

# PLANNING COMMISSION

## ATTACHMENT F

Civic Center Specific Plan Initial Study and  
Mitigated Negative Declaration

CITY OF VICTORVILLE DEVELOPMENT DEPARTMENT  
14343 Civic Drive, Victorville, California 92392  
(760) 955-5135 FAX (760) 245-8250

DRAFT MITIGATED NEGATIVE DECLARATION  
Preparation Date: November 21, 2013

Name or Title of Project: Specific Plan DEV14-00001 (Civic Center Community Sustainability Plan).

Location: Generally, north of and abutting Palmdale Road, south of and abutting Roy Rogers/La Paz Drives, east of and abutting Borego/Amargosa Roads, and west of and abutting Seventh Street. Also including those properties at the northwest corner of Seneca Road and Amargosa Road as well as development at the southeast and southwest corners of Palmdale Road and Park Avenue.

Entity or Person Undertaking Project: City of Victorville Development Department; PO Box 5001; Victorville, California 92393-5001.

Description of Project: A Sustainability Plan to reclassify approximately 473 acres of land from its current General Plan and Zoning Designations to a Specific Plan General Plan designation with land use categories and development standards unique to the plan area. The Specific Plan is proposed to promote sustainable improvements, practices and development that exemplifies connectivity, environmental conservation and reduces the areas carbon footprint. The plan also seeks to provide options and opportunities for property owners, business owners, and developers to incorporate sustainable practices into their developments and/or operations above and beyond those that are required by the adopted building code.

Statement of Findings: The City Council has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting if the following mitigation measures are implemented in conformance with the Mitigation Monitoring Policy, and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Division.

Mitigation Measures:

**Traffic Study/Impact Analysis:**

1. A traffic study or traffic impact analysis shall be reviewed and approved by the Engineering Division prior to the approval of any entitlement or building permit that would not otherwise be permitted in the pre-existing Zone District. Additionally, any and all modifications to the Specific Plan required by the approved traffic study/impact analysis shall be incorporated into the Specific Plan, including but not limited to density changes, roadway designs, intersection locations, etc., in order to maintain the level of service required by the Circulation Element of the General Plan.
2. A traffic study or traffic impact analysis shall be required at the discretion of the Engineering Division or Planning Commission for any project within the Specific Plan area, should it be deemed necessary to mitigate and/or define potential traffic impacts. The traffic study or traffic impact analysis shall be reviewed and approved by the Engineering Division prior to the approval of entitlements or prior to the issuance of building permits if included as a condition of approval on an associated Planning Commission Resolution.

**Water Supply Assessment:**

3. Any proposed entitlement that is considered regionally significant pursuant to Section 15206 of CEQA, considered a project pursuant to California Water Code section 10912, or is otherwise required by the City's Water or Engineering Divisions due to cumulative effects of projects in the City; shall submit a Water Supply Assessment to be reviewed and approved by the City's Water and Engineering Divisions prior to the issuance of building permits.

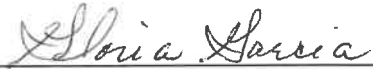
Public Review Period: November 22, 2013, through March 18, 2014.

Public Hearing Date: April 5, 2016.

Adopted by the City Council on April 5, 2016.



CAROLEE BATES, CITY CLERK  
CITY OF VICTORVILLE



GLORIA GARCIA, MAYOR  
CITY OF VICTORVILLE

**INITIAL STUDY  
ENVIRONMENTAL CHECKLIST FORM**

1. **Project title:** DEV14-00001 – Civic Center Community Sustainability Plan (Specific Plan)
2. **Lead agency name and address:** City of Victorville Planning Division, PO Box 5001, Victorville, California 92393-5001.
3. **Contact person and phone number:** Alex Jauregui, Associate Planner (760) 955-5135.
4. **Project location:** Generally, north of and abutting Palmdale Road, south of and abutting Roy Rogers/La Paz Drives, east of and abutting Borego/Amargosa Roads, and west of and abutting Seventh Street. Also including those properties at the northwest corner of Seneca Road and Amargosa Road as well as development the southeast and southwest corners of Palmdale Road and Park Avenue.
5. **Project sponsor's name and address:** City of Victorville Development Department; PO Box 5001; Victorville, California 92393-5001.
6. **General plan designation:** Commercial, Office Professional, Public Institutional, and High Density Residential.
7. **Zoning:** C-2 (General Commercial), C-2T (General Commercial – Transitional), C-2TB10 (General Commercial – Transitional, with a 10 acre minimum building site), C-A (Administrative Professional Offices), P-C (Public and Civic), R-3T (High Density Residential – Transitional), and R-4 (Very High Density Residential).
8. **Description of project:** A Sustainability Plan to reclassify approximately 473 acres of land from its current General Plan and Zoning Designations to a Specific Plan General Plan designation with land use categories and development standards unique to the plan area. The Specific Plan is proposed to promote sustainable improvements, practices and development that exemplifies connectivity, environmental conservation and reduces the areas carbon footprint. The plan also seeks to provide options and opportunities for property owners, business owners, and developers to incorporate sustainable practices into their developments and/or operations above and beyond those that are required by the adopted building code.
9. **Surrounding land uses and setting:** The proposed project area is bordered on the north by partially developed C-2T/C-4 (General Commercial - Transitional/General Commercial) land and partially developed R-1 (Single-family Residential) land; on the south by developed C-1 (Neighborhood Service), developed C-2/C-2T (General Commercial/Transitional), and developed IPD (Industrial Park); on the east by developed C-2 (General Commercial); and on the west by developed C-1 (Neighborhood Service), vacant C-2 (General Commercial), developed C-2T (General Commercial – Transitional), developed C-2TB10 (General Commercial – Transitional, with a 10 acre minimum building site), and developed R-4T (Very High Density Residential – Transitional). The site is generally flat and largely disturbed from previous grading activities; the few properties that are undisturbed from grading or other human activities include typical desert plants such as creosote bush, sagebrush and Joshua trees. Intermittent drainage and small natural washes existing on some properties where development and drainage improvements have yet to occur, typical in the City with the amount of sprawling development that has historically occurred.
10. **Other public agency whose approval is required:** Approval from Caltrans would be required for revised right-of-way delineations on freeway overpasses and for future pedestrian crossings, and well as approvals from Mojave Water Agency, Lahontan Regional Water Quality Control Board, Department of Fish and Game, Victor Valley Wastewater Reclamation Authority, Mojave Desert Air Quality Management District, Victorville Water District, Victor Elementary District, Victor Valley Union High School District, Southern California Edison and Southwest Gas.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION:**

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a 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 the 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 remain to be addressed.
- ☐ I find that the proposed project WILL NOT have a significant effect on the environment, because no new potentially significant effects have been identified beyond those previously analyzed adequately in an earlier EIR, pursuant to applicable standards, and no additional mitigation measures beyond those imposed as part of that previous EIR are necessary to be imposed upon the proposed project to reduce mitigable impacts to a insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: Alex Jauregui Date: November 21, 2013  
Alex Jauregui, Associate Planner For: Victorville Development Department

## EVALUATION OF ENVIRONMENTAL IMPACTS:

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

**ENVIRONMENTAL IMPACTS:****I. AESTHETICS. *Would the proposal:***

- a) Have a substantial adverse effect on a scenic vista? (3)
- b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (3; 24)
- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (1, Table LU-2)
- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (1, Table LU-2)

<i>Potentially Significant Impact</i>	<i>Less Than Significant w/Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
		X	
		X	
		X	
		X	

**Explanations:**

- a. **Less Than Significant Impact** – The City of Victorville's General Plan Resource Element recognizes the protection of local scenic resources as necessary for maintaining the overall livability and aesthetic qualities of the City. However, there are not any identifiable scenic vistas in the immediate area. Additionally, existing General Plan and Land Use allowances permit development on the properties located within the Specific Plan boundaries and each individual development project will be required to secure entitlements prior to construction, which includes a public hearing process.
- b. **Less Than Significant Impact** – As noted above, the City of Victorville's General Plan Resource Element recognizes the protection of local scenic resources as necessary for maintaining the overall livability and aesthetic qualities of the City. However, the project area is primarily disturbed by either development or grading activities and there are not any identifiable scenic resources in the immediate area. Additionally, while Historic Route 66 does border the eastern edge of the Specific Plan, no identified historic buildings exist within that length of the roadway.
- c. **Less Than Significant Impact** – Existing buildings and land uses within the plan area will be similar to those uses proposed within the Specific Plan and proposed building height allowances will not exceed those already designated in the General Plan. While design guidelines for new development will be similar to existing guidelines, modifications will be made to promote the use of energy saving designs and non-motorized connectivity which may result in reduced setbacks and larger building footprints. These concessions will slightly modify the existing visual character of the project area, but not to an extent that the quality of the architecture, site, or surroundings will be substantially degraded.
- d. **Less Than Significant Impact** – The intent of the Specific Plan is to promote sustainability in developments, which would include photovoltaic systems that may produce substantial glare, which has the potential to adversely affect daytime views in the area. However, the plan's design guidelines will require that modern dark photovoltaic panels be utilized in order to reduce glare; as well as the placement of solar installation on rooftops in order to minimize any potential glare effects. Also, since the building heights for the Specific Plan will be in accordance with the guidelines established in the General Plan for similar districts, no substantial light or glare impacts will be created in excess of existing thresholds.



**II. Agriculture and Forest Resources. Would the proposal:**

- 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? (23)
- b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (1)
- 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))? (1)
- d) Result in the loss of forest land or conversion of forest land to non-forest use? (1; 4)
- 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? (1; 4; 23)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
			X
			X
			X
			X

**Explanations:**

- a.-e. **No Impact** – The site is not listed as Prime Farmland, Unique Farmland or Farmland of Statewide Importance (23). Additionally, the site and all surrounding properties are within an urbanized area (25, Section 21071), and no forest land or farmland is located in the vicinity that may be affected by the development of this project.



### III. AIR QUALITY. *Would the proposal:*

- a) Conflict with or obstruct implementation of the applicable air quality plan? (3; 10; 26)
- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (3; 10; 11; 26)
- 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)? (3; 10; 11; 26)
- d) Expose sensitive receptors to substantial pollutant concentrations? (4; 10; 11)
- e) Create objectionable odors affecting a substantial number of people? (4; 10)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	
		X	
		X	
			X

#### Explanations:

- a. **Less Than Significant Impact** - The project area is located within the Mojave Desert Air Quality Management District (MDAQMD) which lies in the San Bernardino County portion of the Mojave Desert Air Basin (MDAB). The Air Quality Attainment Plan (AQAP) provides a program for obtaining attainment status for key monitored air pollution standards, based on existing and future air pollution emissions resulting from employment and residential growth projections. While this project will increase residential densities in some areas, it is anticipated that the sustainable improvements and requirements associated with the specific plan (as noted in the 'Green House Gas Emissions' section of this document [Section VII]) will offset any potential increase in air pollutants and prevent the specific plan from creating a situation where any established significance thresholds are exceeded.

Therefore, the improvements and requirements noted in the Green House Gas Emission's section of this document (Section VII), should at a minimum ensure that significance thresholds established using the existing rights-of-way, zoning, and residential densities are not exceed as a result of this projects allowances; if not improve upon existing conditions as a result of the cumulative impacts of the sustainability plan.

- b. **Less Than Significant Impact** – The project is not projected to violate any air quality standard or contribute substantially to an existing or projected air quality violation. While this project will increase residential densities in some areas, it is anticipated that the sustainable improvements and requirements included in explanation a) for Section VII of this document will offset any potential increase in air pollutants and prevent the specific plan from violating any air quality standard or contribute substantially to an existing or projected air quality violation.
- c. **Less Than Significant Impact** - Since the project is located in an area designated as non-attainment by the United State Environmental Protection Agency (26), an increase in residential density or vehicle trips could cumulatively contribute to the level of non-attainment. However, as a result of the sustainable improvements and requirements included in explanation a) for Section VII of this document, and their ability to mitigate the effects of increased density and vehicle trips, it is unlikely that the project will 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.

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- d. **Less Than Significant Impact** – The project area does include sensitive receptors, however, this proposal does not permit by right any of the project types listed in the MDAQMD CEQA Guidelines (11) that would affect these receptors. Any future projects that may be of significance to these receptors will be individually reviewed in accordance with CEQA and MDAQMD requirements.
- e. **No Impact** – The proposal does not include any development or include any land uses that would create objectionable odors affecting a substantial number of people. Any future land uses or Specific Plan Modifications would be individually reviewed in accordance with CEQA and MDAQMD requirements.

**IV. BIOLOGICAL RESOURCES.** *Would the proposal result in impacts to:*

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (3, Table RE-2)			X	
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? (1; 3; 4)				X
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? (1; 4)				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (13)			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (14)			X	
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? (3)				X

**Explanations:**

- Less Than Significant Impact** – Since there is no development proposed a part of this Specific Plan, there will be no impact, 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 regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. However, it is understood that when development occurs, habitat for certain sensitive wildlife species may be present on some sites within the plan area. Therefore, each individual project will require its own review in accordance CEQA guidelines.
- No Impact** – The Specific Plan area does not include any riparian habitat or other sensitive natural community identified in local or regional plans.
- No Impact** – The Specific Plan area does not include any federally protected wetlands as defined by Section 404 of the Clean Water Act.
- Less Than Significant Impact** – Since there is no development proposed a part of this Specific Plan, the project will not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. However, future development will be assessed individually for compliance, in accordance with CEQA guidelines.

- e. **Less Than Significant Impact** – Since there is no development proposed a part of this Specific Plan, the project will not conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. However, future development will be required to account for the City's Joshua tree (*Yucca Brevifolia*) preservation ordinance, which prohibits the removal of the trees unless following proper procedure and with consent of the City.
- f. **No Impact** – Since there is no development proposed a part of this Specific Plan, the plan will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Additionally, there is no adopted Habitat Conservation Plan or Natural Community Conservation Plan in the project area or local region.

**V. CULTURAL RESOURCES. Would the proposal:**

- a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? (3)
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5? (3)
- c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? (3; 4)
- d) Disturb any human remains, including those interred outside of formal cemeteries? (3; 4)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
			X
			X
			X

**Explanations:**

a.-d. **No Impact** - The Specific Plan area is not known to be an area with existing historical, religious or sacred uses, and there are no unique geologic features in the project area. Additionally, no development is proposed with this project. However, because the City of Victorville is in a potential resource rich area as far as paleontological resources are concerned, monitoring of grading activities when development occurs is a necessary activity associated with any development. Therefore, on those projects not exempt from CEQA regulations, the following conditions of approval are examples of standard inclusions.

- i. *The applicant shall provide for an on-site paleontological/archaeological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Director of Development or his designee prior to the final approval of the development.*
- ii. *If human remains are encountered during grading and other construction excavation, work in the immediate vicinity shall cease and the County Coroner shall be contacted pursuant to the State Health and Safety Code.*
- iii. *In the event that Native American cultural resources are discovered during project development/construction, all work in the immediate vicinity of the find shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the overall project may continue during this assessment period.*
- iv. *If significant Native American cultural resources are discovered, for which a Treatment Plan must be prepared, the developer or his archaeologist shall contact the Morongo Band of Mission Indians ("Tribe"). If requested by the Tribe, the developer or the project archaeologist shall, in good faith, consult on the discovery and its disposition (e.g. avoidance, preservation, return of artifacts to tribe, etc.)*

**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.) (7, Figure S-1)
  - ii) Strong seismic ground shaking? (7, Table S-1)
  - iii) Seismic-related ground failure, including liquefaction? (7)
  - iv) Landslides? (5, pgs. 22, 27, 32 & 47-49; 7, Figure S-3)
- b) Result in substantial soil erosion or the loss of topsoil? (7; 5, pgs. 22, 27, 32 & 47-49; 27)
- 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? (5, pgs. 22, 27, 32 & 47-49, 7)
- d) Be located on expansive soil, as defined on Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (5, pgs. 22, 27, 32 & 47-49; 8)
- 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? (18; 19)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
			X
		X	
			X
			X
			X
		X	
			X

**Explanations:**

- a. **No Impact** – The Specific Plan will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death as the project does not propose any development or allow development anywhere where it is not already permitted.
- i. **No Impact** - There are no known or suspected fault traces located within the Victorville Planning Area. Additionally, the City Planning Area is not subject to the provisions of Alquist-Priolo Fault Zoning Act.
  - ii. **Less Than Significant Impact** - The City is located in an area with a high potential for severe ground-shaking. However, as a function of development all buildings must comply with the Victorville Municipal Code and the latest adopted version of the California Building Code, which will ensure that the buildings would adequately resist the forces of an earthquake (8, 1).
  - iii. **No Impact** – The Specific Plan area is not located within a portion of the City's Planning Area where it is anticipated that liquefaction may occur, as those areas are typically those abutting the Mojave River. While no detailed studies have been prepared that indicate the precise location of areas prone to liquefaction, individual geologic studies can be required by the



Building Official should there be concerns on a case by case basis when actual development is proposed.

- iv. **No Impact** - The soil at this site consists of Bryman loamy fine sand; Cajon sand; Cave loam, dry; and Lavic loamy fine sand soils with slopes ranging from 0 to 5 percent. The project area consists of broad, long slopes, that are smooth, nearly level and/or gently sloping. With the low slopes present, this project and future development will not expose people or structures to adverse effects of landslides.
- b. **No Impact** – As noted, the soil at this site consists of Bryman loamy fine sand; Cajon sand; Cave loam, dry; and Lavic loamy fine sand soils, which all retain a slight hazard of water erosion and a high hazard of soil blowing. While this project does not propose development, future development is required to install permanent ground cover in landscaped areas and ensure drainage is directed to adequate drainage facilities.
- c. **No Impact** – As previously noted, due to the plan areas insignificant slopes, soil characteristics, and liquefaction susceptibility, the area is not considered unstable and should not become unstable as a result of this plan. Additionally, since all future development will require adherence to CEQA guidelines, each development will be reviewed on a case by case basis.
- d. **Less Than Significant Impact** – Without site specific reviews, it unclear if expansive soils exist in the project area. However, typically soils in the City of Victorville have a low or very low probability of expansive soils as defined in Table 18-1-B of the Uniform Building Code (1994). Additionally, pursuant to Chapter 18 of the 2010 California Building Code, new development occurring as a result of this project will be required to submit a geotechnical investigation report and any provision outlined in that document would be required by the City's Building Official.
- e. **No Impact** – Since the project area is not located in a rural subdivision as defined by Chapter 10.04 of the Victorville Municipal Code, all development will be required to connect to the City's public sewer system during the construction phase of development and prior to occupancy. No Impact.



**VII. Greenhouse Gas Emissions. Would the proposal:**

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment? (3; 10; 28; 29)
- b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? (3; 10; 28; 29)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	

**Explanations:**

- a. **Less Than Significant Impact** – The proposed Specific Plan will not increase any greenhouse gas emissions in the short term as no development is proposed with this project. In the long term, development within the Specific Plan may increase greenhouse gas emissions, however, since the plan does not significantly modify existing permitted uses, the General Plan and reviewing agencies (i.e. Mojave Desert Air Quality Management District (MDAQMD)) anticipated such development and have provisions in place should a proposal require further analysis with respect to air quality. Although the specific plan will increase residential densities, which also contributes to generating green house gas emissions, the following sustainable improvements and requirements associated with the specific plan will offset any potential increase in green house gas emissions and prevent the specific plan from having a significant effect on the environment.

**Public Right-of-way**

- **Palmdale Rd. / Kentwood Blvd. / Park Ave. Intersections** – The realignment of these two signaled intersections on Palmdale Rd. into a single signaled intersection would reduce vehicle emissions in a variety of ways. The elimination of the existing Palmdale Rd. / Park Ave. signal would reduce idling emissions as many passenger vehicles and freight vehicles traveling east typically face long wait times at these intersections due to the close proximity of the Kentwood Blvd. and Park Ave. signals that can cause vehicle congestion west past the Amargosa Rd. intersection during peak travel times, causing further delays and idling on connecting streets. Additionally, traffic traveling west on Palmdale Rd. will see reduced congestion and idle times as a result of a single left hand turn lane with increased stacking area to access Park Ave. to the south. Current conditions for westbound traffic along Palmdale Rd. frequently encounter congestion which effects southbound I-15 off-ramp circulation as a result of an increasing number of vehicles waiting to enter the left hand turn lane onto Park Ave. The proposed re-alignment of these intersections in conjunction with the implementation of this plan would remedy much of the traffic congestion in the area, thereby reducing idling time and fuel consumption of the numerous passenger and freight vehicles traversing this roadway daily. The plan ensures that the realignment improvements would take place in conjunction with abutting mixed-use designated properties whose redevelopment would be a main contributor in the proposed density increase.
- **Roadway Designs** – The project will include revised roadway designs that reduce traffic congestion as well as provide increased access for non-vehicular transportation. Large roadways like arterials and super arterials that traverse the project area will see changes that address motorized vehicular traffic to increase maneuverability and enhance entry and exit capabilities while reducing congestion. Smaller local roadways will introduce larger non-vehicular travel options, such as designated bike lanes and pedestrian paths, without limiting capabilities or levels of service established by the General Plan. The non-vehicular additions in conjunction with complementary land uses and enhanced connectivity should reduce the use of motorized vehicles utilized for short trips within the project area.

- **Connectivity** – The project includes the addition of pathway travel corridors that are intended to promote the use of non-motorized vehicles and pedestrian access wherever possible. The addition of the corridors to existing right-of-way will provide connections to neighboring and complementary land uses as well as mass transit stops in order to reduce passenger vehicle dependency and increase the viability of pedestrian use. Additionally, provisions for a pedestrian overpass of I-15 will connect the east and west sides of the project area and link the existing mass transit hub located on Lorene Drive, connecting the plan area to the entire High Desert without the need of a personal automobile. Providing safe, secure and logically placed non-motorized connections and links to mass transit for the patrons of the Civic Center will reduce the need for personal automobile travel, thereby reducing the emissions and fuel consumption created by those individual vehicle trips.

#### Zoning & Land Use

- **Land Uses** - Land use designations within the specific plan area are intended to be complementary to one another and provide shared customers that make one trip to accomplish multiple tasks. Complementary land uses in conjunction with non-vehicular connectivity will provide a means for patrons to utilize multiple services in the project area without the need to use a passenger vehicle. Additionally, specific land use designations such as Civic Mixed and Office Campus that incorporate multiple uses such as residential, retail, office, and service into a single development and provide a single location where multiple uses can be located together. Specific land use designations and complementary land uses will reduce emissions and air pollutants typically associated with motorized transportation as less vehicle trips and reduced fuel consumption will be a result of this type and integrated land use.
- **Infill Development** – The project boundaries consist of developed and vacant properties that constitute infill development when developed or redeveloped. Infill development encourages compact, efficient and contiguous development where land uses are continuously evolving to meet the needs of the community. Due to the projects area including a multitude of land uses ranging from residential, to government and commercial needs; the plan will ensure that development occurs in an established area where opportunities exist to serve the immediate area, creating a walkable community not reliant on personal automobiles. Additionally, due to the fact that the project area is relatively flat and vacant properties have been previously disturbed; grading activities on these properties during the construction phase of development will be minimal when compared to other properties in the City. These minimal grading activities will result in reduced airborne dust and soil contaminants as well as reduce motorized equipment emissions.

#### Design & Construction

- **Building and Site designs** – The proposal includes design standards that require buildings and sites to utilize solar location and prevailing winds when considering building placement and site design. Considering these factors in the early stage of development will allow developments to take full advantage of the energy savings realized through the use of these natural resources. Utilizing abundant natural resources such as solar and wind energy will reduce developments dependency on the electricity and natural gas, thereby reducing the projects use of finite resources and their associated impacts. Additionally, sites are required to be designed to accommodate future uses on neighboring parcels and share open space and parking wherever possible in order to promote non-motorized movement within the plan area and accommodate patrons that choose to utilize those methods.
- **Construction** – Building and site construction will play a major role in reducing the areas carbon footprint and promoting sustainable techniques that advance environmental conservation goals. Inclusions that provide for the future installation of renewable resources (i.e. solar & wind power), require low or no V.O.C. construction materials and provide incentives for enhanced sustainable improvements such as alternative fueling stations (i.e. electric, natural gas, etc.) and amenities geared towards bicycles (i.e. bike racks, locker rooms, etc.) will cumulatively aid in

reducing air pollutants directly and indirectly within the project area and will contribute to mitigating the potential effect of increased residential densities.

- **Sustainable Improvements** – Sustainable improvements above and beyond those required by this specific plan will be rewarded through development incentives in order to promote the inclusion of construction techniques and certifications that aid in environmental conservation. Through the use of the California Building Code CAL Green tiers system and the United States Green Building Councils' LEED certification process, sites that develop in accordance with their guidelines will be awarded development and land use incentives such as reduced setbacks, increased building heights, and enhanced land use allowances that will drive developers to utilize these programs. These programs take into account all aspects of conservation including air quality, water quality, construction, amenities and site design in their certification and approval process. Promoting the use of these increased sustainable improvements will be another tool to improve air quality in the project area and offset any potential impacts of the proposed residential density increase.

Therefore, since the purpose of the plan is to implement sustainability and conservation principles as noted; the plan will ultimately reduce greenhouse gas emissions long term when compared to development that is currently permitted, and prevent resulting development from having a significant effect on the environment.

- b. **Less Than Significant Impact** - The City of Victorville is a participant in the "San Bernardino County Regional Greenhouse Gas Inventory and Reduction Plan" which is being prepared by the San Bernardino Association of Governments pursuant to AB 32 requirements. When complete, the project will produce (among other things) a climate action plan for the City and surrounding areas that will be utilized and implemented. While the project does increase residential densities in some areas, the plans goal is *"To recognize sustainable opportunities and promote sustainable development that exemplifies environmental conservation and reduces the areas carbon footprint"* (29). Therefore, it is unlikely that approval of this Specific Plan conflict with any applicable plan, policy or regulation.

**VIII. HAZARDS AND HAZARDOUS MATERIALS. Would the proposal:**

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (1; 10)
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (1; 10)
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (1; 10)
- d) Be located on a site which is included on a list of hazardous materials site compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (7; 10)
- 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 people residing or working in the project area. (1; 4; 10)
- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (1; 4; 10)
- g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (7, Fig. S-5)
- 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? (1; 4; 7)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
			X
			X
			X
			X
			X
			X
			X

**Explanations:**

- a.-h. **No Impact** - The proposed project poses a low probability of subjecting the public to health hazards since the project does not involve the use of hazardous substances or emit hazardous emissions, nor does it interfere with existing emergency/evacuation plans (7, Fig. S-5). Additionally, the project site is not located in an airport land use plan or within the vicinity of any public or private airstrip that would be affected.



**IX. HYDROLOGY AND WATER. Would the proposal:**

- a) Violate any water quality standards or waste discharge requirements? (3; 10)
- 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 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)? (3; 10; 21; 27)
- c) Substantially alter the existing drainage pattern of the site or 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? (10; 17; 20)
- 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? (10; 17; 20)
- e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (17; 20)
- f) Otherwise substantially degrade water quality? (3)
- 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? (7, Figure S-2; 9, Panel 5815 & 5820)
- h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (7, Figure S-2; 9, Panel 5815 & 5820)
- 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? (7, Figure S-2; 9, Panel 5815 & 5820)
- j) Inundation by seiche, tsunami, or mudflow? (7, Table S-1)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
		X	
		X	
		X	
			X
			X
			X
			X
			X
			X

**Explanations:**

- a. **No Impact** – The project will not violate any water quality standards or waste discharge requirements since no development is proposed with the Specific Plan. Additionally, no allowances are provided within the plan that will adversely affect existing standards and requirements.
- b. **Less Than Significant Impact** – The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge since no development is proposed with the Specific Plan. While increased residential densities will create additional water demand, the Specific Plan will

increase recharge when compared to existing standards since permeable surfaces, water reuse, and onsite water retention/detention will be promoted. Additionally, any new construction shall employ all water conservation measures outlined in the State Appliance Efficiency Standards as enforced by the Building Division as part of obtaining a building permit for the development in addition to the water conservation measures required by the City's Municipal Code, further reducing the water demand of new residential development that occurs as a result of this Specific Plan.

- c. **Less Than Significant Impact** – The project will not substantially alter the existing drainage pattern of the site or area as no development is proposed with this Specific Plan and no existing streams or rivers traverse the area. Future projects will also connect to a storm drainage system, which will alleviate any negative impacts due to increased runoff. In addition, the City has adopted a flood drainage fee, which is assessed on all properties in the City and is to be used for constructing drainage structures. Further, the City's Municipal Code requires improvements to curbs, gutters, sidewalks, pavement widening and necessary drainage facilities when development takes place, which will bring any impacts resulting from the alteration of existing drainage patterns to a level of non-significance.
- d. **Less Than Significant Impact** – See "c" above.
- e. **No Impact** –The project will not create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff as no development is proposed. Future development will be assessed on a case by case basis, however, since development is permitted by existing standards in the project area, approval of this Specific Plan will not increase runoff water more than what would be currently permitted. Additionally, the proposed Specific Plan promotes permeable surfaces, water reuse, and onsite water retention/detention in order to recharge existing aquifers and reduce runoff.
- f. **No Impact** –The project will not substantially degrade water quality as no development is proposed with the Specific Plan. Future development will produce runoff; however, this will be offset in excess of existing standards as surfaces, water reuse, and onsite water retention/detention will be promoted.
- g. **No Impact** – The project will not place housing within a 100-year flood hazard as no development is proposed and no flood hazards traverse the project area.
- h. **No Impact** – The project will not place structure within a 100-year flood hazard which would impede or redirect flood flows as no development is proposed and no flood hazards traverse the project area.
- i. **No Impact** - The project will not expose people or structures to a significant risk of loss, injury or death involving flooding as no development is proposed and no flood hazards traverse the project area.
- j. **No Impact** – The project is not subject to inundation by seiche, tsunami, or mudflow as no development is proposed and there is no evidence suggesting potential for these hazards.

**X. LAND USE AND PLANNING. *Would the proposal:***

- a) Physically divide an established community? (4)
- b) Conflict with 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? (1, Figure LU-1; 1, Table LU-2 & LU-3; and 1, Central City and West City Planning Areas)
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (1; 3)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
		X	
			X

**Explanations:**

- a. **No Impact** – The project will not disrupt or divide an established community since all existing areas designated for multi-family residential development will remain multi-family residential. Additionally, existing retail/commercial, office/professional, and government uses will remain components of the proposed Specific Plan primarily in the same locations.
- b. **Less Than Significant Impact** – The project will conflict with the General Plan's Land Use Plan and the Zoning Ordinance since the entire Specific Plan area will require modification the General Plan and be in non-conformance with the Municipal Code. However, modifications to, and conflicts with such documents are typical of any specific plan, as they are intended to "serve as both the General Plan and zoning document for a particular area, providing more focused guidance and regulation."<sup>(1)</sup> Additionally, while residential densities will be affected through the addition of mixed-use residential areas and increased residential densities, those increases will enable the City to move closer towards achieving the housing needs identified by the Regional Housing Needs Assessment (RHNA) and the Southern California Association of Governments (SCAG) housing allocation assigned for the 2014-2021 planning period (34). Lastly, existing commercial and office districts will be marginally affected as slight changes to land uses and site designs will be implemented with approval of the Specific Plan. Due to these factors, as well as the requirement for the Specific Plan to be approved through a public hearing conducted by the City Council, the project will have a less than significant impact.
- c. **No Impact** – No approved habitat conservation or natural community conservation plans currently exist in the project area.



**XI. MINERAL RESOURCES. *Would the proposal:***

- a) 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? (3, Fig. RE-1)
- b) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State? (3, Fig. RE-1)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
			X

**Explanations:**

- a & b. **No Impact** – The proposed project is located in an area designated as MRZ-3a by the State Department of Conservation, Division of Mines and Geology's Mineral Land Classification Report entitled "Mineral Land Classification of Concrete Aggregate Resources in the Barstow – Victorville Area, San Bernardino County, California." This designation notes that areas within its boundaries may contain significant aggregate deposits, however, further exploration work would be required to explore the sites potential. Since mining operations in the City of Victorville and it's surrounding areas have historically been located along the Mojave River and in the North Mojave and Northern Expansion planning areas, it is unlikely that the project site contains mineral resources that would be locally important or of value to the residents of the State.

**XII. NOISE.** *Would the proposal 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? (1; 10; 15, Tables N-2 & N-3; 30)
- b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (10)
- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (1; 15, Table N-2; 30)
- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (15, Table N-3; 30)
- 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? (2; 4)
- 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? (2; 4; 31)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
			X
		X	
		X	
			X
			X

**Explanations:**

- a. **Less Than Significant Impact** – Since the project proposes land uses that are generally in accord with existing land uses, noise levels generated as a result of future development should not exceed those standards outlined in the General Plan and the Municipal Code. While residential development that occurs as a result of mixed-use development may expose residences to noise levels in excess of typical residential neighborhoods, dwelling unit placement above the ground floor and building orientation standards should reduce these effects. Additionally, since no residential development exists in proposed mixed-use areas, future tenants will be aware of the land use designation and potential for increased noise from commercial/office activities prior to choosing to live in the location.
- b. **No Impact** – No uses listed within the proposed Specific Plan have the potential to expose persons to or generate excessive groundborne vibration or groundborne noise levels.
- c. **Less Than Significant Impact** – Ambient noise levels in the area will increase when future development occurs, however this development should not create noise levels in excess of the which would be permitted under current land use designations and noise allowances. As previously noted, the project proposes land uses that are generally in accord with existing land uses, and therefore, future development should not exceed those standards outlined in the General Plan and the Municipal Code.

- d. **Less Than Significant Impact** - Temporary or periodic increase in ambient noise levels in the project vicinity will increase when future development occurs as a result of events such as construction activities and special events (i.e. farmers market, outdoor gatherings, etc.). While these events will increase ambient noise levels in the short term, they are typical short term increases that would be possible under existing development standards. Additionally, the Victorville Municipal Code anticipates such occurrences and accordingly regulates such activities through base ambient noise level time frames and temporary use permits that will mitigate potential adverse impacts.
- e. **No Impact** – The project is not located within an airport land use plan.
- f. **No Impact** – The project is not located within the vicinity of a private airstrip.

**XIII. POPULATION AND HOUSING. *Would the proposal:***

- a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)? (4; 6; 10; 12)
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (6; 4; 10)
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (6; 4; 10)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
			X
			X

**Explanations:**

- a. **Less Than Significant Impact** – The proposed project may induce population growth since the project will modify approximately 132 acres of existing commercial land for mixed use and multi-family residential development and modify 39 existing acres of multi-family property by increasing allowable dwelling units per acre. As proposed, the Specific Plan could increase population by approximately 11,010 (107 acres at 30 du/acre) people in mixed-use areas and 3,499 people (34 acres at 30 du/acre) in vacant multi-family areas at total build out based upon 3.43 people per dwelling unit; equaling a total population increase of approximately 14,509 people if all vacant multi-family residential properties and all mixed use properties are built to maximum residential density allowances. While the population will be affected through the addition of mixed-use residential areas and increased residential densities, those increases are in response to the housing needs identified by the Regional Housing Needs Assessment (RHNA) and the Southern California Association of Governments (SCAG) housing allocation assigned for the 2014-2021 planning period (34); and these increases will enable the City to move closer towards achieving the identified housing needs. Commercial, professional, and government uses would not result in a substantial increase over currently permitted uses in the area which are similar in size and scope, and therefore adequately discussed in the General Plan. Roadways within the project area will be in accord with locations in the Circulation element of the General Plan; while minor modification will be represented in the Specific Plan to address enhanced non-vehicular access, which will not induce substantial growth. While the proposed plan may induce population growth in the project area, the potential growth identified by the RHNA (34) for the City as a whole will far outpace any growth in the plan area, and the proposed residential density changes will serve some of the City's future housing needs. Therefore, it is unlikely the plan will induce substantial population growth in excess of the forecasts previously identified by SCAG in the RHNA assigned for the 2014-2021 planning period; resulting in a specific plan that will have a less than significant impact.
- b. **No Impact** – The proposed project will not displace substantial numbers of existing housing as no existing housing or areas currently designated for housing will be removed or reduced.
- c. **No Impact** – The proposed project will not displace substantial numbers of people as no existing housing or areas currently designated for housing will be removed or reduced.

**XIV. PUBLIC SERVICES.** *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government 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? (10)
- b) Police protection? (10)
- c) Schools? (10)
- d) Parks? (10)
- e) Other public facilities? (10)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	
		X	
		X	
		X	

**Explanations:**

- a.-b. **Less Than Significant Impact** - The proposed development will result in an increase in public services. Consequently, the public service agencies may need to provide additional services for the proposed development, which may result in the need for increased budgets. However, since mixed-use development will require commercial components prior to or in concurrence with residential development, tax revenue should off-set any increased budget needs.
- c.-e. **Less Than Significant Impact** - With regard to capital facilities, development impact fees will be utilized by the public service agencies to ensure the appropriate levels of capital resources necessary to serve the development. Further, the development will be subject to other fees and assessments (i.e. sewer connection fee's, green building fee, etc.) that will reduce the impact of this development to a significant level (16).

**XV. RECREATION.** *Would the proposal:*

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (10; 16)
- 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? (10; 16)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	

**Explanations:**

- a. **Less Than Significant Impact** – Due to the potential increase in population caused by additional residential units as noted in the “Population and Housing” section, it is likely that the use of local recreational facilities will increase. While increases in use may occur, all development would be required to pay development impact fee’s, which would offset the cost of maintenance of existing facilities and development of new facilities as needed. Additionally, amenities such as non-vehicular pathways, enhanced streetscapes, and developments that create outdoor spaces as required by the Specific Plan will also aid in alleviating an increased demand on recreational facilities.
- b. **Less Than Significant Impact** – As noted, due to the potential population increase, it is possible that the construction of new recreational facilities would be necessary; and the project does include landscaped non-vehicular pathways as well as other amenities and improvements that are intended to foster outdoor activity. However, since there are numerous vacant and disturbed properties within the project area and the City as a whole that allow for recreational facilities, it is unlikely that the construction of new or the expansion of existing recreational facilities would have an adverse physical effect on the environment. Additionally, any new facilities that are required to be constructed as a result of this projects development or its cumulative impact will be required to be reviewed under CEQA individually, ensuring the resulting facilities are developed in accord with current environmental policies and regulations.



**XVI. TRANSPORTATION/CIRCULATION.** *Would the proposal result in:*

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
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? (10; 12; 36)			X	
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? (10; 12)		X		
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? (1; 10)				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (10; 12; 22)				X
e) Result in inadequate emergency access? (4; 10; 32)			X	
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? (10; 12; 22)			X	

**Explanations:**

- a. **Less Than Significant Impact** – The proposed Specific Plan will modify street designs from those typical designs outlined in the Circulation Element of the General Plan. However, the General Plan anticipates these changes and accordingly allows those modifications to be made in accord with a specific plan as long as functionally of the right-of-way does not deviate from the respective classification hierarchy outlined in the General Plan. Since the proposed modifications are limited to specific local roads (California Avenue & Sage Street) and a single arterial roadway (Civic Drive) within established roadway widths; and with the intent of improving non-motorized transportation and improving safety, the modifications will not conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. Additionally, the Specific Plan includes a proposed realignment of the intersections of Kentwood Boulevard and Park Avenue with Palmdale Road (CA HWY 18), which would reduce congestion on the highway by resolving an existing traffic signal conflict, thereby advancing Objective 1.4 of the Circulation Element which states *"Maintain smooth traffic flow and minimize traffic conflicts."* Lastly, the proposal incorporates the City's Non-motorized Transportation Plan and augments said plan by providing additional bicycle path and pedestrian connections over Interstate 15. Therefore, the noted elements of the proposed Specific Plan remain consistent with Goals #1 & #2 of the Circulation Element, which state *"Good mobility – Provide a safe, efficient transportation system that enhances mobility for local residents and businesses, and facilitates regional travel for automobiles and trucks"* and *"Efficient*



*multi-modal transportation network – Meet diverse transportation needs of existing and future residents and businesses in the planning area through convenient, safe, multi-modal means.”*

- b. **Less Than Significant Impact w/Mitigation Incorporated** – The City of Victorville is regulated by the congestion management plan enforced by the San Bernardino Associated Governments (SANBAG), which requires all segments of that plan to operate at a level of service of “E” or better, while the City’s Circulation Element mandates a level of service of “D” or better for all intersections within the City. While it is anticipated that the proposed plan will not exceed the level of service outlined in the General Plan, a traffic study should be reviewed and approved by the Engineering Department prior to the physical modification to any right of way proposed due to the increased densities included in the specific plan.

**Mitigation Measure:**

1. **A traffic study or traffic impact analysis shall be reviewed and approved by the Engineering Division prior to the approval of any entitlement or building permit that would not otherwise be permitted in the pre-existing Zone District. Additionally, any and all modifications to the Specific Plan required by the approved traffic study/impact analysis shall be incorporated into the Specific Plan, including but not limited to density changes, roadway designs, intersection locations, etc., in order to maintain the level of service required by the Circulation Element of the General Plan.**

Additionally, some of the proposed land use allowances could potentially result in individual projects that produce impacts that would be significant in the project area and negatively affect level of service standards. Therefore, in accordance with Objective 1.2 of the Circulation Element which states *“Achieve and Maintain mobility goals set forth in the county-wide CMP, on local CMP segments”* and Implementation Measure 1.2.1.1 that mandates *“The City will be responsible for requiring, reviewing and approving traffic impact analyses and traffic studies for all applicable private and public projects, in accordance with CMP standards for these studies”* the Specific Plan will include the following measures to insure individual projects developed as a result of this plan do not conflict with existing congestion management programs outlined in the General Plan.

**Mitigation Measure:**

2. **A traffic study or traffic impact analysis shall be required at the discretion of the Engineering Division or Planning Commission for any project within the Specific Plan area, should it be deemed necessary to mitigate and/or define potential traffic impacts. The traffic study or traffic impact analysis shall be reviewed and approved by the Engineering Division prior to the approval of entitlements or prior to the issuance of building permits if included as a conditional of approval on an associated Planning Commission Resolution.**
- c. **No Impact** – The proposed Specific Plan will have no impact on air traffic patterns as the project involves no modifications to existing local logistics airport functions. Additionally, the plan will not increase existing building height allowances and proposed land uses will not create additional cargo/freight demands typical of a logistics airport. Further, the project includes no development and meets no other standards to be considered regionally significant by CEQA.
- d. **No Impact** – The proposed Specific Plan will not introduce dangerous design features into the project area. With the exception of modified street designs, which are intended to decrease vehicular speed and increase non-vehicular traveler’s safety by introducing landscape barriers, the plan will not alter existing rights-of-way locations or modify best practices outlined in the Circulation Element of the General Plan. Additionally, any design standard not specifically modified by the project will require adherence to Standard Specifications for Public Improvements.

- e. **Less Than Significant Impact** – While the proposed Specific Plan will modify some right-of-way cross section designs within the project area, it is unlikely that those changes will result in inadequate emergency access. Portions of some rights-of-way may include landscaped center medians; however, the design will incorporate minimum road width standards in accordance with San Bernardino County Fire Protection District ordinances.
- f. **Less Than Significant Impact** – The project is intended, among other things, to increase non-vehicular access and availability as well as enhance mass transit availability and connectivity. Additionally, safety at these types of facilities will be enhanced through revised street designs that include a landscape barrier between motorized and non-motorized traffic as well as non-vehicular connections to mass transit facilities located outside of the right-of-way. Therefore, the proposed plan will build upon the foundation of existing plans and policies while improving the safety and functionality of existing and future facilities.

**XVII. UTILITIES AND SERVICE SYSTEMS. *Would the project:***

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (10; 16; 17; 18)
- 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? (3; 16; 18; 33)
- 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? (10; 17; 20)
- d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (3; 25; 33; 35)
- 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? (3; 16; 18; 33)
- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (3; 10; 33)
- g) Comply with federal, state, and local statutes and regulations related to solid waste? (3)

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
		X	
		X	
		X	
	X		
		X	
		X	
			X

**Explanations:**

- a. **Less Than Significant Impact** – While the proposed project will increase residential densities, which will equate to additional wastewater productions, all development will be subject to development impact fees as well as connection to the City's sewer system. Connection to the City sewer system will insure that wastewater will be processed in approved facilities, while the impact fee's will insure that the treatment facilities (existing or future) will be able to process the added waste. Additionally, storm water runoff will be significantly reduced with this project as a result of increased percolation requirements for landscaping and paved areas, reducing runoff that would be permitted under current standards.
- b. **Less Than Significant Impact** – As noted in Section XIII of this document, a complete build-out of vacant multifamily residential properties and mixed-use properties within the project area would result in an increase of approximately 14,509 people. This increase would create an additional demand on existing facilities. Current facilities may need to construct new treatment plants or expedite existing expansion plans when development occurs. However, the Specific Plan itself will not immediately require the construction or expansion of water or wastewater facilities as no development is proposed with this project. Development resulting from the new residential districts and associated population increase may require the construction or expansion of facilities; however, each project will be individually reviewed in accordance with CEQA, and will pay associated development impact and Victor Valley Wastewater Reclamation Authority (VWRA) fees that are intended to fund the ongoing maintenance and expansion/construction of facilities as needed. Therefore, since the project will not directly require the construction or expansion of water or wastewater treatment

facilities, this project will have a less than significant impact.

- c. **Less Than Significant Impact** – While the residential density will increase in certain areas of the project, the plan area as a whole currently permits urban development and will continue to with this plans. New storm water drainage facilities will be required to be constructed concurrently with street improvements; however, those improvements will not exceed development that could occur with current allowances. Additionally, since the project intends to require increased permeable surfaces in all landscaping and parking areas, overall storm water will be reduced when compared to development that could currently take place.
- d. **Less Than Significant With Mitigation Incorporated** –While the project is not considered regionally significant pursuant to Section 15206 of CEQA, nor is it considered a project pursuant to California Water Code section 10912 as no development is proposed; the project could potentially cause long term impacts to water supplies as a result of new residences developed as a result of the Specific Plan's density allowances. With the potential increase of 14,509 residents as a result of the residential density allowance provided within the Specific Plan, there is potential that the water demands would further increase overdrafts of the groundwater allowances currently provided by the Mojave Water Agency (MWA). While unlikely to significantly increase demands above those currently outlined in the City's General Plan Environmental Impact Report, correspondence with the City's Engineering Division (35) indicates that in order to ensure future water supplies and demands are fulfilled with existing entitlements and resources or if new or expanded entitlements needed, new projects meeting specified requirements should submit Water Supply Assessments as a part of the entitlement process for individual developments.

**Mitigation Measure:**

- 3. **Any proposed entitlement that is considered regionally significant pursuant to Section 15206 of CEQA, considered a project pursuant to California Water Code section 10912, or is otherwise necessary due to the cumulative effects of projects in Specific Plan area as required by the Planning Commission, shall submit a Water Supply Assessment to be reviewed and approved by the City's Water and Engineering Divisions prior to the issuance of building permits.**
- e. **Less Than Significant Impact** – As previously noted, the project is not considered regionally significant per CEQA as no development is proposed as a part of this project, however, cumulative impacts as a result of the increased residential density could potentially cause impacts to wastewater treatment in the future when development occurs. With the City's Capital Improvement Program & Sewer Master Plan System, as well as future and recent expansions by the Victor Valley Wastewater Reclamation Authority (VWRA), it is anticipated that the future impacts of this project will be minimal. Additionally, each project will be individually reviewed in accordance with CEQA, and will pay associated development impact and VWRA fees that are intended to fund the ongoing maintenance and expansion/construction of facilities as needed. Therefore, the VWRA should have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments in conjunction with associated fee's and existing plans when development occurs.
- f. **Less Than Significant Impact** – Since the proposed project will increase residential density, it is understood that solid waste will be increased over current build out levels once the area has been completely developed. The City of Victorville deposits trash at the Victorville Landfill, which is operated by the Solid Waste Management Division of the San Bernardino County Public Works Department in accordance with a Waste Disposal Agreement between the City and the County. The Victorville landfill currently operates on 67 acres of a total 491 acre property with a capacity of 1,180 tons per day. With a planned expansion, as summarized in a Joint Technical Document prepared by the Solid Waste Management Division, the overall capacity will raise to 3,000 tons per day by

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expanding from a 67 acre operation to an approximately 341 acre operation. With this planned expansion and additional daily acceptance capabilities, the impacts of this project at total build out will be less than significant.

- g. **No Impact** – Since the project provides no allowances for land uses that would produce hazardous waste, or change current solid waste collection and disposal programs, there will be no impact as a result of this Specific Plan. However, the City has adopted a hazardous waste management plan as required by Federal and State laws.



**XVIII. 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?
- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- c) Does the project have environmental effects that will cause substantial adverse affects on human beings, either directly or indirectly?

Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
			X
		X	
			X

**Explanations:**

- a. **No Impact** – Since the project proposes no development, and because land uses proposed with this Specific Plan do not remove open space or permit development in areas not already designated for development, this project will have no impact. Additionally, each project will be required to be examined individually in accordance with CEQA guidelines should a sensitive habitat or species be identified in the future.
- b. **Less Than Significant Impact** – While the proposed Specific Plan will increase residential density in the project area, the plan will also maintain a majority of current land uses in the same location with modified development standards intended to promote sustainability. Increased residential densities and mixed use districts will be off-set by commercial development requirements that will provide services within close proximity to residences and reducing the need for motorized travel. Also, promoting renewable energy sources and requiring water and energy saving upgrades will insure that the proposed Specific Plan will have a less than significant impact when compared to development permitted under current code.
- c. **No Impact** – As previously noted earlier in this document, the project includes no development and does not permit any land uses that would create hazardous waste or remove any open space. Also, the Specific Plan is intended to promote sustainability, which includes water conservation, renewable energy use, drought tolerant landscaping, enhanced connectivity and non-motorized travel, which cumulatively should benefit the environment and human beings physical well being.

## **XVII. EARLIER ANALYSES.**

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

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

**Authority:** Public Resources Code Sections 21083 and 21087.

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



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33. 2030 General Plan Environmental Impact Report.
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35. Correspondence from Victor J. Fajardo, P.E.; Associate Civil Engineering – City of Victorville Engineering Division
36. 2010 City of Victorville Non-Motorized Transportation Plan