

**INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM**

1. **Project title:** Tractor Supply Company, Victorville – PLAN25-000014
2. **Lead agency name and address:** City of Victorville Planning Division, 14343 Civic Drive, Victorville, California 92392.
3. **Contact person and phone number:** Travis Clark, Senior Planner, 760-955-5135
4. **Project location:** North of Roy Rogers Drive and south of Midtown Drive, Victorville, CA 92395
5. **Project sponsor's name and address:**
Stephen Knudsen
106 Foster Avenue
Charlotte, NC 28203
6. **General Plan designation:** Commercial (2.0 FAR)
7. **Zoning:** General Commercial (C-2)
8. **Description of project:** Tractor Supply Company (Project Applicant) is proposing the development of a Tractor Supply Company ("Proposed Project") to be located on the south side of Midtown Drive, north of Roy Rogers Drive, and west of Civic Drive in the City of Victorville (see Figure 1 – Regional Location and Figure 2 – Project Vicinity). The Project Site is described as Assessor's Parcel Number (APN) 3106-201-20, -21, and -22. The 3.63-acre property is located primarily within a scattered residential and commercial area of the High Desert in the City of Victorville. Desert vegetation such as Western Joshua trees, are found on-site. The Project Site is currently vacant and zoned General Commercial (C-2) within the Land Use Category of Commercial (2.0 FAR). The Proposed Project is an allowable use within the zoning of General Commercial and is therefore consistent with the City of Victorville General Plan Land Use and Zoning Districts. Section 16-3.07.040 of Victorville's Municipal Code states that accessory uses are permitted in any commercial and/or industrial district, however they are subject to limitation. The Tractor Supply Company would operate Monday through Sunday from 8am to 9pm with 15 to 18 employees, averaging 5 to 6 employees per shift.

The Project Site covers over 3.63 acres (158,194 square-feet) of land. The Proposed Project would include an indoor building of 23,957 square feet as well as a fenced outdoor display/sales area which would be approximately 20,000 square feet. The Proposed Project includes 71 percent (112,370 square feet) of paving (concrete, asphalt, curbs) and 13.9 percent (21,867 square feet) of landscape. Additionally, the Proposed Project would include a permanent equipment (trailers and utility vehicles only) display area within the parking lot of 2,000 square feet, forage (hay) trailers within the parking lot, three permanent sidewalk display areas as well as a shared easement (see Figure 3 – Site Plan). The sidewalk display area of 437 square feet would be for general merchandise and located in front of the outdoor display area. The project would include 120 parking spaces with a stall size of 10' x 20'. Access to the site would be from Midtown Drive and Roy Rogers Drive.

All outdoor storage of material is required to be screened from public view by a wall, building or other means, not less than six feet in height, adequate to conceal such storage. Additionally, the project will adhere to section 16-3.24.030-Landscape Standards of the City of Victorville's Municipal Code. All nonresidential parking areas requiring four or more parking stalls shall provide

the interior and peripheral landscaping listed within the Landscape Standards. Requirements would include, but are not limited to, a minimum five-foot interior width planter island shall be located at the end of every parking aisle/row, A minimum five-foot interior width landscape planter strip where any parking space and/or drive aisles abut an interior lot line or building, and all landscaping areas shall be surrounded by a concrete curb or other approved curbing having a minimum height and width of not less than six inches, including planters that abut the public right-of-way sidewalk. Furthermore, the Commercial Design Guidelines of the Municipal Code state that one 24-inch box tree should be installed throughout the parking area for every eight parking spaces and all landscape planters shall include a permanent watering system and be surrounded with six-inch perimeter curbing. The Design Guidelines further state that permanent shopping cart-return areas shall be incorporated into the design of the parking area if shopping carts will be provided on-site. Cart return facilities shall be consistent with the design of the project and building architecture and include similar or the same materials utilized on the buildings.

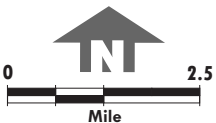
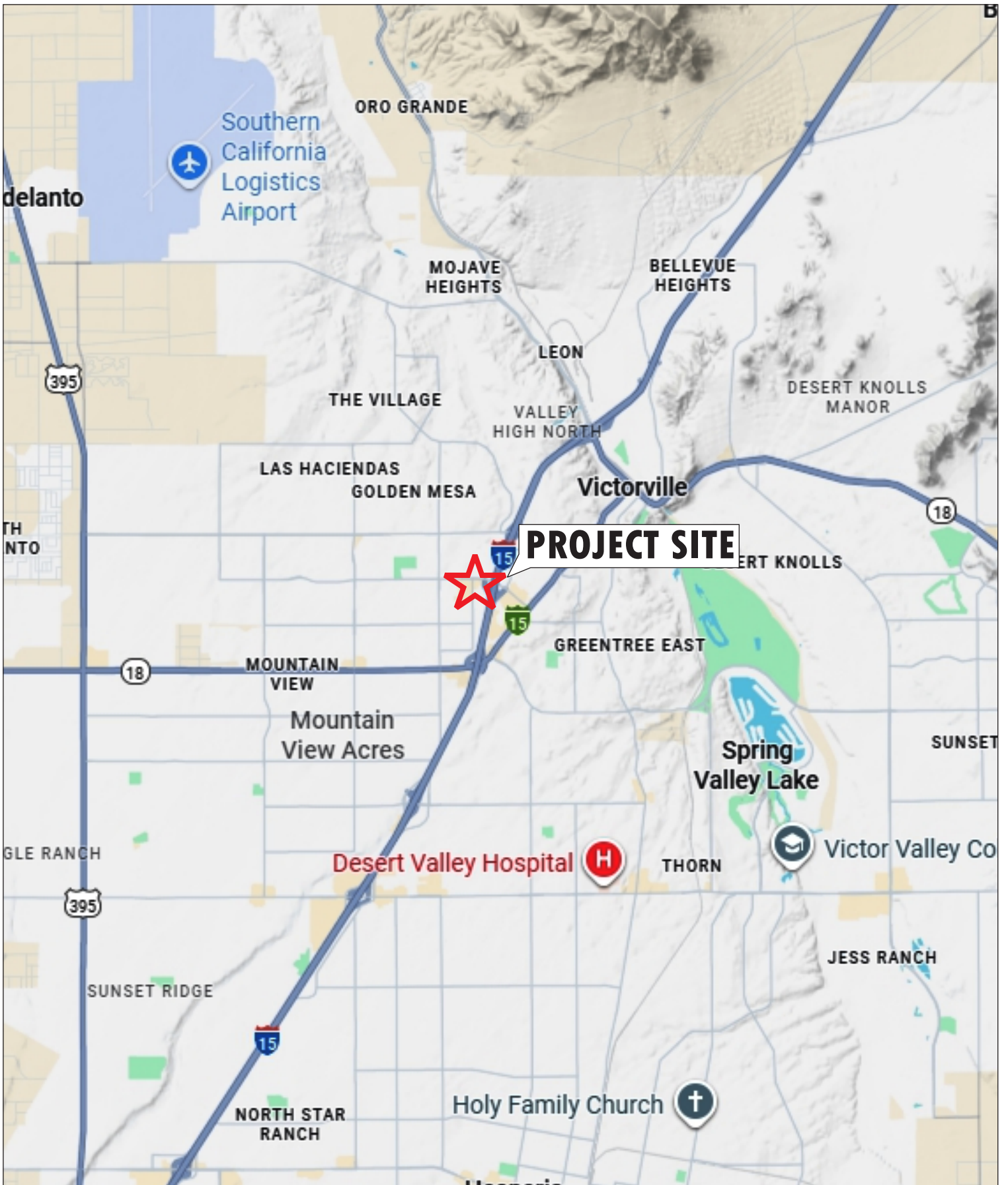
Section 16-3.10.060(B)(8) of the Development Code which states that dock doors and/or loading/unloading areas are required to be screened from view and architecturally integrated into the building. The Proposed Project includes a receiving dock and doors at the back of both the building and the fenced outdoor display area. The receiving dock would be architecturally integrated into the building and screened from view by trees and shrubs. Thus, the project will adhere to section 16-3.10.060(B)(8) of the Development Code.

Western Joshua Trees exist on the Project Site. The Western Joshua Tree is a protected species under the California Endangered Species Act. Therefore, the Proposed Project is required comply with CEQA and the Western Joshua Tree Conservation Act. The Proposed Project shall also adhere to the City of Victorville’s Municipal Code for development as well as the City’s Fire Prevention Standards and requirements of the State Water Resources Control Board.

9. **Surrounding land uses and setting:** The Project Site is within the City of Victorville. Figure LU-1 Land Use Map of the City of Victorville General Plan (General Plan) shows that the Project Site is designated for Commercial uses. To the north of the Project Site is Midtown Drive Road and a multi-family apartment complex. The Parcels to the east and west are commercial uses, while the parcel to the south is vacant land. The following table lists the existing land uses and zoning district designations.

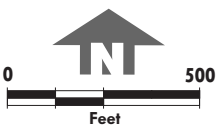
Existing Land Use and Land Use Zoning Districts		
Location	Existing Land Use	Land Use, Zoning District
Project Site	Vacant Land	Commercial (2.0 FAR), General Commercial (C-2)
North	Multi-Family Residential	Medium Density Residential (MDR), Medium Density Residential (R-3)
South	Vacant land	Commercial (2.0 FAR), General Commercial (C-2)
East	Commercial Use	Commercial (2.0 FAR), General Commercial (C-2)
West	Commercial Use (WinCo Grocery Store Parking Lot)	Commercial (2.0 FAR), General Commercial (C-2)

10. **Other public agency whose approval is required:** Recordation of a final map, issuance of building permits and completion of structure design to current building codes is required by the City prior to development on-site. In addition, approval is required by the Lahontan Regional Water Quality Control Board for compliance with the General Construction Permit, and National Pollutant Discharge Elimination System (NPDES), and approval of a Storm Water Pollution Prevention Plan (SWPPP); Victorville Water District for water service; and Victor Valley Wastewater Reclamation Authority for sewer connection. Additionally, the Proposed Project will require approval by the California Department of Fish and Wildlife (CDFW) for compliance with the Incidental Take Permit (ITP).



REGIONAL VICINITY

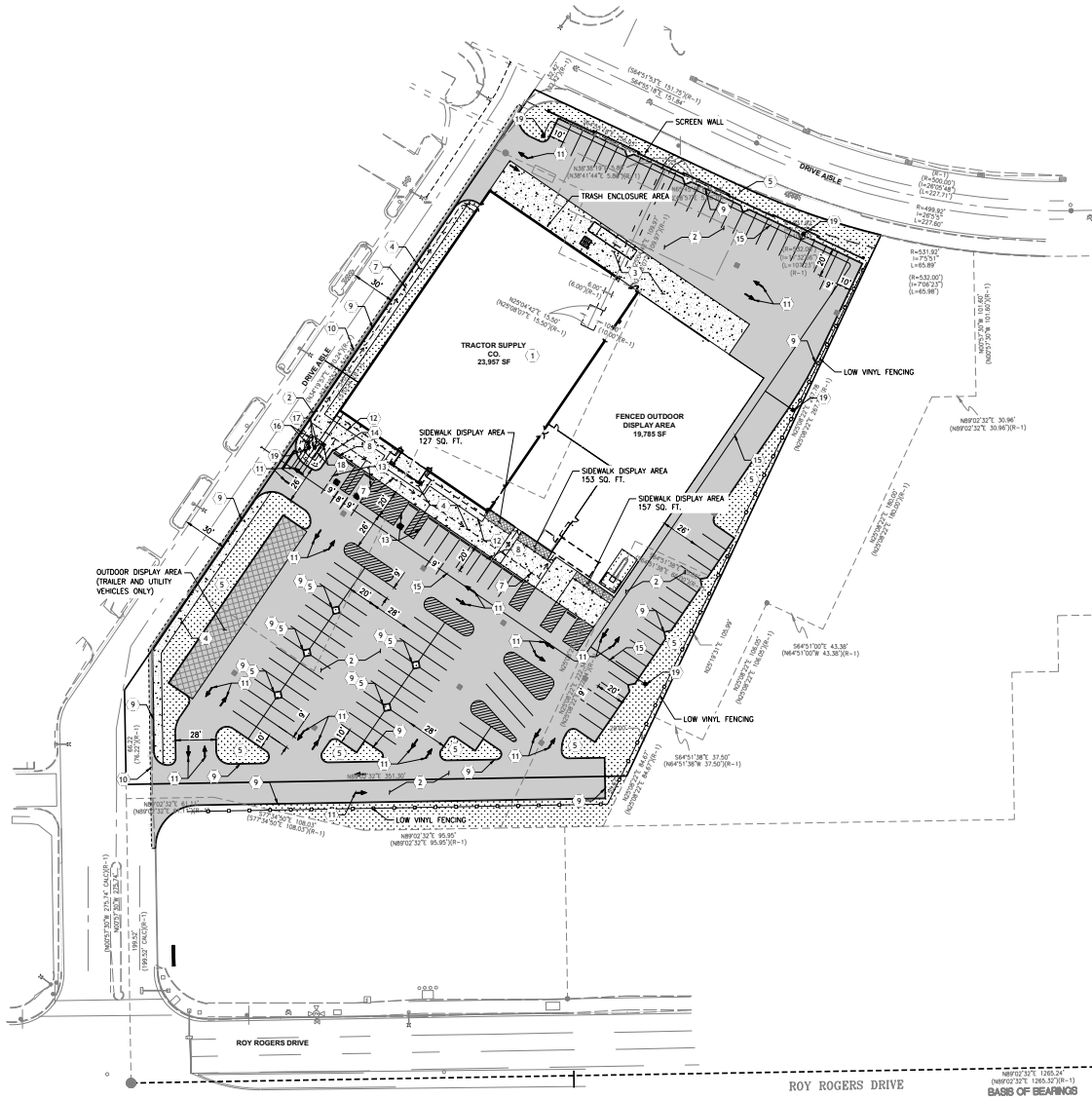
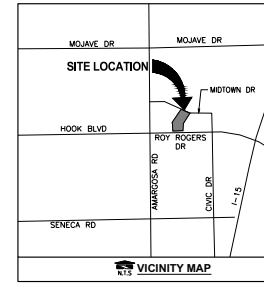
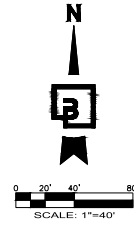
TRACTOR SUPPLY COMPANY
City of Victorville, California





Know what's below.
Call before you dig.
Dial 811

TRACTOR SUPPLY CO. - CITY OF VICTORVILLE, CA PRELIMINARY SITE PLAN



CONSTRUCTION NOTES:

1. PROPOSED TRACTOR SUPPLY COMPANY BUILDING (TYPE 2 - TILT-UP/SLAB CONSTRUCTION)
2. PROPOSED ASPHALT PAVEMENT.
3. PROPOSED CONCRETE PAVEMENT.
4. PROPOSED CONCRETE SIDEWALK (WITH WARPS), TYP.
5. PROPOSED LANDSCAPE AREA, TYP.
6. PROPOSED BOLLARD, TYP.
7. ACCESSIBLE PATH, TYPICAL.
8. PROPOSED WHEEL STOP, TYP.
9. PROPOSED BARRIER CURB, TYP.
10. PROPOSED SAWCUT LIMIT.
11. PROPOSED PAVEMENT MARKING, TYPICAL.
12. PROPOSED AWNING.
13. PROPOSED ADA ACCESSIBLE PARKING SPACE.
14. PROPOSED FLUSH CURB.
15. PROPOSED 8" WATER MAIN.
16. PROPOSED METER AND BACKFLOW PREVENTION ASSEMBLY FOR IRRIGATION SERVICE.
17. PROPOSED METER AND BACKFLOW PREVENTION ASSEMBLY FOR DOMESTIC WATER SERVICE.
18. PROPOSED FIRE WATER SERVICE.
19. PROPOSED FIRE HYDRANT.

PROJECT DATA

NAME: TRACTOR SUPPLY CO. - VICTORVILLE, CA
ADDRESS: 15000 ROY ROGERS DRIVE, VICTORVILLE, CA

APN: PARCEL 1: 3106-201-20-0-000
PARCEL 2: 3106-201-21-0-000
PARCEL 3: 3106-201-22-0-000

PROJECT AREA: 158,194 SF (3.63 ACRES)

ZONE: GENERAL COMMERCIAL (C-2)

PROPOSED GROUND COVER SUMMARY:

BUILDINGS:	23,957 SF	(15.1%)
PAVING (CONCRETE, ASPHALT, CURBS):	114,499 SF	(72.4%)
LANDSCAPE:	19,738 SF	(12.5%)
	158,194 SF	(100.0%)

PARKING CALCULATION

TOTAL BUILDING AREA = 23,957 SQ. FT.
PARKING REQUIREMENT = 1 SPACE/200 SQ. FT.
PARKING REQUIRED = 23,957/200 = 120 SPACES
PARKING PROVIDED = 120 SPACES
STANDARD PARKING STALL = 9'X20'

SIDEWALK DISPLAY AREA:

BUILDING AREA:	43,742 SQ. FT.
ALLOWED DISPLAY AREA:	1,150 FT/100 SQ. FT.
SIDEWALK DISPLAY AREA ALLOWED:	437 SQ. FT.
SIDEWALK DISPLAY AREA PROVIDED:	437 SQ. FT.

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.0	PRELIMINARY SITE PLAN
C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C2.1	EXISTING DRAINAGE CONDITIONS
C3.0	DEMOLITION AND EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C3.2	EROSION CONTROL DETAILS
1 OF 1	COLORLED LANDSCAPE EXHIBIT

LEGEND	
BUILDING LINE	
EXISTING CURB TO REMAIN	
PROPOSED CURB	
PROPOSED LANDSCAPING	
PROPOSED ASPHALT	
PROPOSED CONCRETE	
PROPOSED SIDEWALK DISPLAY AREA	

PRELIMINARY SITE PLAN
15000 ROY ROGERS DRIVE
CITY OF VICTORVILLE, CA

Title:

DURBAN DEVELOPMENT

For:



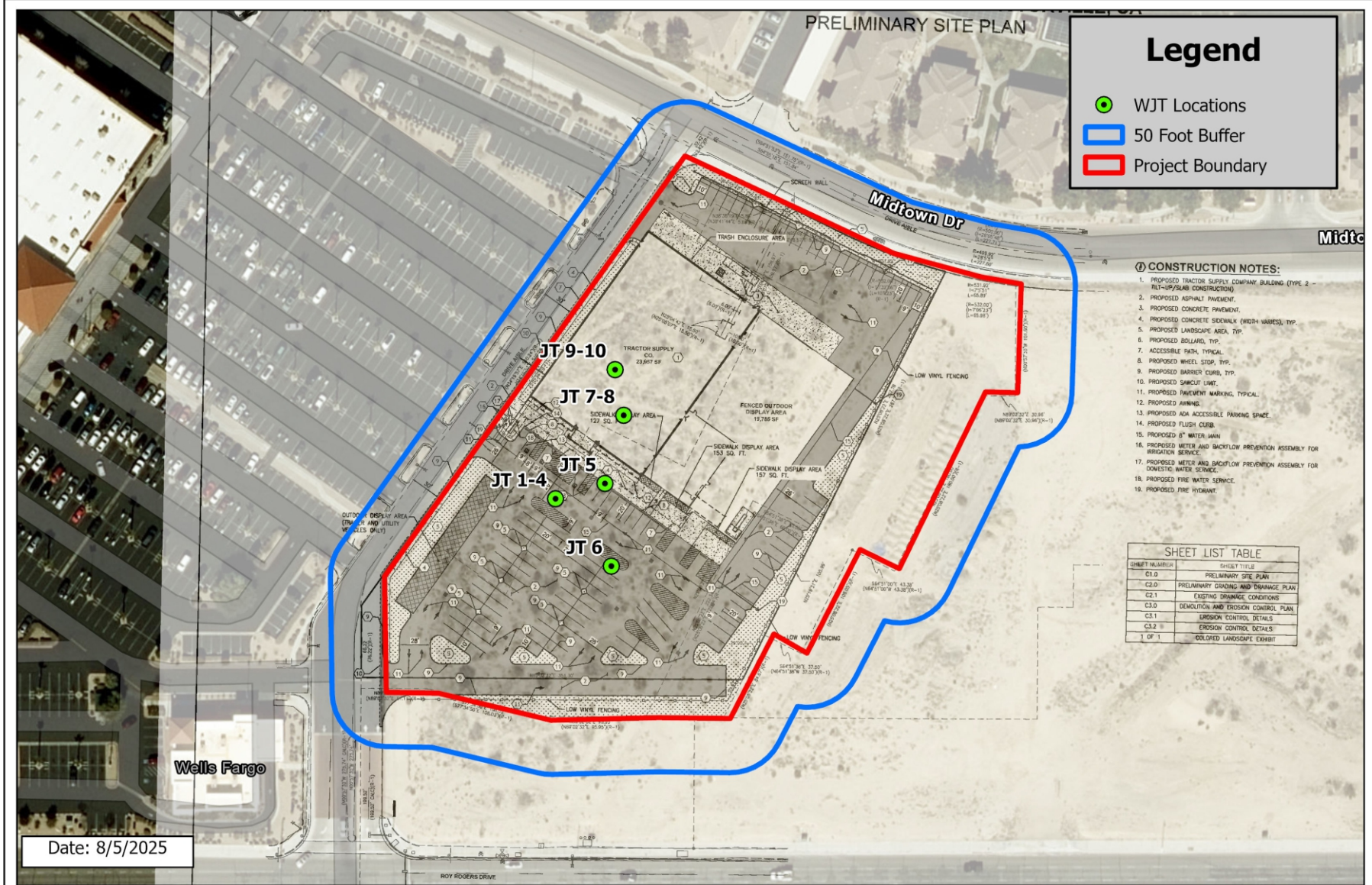
Scale:	N/A	North	N/A
Design: JBL	Draw: JBL	Checked: JBL	Approved: JBL
Date:	7/17/22		

Bingham
Consulting Engineers, LLC
18025 72nd Avenue South
Kent, WA 98032
425.251.0522
bingham.com



Job Number: 23964
Sheet: C1.0

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Legend

- WJT Locations
- 50 Foot Buffer
- Project Boundary

CONSTRUCTION NOTES:

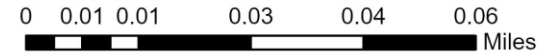
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2. PROPOSED ASPHALT PAVEMENT.
3. PROPOSED CONCRETE PAVEMENT.
4. PROPOSED CONCRETE SIDEWALK (WIDTH VARRIES), TYP.
5. PROPOSED LANDSCAPE AREA, TYP.
6. PROPOSED BOLLARD, TYP.
7. ACCESSIBLE PATH, TYPICAL.
8. PROPOSED WHEEL STOP, TYP.
9. PROPOSED BARRIER CURB, TYP.
10. PROPOSED SIGNAL LIGHT.
11. PROPOSED PAVEMENT MARKING, TYPICAL.
12. PROPOSED FINING.
13. PROPOSED ADA ACCESSIBLE PARKING SPACE.
14. PROPOSED FLUSH CURB.
15. PROPOSED 8" WATER MAIN.
16. PROPOSED METER AND BACKFLOW PREVENTION ASSEMBLY FOR IRRIGATION SERVICE.
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1 OF 1	COLORLED LANDSCAPE EXHIBIT

Date: 8/5/2025

**Victorville Tractor Supply
Victorville, CA**

Figure 6 - Site Plan Overlay



Scale: 1:1,405

Service Layer Credits: World Imagery: County of San Bernardino, Maxar, Microsoft
 WJT Locations:
 Hybrid Reference Layer: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, ©
 OpenStreetMap contributors, and the GIS User Community

JOSHUA TREE LOCATIONS

TRACTOR SUPPLY COMPANY
 City of Victorville, California

FIGURE 4

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 and Forestry Resources
<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Utilities/Service Systems	<input type="checkbox"/>	Mandatory Findings of Significance
<input type="checkbox"/>	Tribal Cultural Resources	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Energy

DETERMINATION:

On the basis of this initial evaluation:

- I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the Proposed Project MAY have a 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 an insignificant level. Therefore, no additional environmental documentation is necessary.

Signature: Travis Clark Date: 5/5/2026
Senior Planner For: Victorville Planning 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:

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the proposal:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?		X		
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Explanations:

- a) **Less Than Significant.** The General Plan identifies the importance of conservation of local scenic resources such as natural and cultural resources and how they are necessary assets for the community¹. The project is located south of Midtown Drive, north of Roy Rogers Drive, east of Amargosa Road, and west of Civic Drive within the City of Victorville, San Bernardino County, California. The proposed development of the Tractor Supply Company has been designed at a height of 33 feet and 4 inches. The maximum building height for commercial developments, in the C-2 residential zoning district, is 45 feet. Therefore, the Proposed Project would be comparable in height to the nearby WinCo Foods Grocery Store located to the west of the Proposed Project. The land use of the Proposed Project is Commercial (2.0 FAR) and is consistent with the General Plan. Additionally, the General Plan does not identify any scenic vistas in the vicinity of the Project Site. The development of the Proposed Project would be required to conform with the applicable Development Code standards for the City’s commercial districts, such as height restrictions, minimum landscaping and other design guidelines which are intended to reduce any potential degradation to visual character and quality of public views. Therefore, impacts on visual resources would be less than significant. No significant impacts are identified or anticipated, and no mitigation measures are required.
- b) **Less Than Significant with Mitigation.** The Project Site does not contain any significant rock outcropping, and/or historic buildings that could potentially be damaged by development of the Project Site. However, there are ten living Western Joshua Trees on the site that would need to be removed for development of the building, outdoor storage area, and parking lot. As such, any impact to Western Joshua Trees will require an Incidental Take Permit (ITP) from the (California Department of Fish and Wildlife (CDFW). Obtaining an ITP would also result in compliance with the San Bernardino County Development Code and the Desert Native Plant Act. Victorville’s 2030 General Plan Environmental Impact Report (General Plan EIR) does identify any existing or proposed state scenic highways in the Planning Area. According to the Caltrans’ website, the closest designated state scenic highway is Route 138 (Near Silverwood Lake)/Route 18 (SO Lake

¹ Victorville General Plan 2030. Page R-1. Accessed May 2025.

Initial Study

Arrowhead) which is approximately 16.8 miles southeast of the Proposed Project.² Therefore, no significant impacts are identified or anticipated, with the inclusion of the Joshua Tree mitigation measure regarding obtaining an ITP from CDFW outlined in the Biological Resources Discussion (see Section IV).

- c) **Less Than Significant.** The Proposed Project would involve the development of a Tractor Supply Company consistent with the City's General Plan. The Project Site consists of 158,194 square feet (100 percent) of which 23,957 square feet (15.1 percent) would be used for buildings, 112,370 square feet (71 percent) would be for paving (concrete, asphalt, curbs), and 21,867 square feet (13.9 percent) would be for landscape. The City Development Code provides development standards for the City's commercial districts, such as height restrictions, minimum landscaping and other design guidelines which are intended to reduce any potential degradation to visual character and quality of public views. The Proposed Project would not substantially degrade the existing visual character or degrade any existing public views that are publicly accessible from a vantage point; the Project Site is adjacent to commercial uses and a multi-family residential development. The General Plan designation for APNs 3106-201-20, -21, -22, -29 is commercial (2.0 FAR) with a zoning of General Commercial (C-2); the Proposed Project is allowable use under the current land use designations. Adjacent uses to the Project Site include multi-family residential (apartments) to the north, vacant land and commercial use to the south and east as well as commercial use to the west. According to section 16-3.10.010 of the Development Code, the General Commercial zone is intended to provide suitable locations and lands for various commercial activities, primarily of a retail nature, and for several types of service, office, and commercial activities. The Proposed Project is consistent with the general commercial district and the commercial land use designation of the General Plan. Additionally, implementation of the Proposed Project would be comparable to adjacent uses and would not conflict with applicable zoning and other regulations governing scenic quality. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- d) **Less Than Significant.** The development of the Tractor Supply Company would not generate a significant amount of light and glare when compared to the surrounding areas, which includes existing lighting from urban development including street lighting and commercial lighting. The design and placement of the light fixtures associated with the new development would be reviewed for consistency with City standards under Section 16-3.10.060 of the Development Code and subject to City approval. Standards require shielding, diffusing, and indirect lighting to avoid glare. Lighting would be selected and located to confine the area of illumination to on-site streets. In accordance with the City Development Code, a Lighting Plan would be submitted for City review and approval. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

² Caltrans. California State Scenic Highways. <https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways>. Accessed June 26, 2025.

II. AGRICULTURE AND FORESTRY RESOURCES.

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

In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the proposal:

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
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))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

Explanations:

- a) **No Impact.** The Department of Conservation’s California Important Farmland Finder shows that the Project Site occurs within Grazing Land.³ No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity.⁴ The Proposed Project would not convert Prime Farmland, Unique Farmland or Farmland of Statewide

³ California Department of Conservation, California Important Farmland Finder. Accessed May, 2025. <https://maps.conservation.ca.gov/dlrp/ciff/>

⁴ City of Victorville, General Plan 2030. Page H-22. <file:///L:/6%20Agency%20Guidelines.%20Forms.%20and%20Plans/Victorville.%20City/General%20Plan%202030.pdf>. Accessed May, 2025.

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Importance to non-agricultural use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- b) **No Impact.** According to the General Plan – Land Use Element, the Proposed Project’s land use designation is Commercial (2.0) FAR while the zone is General Commercial (C-2/C-4). Additionally, according to the City of Victorville’s City Zoning Map⁵ as well the County of San Bernardino’s Policy Map – NR-5 Agricultural Resources⁶, the Project Site is located in the west City of Victorville’s planning area, with no land on or adjacent to the Project Site that is currently under agricultural production, nor are any parcels within the vicinity of the Project Site zoned for agricultural uses. Therefore, the Project Site would not be within or adjacent to any property under a Williamson Act contract. Overall, no impacts are identified or anticipated, and no mitigation measures are required.
- c) **No Impact.** The General Plan designation for the property is Commercial (2.0 FAR) and it is within the Zoning District of C-2 (General Commercial). The proposed commercial development is therefore in conformance with the General Plan and the Proposed Project would be allowable use. Implementation of the Proposed Project would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned for Timberland Production. The Project Site is within a predominantly urbanized area and forest land, timberland, or timberland zone designations do not occur in the vicinity. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** Forestland is defined as land that can support 10-percent native tree cover of any species, including hardwoods under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. The Project Site is located in the High Desert and does not support forest land. Implementation of the Proposed Project would not convert forest land to non-forest use. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- e) **No Impact.** As stated previously, the Project Site is identified as “Grazing Land” and is currently vacant. It is surrounded by commercial and residential use as well as vacant land. There will be no loss of farmland use or conversion of forest land to non-forest use as a result of implementation of the Proposed Project. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

⁵ City of Victorville. 2023. City Zoning Map. <https://www.victorvilleca.gov/home/showpublisheddocument/16602/638700317776670000>. Accessed June 2025.

⁶ County of San Bernardino. 2020. Policy Map NR-5. <https://countywideplan.sbcounty.gov/wp-content/uploads/sites/125/2021/02/NR-5-Agricultural-Resources-201027.pdf>. Accessed August 12, 20205.

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

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)			X	
c)				X
d)				X

Explanations:

- a) **Less Than Significant.** The Project Site is in San Bernardino County within the Mojave Desert Air Basin (MDAB). The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. Many of the lower mountains throughout the vast terrain rise from 1,000 to 4,000 feet above the valley floor. Prevailing winds in the MDAB are out of the west and southwest. These prevailing winds are due to the proximity of the MDAB to coastal and central regions and the blocking nature of the Sierra Nevada Mountains to the north; air masses pushed onshore in southern California by differential heating are channeled through the MDAB. The MDAB is separated from the southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet), whose passes form the main channels for these air masses. The MDAB is bordered in the southwest by the San Bernardino Mountains, separated from the San Gabriel Mountains by the Cajon Pass (4,200 feet). A lesser channel lies between the San Bernardino Mountains and the Little San Bernardino Mountains (the Morongo Valley).

The U.S. Environmental Protection Agency (USEPA), under the federal Clean Air Act (CAA), establishes maximum ambient concentrations for seven criteria air pollutants (CAPs). These maximum concentrations are known as the National Ambient Air Quality Standards (NAAQSs). The seven CAPs are ozone (O₃), carbon monoxide (CO), nitrogen dioxide (NO₂), sulfur dioxide (SO₂), respirable particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and lead (Pb).

For areas within the State that have not attained air quality standards, the CARB works with local air districts to develop and implement attainment plans to obtain compliance with both federal and State air quality standards. The local air district with jurisdiction over the Project Site is the Mojave Desert Air Quality Management District (MDAQMD), known as the District.

The MDAQMD and the Southern California Association of Governments (SCAG) are responsible for formulating and implementing the air quality attainment plan (AQAP) for the MDAB. Regional AQAPs were adopted in 1991, 1994, and 1997. The following the State Implementation Plan (SIP) and AQAP are the currently approved plans for the Basin region:

- 1997 SIP for O₃, PM₁₀, and NO₂
- 1995 Mojave Desert Planning Area Federal PM₁₀ Attainment Plan; no formal action by The United States Environmental Protection Agency (EPA)

The District completed the 2004 Ozone Attainment Plan (State and federal) in April 2004, which was approved by the EPA. The most recent update to the Federal Ozone Plan took place in January 2023. On January 23, 2023, the 70-ppb federal 8-hour ozone standard was adopted. According to the MDAQMD, a project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable MDAQMD rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and it is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan).

The federal Clean Air Act and California Clean Air Act were established in an effort to assure that acceptable levels of air quality are maintained. These levels are based upon health-related exposure limits and are referred to as National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). The ambient air quality standards establish maximum allowable concentrations of specific pollutants in the atmosphere and characterize the amount of exposure deemed safe for the public. Areas that meet the standards are designated attainment and if found to be in violation of primary standards are designated as nonattainment areas.

The EPA and the CARB have designated portions of the MDAQMD as nonattainment for a variety of pollutants, and some of those designations have an associated classification. Table 1 lists these designations and classifications. The MDAQMD has adopted attainment plans for a variety of nonattainment pollutants.

**Table 1
State and Federal Air Quality
Designations and Classifications**

Ambient Air Quality Standard	Status
Eight-hour Ozone (Federal 70 ppb (2015))	Expected Non-attainment; classified severe-15 (portion of MDAQMD outside of Western Mojave Desert Ozone Non-Attainment Area is unclassified/attainment)
Ozone (State)	Non-attainment; classified Moderate
PM ₁₀ (24-hour Federal)	Non-attainment; classified Moderate (portion of MDAQMD in Riverside County is unclassifiable/attainment)
PM _{2.5} (Annual Federal)	Unclassified/attainment
PM _{2.5} (24-hour Federal)	Unclassified/attainment
PM _{2.5} (State)	Non-attainment (portion of MDAQMD outside of Western Mojave Desert Ozone Non-Attainment Area is unclassified/attainment)
PM ₁₀ (State)	Non-attainment
Carbon Monoxide (State and Federal)	Unclassifiable/Attainment
Nitrogen Dioxide (State and Federal)	Unclassifiable/Attainment

Ambient Air Quality Standard	Status
Sulfur Dioxide (State and Federal)	Attainment/unclassified
Lead (State and Federal)	Unclassifiable/Attainment
Particulate Sulfate (State)	Attainment
Hydrogen Sulfide (State)	Unclassified (Searles Valley Planning Area is non-attainment)
Visibility Reducing Particles (State)	Unclassified

Source: MDAQMD CEQA and Federal Conformity Guidelines, February 2020

The Proposed Project includes the development of an approximately 3.63-acre Tractor Supply Company. The Project Site is described as Assessor’s Parcel Number (APN) 3106-201-20, -21, and -22. Per the City of Victorville General Plan 2030 Land Use and Zoning Districts Map, the current land use for the project site is Commercial (2.0 FAR) and it is zoned General Commercial (C-2). Therefore, the Tractor Supply Company would be an allowable use under the current land use designations.

The MDAQMD acknowledges that strict consistency with all aspects of the Attainment Plan is not required in order to make a finding of no conflict. Rather, a project is considered to be consistent with the Attainment Plan if it furthers one or more policies and does not obstruct other policies. The Proposed Project is consistent with the current General Plan Designation and Zoning, and the commercial development has therefore been accounted for in the Attainment Plan. The construction of the Tractor Supply Company would incorporate contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CALGreen and City standards.

Generally, compliance with MDAQMD emissions reductions and control requirements also act to reduce project air pollutant emissions. In combination, project emissions-reducing design features and regulatory/operational programs are consistent with and support overarching Attainment Plan air pollution reduction strategies. Project support of these strategies promotes timely attainment of Attainment Plan air quality standards and would bring the project into conformance with the Attainment Plan. As shown below, the Proposed Project’s emissions do not exceed any MDAQMD thresholds during either short-term construction or long-term operations. Therefore, the Proposed Project is not anticipated to exceed the Attainment Plan assumptions for the project site. The Proposed Project would not conflict with implementation of the MDAQMD Attainment Plans. Any impacts identified or anticipated are considered to be less than significant.

- b) **Less Than Significant.** The Proposed Project’s construction and operational emissions were screened using California Emissions Estimator Model (CalEEMod) version 2022 (see Appendix A). CalEEMod was used to estimate the on-site and off-site construction emissions. The emissions incorporate Rule 402 and 403 by default as required during construction.

Construction Emissions

Construction activities associated with the Proposed Project would have the potential to generate air emissions and toxic air contaminant emissions. The Proposed Project has been anticipated in the modeling to start construction no sooner than 2026 and be operational in 2027. The resulting emissions generated by construction of the Proposed Project are shown in Table 2, below.

Table 2
Construction Emissions Summary
(Pounds per Day)

Equipment	ROG	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Summer-Daily Max	13.2	58.2	37	0.23	16.8	7.46
Winter-Daily Max	2.35	20.7	19.8	0.03	1.04	0.82
MDAQMD Threshold (lbs/day) ⁷	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod 2022.

As shown in Table 2, the anticipated construction emissions are less than the MDAQMD thresholds and would be considered less than significant. The Proposed Project shall comply with MDAQMD Rules 402 and 403, as listed below.

Compliance with MDAQMD Rules 402 and 403

Although the Proposed Project does not exceed MDAQMD thresholds, the Applicant is required to comply with applicable MDAQMD Rules 402 for nuisance and 403 for fugitive dust control. This would include, but not be limited to the following:

- (a) The Project Proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
- (b) The Project Proponent shall ensure that watering of the site or other soil stabilization methods shall be employed on an on-going basis after the initiation of any grading activity on the site. Portions of the site that are actively being used shall be watered to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
- (c) The Project Proponent shall ensure that disturbed areas are treated to prevent erosion.
- (d) The Project Proponent shall ensure that ground disturbing activities are suspended when winds exceed 25 miles per hour.

Although the Proposed Project would not exceed MDAQMD thresholds for exhaust emissions during operations, the Applicant would be required to implement the following conditions as required by MDAQMD:

- (a) All equipment must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
- (b) The operator shall comply with all existing and future CARB and MDAQMD Off-Road Diesel Vehicle Regulations related to diesel-fueled trucks, which may include among others: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment.

Operational Emissions

Operational emissions are categorized as energy (generation and distribution of energy to the end use), area (operational use of the project), and mobile (vehicle trips). Operational emissions were estimated using the CalEEMod version 2022 and are listed in Table 3, below.

⁷ MDAQMD CEQA Guidelines. February 2020. Accessed on July 31, 2025.

Table 3
Summer Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	1.93	1.14	10	0.02	1.8	0.5
Area	1.33	0.02	2.0	0.0	0.0	0.0
Energy	0.0	0.07	0.06	0.0	0.01	0.01
Total Emissions (lbs/day)	3.26	1.23	12.06	0.02	1.81	0.51
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

Source: CalEEMod 2022.

Table 4
Winter Operational Emissions Summary
(Pounds per Day)

Source	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Mobile	1.7	1.22	8.30	0.02	1.8	0.5
Area	1.02	-	-	-	-	-
Energy	0.0	0.07	0.06	0.0	0.01	0.01
Total Emissions (lbs/day)	2.72	1.29	8.36	0.02	1.81	0.51
MDAQMD Threshold	137	137	548	137	82	65
Significant	No	No	No	No	No	No

As shown in Table 3 and 4, both summer and winter operational emissions are below MDAQMD thresholds. Therefore, the Proposed Project is not anticipated to violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation. Impacts identified or anticipated are less than significant and no mitigation measures are required.

- c) **No Impact.** The MDAQMD CEQA and *Federal Conformity Guidelines (February 2020)* define sensitive receptors as being residences, schools, daycare centers, playgrounds and medical facilities. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using MDAQMD significance thresholds:

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000 or more vehicles per day) within 1000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

The Proposed Project does not meet the criteria for a project type which is subject to sensitive receptor significance threshold evaluation. The Proposed Project is the commercial development of a Tractor Supply Company on a 3.63-acre lot. Additionally, the modeling results shown previously indicate that development of the Proposed Project is not anticipated to exceed MDAQMD emissions thresholds. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- d) **No Impact.** Although offensive odors seldom cause physical harm, they can cause agitation, annoyance, and concern to the public. Potential odor sources associated with the Proposed Project may result from construction equipment exhaust; however, standard construction requirements

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would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity. The Proposed Project would also be required to comply with MDAQMD Rule 402 for nuisance to prevent occurrences of public nuisances as well as Rule 403 to provide dust control. Therefore, with adherence to the MDAQMD rules, no significant adverse impacts are identified or anticipated.

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?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		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?				X

Explanations:

Less Than Significant with Mitigation. A Biological Resources Assessment (BRA), Jurisdictional Delineation, and Native Plant Protection Plan for the Victorville Tractor Supply dated May 2025 was prepared by Jennings Environmental, LLC and is summarized herein (see Appendix B).

- a) As part of the BRA, Jennings Environmental LLC (Jennings) conducted a background data search for information on plant and wildlife species known occurrences within the vicinity of the Project Site. The biological resource assessment was designed to address the potential effects of the Proposed Project on designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA) or species designated as sensitivity by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). Additionally, the site was surveyed for any drainage features that would meet the definition of the Waters of the US (WOUS), Waters of the State (WOS), or CDFW jurisdiction. The report also contains the results of the Native Plant Protection Plan in accordance with San Bernardino County Development Code Section 88.01.060.

According to the CNDDDB, CNPSEI, and other relevant literature and databases, 43 sensitive species including 12 listed species, have been documented in the Victorville and Hesperia quads. The list of sensitive species and habitats includes any State and/or federally listed threatened or endangered species, the CDFW designated Species of Special Concern (SSC), and otherwise

Special Animals. “Special Animals” is a general term that refers to all the taxa the CNDDDB is interested in tracking, regardless of their legal or protection status. This list is also referred to as the list of “species at risk” or “special status species.” The CDFW considers the taxa on this list to be those of greatest conservation need (refer to Appendix B).

An analysis of the likelihood of the occurrence of all CNDDDB-sensitive species documented in the *Victorville and Hesperia* quads is provided in the study. The analysis considers species range as well as documentation within the vicinity of the project area and includes the habitat requirements for each species and the potential for their occurrence on the site, based on required habitat elements and range relative to the current site conditions. According to the databases, no USFWS-designated critical habitat occurs within or adjacent to the Project Site.

Special Status Species Background

The only sensitive species observed on site during surveys was the Western Joshua Tree, a candidate species for listing under the state’s Endangered Species Act.

The Field Survey prepared by Jennings Environmental concluded that the habitat on-site consists of sparse Creosote bush (*Larrea tridentata* Shrubland Alliance). Surrounding land uses include vacant land, residential use, and commercial use. Based on the literature review and personal observations made in the immediate vicinity, no State and/or federally listed threatened or endangered species are documented/or expected to occur within the Project site. Additionally, no plant species with the California Rare Plant Rank (CRPR) of 1 or 2 were observed on-site or documented to occur on-site in the relevant databases. No other sensitive species were observed within the project area or buffer area.

The Project Site is located within a largely developed portion of the City of Victorville. As mentioned above, the Project Site is currently surrounded by vacant land, residential use, and commercial use. At the time of the survey, the conditions on-site were not suitable for BUOW. California ground squirrels, a burrow owl surrogate species, were not observed on-site. No evidence of BUOW was found in the survey area. No burrows of appropriate size, aspect, or shape were located and no BUOW pellets, feathers, or whitewash were found. No burrowing owl individuals were observed.

The Project Site and the immediate surrounding area contain habitat suitable for nesting birds. To comply with the Migratory Bird Treaty Act, implementation of Mitigation Measure BIO-1 is required. Mitigation Measure BIO-1 requires a biologist to conduct pre-construction nesting bird surveys if construction occurs during the nesting season.

The California Fish and Game Commission (Commission) designated the Western Joshua Tree as a candidate for listing under the California Endangered Species Act (CESA) in October 2020. This action afforded the Western Joshua Tree the same CESA protections as listed species, which means that removal of the desert trees was subject to fines and criminal penalties unless authorized by a “take” permit issued by the CDFW. Such permits were difficult to obtain, and when issued would authorize removal only in limited circumstances. The new law, which became effective July 1, 2023, streamlines the Western Joshua Tree take permit process and broadens the purposes for which a permit may be issued. A Western Joshua Tree may now be removed for any purpose, so long as a permit is obtained and the removal is fully mitigated, or alternatively, an in-lieu mitigation fee is paid. The table below summarizes the new rules for the area in which the project site is located.

Location	Project Type	Requirements
Project is not located within the reduced fee area.	All project types.	Full mitigation, or in-lieu fee as follows: <ul style="list-style-type: none"> • \$2,500 per tree > 5 meters tall • \$500 per tree 1 tp 5 meters tall • \$340 per tree < 1 meter tall

The Project Site contains a total of 10 living Joshua trees that would be removed during site development (see Figure 4). Therefore, the Proposed Project would result in impacts to Western Joshua Trees within the Project boundary which will require a Western Joshua Tree Conservation Act Incidental Take Permit (ITP) from CDFW. The ITP will need to detail all impacts on the species and what alternative relocation plans are proposed. Additionally, the ITP will require mitigation for the loss of individual trees. To reduce the impacts of removing Western Joshua Trees from the Project Site to less than significant, implementation of Mitigation Measure BIO-2 requiring that the Applicant obtain an ITP from CDFW. Obtaining an ITP will also comply with the procedures set forth in the City of Victorville Municipal Code 13.33. The code is intended to adhere to the State Department of Food and Agriculture in its efforts to implement and enforce the Desert Native Plant Act. According to the City of Victorville’s General Plan, Joshua Trees are protected by the "California Desert Plant Protection Act", which requires a tag through the Department of Food and Agriculture if five or more trees are to be removed. According to chapter 13.33 of the City of Victorville’s municipal code, the preservation and removal of Joshua trees requires that the proper and necessary steps be taken to protect and preserve, to the greatest extent possible. Additionally, this chapter of the municipal code prohibits any person from cutting, damaging, destroying, digging up, or harvesting any Joshua tree without the prior written consent of the Director of Parks and Recreation or their designee.

Mitigation Measure BIO-1:

Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

Mitigation Measure BIO-2:

In accordance with the Western Joshua Tree Conservation Act via SB 122, and the City of Victorville’s Development Advisory dated July 19, 2023, the Project will be required to obtain an Incidental Take Permit (ITP) from the California Department of Fish and Wildlife, prior to any ground disturbance. The ITP will provide for the acceptance of the mitigation fees to offset the impacts to the Western Joshua trees found on-site. Additional surveys or mitigation required will be determined during the ITP process.

With implementation of Mitigation Measures BIO-1 and BIO-2, impacts to any species identified as a candidate, sensitive or special status species would be reduced to less than significant levels with mitigation incorporated.

- b) **No Impact.** According to the BRA, no riparian vegetation (e.g., cottonwoods, willows, etc.) exists on the site or in adjacent habitats. Jennings Environmental determined that no further surveys for

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any sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service are required. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **Less than Significant.** The United States Army Corps of Engineers (USACE) has the authority to permit the discharge of dredged or fill material in Waters of the U.S. (WOUS) under Section 404 of the Clean Water Act (CWA). While the Regional Water Quality Board has authority over the discharge of dredged or fill material in Waters of the State under Section 401 of the CWA as well as the Porter-Cologne Water Quality Control Act. The Project Site was surveyed with 100 percent visual coverage, and no drainage features were present on site that met the definition for WOUS. The property does not contain any wetlands, Waters of the U.S., or Waters of the State.

According to the BRA, none of the requirements for wetland designation (hydric vegetation, hydric soils, and/or wetland hydrology) were present on site. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- d) **No Impact.** Habitat linkages provide connections between larger habitat areas that are separated by development. Wildlife corridors provide opportunities for animals to disperse or migrate between areas. A corridor can be defined as a linear landscape feature of sufficient width to allow movement between two comparatively undisturbed habitat fragments. Adequate cover is essential for a corridor to function as a wildlife movement area. Wildlife corridors allow for the dispersal, seasonal migration, breeding, and foraging a variety of wildlife species. Additionally, open space can provide a buffer against both human disturbance and natural fluctuations in resources.

All wildlife and wildlife signs observed and detected during Jennings's survey, including tracks, scat, carcasses, burrows, excavations, and vocalizations, were recorded. Additional survey time was spent in those habitats most likely to be utilized by wildlife (native vegetation, wildlife trails, etc.) or in habitats with the potential to support state- and/or federally listed or otherwise special-status species. According to the California Essential Habitat Connectivity Project, the Project Site is not mapped within an area for wildlife movement and is not within a habitat conservation plan. Additionally, the biological resources assessment states that the Project Site is not within a wildlife linkage as mapped by the Mojave Desert Land Trust. Therefore, the Proposed Project will have no impact on any current wildlife corridors or habitat conservation plans.

- e) **Less than Significant with Mitigation.** The Proposed Project would be required to adhere to the City of Victorville Development Advisory update dated July 19, 2023, which references the State of California Western Joshua Tree Conservation Act (WJTCA) via SB 122 (2023). A WJTCA Incidental Take Permit (ITP) will be required prior to any disturbance of or impacts to Western Joshua Trees. There are currently 10 living Western Joshua Trees (WJT) present on-site, and the Proposed Project does propose impacts on Western Joshua Trees within the Project Site. Thus, the ITP will require mitigation for the loss of individual trees. Impacts will be less than significant with the implementation of Mitigation Measure BIO-2 as described above.
- f) **No Impact.** The City of Victorville General Plan does not identify the Project Site, nor the vicinity to be within a Habitat Conservation Plan. Further, the Proposed Project is not within an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state Habitat Conservation Plan as identified in the California Department of Fish and Wildlife's California Natural Community Conservation Plans Map.⁸ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

⁸ CDFW, Natural Community Conservation Plans – Map.

<https://cdfw.maps.arcgis.com/apps/mapviewer/index.html?webmap=964beb143b4a46dfa31f405d669918c6>. Accessed June 24, 2025.

V. CULTURAL RESOURCES. *Would the proposal:*

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?
- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?
- c) Disturb any human remains, including those interred outside of formal cemeteries?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)		X		
c)			X	

Explanations:

- a) **Less Than Significant.** A Phase I Cultural Resources Investigation dated August 3, 2023, was prepared for the Proposed Project by BFSA Environmental Services. The investigation is summarized below and is included as Appendix C. BFSA conducted the assessment to locate and record any cultural resources identified within the project in compliance with the California Environmental Quality Act (CEQA) and following City of Victorville environmental requirements for the project. The purpose of the investigation was to complete background research regarding the cultural resource sensitivity of the project, survey the project acreage, identify any archaeological resources on the property, and test and evaluate any cultural resources that may be impacted by the proposed development.

A review of historic USGS data and aerial photographs found that no structures have ever been located on the subject property. BFSA conducted a records search at the South-Central Coastal Information Center (SCCIC) at California State University, Fullerton (CSU Fullerton). The records search identified seven previously conducted studies and one previously recorded historic resource within one-quarter mile of the subject property. Two of the studies included the project boundaries and were negative for the presence of resources. Further, the records search identified one previously recorded historic resource (P-36-014486; historic trash dump) within the search radius; it is not located within the project boundaries. The survey did not result in the identification of any historic or prehistoric cultural resources on the property. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- b) **Less than Significant with Mitigation.** BFSA conducted an archaeological records search for the Project Site and the surrounding area within a one-quarter mile radius at the SCCIC at CSU Fullerton. The cultural resources survey for the Project Site did not identify any archaeological resources on the property. Given that no archaeological sites, features, or artifacts were identified during the survey, no potential impacts to cultural resources are anticipated with the approval of the proposed development. Thus, based upon the findings presented in BFSA’s report, no further archaeological studies are necessary as part of the CEQA review process. Further, mitigation monitoring is not recommended as part of project approval considering impacts from previous grading and negative survey results. However, potentially buried resources may be uncovered during project construction and therefore Mitigation Measure CUL-1 is recommended.

Mitigation Measure CUL-1:

If any historic or prehistoric cultural resources are inadvertently discovered during the future development of the property, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be consulted to determine if further mitigation measures are warranted.

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Therefore, with the incorporation of mitigation measure CUL-1, the impacts identified or anticipated are less than significant.

- c) **Less Than Significant.** There is no evidence that human remains will be identified within the project area, but the presence cannot be completely ruled out. Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during grading and excavation activities associated with project construction. Should human remains and/or cremations be encountered during any earthmoving activities, all work shall stop immediately in the area in which the find(s) are present (suggested 100-ft radius area around the remains and project personnel will be excluded from the area and no photographs will be permitted), and the County of San Bernardino Coroner will be notified. The County of San Bernardino and the Project Proponent shall also be called and informed of the discovery. The coroner will determine if the bones are historic/archaeological or a modern legal case. The coroner will immediately contact the Native American Heritage Commission (NAHC) if remains are determined to be human and of Native American origin, in accordance with California Public Resources Code Section 5097.98.

All discovered human remains shall be treated with respect and dignity. California state law (California Health & Safety Code 7050.5) and federal law and regulations ([Archaeological Resources Protection Act (ARPA) 16 USC 470 & 43 CFR 7], [Native American Graves Protection & Repatriation Act (NAGPRA) 25 USC 3001 & 43 CFR 10] and [Public Lands, Interior 43 CFR 8365.1-7]) require a defined protocol if human remains are discovered in the State of California regardless if the remains are modern or archaeological.

Therefore, less than significant impacts are identified or anticipated.

VI. ENERGY. *Would the project:*

- a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?
- b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)			X	

Explanations:

Building Energy Conservation Standards

The California Energy Conservation and Development Commission (California Energy Commission) adopted Title 24, Part 6, of the California Code of Regulations (California’s Energy Efficiency Standards for residential and non-residential buildings). The code was established in 1978, and standards are updated periodically. Title 24 ensures building designs conserve energy. The standards apply to new residential buildings including hotels, motels, and buildings with four or more habitable stories. The requirements allow for the opportunities to incorporate updates of new energy efficiency technologies and methods into new developments. In July 2025, the California Energy Commission (CEC) updated the Building Energy Efficiency Standards. The 2025 Building Energy Efficiency Standards will improve upon the 2022 Energy Standards for new construction of, and additions and alterations to residential and non-residential buildings.

Senate Bill 350

The Clean Energy and Pollution Reduction Act (Senate Bill (SB) 350) established clean energy, clean air, and greenhouse gas (GHG) reduction goals. SB 350 establishes the reduction goals of reducing GHG to 40 percent below 1990 levels 2030 and to 80 percent below 1990 levels by 2050.

Senate Bill 100

Senate Bill 100 (SB 100) was signed into law in September 2018 and increased the required Renewable Portfolio Standards. SB 100 requires the total kilowatt-hours of energy sold by electricity retailers to their end-use customers must consist of at least 50 percent renewable resources by 2026, 60 percent renewable resources by 2030, and 100 percent renewable resources by 2045. SB 100 also includes a State policy that eligible renewable energy resources and zero-carbon resources supply 100 percent of all retail sales of electricity to California end-use customers and 100 percent of electricity procured to serve all State agencies by December 31, 2045. Under the bill, the State cannot increase carbon emissions elsewhere in the western grid or allow resource shuffling to achieve the 100 percent carbon-free electricity target.

- a) **Less Than Significant.**

Fuel

During the construction of the Proposed Project, transportation energy consumption is dependent on the type of vehicles used, number of vehicle trips, vehicle miles traveled, fuel efficiency of vehicles, and travel mode. Temporary transportation fuel use such as gasoline and diesel during construction would result from the use of delivery vehicles and trucks, construction equipment,

and construction employee vehicles. Additionally, most construction equipment during grading would be powered by gas or diesel. Based on the conservative output from CalEEMod 2022 (see Appendix A), the Proposed Project construction activities would consume an estimated 455,769.90 gallons of diesel fuel for operation of heavy-duty equipment. Construction of the Proposed Project would not cause a permanent increase in demand for fuel.

Electricity

Southern California Edison (SCE) provides electricity to the Project Site. Currently, the existing Project Site is vacant and does not use electricity. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when compared to existing conditions. There are existing electrical lines in Roy Rogers Drive that the Proposed Project would connect to. According to the California Energy Commission: Electricity Consumption by Planning Area, SCE commercial use consumed 98,665 GWh in the year 2023⁹. The CalEEMod model (conservatively) projected that the Proposed Project would demand 0.528 GWh annually. The increased demand is expected to be sufficiently served by the existing SCE electrical facilities. Additionally, the CalEEMod model shows that electricity demand during construction of the Proposed Project would be negligible. Therefore, projected electrical demand would only occur during operations of the Proposed Project and not significantly impact on SCE's level of service.

The Proposed Project has been designed to comply with the 2022 Building Energy Efficiency Standards. The City would review and verify that the Proposed Project plans would be in compliance with the most current version of the Building and Energy Efficiency Standards. The Proposed Project would also be required to adhere to CALGreen, which establishes planning and design standards for sustainable developments, and energy efficiency. Adherence to these requirements would result in the Proposed Project being efficient in terms of energy consumption. The development of the Proposed Project is not anticipated to affect achievement of the 60 percent Renewable Portfolio Standard established in in the current SB 100. SCE and other electricity retailers' SB 100 goals include that end-user electricity use such as residential and commercial developments use would decrease from current emission estimates. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation and no mitigation measures are recommended.

Natural Gas

The Proposed Project and the surrounding area are serviced by Southwest Gas Company. The Project Site is currently vacant and has no demand for natural gas. The CalEEMod model shows that the natural gas demand during Construction of the Proposed Project would be negligible. Therefore, the development of the Proposed Project will create a permanent increase in the demand for natural gas. According to the California Energy Commission: Natural Gas Consumption by County, San Bernardino County (which includes Southwest Gas and other providers in the County), non-residential use consumed 8,622 Therms in the year 2023 within San Bernardino County¹⁰. The CalEEMod model projected that the proposed development would consume 2.60 Therms annually. The natural gas demand from the Proposed Project would represent an insignificant percentage of the overall demand in Southwest Gas Company service area. Title 24 is a collection of energy standards that address the energy efficiency of new (and altered) homes; the 2025 Building Energy Efficiency Standards will improve upon the 2022 Energy

⁹ California Energy Commission. Electricity Consumption. <https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/california-energy-consumption-dashboards-0>. Accessed August, 2025.

¹⁰ California Energy Commission. Natural Gas Consumption. <https://www.energy.ca.gov/data-reports/energy-almanac/california-electricity-data/california-energy-consumption-dashboards-1>. Accessed August, 2025.

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Standards for new construction of, and additions and alterations to, residential and nonresidential buildings. The Proposed Project would be built in accordance with the 2025 energy standards of Title 24; therefore, no significant impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation are anticipated and no mitigation measures are recommended. The Proposed Project would not result in wasteful, inefficient, or unnecessary consumption of energy resources. Any impacts identified or anticipated are less than significant and no mitigation is required.

- b) **Less Than Significant.** The Proposed Project is designed to adhere to Victorville's Climate Action Plan as well as the General Plan's Resource Element: Energy Conservation. The Proposed Project would support decreasing energy consumption and GHG emissions to become a more sustainable community and to meet the goals of AB 32. The Proposed Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, AB 32, and SB 32; therefore, the Project is consistent with AB 32, which aims to decrease emissions statewide. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Any impacts identified or anticipated are less than significant and no mitigation is required.

VII. GEOLOGY AND SOILS. *Would the project:*

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

- a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:
 - i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42.)
 - ii) Strong seismic ground shaking?
 - iii) Seismic-related ground failure, including liquefaction?
 - iv) Landslides?
- b) Result in substantial soil erosion or the loss of topsoil?
- 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?
- d) Be located on expansive soil, as defined on Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?
- f) Directly or indirectly destroy a unique paleontological resources or site unique geological feature?

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

Explanations:

- a)
 - i. **Less Than Significant.** The Project Site is located in seismically active southern California with numerous fault systems in the region. Earth Systems Pacific completed a Geotechnical Engineering Report for the Proposed Project dated July 26, 2024 (see Appendix D). According to the Geotechnical Engineering Report, no active faults have been mapped across the site, with the nearest active faults being the North Frontal fault zone, Helendale, and San Andreas faults, located about 11, 13, and 19 miles respectively from the project. Additionally, the project is not located within a currently designated Alquist-Priolo Earthquake fault zone or City designated fault zone. Additionally, no faults or fault traces are known or suspected to exist within the planning area and, as a result, no Alquist-Priolo Special Studies Zones are located within the planning area. The General Plan states that there are no known or suspected fault traces located within the Victorville Planning Area. No significant impacts are identified or anticipated, and no mitigation measures are required.
 - ii. **Less Than Significant.** As stated, the Project Site is located in seismically active southern California with numerous fault systems in the region. Additionally, the project site is subject to strong ground shaking due to potential fault movements along regional faults including the San

Andreas fault. The City of Victorville's General Plan states: The probability of a major earthquake from the San Andreas, Helendale, and the San Jacinto Faults is considered to be high. To ensure impacts are less than significant, the Proposed Project shall be in compliance with the Victorville Municipal Building Development Codes and the latest adopted version of the California Building Code. The Proposed Project would be adequately reinforced for potential earthquakes. Less than significant impacts are identified or anticipated, and no mitigation measures are required.

- iii. **Less Than Significant.** According to the General Plan, portions of the Victorville Planning Area may be susceptible to liquefaction. However, the safety element of the General Plan states that detailed studies have not been prepared to indicate the precise location of areas prone to liquefaction. For the effects of liquefaction to be manifested, groundwater levels must be within 50 feet of the ground surface and the soil within the saturated zone must also be susceptible to liquefaction. According to the Geotechnical Report the ground levels, at the project site, are greater than 50 feet and no perched layers were encountered, therefore the potential for liquefaction at the site is low. Less than significant impacts are identified or anticipated, and no mitigation measures are required.
- iv. **Less Than Significant.** The site is relatively flat and proposed new slopes are anticipated to be less than 8 feet high and at shallow inclination. The site is not within a current Earthquake Induced Landslide Hazard Zone designated by the California Geological Survey. Additionally, according to Figure S-3: Slope Hazards of the City of Victorville's General Plan, the Project Site is not within a slope hazard area¹¹. Therefore, potential hazards from slope instability, landslides, or debris flows are considered very low. Less than significant impacts are identified or anticipated, and no mitigation measures are required.
- b) **Less Than Significant.** The Proposed Project is requesting the development of a Tractor Supply Company. The project site is currently comprised of vacant unimproved land and desert vegetation such as weeds, grasses, and bushes. The Geotechnical Report did not discover any significant erosion at the time of the site visit. However, preventative measures to reduce seasonal flooding and erosion should be incorporated into site grading plans. Additionally, due construction of the site disturbing more than one acre of soil, the Proposed Project would be subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity (Construction General Permit Order 2022-0057-DWQ). The Construction General Permits requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs would ensure that the Proposed Project does not result in substantial soil erosion or the loss of topsoil. Therefore, less than significant impacts are identified or are anticipated, and no mitigation measures are required.
- c) **Less Than Significant.** According to the Geotechnical Report, the site is underlain by native older alluvial fan/river terrace deposits. These include interbedded gravel and sand associated with the deposition by the ancestral Mojave River.

Seismically induced landslides and other slope failures are common occurrences during or soon after earthquakes. However, as the site is relatively flat and proposed new slopes are anticipated to be less than 8 feet high and shallow the potential hazards from landslides and other slope failures are considered to be very low. Additionally, as stated, Figure S-3: Slope Hazards of the General Plan shows that the Project Site is not within a slope hazard. With adherence to the latest adopted version of the California Building Code (CBC) and Victorville Municipal Code: 16-3.10.060 "Development Guidelines", less than significant impacts are identified or anticipated, and no mitigation measures are required.

¹¹ Victorville General Plan 2030; Figure S-3 "Slope Hazard", 2008. Page S-8. Accessed July 2025.

The Project Site is a disturbed land, however there are no prominent geologic features occurring on or within the vicinity of the Project Site. The Project Site is not within an area susceptible to liquefaction or landslides.¹² Seismically induced lateral spreading involves lateral movement of soils due to ground shaking and can result in soil liquefaction. However, as stated in the Geotechnical report, the potential for liquefaction at the project site is low. Additionally, groundwater levels must be within 50 feet of the surface for liquefaction to occur. The Project Site is in a low seismicity area, and groundwater tables are greater than 50 below the ground surface. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

According to the General Plan, the City has not identified any areas of subsidence during community development. Furthermore, according to the Geotechnical Report, the Project Site is not in an area of documented significant subsidence. However, in the event of future nearby aggressive groundwater pumping and utilizations, the occurrence of deep subsidence cannot be ruled out. Changes in regional groundwater pumping could result in aerial subsidence. The future risk cannot be predicted from a geotechnical perspective. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

While less than significant impacts are identified or anticipated for the proposed project, compliance with the most current California Building Code, and review/approval of the proposed grading plan by the Victorville City Engineer shall ensure that significant impacts related to landslide, lateral spreading, subsidence, and liquefaction do not occur. Additionally, the Geotechnical Report states that the Project Site is not currently within a designated hazard zone for the following maps: earthquake faults, liquefaction, and slope instability. Furthermore, the potential for instability occurring at this Project Site is less than significant with proper construction methods and development standards as defined in the City's Municipal Code and current California Building Code regulations. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- d) **Less Than Significant.** Expansive (or shrink-swell) soil behavior is attributable to the water-holding capacity of clay minerals and can adversely affect the structural integrity of facilities including underground pipelines. According to the Geotechnical Investigation, a sample of the subsurface soil was tested for expansive potential and test results identified the expansion potential of the Project Site soils as "very low" for coarse grained shallow soils and "low" for shallow silts. Less than significant impacts are identified or anticipated, and no mitigation measures are required.
- e) **No Impact.** The Proposed Project would utilize sewer and will be connected to the Victorville Water District. Sewer lines will be connected to the existing lines located north of the Proposed Project, along Midtown Drive. No septic tanks or alternative wastewater disposal are proposed. Additionally, no unique conditions are known to exist that would adversely affect the proper use of a sewer system. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- f) **Less Than Significant with Mitigation.** A Paleontological Assessment report, dated June 9, 2025, was prepared for the Proposed Project by BFS Environmental Services and is included as Appendix E. The project is situated in the Victorville Basin, a structural depression about 40 kilometers wide and filled with sediments up to 1,300 meters thick, a succession of deposits ranging in age from middle Miocene to late Pleistocene time. Research has confirmed the existence of potentially fossiliferous Pleistocene to Pliocene aged alluvium of the ancestral Mojave River that are mapped at the surface of the project. These deposits record the erosional and depositional cycles of

¹² Victorville General Plan 2030; Figure S-1. "Regional Seismic Hazards", 2008. Page S-4. Accessed July 2025.

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the region during episodes of crustal slip along the San Andreas Fault, along with the coeval uplift and trans-rotation of the San Bernardino and San Gabriel mountains. However, A prior paleontological resource locality search indicated there are no fossil localities within the current project property.

To ensure less than significant impacts occur, the Proposed Project shall implement Mitigation Measure GEO-1.

Mitigation Measure GEO-1:

Full-time monitoring is recommended, starting at the surface during earth disturbance activities, in accordance with City of Victorville guidelines (City of Victorville 2008a, 2008b). A Paleontological Resource Impact Mitigation Program (PRIMP) should be implemented prior to the approval of the project's grading permits by the City of Victorville, which would describe monitoring and fossil collection procedures. When implemented with the provisions of CEQA, and the guidelines of the Society of Vertebrate Paleontology (2010), an approved PRIMP would mitigate any adverse impacts (loss or destruction) on potential nonrenewable paleontological resources (fossils), if present, to a level below significant.

Therefore, no significant adverse impacts are identified or anticipated, with implementation of Mitigation Measure GEO-1 and a Paleontological Resource Mitigation Program (PRIMP).

VIII. Greenhouse Gas Emissions. Would the proposal:

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant effect on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Explanations:

- a) **Less Than Significant.** Consistent with the City of Victorville requirements, the applicant completed the “Greenhouse Gas Emissions Screening Table Review” form (see Appendix F). The project received a score of 103.

Greenhouse gas emissions were screened using CalEEMod version 2022. The emissions incorporate certain design reduction strategies. Design reduction strategies could include methods for reducing tailpipe emissions by providing electric vehicle infrastructure. The CalEEMod outputs used to estimate construction and operational greenhouse gas emissions are referred to in Tables 5 and 6 below.

**Table 5
Greenhouse Gas Construction Emissions
(Metric Tons Per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R ₁
2024	348	0.01	0.01	0.10
2025	76.1	0.0	0.0	0.01
MDAQMD MTCO _{2e} Thresholds ¹³	100,000			
Total MTCO_{2e}	424.2			
Amortized over 30 years	14.14			
Significant	No			

Source: CalEEMod 2022

**Table 6
Greenhouse Gas Operational Emissions
(Metric Tons Per Year)**

Source/Phase	CO ₂	CH ₄	N ₂ O	R ₁
Mobile	202	0.02	0.01	0.28
Area	0.64	0.0	0.0	--
Energy	97	0.01	0.0	--
Water	4.3	0.11	0.0	--
Waste	44	4.4	0.0	--
Refrigeration	--	--	--	0.03
MDAQMD MTCO _{2e} Thresholds	100,000			
Total MTCO_{2e}	353			
Significant	No			

Source: CalEEMod 2022

¹³ MDAQMD CEQA Guidelines. Table 6: Significant Emissions Thresholds. Page 9

Construction activity for the Proposed Project was modeled to occur early 2026 and be operational in 2027. Based on the project's CalEEMod (version 2022) results, construction activity for the project would generate an estimated 424.2 metric tons of CO_{2e} per year. Therefore, the Proposed Project's construction emissions would not exceed the 100,000 MTCO_{2e} annual screening threshold defined by MDAQMD.

The operational mobile emissions were calculated using CalEEMod (version 2022) as well as a Transportation Screening Assessment prepared by Ganddini Group, Inc. on May 6, 2025. The Screening determined that the Proposed Project would generate approximately 466 total daily trips per day.

As shown in Table 6, the Proposed Project's operational emissions would not exceed MDAQMD's screening threshold. The Proposed Projects greenhouse gas emissions for both construction and operation would not exceed the SCAQMD's threshold of 100,000 MTCO_{2e} annually. Therefore, any significant impacts identified or anticipated are less than significant, and no mitigation measures are required.

- b) **Less Than Significant.** With the passage of California Assembly Bill AB32, within the Global Warming Solutions Act of 2006, jurisdictions are now required to reduce greenhouse gas (GHG) emissions. To comply with this legislation, in 2008 the City of Victorville collaborated with the San Bernardino Associated Governments (SANBAG) to conduct a Countywide GHG inventory and GHG Reduction Plan. During this process, the City of Victorville adopted a Climate Action Plan (CAP) in 2016. The CAP presents the greenhouse gas (GHG) inventories, identifies the effectiveness of California initiatives to reduce the GHG emissions, and identifies local measures that were selected by the City to reduce GHG emissions under the City's jurisdictional control to achieve the City's identified GHG reduction target in compliance with AB32. The CAP does not incorporate additional regulations outside of the current CEQA regulations, which include Section 15064.4 for determining the significance of impacts from GHG Emissions. Other additional legislation that the Proposed Project must comply with would be GHG statutes and executive orders (EO) including SB32, SB 1368, EO S-03-05, EO S-20-06 and EO S-01-07.

The Proposed Project's emissions meet the threshold for compliance with Executive Order S-3-05, and the Project's emissions also comply with the goals of AB 32. Additionally, as the Project meets the current interim emissions targets/thresholds established by MDAQMD (as described above), the Project would also be on track to meet the reduction target of 40 percent below 1990 levels by 2030 mandated by SB-32. Furthermore, all the post-2020 reductions in GHG emissions are addressed via regulatory requirements at the State level, and the Project will be required to comply with these regulations as they come into effect.

Therefore, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted to reduce the emissions of greenhouse gases. Any impacts identified or anticipated are less than significant, and no mitigation measures are required.

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

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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 of excessive noise for people residing or working in the project area.				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Explanations:

- a-b) **No Impact.** During construction of the Proposed Project, the use of hazardous substances would be limited in nature and subject to standard handling and storage of equipment. Although highly unlikely, the release of hazardous materials could occur during construction on any project. Any such release would most likely be minor spillages of motor vehicle fuels and oils. The use and handling of chemicals during construction activities would occur in accordance with applicable federal, State, and local laws including California Occupational Health and Safety Administration (CalOSHA) requirements. During construction, it is highly unlikely that the release of hazardous materials at a level that would present a hazard to the environment or to human or animal life would occur. The Proposed Project would not use or store hazardous materials; however, some product inventory may include potentially hazardous items such as petroleum-based products (fuel and/or related products, pesticides, paint, etc.). Items would be in small, pre-packaged containers for retail purposes. In addition, since product quantities would be small (packaged for retail), no special hazardous materials placarding is required for transportation of the products. No significant quantities of hazardous materials would be stored or used on-site. Therefore, no significant adverse impacts are identified or anticipated.
- c) **No Impact.** The nearest school is Mojave River Academy located approximately 1.3 miles southeast of the Project Site. No schools exist within a quarter mile of the Project Site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely

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hazardous materials, substances, or waste within one-quarter mile of an existing or known proposed school. No impacts are identified or anticipated.

- d) **No Impact.** According to the California Department of Toxic Substances Control EnviroStor (accessed 5.19.2025), the Project Site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.¹⁴ Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- e) **No Impact.** The closest airport to the Project Site is the Southern California Logistics Airport located approximately 6.6 miles northwest. The General Plan does not identify the Project Site within an airport hazard area. Therefore, implementation of the Proposed Project would not result in a safety hazard related to airport land uses for people residing or working in the area. Therefore, no impacts are identified or anticipated.
- f) **No Impact.** The Proposed Project would not impair or interfere with any future emergency response plan or emergency evacuation plan. According to the City of Victorville's General Plan Environmental Impact Report (EIR), if evacuation routes are required in response to an emergency, then evacuation routes will be determined on a case-by-case basis and may change from the routes that are currently shown on the General Plan EIR's Emergency/Public Safety Facilities Location Map. Activities associated with the Proposed Project would not impede existing emergency response plans for the Project Site and/or other land uses in the Project vicinity. Vehicles and delivery equipment would be parked on site and not on public roads and therefore would not block emergency access routes. Therefore, implementation of the Proposed Project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. Therefore, no significant adverse impacts are identified or anticipated.
- g) **No Impact.** According to the City of Victorville's General Plan – Safety Element, there are no Fire Hazard Severity Zones within the Planning Area nor are there State Responsibility Areas where the State would have responsibility for wildland fire protection and prevention. Additionally, the General Plan states that there is a relatively low probability that wildfire will threaten critical facilities or other structures within the City boundaries. The City of Victorville's General Plan – Safety Element and The CALFIRE Fire Hazard Severity Zone Viewer both show that the Project Site is not within a fire hazard severity zone. Additionally, there are measures in the California Building Code (CBC) which reduce fire hazards in structures. Some of these measures include the use of fire-resistant materials, fire separation walls, building separation, and an automatic sprinkler system. Developmental regulations include requirements for minimum road widths which provide adequate access for firefighting equipment, evacuation of residents, and clearance around structures to prevent the rapid spread of fire. The Proposed Project would comply with the City's Fire Hazard Abatement Ordinance and the CBC to reduce impacts on people or structures related to wildland fire hazard exposure. Therefore, no significant adverse impacts are identified or anticipated.

¹⁴ <https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=victorville> Accessed May 19, 2025.

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY. <i>Would the proposal:</i>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or offsite;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Explanations:

a) **No Impact.** A Water Quality Management Plan (WQMP) dated July 17, 2025, was prepared for the Proposed Project by Barghausen Consulting Engineers, LLC. The study is summarized below and is included as Appendix G. According to the WQMP, groundwater or surface water was not encountered during field exploration nor is it anticipated to be encountered during construction and is historically expected to be deeper than 150 feet at the site. The Proposed Project would disturb an approximately 3.63-acre site and would be subject to the National Pollutant Discharge Elimination System (NPDES). The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more.

The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. Examples of BMPs include sandbag barriers, geotextiles, storm drain inlet protection, sediment

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traps, rip rap soil stabilizers, sweep roadway from track out, and rumble strips. BMPs may also include:

- The contractor to avoid applying materials during periods of rainfall and protect freshly applied materials from runoff until dry.
- All waste to be disposed of in accordance with local, state and federal regulations. The contractor contracts with a local waste hauler or ensures that waste containers are emptied weekly. Waste containers cannot be washed out on-site.
- All equipment and vehicles to be serviced off-site.

BMPs applicable to the Proposed Project will be subject to City approval and provided in contract bid documents. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters. The purpose of a SWPPP is to:

- 1) identify pollutant sources that may affect the quality of discharges of storm water associated with construction activities; and
- 2) identify, construct and implement storm water pollution control measures to reduce pollutants in storm water discharges from the construction site during and after construction.

The NPDES also requires a Water Quality Management Plan (WQMP), which is subject to review and approval by the City. A WQMP for the Proposed Project, dated September 17th, 2025, and prepared by Barghausen Consulting Engineers, LLC, has been submitted for review and approval by the City of Victorville. The WQMP was prepared to meet NPDES Area Wide Stormwater Program requirements. The WQMP includes mandatory compliance of BMPs as well as compliance with NPDES Permit requirements. Review and approval of the WQMP by the City would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Less Than Significant Impact.** The City of Victorville is located within the Alto (or “Upper Mojave”) sub-basin of the Mojave River Ground Water Basin, which is the City’s primary water supply. The depth to groundwater ranges from fifty feet near the Mojave River to approximately five hundred and fifty feet in the western portion of the City. The Victorville Water District uses State Water Project (SWP) water to recharge the groundwater basin at the Amethyst Basin recharge facility.

According to the WQMP groundwater or surface water was not encountered during the field exploration and it is not anticipated to be encountered during construction. The Project Site is located within the service area of Victorville Water District (VWD). As stated in the 2020 Victorville Water District Urban Water Management Plan (UWMP), the VWD is located in the southwest region of San Bernardino County, California approximately 90 miles northeast of Los Angeles, and in 2020, VWD had a total of 36,673 connections and produced 21,865 acre-feet per year (AFY) of potable water and 722 AFY of recycled water. The VWD service area is expected to increase in population from 134,273 in 2020 to 200,486 in 2040. VWD’s potable water system supply is solely from groundwater, pumped from the Mojave River Basin (Basin).¹⁵

According to the UWMP, during a multiple dry-year period, VWD’s total water supply is projected to be 32,699 acre-feet (AF) by 2045, while the total water demand is projected to be 32,699 AF in the

¹⁵ Victorville Water District, 2020 Urban Water Management Plan. Page 1-4.

<https://www.victorvilleca.gov/home/showpublisheddocument/6679/637607472586500000>. Accessed July 2025

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same year, resulting in neither surplus or deficit.¹⁶ The Proposed Project is consistent with City's land use designation for the Project Site and therefore projected water use has been anticipated by VWD. While fluctuations in groundwater levels may occur due to variations in rainfall, regional climate, and other factors, VWD's water supplies are projected to be sufficient to meet demand within the district's service area. The Proposed Project would not substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Implementation of BMPs, onsite drainage basins, and an adjacent water drainage easement would mitigate additional water runoff and drainage on site. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. Overall, impacts identified or anticipated would be less than significant.

c)

- (i) **Less than Significant.** Erosion is a phenomenon characterized by the wearing away of a geologic surface as a result of forces such as wind or water. Siltation is another geologic process that causes fine mineral particles such as silt or clay to be suspended in a body of water depending on water velocity. Both geologic processes have the potential to degrade an environment through excess soil erosion or deposition if not properly addressed.

During construction of the Proposed Project, temporary BMPs will be implemented to minimize pollutant discharge and control erosion. These include silt fencing, stabilized construction entrance, sediment basins and other measures outlined in the CASQA and San Bernardino County requirements. Site grading would be in strict compliance with the requirements of the local Air Quality Management.

Slopes which would result in erosion are not proposed for the project site, however minor slopes may be constructed. To reduce erosion potential slope faces would be protected with facing or densely spaced vegetation to reduce erosion potential. Therefore, impacts identified or anticipated are less than significant, and no mitigation measures are required.

- (ii) **Less than Significant.** Under existing conditions, the project site's stormwater sheet flows from them southwest to the northwest, draining into existing basins located along the northern and western drive aisles of the site. A portion of the southeastern corner also conveys runoff eastward into an adjacent undeveloped parcel. To mitigate any increase in discharged flow and volume from pre- to post- development conditions a 10- year, 24 -hour storm event model was designed. This model produced the largest required storage volume and lowest allowable flow rate and is the proposed underground detention facility. The facility is designed to retain 12,150.44 cubic feet, which meets the WQMPs volume detention requirement of 12,124.90 cubic feet. Additionally, The Project Site development would not involve the alteration of a stream or river and would not substantially alter on-site drainage patterns. Additionally, the Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, or a 500-year FEMA flood zone.¹⁷ Therefore, the Proposed Project would not result in a substantial increase in rate or amount of surface runoff in a manner which would result in flooding on- or off-site.

The Proposed Project would require approval of a City-approved hydrology study and WQMP and implementation of a City-approved drainage plan designed with sufficient capacity to retain stormwater on-site such that post-project peak stormwater runoff matches pre-project conditions. Additionally, the Proposed Project would include any required improvements in accordance with the

¹⁶ Victorville Water District. 2020 Urban Water Management Plan. Page 7-3.

<https://www.victorvilleca.gov/home/showpublisheddocument/6679/637607472586500000>. Accessed July 2025

¹⁷ City of Victorville General Plan. 2021-2029 Safety Element: Figure 4. Flood Hazards. Accessed May 2025.

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City's Municipal Code. Therefore, with the Project's adherence to the Municipal Code and a City-approved WQMP, the Project would have a less than significant impact on the rate or amount of surface runoff in a manner which would result in flooding on- or off-site and no mitigation measures are required.

- (iii) **Less than Significant.** No off-site runoff is directed to the project site, and all on-site flows are conveyed to the proposed stormwater treatment system. The design incorporates a comprehensive stormwater management strategy consisting of an underground detention system and a modular wetland treatment facility. Additionally, the Proposed Project would have onsite catch basins and would not create or contribute runoff water or provide substantial additional sources of runoff. Stormwater would be released into the Mojave Drive Channel at the controlled rate, in full compliance with hydromodification and treatment control requirements. Overall, no significant impacts would occur, and no mitigation measures are required.
- (iv) **Less than Significant.** As mentioned in ii) above, the Project Site is not within a 100-Year Federal Emergency Management Agency (FEMA) flood zone, or a 500-year FEMA flood zone. Under existing conditions, stormwater runoff and nuisance flow from the Project Site will flow to catch basins throughout the Project Site. According to the WQMP, the project site lies in an area designated as Zone X based on a FEMA (Federal Emergency Management Agency) map. Zone X includes areas determined to be outside the 0.2 percent annual chance floodplain. Additionally, preventative measures to reduce seasonal flooding and erosion would be incorporated into site grading plans. Less than significant impacts are identified or anticipated, and no mitigation measures are required.
- d) **No Impact.** As shown on Figure S-2: Flood Hazards Map of the of the General Plan, the Proposed Project is within Zone X. Areas within Zone X are subject to flooding in the event of a 500-year flood, are areas subject to a 100-year flood with average floodwater depths anticipated to be less than one foot or with drainage areas less than one square mile, and are areas protected by levees from the 100-year flood. Overall, the Proposed Project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving flooding as no flood hazards traverse the project area, nor is the Project Site subject to inundation by seiche or mudflow hazards. Due to the Project Site's location in the High Desert, there are no impacts related to tsunamis. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.
- e) **Less than Significant.** The Proposed Project would be obligated to comply with the requirements under the NPDES Permit program, the City-approved WQMP, and the implementation of associated BMPs and other requirements of SWPPP as well as a City-approved drainage plan which will ensure stormwater discharges associated with construction and use of the project comply with regulatory requirements in the City. The Proposed Project would not otherwise substantially degrade water quality as appropriate measures relating to water quality protection would be implemented. Therefore, any impacts identified or anticipated are less than significant and no mitigation measures are required.

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

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Explanations:

- a) **No Impact.** The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project does not include the construction of a linear feature. Additionally, the Project Site is within an area of the City which contains scattered residential and commercial uses. Therefore, the Proposed Project would not conflict with any land use plans or policies. Additionally, the project would neither physically divide an established community nor cause a significant environmental impact.

- b) **No Impact.** The Proposed Project includes the development of a Tractor Supply Company. The General Plan designation for the property is Commercial (2.0 FAR) in it located within the Zoning District of General Commercial (C-2). The Proposed Project would be consistent with the City’s General Plan land use designation and would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, no significant adverse impacts are identified or anticipated.

XII. MINERAL RESOURCES. *Would the proposal:*

- a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?
- b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a)			X	
b)			X	

Explanations:

- a) **Less than Significant.** According to the General Plan, the Project Site is within Mineral Resources Zone 3a (MRZ-3a). An MRZ-3 designation is an area containing known mineral occurrences of undetermined mineral resource significance. The available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. Neither the County nor the City has designated the Project Site for mineral recovery. The Project Site occurs in a vacant area adjacent to residential development and commercial uses. The surrounding uses make the site unsuitable for mineral resources extraction. Mineral resources, such as aggregate products, are available in the region for construction of the Proposed Project. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.
- b) **Less than Significant.** Construction of the Proposed Project would demand aggregate resources as part of the construction phase. These resources are commercially available in the southern California region without any constraint and no potential for adverse impacts to the natural resources base supporting these materials is forecast to occur over the foreseeable future. Furthermore, the Project Site is not delineated for mineral recovery on a local general plan, or other land use plan and therefore would have no impact on the availability of important mineral resources. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

XIII. NOISE. *Would the proposal result in:*

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive ground borne vibration or ground borne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Explanations:

Noise Descriptors

Noise can be measured in the form of a decibel (dB), which is a unit for describing the amplitude of sound. The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (L_{eq}), and the Community Noise Equivalent Level (CNEL), which are both based on the A-weighted decibel (dBA). L_{eq} is defined as the total sound energy of time-varying noise over a sample period. CNEL is defined as the time-varying noise over a 24-hour period, with a weighting factor of 5 dBA applied to the hourly L_{eq} for noises occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California’s Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and L_{dn} rating scales.

Noise Standards

The City of Victorville General Plan Noise Element aims to limit exposure of the community to excessive noise levels and provides a systematic approach to ensure that noise does not affect the health and serenity of Victorville residents and minimize excessive, objectionable or harmful noise impacting existing and future residents and land uses. The City has established noise sensitivity standards for new development with the goal of reducing undesirable noise impacts. The applicable type of land use category that applies to the Proposed Project is Retail Commercial land use. Under this classification, a maximum outdoor noise level up to 65 dB Ldn is considered normally acceptable and a maximum outdoor noise level up to 75 dB Ldn is considered conditionally acceptable.¹⁸ The Proposed Project is a general commercial development not associated with any activities that would generate a substantial temporary or permanent increase in ambient noise levels in the vicinity. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

a/b) **Less than Significant.** The Noise Element of Victorville General Plan identifies hospitals, convalescent homes, schools, churches and sensitive wildlife habitats as being sensitive to noise. There are no hospitals, convalescent homes, schools, churches or sensitive wildlife habitats adjacent to or within the Project Site. However, there is an adjacent apartment complex to the north of the Project Site. According to Table N-3: Victorville Land Use Compatibility Standard of the City

¹⁸ City of Victorville General Plan. Noise Element: Victorville Land Use Compatibility Standards. Accessed May 05, 2025.

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of the Victorville General Plan, noise levels of up to 65 decibels (dB) is considered “Normally Acceptable” for retail commercial. Temporary or periodic increase in ambient noise levels in the project vicinity will increase when events such as construction activities occur. While these events will increase ambient noise levels, they are typically short-term increases that would be assumed under existing development standards. Additionally, the Victorville Municipal Code anticipates such occurrences and accordingly regulates such activities through base ambient noise level time frames that will mitigate potential adverse impacts. According to Chapter 13: Noise Control of Victorville’s Municipal Code, construction activities would be limited to the hours between 7:00 AM and 10:00 PM for residential zones with noise levels up to 65 dB at any time. Additionally, construction noise levels can occur within any time for commercial zones if the noise levels do not go past 70 dB(A). Furthermore, to help regulate noise levels, the project design will include a block wall. With adherence to the Noise Element of the City Victorville’s General Plan, Municipal Code, and the inclusion of a block wall, less than significant impacts are identified or anticipated and no mitigation measures are required.

- c) **No Impact.** The Project Site is located outside of an airport zone. The nearest airport is Southern California Logistics Airport (SCLA) which is located approximately 6.5 miles to the northwest of the Project Site. The Project Site is not located within the SCLA Planning Area, an airport runway protection zone, airport safety area, or a low altitude/high speed military airspace¹⁹. Therefore, no impacts are identified or anticipated.

¹⁹ SCLA Specific Plan. Exhibit 31 “Development Districts”. Accessed May 08, 2025.

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

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

- a) Induce substantial unplanned 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)?
- b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

			X
			X

Explanations:

- a) **No Impact.** The Proposed Project is the development of a Tractor Supply Company. The project would require approximately 15 – 18 employees, averaging 5-6 per shift. The County of San Bernardino has an unemployment rate of 5.1,²⁰ thus employees would be expected to come from the local labor pool. Additionally, construction activities would be temporary and would not attract new employees to the area. The Proposed Project would not involve construction of new homes and therefore would not induce substantial unplanned population growth. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- b) **No Impact.** The Project Site is currently vacant and does not contain any residential housing. Implementation of the Proposed Project would not require the construction of replacement housing elsewhere. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

²⁰ U.S. Bureau of Labor Statistics. *Local Area Unemployment Statistics*. <https://www.bls.gov/lau/tables.htm#cityaa>. Accessed June 25 2025.

XV. 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?
- b) Police protection?
- c) Schools?
- d) Parks?
- e) Other public facilities?

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

Explanations:

- a) Fire protection?

Less Than Significant. Fire Protection within the City of Victorville is provided by the City of Victorville Fire Department. The Proposed Project is within the City limits and occurs within the existing fire service area. The Victorville Fire Department actively operates out of five Fire Stations. The nearest fire station to the Project Site is located at 16200 Desert Knoll Drive, approximately 1.3 miles southeast of the Project Site. The Proposed Project includes the development of a Tractor Supply Company and will be required to comply with applicable fire protection and prevention requirements, such as building setbacks, emergency access and interior sprinklers. In addition, the Proposed Project is subject to all conditions of approval required by the City Fire Department.

Additionally, the Proposed Project would not result in the need for new or physically altered fire protection facilities. Developer Impact fees are collected at the time of building permit issuance to provide funding for necessary service increases associated with growth and development. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) Police protection?

Less Than Significant. Police service in the City of Victorville is provided by the San Bernardino County Sheriff's Department under contract to the City. Operations take place out of the Victorville Police Department (Headquarters) which is located at 14200 Amargosa Road, approximately 1.3 miles south of the Project Site. The Victorville Police Department is responsible for providing public safety services to a geographical area of over 74 square miles and to a population of approximately 115,000 residents. There are currently over 120 positions filled in the Department and the average response time in 2021 was 49.41 minutes.²¹ Police services are funded through the City's General Fund. Police Department requests for more officers are based on service needs; officers have been added annually for the last decade based on professional judgment to meet demands. Developer Impact fees are collected at the time of building permit final to provide funding for necessary service increases associated with growth and development. Therefore, no significant adverse impacts to law enforcement are identified or anticipated, no mitigation measures are required.

²¹ City of Victorville General Plan. Section 3.3 Police Services. Accessed July 2025..

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c) Schools?

Less than Significant. The nearest school is Hook Junior High School, located approximately 0.5 miles west of the Project Site. The Proposed Project would not create a direct demand for public school services, as the project would require 15 – 18 employees, averaging 5-6 per shift. Additionally, the unemployment rate for San Bernardino County is 5.1. Therefore, new employees are expected to be from the local area, and the development would not generate any new school-aged children requiring public education. If imposed by Victor Valley Union High School District, the Applicant would pay \$0.84, per square foot, for commercial development impact fees²². Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

d) Parks?

Less than Significant. The Project does not propose any type of residential use or other land use that may generate a population that would increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity. Accordingly, implementation of the Proposed Project would not result in an increased use or substantial physical deterioration of an existing neighborhood or regional park. The closest City park to the Proposed Project is Hook Park, which is approximately 0.8 miles away from the Project Site. The Proposed Project does not include residential development and would require 15-18 employees. The unemployment rate for the County of San Bernardino is 5.1 thus employees are expected to come from the local area. Therefore, it is not anticipated to cause a significant increase in population and will not need to provide additional park service. The Project Site is within the General Commercial (C-2) zone and would be consistent with the City's General Plan. Developer Impact Fees are collected at the time of building permit issuance and would reduce impacts on parks to a less than significant level. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

e) Other public facilities?

No Impact. The Proposed Project is not expected to result in a demand for other public facilities/services, such as libraries, community recreation centers, and/or animal shelter. Implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. The Applicant would be required to pay the applicable development impact fees, property taxes, and utility user taxes to assist in the provision of these services. As such, implementation of the Proposed Project would not adversely affect other public facilities or require the construction of new or modified facilities. Therefore, since no additional public facilities are anticipated, there will be no impact on public facilities. Therefore, no impacts are identified or are anticipated.

²² Victor Valley Union High School District. School Facilities Fees Justification Study 2024. https://resources.finalseite.net/images/v1726688542/vvuhsdorg/psqfrnim3jvx6tptpuza1/DFJS_VICTORVALLEY_2024_FN_1032_024.pdf. Accessed June 2025

XV. RECREATION. *Would the proposal:*

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

Explanations:

a, b) **Less than Significant.** According to the General Plan EIR, outdoor recreation resources in the City are identified as public parks, public golf courses, public access lakes, bicycle paths, pedestrian trails and linkages between recreation areas and urbanized places. The City of Victorville currently maintains 198.4 acres of parkland throughout the Planning Area. The City strives to comply with the 1975 Quimby Act for parks requiring that developers set aside land, donate conservation easements, or pay fees for park improvements. The Proposed Project will be a Tractor Supply Company and would require 15-18 employees per shift. Employees for the Proposed Project are expected to come from the local area as the unemployment rate in San Bernardino County is 5.1. Therefore, the Proposed Project is not expected to increase the use of existing neighborhood and regional parks or other recreational facilities. The Proposed Project would therefore not result in the need of additional parkland, and any Developer Impact Fees would be collected at the time of building permit issuance. Therefore, with the collection of development impact fees and adherence to the City’s General Plan, impacts on parks would be less than significant and no mitigation measures are required.

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

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle lanes and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3 Subdivision (b)(1)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Explanations:

A Transportation Screening Assessment for the Tractor Supply Company commercial project in the City of Victorville was prepared by Ganddini Group, inc. on May 6, 2025. The report is summarized below and is included as appendix H. Additionally; it assesses potential transportation impacts resulting from development of the Proposed Project both in the context of CEQA and City of Victorville discretionary authority. Furthermore, the project has been assessed to determine if the preparation of a traffic impact analysis with level of service (LOS) analysis and vehicle miles traveled (VMT) analysis is necessary using the City-established criteria as specified in specified in the County of San Bernardino Transportation Impact Study Guidelines, July 2019 [“County TIS Guidelines”] and City of Victorville Resolution 20-031: Guidelines for Vehicle Miles Traveled (VMT) Thresholds of Significance for Purposes of Analyzing Transportation Impacts Under the California Environmental Quality Act (CEQA). (June 2020) [“City VMT Guidelines”].

- a) **Less than Significant.** Vehicle access to the Project Site is proposed via driveways on Midtown Drive and Roy Rogers Drive. Primary regional access to the Project Site is provided by Interstate 15 (I-15) located approximately one half mile east of the Project Site. Key roadways providing local circulation include Bear Valley Road, Amargosa Road, and Roy Rogers Drive. As shown on Figure CIRC-6 *Non-Motorized Transportation Plan* on the City’s General Plan, there are proposed bike routes but currently no routes near the Project Site exist. ²³ The City of Victorville’s circulation element of the General Plan states that developers are required to install the segments adjoining their projects based off the City’s non-motorized transportation plan. The non-motorized transportation plan was designed to help meet the City of Victorville’s goals and objectives of orderly development of trails and bikeways. To ensure there would be no conflict with a program, plan, ordinance or policy addressing the circulation system, the Proposed Project will adhere to the City of Victorville’s General Plan – Circulation Element. Additionally, Project construction and operation would not conflict with any program, plan, or policy addressing the circulation system in the City. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- b) **Less Than Significant.** The Proposed Project is forecast to generate approximately 466 daily trips, including 44 trips during the AM peak hour and 62 trips during the PM peak hours. As determined by the Vehicle Miles Traveled (VMT) evaluation, the Proposed Project satisfies the City-adopted level of service (LOS) screening criteria for projects generating fewer than 100 peak hour trips and more than 300 feet from a classified intersection. Therefore, the project does not

²³ City of Victorville General Plan 2030. Figure CIRC-6/Page C-24.

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warrant the preparation of a transportation impact study with LOS analysis based on the City adopted LOS screening criteria. Additionally, the Proposed Project satisfies the County-established VMT screening criteria for projects generating less than the daily vehicle trip threshold and land use types. Therefore, preparation of a transportation impact study with VMT analysis is not warranted, and the project may be presumed to result in a less than significant VMT impact. No significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **Less Than Significant.** The Proposed Project would not involve any new hazardous design or features nor introduce any new uses that would be incompatible with the existing transportation system. The Proposed Project would not include sharp curves or dangerous intersections. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.
- d) **Less Than Significant.** Vehicle access to the Proposed Project would be provided via Midtown Drive and Roy Rogers Drive. Primary regional access to the Proposed Project would be provided by Interstate 15 (I-15) which is approximately one half mile east of the Project Site. The Proposed Project would have acceptable accessways to and from the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

XVIII. TRIBAL CULTURAL RESOURCES.

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

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

<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		

Explanations:

- a)
 - i. **No Impact.** As Previously noted, no prehistoric resources were identified from the archaeological investigation, and no historical resource is indicated on the project site. Additionally, the Project Site does not contain any features or resources listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
 - ii. **Less Than Significant with Mitigation.** California Assembly Bill 52 (AB52) was approved by Governor Brown on September 25, 2014. AB52 specifies that CEQA projects with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource may have a significant effect on the environment. As such, the bill requires lead agency consultation with California Native American tribes traditionally and culturally affiliated with the geographic area of a Proposed Project, if the tribe requested to the lead agency, in writing, to be informed of Proposed Projects in that geographic area. The legislation further requires that the tribe-requested consultation be completed prior to determining whether a negative declaration, mitigated negative declaration, or environmental impact report is required for a project.

The City, as lead agency, is required to coordinate with Native American tribes through the Assembly Bill 52 Tribal Consultation process. On October 03, 2025, the City of Victorville provided notification in accordance with AB52 to the following tribes: Cabazon Band of Mission Indians, Morongo Band of Mission Indians, Cultural Resources Management Department, and Twenty-Nine Palms Band of Mission Indians. No comments were received.

To ensure less than significant impacts occur, the Proposed Project shall implement Mitigation Measures TCR-1 and TCR-2. Additionally, to ensure that potential impacts to tribal cultural resources would be less than significant, the Proposed Project shall adhere to Mitigation Measure CUL-1 as identified in the Cultural Resources section of this Initial Study.

Mitigation Measure TCR-1:

Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent the consulted tribes shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation (“Cultural Resources” and “Tribal Cultural Resources”) shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.

Mitigation Measure TCR-2:

If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.

The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the consulted tribes, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by the consulted tribes. All plans for analysis shall be reviewed and approved by the applicant and consulted tribes prior to implementation, and all removed material shall be temporarily curated on-site.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the consulted tribes to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and consulted tribes for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and the consulted tribes.

Therefore, no significant adverse impacts are identified or anticipated, with the implementation of CUL-1, TCR-1 and TCR-2.

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

	Potentially Significant Impact	Less Than Significant w/Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X
d) Generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Explanations:

a) **No Impact.**

Water

The Victorville Water District's (VWD) would serve the Proposed Project. VWD estimates a 2045 projected water demand of 30,480 feet per year (AFY) based off a population of 200,486. Additionally, the VWD 2020 Urban Water Management Plan shows that the water supply is sufficient to meet the demands even during a 5-year drought. The VWD remains committed to water conservation and to being a good steward of local water resources to preserve supplies for the future due to the possibility of experiencing more severe droughts than anticipated in this UWMP. The Proposed Project Proponent shall pay all connection and meter fees to VWD and adhere to VWD's requirements for ensuring that the appropriate connections are made to the existing main. The VWD's existing water system facilities are anticipated to be capable of meeting the Proposed Project's water demand with no facility expansion required. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Wastewater Treatment

The Proposed Project is within the Victor Valley Wastewater Reclamation Authority (VWVRA) service area. According to the 2019 Victorville Sewer System Management Plan, the City owns approximately 437 miles of gravity sewers and 1.1 miles of force mains. There are two treatment plants that the City discharges its wastewater to: the VWVRA regional wastewater treatment plant and the City of Victorville's Industrial Wastewater Treatment Plant (IWWTP). Approximately 80% of sewer flows are conveyed to the VWVRA regional wastewater treatment plant. The remaining 20% of the collected sewer flows are discharged to the City-owned IWWTP. The Proposed Project would connect to proposed sewer system lines along the Project Site and would not require or result in

the relocation or construction of a new wastewater treatment facility. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Stormwater Drainage

Stormwater runoff volumes would be directed into the proposed detention and infiltration basin in the northern portion of the Project Site via underground storm drain. The Proposed Project is not anticipated to 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 substantial erosion, siltation, or flooding on- or off-site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Electric Power

Southern California Edison (SCE) provides electrical service to the project area. The Proposed Project would receive electrical power through connection to Southern California Edison's existing power lines along Roy Rogers Drive, on the southwestern boundary of the Project Site. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Natural Gas

Southwest Gas provides natural gas services to the vicinity and would therefore provide natural gas to the Proposed Project Site. Therefore, the Proposed Project will receive natural gas through connection to the existing line along the southwestern frontage and adjacent to Roy Rogers Drive. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

Telephone and Cable

Providers for telecommunication services, within the vicinity of the Project Site include Frontier Communications, Spectrum Communications, and DirecTV. It is not anticipated for the Proposed Project to require the expansion or construction of new communications systems facilities.

All utilities necessary to serve the Proposed Project are of sufficient capacity and no expansion would be required. The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- b) **No Impact.** The Project Site is located within the service area of Victorville Water District (VWD). As stated in the 2020 Victorville Water District Urban Water Management Plan (UWMP), VWD provides water services to approximately 36,700 customer connections, serving a population of approximately 127,700 within its 85 square mile service area, which is located in the High Desert area of western San Bernardino County, California. VWD's water enterprise includes approximately 694 miles of distribution and transmission mains, 34 active wells, 4 booster pumping stations, 26 water storage reservoirs, 1 recycled water storage tank, and 25 pressure-regulating stations.²⁴

According to the UWMP, during a multiple dry-year period, VWD's total water supply is projected to be 32,699 acre-feet (AF) by 2045, while the total water demand is projected to be 32,699 AF in the same year, resulting in neither surplus or deficit.²⁵ Additionally, chapter 13.60 of the City's Municipal Code contains provisions for water conservation and recycling. Such code provisions include

²⁴ 2020 Urban Water Management Plan, Victorville Water District. Page 3-1

²⁵ 2020 Urban Water Management Plan, Victorville Water District. Page 7-3

chapters 13.60.030 Drought tolerant plants, 13.60.040 Landscape conservation, 13.60.050 Prohibited water uses and water waste, 13.60.060 Limitations on model home and new residential development landscaping, 13.60.070 Limitation on water intensive landscape and turf areas within new nonresidential facilities and 13.60.090 Drought management plan implementation. The Proposed Project is consistent with the current land use designation and anticipated water use has been anticipated by VWD. Therefore, VWD's supplies are sufficient to meet demand within the district's service area. The exact number and location of domestic and fire service laterals shall be coordinated and confirmed with the City during design. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

- c) **No Impact.** The Proposed Project is within the Victor Valley Wastewater Reclamation Authority (VWVRA) service area. There are two treatment plants where the City discharges its wastewater: the VWVRA regional wastewater treatment plant, and the City of Victorville's Industrial Wastewater Treatment Plant (IWWTP). As of June 2025, the VWVRA plant is capable of providing treatment for up to 18 million Gallons per day (MGD) and currently treats around 12 MGD. The Proposed Project is consistent with existing land use designation and therefore wastewater has already been anticipated by VWVRA. No significant adverse impacts to wastewater service capacity have been identified or anticipated, and no mitigation measures are required.
- d, e) **Less Than Significant.** According to the General Plan, the City of Victorville disposes of non-hazardous solid waste, generated in the Planning Area, in the Victorville Landfill. The Victor Valley Water Reclamation Plant (VWVRA) is the primary liquid waste disposal facility. Additionally, sanitary waste is disposed at the Victorville Sanitary Landfill (VSL), 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 Sanitary Landfill has a capacity of 3,000 tons per day²⁶. According to the California Integrated Waste Management Board's estimated solid waste generation rates, a total of approximately 25 pounds per gross square feet per day is estimated for a commercial development²⁷. Construction debris would be recycled and/or transported to the VSL, and the temporary generation of construction debris would not permanently affect the long-term landfill capacity. Furthermore, the Proposed Project would comply with all federal, state, and local statutes and regulations related to solid waste, including the Solid Waste Reuse and Recycling Access Act of 1991. The Act requires that adequate areas be provided for collecting and loading recyclable materials such as paper products, glass, and other recyclables. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

²⁶ <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652>. Accessed June 2025.

²⁷ <https://www2.calrecycle.ca.gov/WasteCharacterization/General/Rates>. Single-Family Generation Rates. Accessed June 2025.

XX. WILDFIRE. *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:*

- a) Substantially impair an adopted emergency response plan or emergency evacuation plan?
- b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or other uncontrolled spread of a wildfire?
- c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?
- d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

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

Explanations:

- a) **Less than Significant.** According to the City of Victorville’s Safety Element, there are no Fire Hazard Severity Zones within the Planning Area nor are there State Responsibility Areas, where the State would have responsibility for wildland fire protection and prevention.²⁸ Therefore, the Proposed Project is not within a Fire Hazard Severity Zone. The Project Site does not contain any emergency facilities, nor is it located adjacent to an emergency evacuation route. The nearest evacuation route to the Project Site is Interstate 15, which is located east of the Proposed Project. Additional evacuation routes include Highway 395 and California State Highway 18, which are both located west of the Proposed Project. Emergency access to the Project Site would be located on either Roy Rogers Drive or Midtown Drive. During construction and long-term operation, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the City of Victorville fire and police. The Proposed Project would not impair an adopted emergency response plan or emergency evacuation plan. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.
- b-d) **Less than Significant.** The Project Site is relatively flat and is not located in an area known to have slope hazards, according to Figure S-3 *Slope Hazards* of the City’s General Plan²⁹. Additionally, the Proposed project is not located in a Fire Hazard Severity Zone³⁰. The Project Site is also not located in an area known to contain flood hazards as shown on Figure S-2 *Flood Hazards Map* of the City’s General Plan³¹. Additionally, the General Plan states that there are vulnerable residential parcels in the evacuation route therefore, the outbound roads, Hesperia Road and Highway 18 (Palmdale Road), are most likely to be utilized during the occurrence of a flood. Access to the site would be via Roy Rogers Drive or Midtown Drive. Furthermore, the Project Site is approximately 5.5 miles west of Highway 395, which is a County-assigned emergency evacuation route. Implementation of the Proposed Project would not include any risks including downslope or downstream flooding or landslides due to runoff post-fire slope instability, or drainage changes. The Proposed Project is the

²⁸ City of Victorville Safety Element. September 2022. Accessed May 13, 2025.
²⁹ City of Victorville General Plan. Figure S-3/Page S-8. Accessed May 2025.
³⁰ CALFIRE, Fire Hazard Severity Zone Viewer, Accessed May 14, 2025.
³¹ City of Victorville General Plan. Figure S-2/Page S-6. Accessed May 2025.

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development of a Tractor Supply Company. However, it is anticipated to be sufficiently served by the neighboring infrastructure and utilities. Therefore, it would not require the installation or maintenance of additional infrastructure.

Although the Project Site is not associated with high wildfire risks, the Proposed Project would be developed in compliance with the Fire Hazard Abatement Ordinance (Chapter 8.09, Victorville Municipal Code) and measures in the California Building Code (CBC) which reduce fire hazards in structures³². Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

³² City of Victorville Municipal Code. Chapter 8.09 Fire Hazard Abatement Ordinance.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE.

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

- a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- 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 effects 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) **Less Than Significant.** A Biological Resources Assessment (BRA), Jurisdictional Delineation, and Multiple Species Habitat Conservation Plan (MSHCP) Consistency Analysis prepared for the Proposed Project by Jennings Environmental, LLC dated May 2025 is summarized herein. Site. The biological resource assessment was designed to address the potential effects of the Proposed Project on designated critical habitats and/or any species currently listed or formally proposed for listing as endangered or threatened under the federal Endangered Species Act (ESA) and the California Endangered Species Act (CESA) or species designated as sensitivity by the California Department of Fish and Wildlife (CDFW) or the California Native Plant Society (CNPS). Based on the literature review and field survey, and existing site conditions discussed in this report, implementation of the project will have no significant impacts on federally or State listed species known to occur in the general vicinity of the Project Site. However, to ensure potential impacts to this species are reduced to a less than significant level, Proposed Project shall adhere to Mitigation Measure BIO-1 and BIO-2.

Mitigation Measure BIO-1:

Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the

field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

Mitigation Measure BIO-2:

In accordance with the Western Joshua Tree Conservation Act via SB 122, and the City of Victorville's Development Advisory dated July 19, 2023, the Project will be required to obtain an Incidental Take Permit (ITP) from the California Department of Fish and Wildlife, prior to any ground disturbance. The ITP will provide for the acceptance of the mitigation fees to offset the impacts to the Western Joshua Trees found on-site. Additional surveys or mitigation required will be determined during the ITP process.

With implementation of Mitigation Measures BIO-1 and BIO-2, impacts to any species identified as a candidate, sensitive or special status species would be reduced to less than significant levels with mitigation incorporated.

A Phase I Cultural Resources Investigation dated June 9, 2025, was prepared for the Proposed Project by BFSA Environmental Services and is summarized herein. Additionally, BFSA Environmental Services conducted an archaeological field survey of the Project Site. The cultural resources survey for the Roy Rogers Drive Project did not identify any archaeological resources on the property. Additionally, the survey did not result in the identification of any historic or prehistoric cultural resources on the property. Given that no archaeological sites, features, or artifacts were identified during the survey, no potential impacts to cultural resources are anticipated with the approval of the Proposed Project. Development of the Proposed Project is not anticipated to result in significant impacts on archaeological or historical resources, and no further investigations or monitoring are recommended. There is no evidence that human remains will be identified within the project area, but the presence cannot be completely ruled out. Should human remains be unearthed during grading and excavation activities associated with project construction, the treatment of those remains shall follow the California Public Resources Code (PRC) 5097.9. No significant adverse impacts are identified or anticipated, and no additional mitigation measures are required.

- b) **Less Than Significant.** Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor but collectively significant developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

(a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.

(b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As shown herein, both summer and winter season operational air quality emissions are below MDAQMD thresholds. Therefore, the Proposed Project is not anticipated to violate any air quality standard or result in a cumulatively considerable net increase in an existing or projected air quality violation. However, to minimize impacts to air quality and to ensure potential impacts related to

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construction emissions are reduced to a less than significant level, development of the Proposed Project will be conditioned to comply with current SCAQMD rules and regulations.

Impacts associated with the Proposed Project would not be considered individually or cumulatively adverse or considerable. Impacts identified in this Initial Study can be reduced to a level of less than significant impact. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- c) **Less Than Significant.** The incorporation of design measures, the City of Victorville policies, standards, and guidelines as well as the proposed mitigation measures would ensure that the Proposed Project would have no substantial adverse effects on human beings, either directly or indirectly on an individual or cumulative basis. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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