that will be addressed in the Project EIR.

c) *Less-Than-Significant Impact.* The nearest airport (Southern California Logistics Airport, SCLA) is located approximately 5 miles north/northeasterly of the Project site. The Project does not propose or require elements or operations that would affect, or be affected by, air traffic facilities. On this basis, the potential for the Project to result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks, is considered less-than-significant.

d, e) *Potentially Significant Impact.* Preliminary review of the Project does not indicate elements or aspects that would be considered hazardous design features; that would collocate incompatible uses; or that would obstruct or restrict emergency access to or through the area. These considerations will be further evaluated in the Project EIR and associated TIA.

f) *Less-Than-Significant Impact.* The Project does not propose elements or aspects that would conflict with adopted alternative transportation policies. On a long-term basis, the Project may result in increased demand for public transportation as increased employment opportunities become available on-site; however, transit agencies routinely review and adjust their ridership schedules to accommodate public demand. As part of the City's standard development review processes, the need for transit-related facilities, bicycle, and pedestrian access would be coordinated between the City and the Project Applicant. Based on the preceding discussions, the potential for the Project to conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian

facilities, or otherwise decrease the performance or safety of such facilities is considered less-than-significant.

Sources: Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVII. TRIBAL CULTURAL RESOURCES. 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:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a, b) *Potentially Significant Impact.* There are no known Tribal Cultural Resources within the Project site and surrounding one-mile area. Nor is it anticipated that the Project would adversely affect off-site Tribal Cultural Resources. However, detailed surveys confirming the presence or absence of these resources has not yet been conducted. A Cultural Resources Survey of the Project site and surrounding one-mile area will be prepared as an element of the Project EIR. Tribal Resources consultation with requesting Tribes has

commenced as provided for under AB 52, Gatto. Native Americans: California Environmental Quality Act. Results of the consultation are not yet known. Pending completion of the Project Cultural Resources survey and any requested Tribal Consultation(s), the potential for the Project to cause a substantial adverse change in the significance of a tribal cultural resource as defined in Public Resources Code section 21074 is considered potentially significant.

Source: Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XVIII. UTILITIES AND SERVICE SYSTEMS.				
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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"/>

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a, b, d, e) *Less-Than-Significant Impact*. The City operates a 2 1/2 million gallon per day wastewater treatment plant located at the Southern California Logistics Airport (SCLA). The Project is located within the Victorville Industrial/Wastewater Treatment Plant (IWWTP) boundary and therefore, wastewater generated by the Project would be conveyed by the municipal sewer system for treatment at the IWWTP. The IWWTP provides tertiary treatment, minimizing the potential for treated wastewater effluent to adversely affect area water quality. Project-generated wastewater would be typical of commercial sources, and would not require treatment beyond that provided by existing and programmed facilities. The Project would be developed and operated in compliance with the City regulations and standards of the Regional Water Quality Control Board (RWQCB), acting to ensure that wastewater treatment requirements are achieved. The Project would be required to comply with applicable MS4 Permit requirements, acting to reduce Project wastewater treatment demands.

The City General Plan EIR substantiates that sufficient wastewater treatment capacity exists, or would be available to support wastewater treatment demands of the City under buildout conditions (General Plan EIR, pp. 5.16-31 – 5.16-36). On this basis, the General Plan EIR concludes that the potential for City buildout pursuant to the General Plan would result in less-than-significant wastewater treatment impacts. The Project land uses are consistent with the adopted General Plan and the Project wastewater treatment

demands are reflected in the General Plan EIR conclusion regarding wastewater treatment impacts.

Wastewater treatment facilities specifically assigned to the Project, or constructed to serve the Project are not required. The Project does not require or propose construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Water would be provided to the Project by the Victorville Water District (VWD). The City General Plan EIR substantiates that sufficient treated water supplies are available, or would be available to support water demands of the City under buildout conditions (General Plan EIR, pp. 5.16-31 – 5.16-36). On this basis, the General Plan EIR concludes that the potential for City buildout pursuant to the General Plan would result in less-than-significant water supply and water treatment impacts. The Project land uses are consistent with the adopted General Plan and the Project water supply and water treatment demands are reflected in the General Plan EIR conclusion regarding water supply and water treatment impacts. Water supply or water treatment facilities specifically assigned to the Project, or constructed to serve the Project are not required.

Project improvements would include the construction of service laterals necessary to connect the Project to the existing water lines, and sewer lines located in adjacent roadways. This construction would occur within the Project site, or within dedicated public easements/right-of-way.

The Project would pay applicable impact fees, water and sewer connection fees, and service fees, which act to fund water and sewer improvement plans, operations, and maintenance. The City, in consultation with affected purveyors, would determine when and in what manner treatment facilities would be constructed and/or upgraded to meet increasing demands of areawide development, including the incremental demands of the Project.

Based on the preceding, the potential for the Project to exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board, or require the

construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects, is considered less-than-significant.

c) *Less-Than-Significant Impact*. The implemented Project storm water management concept would ensure that post-development storm water discharge rates would not exceed pre-development conditions. The Project uses would generate typical storm water urban pollution constituents. The Project would implement required storm water quality control measures, minimizing potential effects of any discharged constituents. The Project storm water management system would detain and treat storm water runoff consistent with MS4 Permit requirements.

Project improvements would include the construction of storm drain laterals necessary to connect the Project to the existing storm drains located in adjacent roadways. This construction would occur within the Project site, or within dedicated public easements/right-of-way.

Based on the preceding, the potential for the Project to require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects is less-than-significant.

f, g) *Less-Than-Significant Impact*. Solid waste generated by the Project would be conveyed to the Victorville Landfill (Landfill). The Landfill is operated by the Solid Waste Management Division of the San Bernardino County Public Works Department in accordance with a Waste Disposal Agreement between the City and the County. The Victorville landfill currently operates on 341 acres of a total 491-acre property with a capacity of 3,000 tons per day.² The City General Plan EIR substantiates that sufficient landfill capacity exists or would be available to support solid waste disposal demands of the City under buildout conditions (General Plan EIR, pp. 5.16-44 – 5.16-46). On this basis, the General Plan EIR concludes that the potential for City buildout pursuant to the

² CalRecycle. (2018). SWIS Facility Detail. [online] Available at: <https://www2.calrecycle.ca.gov/swfacilities/Directory/36-AA-0045/> [Accessed 1 Oct. 2018].

General Plan would result in less-than-significant landfill impacts. The Project land uses are consistent with the adopted General Plan and the Project solid waste disposal demands are reflected in the General Plan EIR conclusion regarding landfill impacts.

To reduce waste disposal, AB 939 (California Integrated Waste Management Act) requires every California city and county to divert 50 percent of its waste from landfills. On-going monitored compliance with AB 939 requirements is provided by CalRecycle. Additionally, as of July 1, 2012, commercial uses such as those that would be implemented by the Project are required to comply with applicable provisions of AB 341.

The City is currently meeting or exceeding all state-mandated solid waste diversion targets. The Project would be required to comply with the California Integrated Waste Management Act and AB 341 as implemented by the City.

The Project would also be required to be consistent with the requirements of California State Law AB 1826, intended to reduce the quantity of organic waste disposed. Organic waste is defined as food waste, green waste, landscape and pruning waste, nonhazardous wood waste, and food-soiled paper waste mixed in with food waste.

Consistent with Section 5.408, *Construction Waste Reduction, Disposal, and Recycling*, of the California Green Building Standards Code (CALGreen Code), as implemented by the City of Victorville, the Project in total would be required to recycle or salvage for reuse a minimum of 50 percent of the nonhazardous construction and demolition waste. A Construction Waste Management Plan would also be required consistent with Section 5.408.1.1 of the CALGreen Code. These measures would reduce Project construction waste and would act to reduce demands on solid waste management resources.

Based on the preceding, the potential for the Project to exceed the serving landfill's permitted capacity; or conflict with federal, state, and local statutes and regulations related to solid waste is less-than-significant.

Sources: City of Victorville General Plan EIR; CalRecycle SWIS Facility Detail; Victorville Water District 2010 Urban Water Management Plan; Desert Grove Retail Project Preliminary Plans.

	Potentially Significant Impact	Less-Than-Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIX. MANDATORY FINDINGS OF SIGNIFICANCE.				
a) Does the project have the potential to 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when reviewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Substantiation:

a) *Potentially Significant Impact.* The Project involves the development of commercial uses on an appropriately-designated site within an urbanizing area. Notwithstanding, certain biological resources may be adversely affected by the Project. The Project may also affect as-yet-unidentified historic, archaeological, paleontological and/or tribal

cultural resources. Potential impacts to biological and historic, archaeological, paleontological and/or tribal cultural resources will be addressed in the Project EIR.

b, c) *Potentially Significant Impact.* As indicated by this IS evaluation, the Project may cause or result in certain potentially significant environmental effects under the topics of:

- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Geology and Soils;
- Greenhouse Gas Emissions;
- Hazards and Hazardous Materials;
- Hydrology and Water Quality;
- Noise; and
- Transportation/Traffic.

Project impacts under these topics could directly affect human beings. To a certain extent, impacts of the Project, together with other known or anticipated projects in the area, will likely have a cumulative effect under all of the aforementioned environmental considerations. The Project EIR will evaluate the potential for the Project to significantly affect human beings, and will identify the Project's contribution to, and context within, potentially significant cumulative environmental effects influencing the vicinity and region. Additionally, general context for the Project will be discussed in the EIR Land Use and Planning Section.

4.0 DETERMINATION

4.0 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 project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described previously have been added to the project. A NEGATIVE DECLARATION will be prepared.

I find that the project MAY have a significant effect on the environment and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the project MAY have a significant effect(s) 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 an earlier analysis as described on attached sheets. If the effect is a potentially significant impact or potentially significant unless mitigated an ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that need to be addressed.

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 all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.

City of Victorville:

Signature  Date 12/5/18

Printed Signature Michael Szarzynski, Senior Planner
Development Department