

ATTACHMENT H

Agency Comments

Mojave Desert Air Quality Management District

Brad Poiriez, Executive Director
14306 Park Avenue, Victorville, CA 92392-2310
760.245.1661 • Fax 760.245.2022
www.MDAQMD.ca.gov • @MDAQMD



January 12, 2024

City of Victorville
Planning Division
14343 Civic Drive
Victorville, CA 92392

Subject: PLAN22-00033

Planning Division:

The Mojave Desert Air Quality Management District (District) has received the Request for Comments on PLAN22-00033, a vesting tentative tract map with an initial study to allow for the development of a 61-lot residential subdivision from an undeveloped 20 acre parcel zoned r-1 (single-family residential) located at the southeast corner of Bear Valley road and Verbena road.

We have reviewed the project as proposed and based on the information available to us at this time, the District requires that the owner/operator obtain a Dust Control Plan (DCP) for the planned project. The most current Dust Control Plan Requirements and Dust Control Plan Submission Form are available at <https://www.mdaqmd.ca.gov/permitting/compliance-forms>.

Additionally, the District will require:

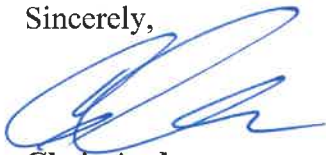
- Signage compliant with Rule 403 Attachment B shall be erected at each project site entrance not later than the commencement of construction.
- Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits.
- All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.
- All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces, and clean any project-related trackout within 24 hours. All other earthen

surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.

- Additionally, the District also requires that the proponent obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to internal combustion engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 1846, or Bertrand Gaschot at extension 4020.

Sincerely,



Chris Anderson

Planning and Air Monitoring Supervisor

CJA/bg

Adelanto PLAN22-0003 2024 12 Jan

Casandra Erskine

From: Planning Division
Sent: Tuesday, January 2, 2024 4:28 PM
To: Casandra Erskine
Subject: FW: AB52/CEQA Response: Vesting Tentative Tract Map (CASE PLAN22-00033; REF: PSUB21-00194), City of Victorville [CIT-VV-2023-13]

From: Kristen Tuosto <Kristen.Tuosto@sanmanuel-nsn.gov>
Sent: Tuesday, January 2, 2024 4:25 PM
To: Planning Division <planning@victorvilleca.gov>
Subject: AB52/CEQA Response: Vesting Tentative Tract Map (CASE PLAN22-00033; REF: PSUB21-00194), City of Victorville [CIT-VV-2023-13]

[EXTERNAL EMAIL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Casandra Erskine,

Thank you for contacting the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians) regarding the above referenced project. YSMN appreciates the opportunity to review the project documentation, which was received by our Cultural Resources Management Department on December 27, 2023, pursuant to CEQA (AB 52) and CA PRC 21080.3.1. The proposed project area exists within Serrano ancestral territory and, therefore, is of interest to the Tribe. However, due to the nature and location of the proposed project, and given the CRM Department's present state of knowledge, YSMN does not have any concerns with the project's implementation, as planned, at this time. As a result, YSMN requests that the following language be made a part of the project/permit/plan conditions:

CUL MMs

1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
2. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

TCR MMs

1. The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015),

a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

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

Please provide the final copy of the project/permit/plan conditions so that YSMN may review the included language. If you should have any further questions with regard to this matter, please do not hesitate to contact me at your convenience, as I will be your Point of Contact (POC) for YSMN with respect to this project.

Regards,
Kristen

Kristen Tuosto

Tribal Archaeologist

Kristen.Tuosto@sanmanuel-nsn.gov

O:(909) 864-8933 x 50-3421

M:909-725-1357

26569 Community Center Dr Highland, California 92346



Robyn Hernandez

From: SCAES <SCAES@swgas.com>
Sent: Friday, December 22, 2023 10:13 AM
To: Robyn Hernandez; Planning Division; Kurt Edwards; SCDEngineering
Cc: SCAES
Subject: Re: EXTERNAL: PLAN22-00033 Request For Comments
Attachments: PLAN22-00033 TTM20544_Tentative Tract Map_SWG Comments.pdf

[EXTERNAL EMAIL]: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Robyn,

Thank you for forwarding the information regarding the project referenced in the subject line. Attached is the parcel map with our gas availability comments and I have also listed them here for ease of reference.

Gas main distribution lines are a distance away at the intersection of Bear Valley Rd. and Mesa View Dr. Review needs to take place to determine approach/time/feasibility/cost. Time required varies by project and can be estimated once the request is made by the customer and review is completed. For projects that require system improvement it can be a year or longer.

As soon as possible, please contact the Southwest Gas Energy Solutions department at scaes@swgas.com for more information.

Refer to the Southwest Gas Information Required Design letter for initial information that is required from the customer.

If you have any questions or need assistance, please let me know.

Thank you,
David

From: Robyn Hernandez <rhernandez@victorvilleca.gov>
Sent: Wednesday, December 20, 2023 3:49 PM
To: Misty Liggins <mliggins@victorvilleca.gov>; John Wickum <jwickum@sbcscd.org>; John Garcia <JGarcia@victorvilleca.gov>; dkintzer@burrtec.com <dkintzer@burrtec.com>; gkoontz@burrtec.com <gkoontz@burrtec.com>; tangelino@burrtec.com <tangelino@burrtec.com>; jason.d.mockler@ftr.com <jason.d.mockler@ftr.com>; Jonathan.Mejia@FTR.com <Jonathan.Mejia@FTR.com>; jennifer.cusack@sce.com <jennifer.cusack@sce.com>; thirdpartyenvreview@sce.com <thirdpartyenvreview@sce.com>; Juan.m.lopez@sce.com <Juan.m.lopez@sce.com>; tyler.a.hudson@sce.com <tyler.a.hudson@sce.com>; Antoine.Williams@sce.com <Antoine.Williams@sce.com>; Kurt Edwards <kurt.edwards@swgas.com>; SCDEngineering <scdengineering@swgas.com>; SCAES <SCAES@swgas.com>; Arnold Villarreal <AVillarreal@victorvilleca.gov>; scable@vvta.org <scable@vvta.org>; andrea_padilla@snowlineschools.com <andrea_padilla@snowlineschools.com>; robert_chacon@snowlineschools.com <robert_chacon@snowlineschools.com>; Lahontan@waterboards.ca.gov <Lahontan@waterboards.ca.gov>; adesalvio@mdaqmd.ca.gov <adesalvio@mdaqmd.ca.gov>; projectview@mdaqmd.ca.gov <projectview@mdaqmd.ca.gov>
Subject: EXTERNAL: PLAN22-00033 Request For Comments

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CASE NO.: PLAN22-00033

DESCRIPTION: A VESTING TENTATIVE TRACT MAP WITH AN INITIAL STUDY TO ALLOW FOR THE DEVELOPMENT OF A 61-LOT RESIDENTIAL SUBDIVISION FROM AN UNDEVELOPED 20 ACRE PARCEL ZONED R-1 (SINGLE-FAMILY RESIDENTIAL) LOCATED AT THE SOUTHEAST CORNER OF BEAR VALLEY ROAD AND VERBENA ROAD (REF: PSUB21-00194).

APN: 3071-111-01

REQUEST FOR COMMENTS

Attached is a PDF with information regarding case PLAN22-00033. Please contact us if you are unable to access the file.

We are requesting that you provide us with any information, including environmental concerns, as to the effect they will have on your agency. This information will assist staff in analyzing the project and providing the Planning Commission with proper information to serve as a basis for its decision. If you need additional information to be able to provide comments on the projects, please contact the Planning Division and arrangements will be made to make that information available to you.

Please **email** any comments on the above mentioned case(s) to planning@victorvilleca.gov on your Agency's official letterhead.

Your response to this request should be returned to this department on or before **January 22, 2024**, to ensure your proposed conditions or comments are reviewed by staff.

Should you have any questions or need further clarification concerning the case(s), please do not hesitate to contact this department at (760) 955-5135. Your cooperation and timely response will be greatly appreciated.

This is for your information. No reply is necessary unless you have comments, or existing right of way or easements across the property proposed for development.

Thank you,

PLANNING DIVISION

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Thank you for your cooperation.

