



TOWN OF APPLE VALLEY PLANNING COMMISSION

Get a Slice of the Apple.

Staff Report

AGENDA DATE:	May 2, 2012
CASE NUMBER:	General Plan Amendment No. 2012-001
APPLICANT:	Town of Apple Valley
PROPOSAL:	A proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 "General Plan Street System". The proposed amendment is necessary to accommodate recent design changes to the first access point of the High Desert Corridor east of the I-15 interchange.
LOCATION:	Town of Apple Valley, Township 6N, Range 4W, Sections 24, 25, 26 and 35. Generally located 0.5 miles north of the Ohna Road, south of Stoddard Wells Road, between Apple Valley Road and Interstate 15.
ENVIRONMENTAL DETERMINATION:	Based upon an Initial Study, pursuant to the State Guidelines to implement the California Environmental Quality Act (CEQA), a Negative Declaration has been prepared for this proposal.
CASE PLANNER:	Pam Cupp, Associate Planner
RECOMMENDATION:	Approval

Background

The purpose of this proposal is to amend Figure II-6 "Street System" of the General Plan Circulation Element to accurately reflect the finalized route of the High Desert Corridor and its first access points located east of Interstate 15. On February 28, 2012 the Town Council initiated this General Plan Amendment to accommodate these necessary modifications. Within General Plan Amendment 2012-001 are recommendations by the Town Engineer that, if adopted, will update the Street System to allow for the interconnectivity of those roadways that may be affected by the High Desert Corridor.

ANALYSIS

A. General:

Brad Miller, Town Engineer, has met with representatives from Los Angeles County Metropolitan Transportation Authority (Metro) and Cal Trans District 7 to discuss the design criteria for the High Desert Corridor. Discussions focused upon the issues related to the design of the I-15 Interchange, the design of the first access point east of the I-15 and the future design of neighboring surface streets. In previous discussions with the Cal Trans District 8 design group, a conceptual design allowing access from Falchion Road off of Apple Valley Road was considered; however, the most recent design by the Metro/Cal Trans District 7 team does not include that access. Instead alternative designs are being discussed which would meet the Federal Highway standards and would continue to provide indirect access to the I-15 from Apple Valley Road.

The Town Engineer is recommending the following modifications:

- Apple Valley Road will be extended north from Falchion Road to Stoddard Wells Road and remain a Major Divided Arterial;
- Wato Road, between Apple Valley Road and Papago (Dante) Road, will be modified from a Local Road to a Major Road; and
- Papago (Dante) Road's designation will be modified from Local Road to Major Road; and
- Eliminate Outer Interstate 15 between Falchion Road and the northern Stoddard Wells Road/I-15 interchange.

There is a potential for significant commercial development along the I-15 and the future High Desert Corridor. The future extension of Apple Valley Road will provide access to these anticipated developments while also providing indirect access to I-15 via the existing Stoddard Wells Road interchange. It is further anticipated that Papago (Dante) and Wato Roads will provide additional routes between the I-15 and Apple Valley Road south of the High Desert Corridor. Falchion Road will provide access to businesses along the south side of the High Desert Corridor while providing indirect access to the High Desert Corridor via Choco Road.

The proposed modifications represent months of collaboration between the Town Engineer, Metro and Cal Trans District 7. If adopted, the updated Street Plan will be further studied and analyzed within the Environmental Impact Report prepared by Cal Trans for the High Desert Corridor project.

As the Planning Commission and Town Council consider proposed development projects and Town capital improvement projects, it is important that the adopted Circulation Element reflects the Town's latest thinking with regard to the location of streets and roads. Apple Valley presently has nearly seventy-five (75) square miles within its corporate boundaries and has a Sphere of Influence of almost 200 square miles. The challenge is to have a forward-oriented circulation network that carefully balances the Town's desire to maintain its rural small town qualities with the realities of being part of the fast growing Victor Valley metropolitan area.

B. Environmental Assessment:

Based upon an Initial Study, the proposed project will not have a significant adverse effect on the environment and, therefore, under the State Guidelines to Implement the California Environmental Quality Act (CEQA) a Negative Declaration has been prepared.

C. Noticing:

This item was advertised as a public hearing in the Apple Valley News newspaper on April 6, 2012.

D. Findings:

In considering any General Plan Amendment or Zone Change, the Council and Commission are required by the Municipal Code to make specific Findings. The following are the Findings for a General Plan Amendment required under Section 9.02.050.H.3 of the Development Code, with a comment to address each:

General Plan Amendment

1. The proposed General Plan amendment is consistent with the goals, policies and standards of all elements of the General Plan and will further those goals, policies and standards;

Comment: The proposed project is consistent with the goals, policies and standards of all General Plan Elements and will further their implementation. The goal of the Circulation Element is to maintain and expand a safe and efficient circulation and transportation system. A policy to that goal is to proactively participate in regional transportation planning. Specifically by maintaining active relationships with the County of San Bernardino, surrounding cities and the California Department of Transportation to share information and promote comprehensive transportation planning in the region.

2. The General Plan, as amended, will comprise an integrated, internally consistent and compatible statement of policies for the Town;

Comment: The proposed General Plan Amendment is consistent with the Goals and Policies of both the Land Use Element and the Circulation Element of the General Plan. As recommended, this proposed modification to the Street System map will enhance traffic circulation within existing commercially zoned areas while planning for closer access to the I-15 from the existing single-family zoned land within the project area.

3. The General Plan amendment furthers the public interest and promotes the general welfare of the Town by providing for a logical pattern of land uses and clarifying various land use policies for the Town.

Comment: The modifications to the Street System map is an integral component to the build-out of the General Plan. The project demonstrates good design principles that will benefit future residential and commercial development.

RECOMMENDATION

Based upon the information contained within this report, and any input received from the public at the hearing, it is recommended that the Planning Commission move to recommend the following to the Town Council:

1. Determine that the proposed General Plan Amendment will not have a significant effect on the environment.
2. Adopt the Negative Declaration finding for GPA 2012-001, finding that on the basis of the whole record before the Planning Commission, including the Initial Study and any comments received, there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the Town's independent judgment and analysis.
3. Find that the facts presented in the staff report support the required Findings for approval and adopt those findings.
4. Adopt Planning Commission Resolution No. 2012-03 recommending approval of GPA 2012-001.
5. Direct staff to file a Notice of Determination.

Prepared By:

Reviewed By:

Pam Cupp
Associate Planner

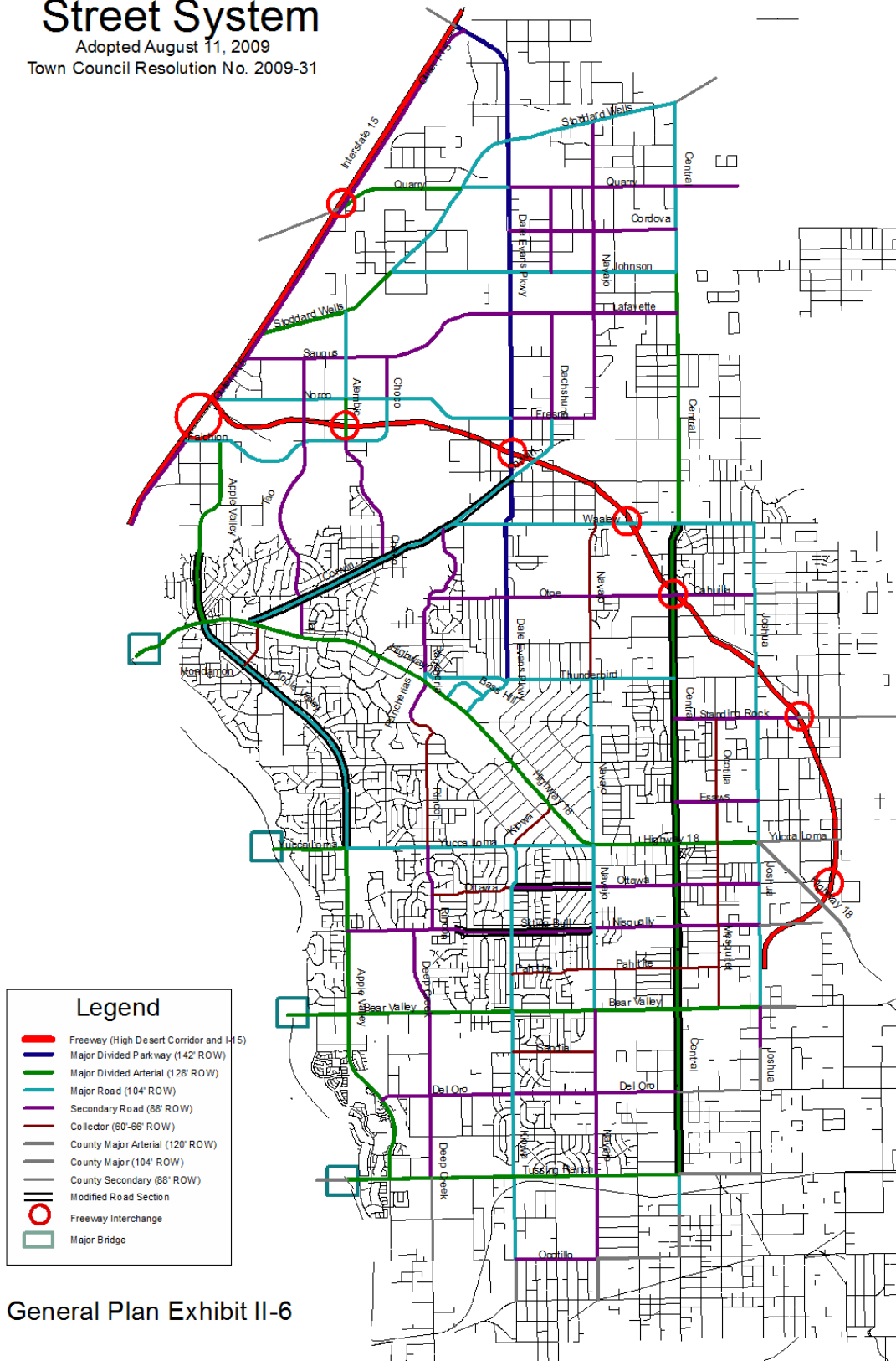
Lori Lamson
Assistant Director of Community Development

ATTACHMENTS:

1. Existing Street System, Exhibit II-6
2. Proposed Street System, Exhibit II-6
3. Planning Commission Resolution No. 2012-03
4. Initial Study GPA 2012-001

Town of Apple Valley Street System

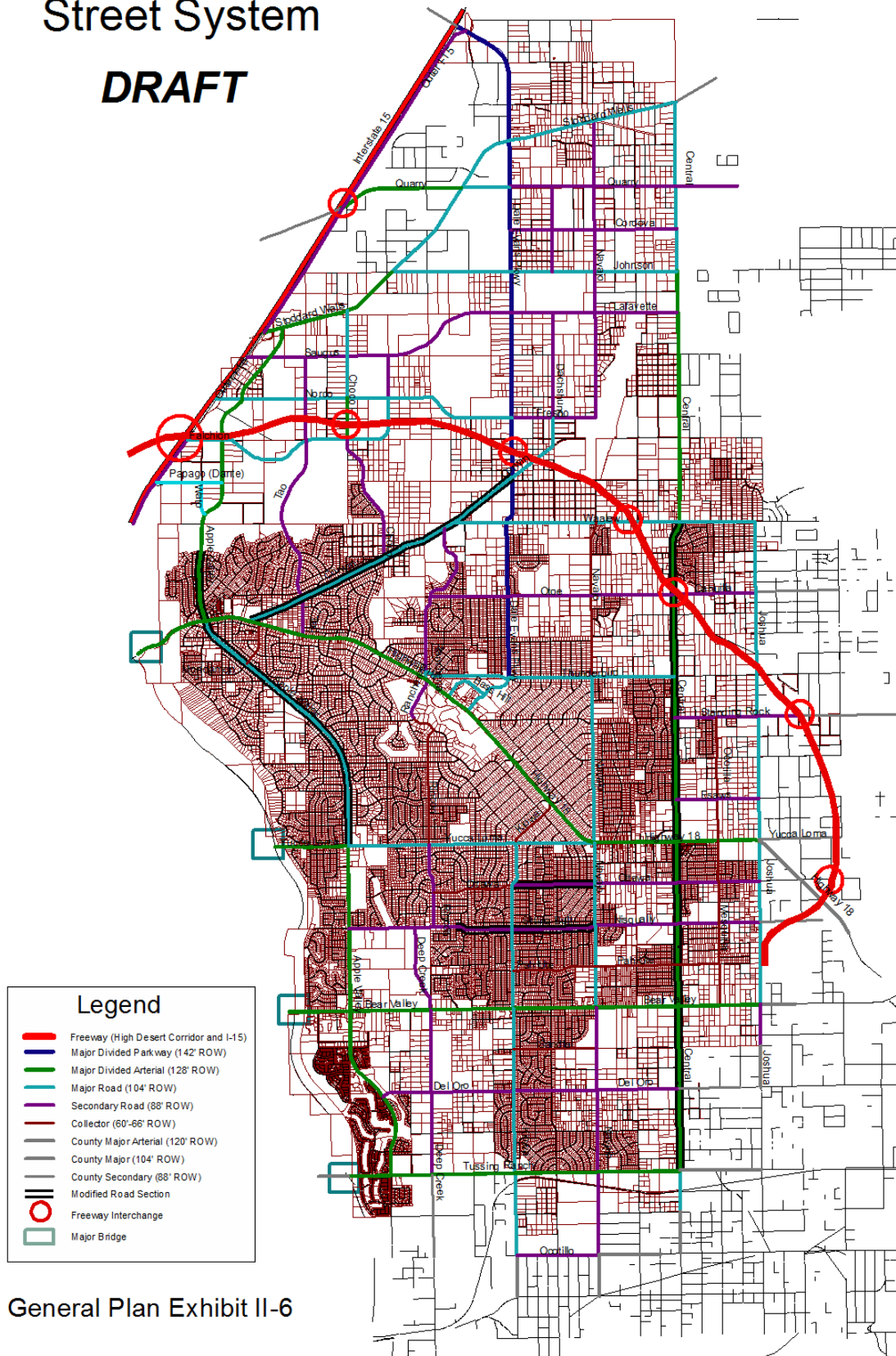
Adopted August 11, 2009
 Town Council Resolution No. 2009-31



General Plan Exhibit II-6

Town of Apple Valley Street System

DRAFT



General Plan Exhibit II-6

PLANNING COMMISSION RESOLUTION NO. 2012-03

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF APPLE VALLEY, CALIFORNIA, RECOMMENDING THAT THE TOWN COUNCIL APPROVE A PROPOSED AMENDMENT TO THE TOWN OF APPLE VALLEY GENERAL PLAN CIRCULATION ELEMENT (GPA No. 2012-001) MODIFYING FIGURES II-6 "STREETS SYSTEM".

WHEREAS, the Town of Apple Valley is required to adopt and maintain a General Plan, including a Circulation Element; and

WHEREAS, the Town of Apple Valley General Plan was adopted by the Town Council on August 11, 2009; and

WHEREAS, the Town of Apple Valley General Plan Circulation Element has been previously amended by the Town Council on the recommendation of the Planning Commission; and

WHEREAS, General Plan Amendment No. 2012-001 is consistent with the goals, policies and standards of all elements of the General Plan and will further those goals, policies and standards; and

WHEREAS, the General Plan, as amended will comprise an integrated, internally consistent and compatible statement of policies for the Town; and

WHEREAS, the General Plan Amendment furthers the public interest and promotes the general welfare of the Town by providing a circulation system that serves and is complementary with the Town land use pattern; and

WHEREAS, on, April 6, 2012, General Plan Amendment No. 2012-001 was duly noticed in the Apple Valley News, a newspaper of general circulation within the Town of Apple Valley; and

WHEREAS, on May 2, 2012, the Planning Commission of the Town of Apple Valley conducted a duly noticed and advertised public hearing on General Plan Amendment No. 2012-001, receiving testimony from the public; and

WHEREAS, based upon the information contained within the Initial Study prepared in conformance with the State Guidelines to Implement the California Environmental Quality Act (CEQA), General Plan Amendment No. 2012-001 will not have an impact upon the environment and, therefore, it is recommended that the Town Council adopt a Negative Declaration.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED THE PLANNING COMMISSION RECOMMENDS THAT THE TOWN COUNCIL FIND AND ACT AS FOLLOWS:

Section 1. In consideration of the evidence received at the public hearing, and for the reasons discussed by the Commissioners at said hearings, the Town Council of the Town of Apple Valley, California, adopts the findings and recommendations in the staff report and finds that the changes proposed under General Plan Amendment 2012-001 are consistent with the Goals and Policies of the Town of Apple Valley adopted General Plan.

Section 2. Based upon the information contained within the Initial Study and Negative Declaration prepared in conformance with the State Guidelines to Implement the California Environmental Quality Act (CEQA), General Plan Amendment 2012-001 will not have an impact upon the environment and, that based on the whole record, therefore, the Town Council of the Town of Apple Valley should adopt the Negative Declaration for General Plan Amendment 2012-001.

Section 3. Adopt a Town Council Resolution approving a General Plan Amendment as requested and adopt the proposed changes to Figure II-6 "Street System" of the Circulation Element as shown on Exhibit "A" attached to this Resolution.

Section 5. Direct staff to file a Notice of Determination.

Approved and Adopted by the Planning Commission of the Town of Apple Valley this 2nd day of May, 2012.

Chairman Larry Cuzak

ATTEST:

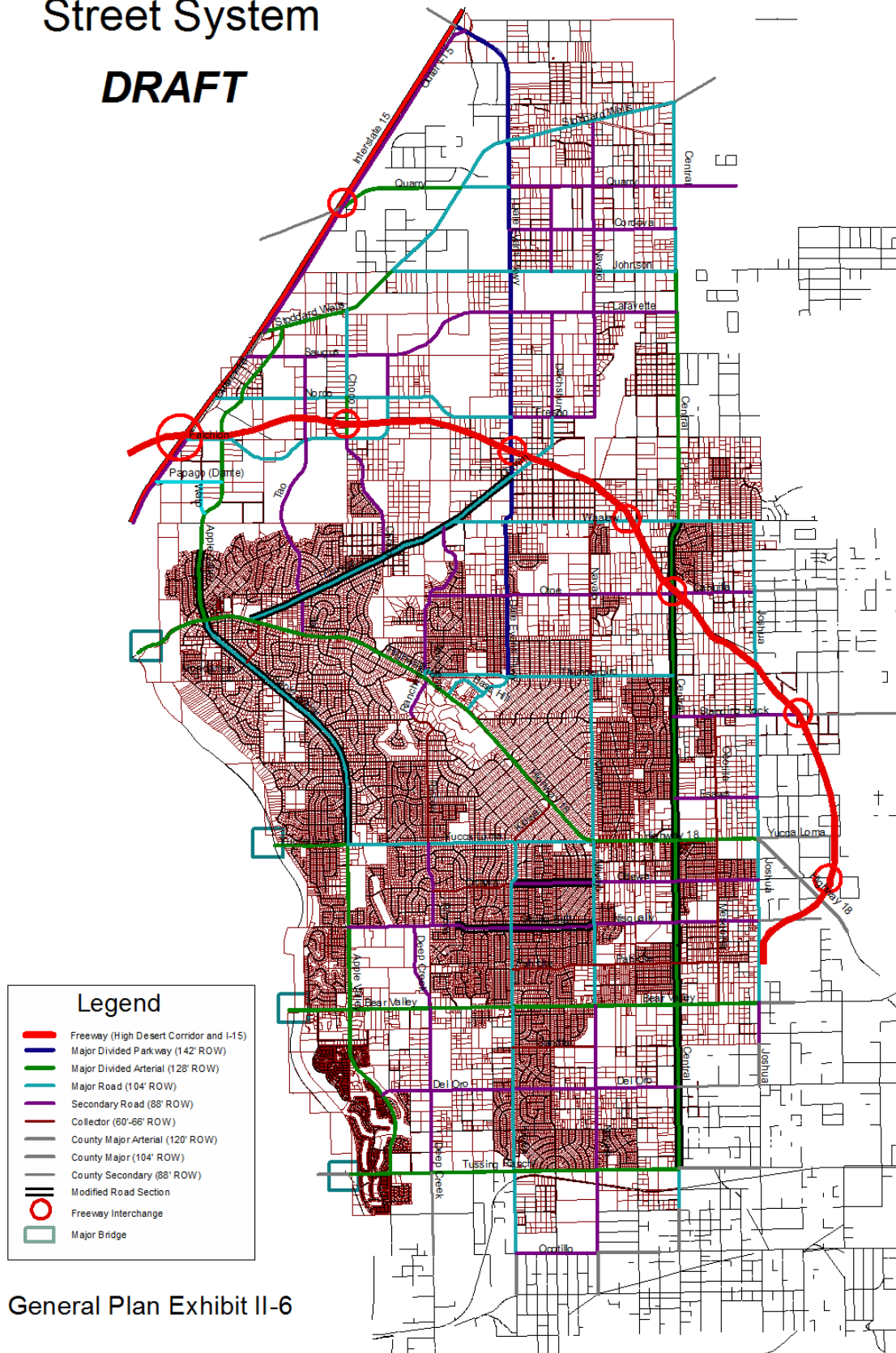
I, Debra Thomas, Secretary to the Planning Commission of the Town of Apple Valley, California, do hereby certify that the foregoing resolution was duly and regularly adopted by the Planning Commission at a regular meeting thereof, held on the 18th day of January 2012 by the following vote, to-wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

Ms. Debra Thomas, Planning Commission Secretary

Town of Apple Valley Street System

DRAFT



General Plan Exhibit II-6

TOWN OF APPLE VALLEY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to Town of Apple Valley Development Code and Section 15063 of the State CEQA Guidelines.

PROJECT INFORMATION

1. **Project title:** General Plan Amendment No. 2012-001

2. **Lead agency name and address:** Town of Apple Valley
Planning Division
14955 Dale Evans Parkway
Apple Valley, CA 92307

3. **Contact person and phone number:** Pam Cupp, Associate Planner
(760) 240-7000 Ext 7203

4. **Applicant's name and address:** Town of Apple Valley
Planning Division
14955 Dale Evans Parkway
Apple Valley, CA 92307

5. **Project location:**
Town of Apple Valley, Township 6N, Range 4W, Sections 24, 25, 26 and 35.

6. **Description of project** (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation):

This Initial Study is for General Plan Amendment No. 2012-001, which is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 "General Plan Street System". The proposed amendment will provide for the future extension of Apple Valley Road between Falchion Road and Stoddard Wells Road; modify the designation of Wato Road between Apple Valley Road and Dante Road from local road to major road; and, modify the designation of Dante Road between Apple Valley Road and Outer Interstate 15 from local road to major road. The modification is necessary to accommodate the changes to the design of the first access point of the High Desert corridor east of the I-15 interchange.

ENVIRONMENTAL/EXISTING SITE CONDITIONS

The general area of the proposal is currently undeveloped vacant land with existing unpaved roadways. The surrounding land is vacant except for an active limestone quarry (Scheerer Quarry), which is located within portions of Sections 25, 26 and 35.

	TOWN OF APPLE VALLEY GENERAL PLAN DESIGNATION	TOWN OF APPLE VALLEY ZONING DISTRICT	EXISTING LAND USE
NNW	Regional Commercial (C-R)	Regional Commercial (C-R)	Vacant
NNE	Mineral Resource (M-R)	Industrial Mineral Extraction (I-RE)	Active Quarry
SSW	R-E – Estate Residential	R-E – Estate Residential	Vacant Land
SSE	Open Space (OS)	Open Space Conservation (OS-C)	Vacant Land

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

DETERMINATION: (To be completed by the lead Agency):

On the basis of this initial evaluation, the following finding is made:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and ENVIRONMENTAL IMPACT REPORT is required.
- The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Pam Cupp, Associate Planner

Date

Lori Lamson
Assistant Director of Community Development

Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a 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 should be 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 must 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) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate 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 must describe the mitigation measures, and briefly explain 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 used 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 Analyses 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 the 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) Lead agencies are encouraged to incorporate 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) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) 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.

I. AESTHETICS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if project is located within the view shed of any Scenic Route listed in the General Plan):

- a. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. This amendment will not impact any scenic vistas within the Town.
- b. **No Impact.** The proposal will not directly affect any trees, rock outcroppings or historic buildings within a state scenic highway beyond that which could otherwise occur under the current development standards. Any future development shall be examined and addressed during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- c. **No Impact.** The proposal will not directly affect any scenic vista or roadway beyond that which could otherwise occur under the current development application review procedures.
- d. **No Impact.** No impact is anticipated. The proposal will not create, by itself, new light or glare beyond that which could otherwise occur under the current development standards. Further, the proposed amendment will not give confidence or induce development that may result in the creation of new light and/or glare. Any new development that may be created shall be examined and addressed at and during the Town’s CEQA and other reviews at the time the project is submitted to the Town for consideration.

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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and

Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g), timberland as defined in Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Gov't Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if project is located in the Important Farmlands Overlay):

- a&e. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 "General Plan Street System". There are no farmlands located within the proposal's general vicinity. Any Future development shall be examined and addressed at and during the Town's reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- b. **No Impact.** The proposal's general vicinity does not contain any agricultural uses nor are there any Williamson Act contracts in effect. Therefore, any future development of the project site will not conflict with or impact existing zoning for agricultural use or a Williamson Act contract and impacts are considered less than significant.
- c. **No Impact.** The proposal does not conflict with, nor will it change any existing zoning.
- d. **No impact.** The site does not contain forest land as defined in Public Resources Code section 12220(g) or timberland as defined in Gov't Code section 51104(g).

III. AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 "General Plan Street System". The change in road designations will not have any effect on air quality beyond those identified within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- No Impact.** The change in road designations will not have any effect beyond those identified within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- No Impact.** The change in road designations will not have any effect beyond those identified within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- No Impact.** There are no sensitive receptors within the general vicinity of the proposal. The change in road designations will not have any effect beyond those identified within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- No Impact.** The change in road designations will not have any effect beyond those identified within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.

IV. BIOLOGICAL RESOURCES

Would the project:

Potentially Less than Less than

	Significant Impact	Significant with Mitigation Incorp.	Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database):

- a. **No impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The change in road designations will not have any effect on biological resources beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- b. **No impact.** The change in road designations will not have any effect on biological resources beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- c. **No impact.** The change in road designations will not have any effect on biological resources beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.

- d. **No impact.** The change in road designations will not have any effect on biological resources beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- e. **No impact.** The change in road designations will not have any effect on biological resources beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- f. **No impact.** The change in road designations will not have any effect on biological resources beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.

V. CULTURAL RESOURCES

Would the project:

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

SUBSTANTIATION (check if the project is located in the Cultural ___ or Paleontological ___ Resources overlays or cite results of cultural resource review):

- a. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The proposal’s general vicinity is outside of the boundaries of any areas of sensitivity for paleontological or cultural resources as identified within the General Plan. The change in road designations will not have any effect on any historical resources.
- b. **No Impact.** The proposal’s general vicinity is outside of the boundaries of any areas of sensitivity for paleontological or cultural resources as identified within the General Plan. The change in road designations will not have any effect on any archaeological resources.
- c. **No Impact.** The proposal’s general vicinity is outside of the boundaries of any areas of sensitivity for paleontological or cultural resources as identified within the General Plan. There are not unique geological features that would be impacted by the proposal.
- d. **No Impact.** The proposal’s general vicinity is outside of the boundaries of any areas of sensitivity for paleontological or cultural resources as identified within the General Plan. The change in road designations will not have any effect on any archaeological resources.

VI. GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION (check if project is located in the Geologic Hazards Overlay District):

a (i). **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The proposal will not directly induce or expose people or property to ground fault ruptures. There are no known faults within the proposal’s immediate vicinity. The closest mapped fault is the Helendale Fault which is approximately five (5) miles north of the proposal’s boundary. The Mojave Desert is a seismically active region; however, safety provisions identified in the Uniform Building Code shall be required when development occurs which will reduce potential ground shaking hazards to a level below significance. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.

a(ii) **Less than Significant Impact.** Like all of southern California, the Mojave Desert is a seismically active region. According to the geotechnical investigation prepared for the project, the faults most likely to affect the project site

are the North Frontal, Helendale-Lockhart, Lenwood-Lockhart, San Andreas, Cucamonga, Cleghorn, and Landers fault zones. The proposed project site is located in a seismically active area and, therefore, will continue to be subject to ground shaking resulting from activity on local and regional faults. The construction of dwelling units in the project area will expose residents to potentially strong seismic ground shaking. All future construction in the project area will conform to the requirements of the Uniform Building Code (UBC). The California Building Code (California Code of Regulations, Title 24) establishes engineering standards appropriate for the seismic zone in which development may occur. Adherence to the UBC and the California Building Code (CBC) standards will ensure potential ground shaking impacts are reduced to a less than significant level.

a(iii) **Less than Significant Impact.** Liquefaction, the loss of soil strength or stiffness due to a buildup of excess pore-water pressure during strong ground shaking is considered unlikely on the project site. According to the previously referenced geotechnical study, the site is underlain by older alluvium. Additionally, groundwater was not encountered during borings for the geotechnical investigation. Considering the geologic setting of the project site, the composition of on-site soils, available water well data, and the lack of groundwater encountered during on-site borings, the geotechnical investigation concluded that the potential for liquefaction to occur on the project site during a seismic event is low. As such, impacts associated with liquefaction are considered less than significant.

Source: Geotechnical Feasibility Investigation dated September 25, 2006

a(iv) **No Impact.** The proposal is an amendment to the Town’s adopted General Plan Circulation Element. As such, it will not directly induce or expose people or property to landslides. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.

b. **No Impact.** The proposal is an amendment to the Town’s adopted General Plan Circulation Element. There will be no impact to soil erosion or loss of top soil.

c. **No Impact.** The proposal is an amendment to the Town’s adopted General Plan Circulation Element. As such, it will not directly cause unstable soil conditions. The Mojave Desert is a seismically active region; however, safety provisions identified in the Uniform Building Code shall be required when development occurs which will reduce potential ground shaking hazards such as landslides, subsidence and collapse s to a level below significance. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.

d: **No Impact.** The proposal is an amendment to the Town’s adopted General Plan Circulation Element. As such, it will not directly cause expansive soil conditions. The Uniform Building Code shall be required when development occurs which will reduce the potential for expansive soil conditions to a level insignificance. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.

e. **No Impact.** The proposal is an amendment to the Town’s adopted General Plan Circulation Element. As such, it will not involve development of septic tanks or alternative wastewater disposal systems. The Uniform Building Code shall be required when development occurs which will reduce the potential for wastewater disposal system problems. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.

VII. GREENHOUSE GAS EMISSIONS

Would the project:

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- a. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The change in road designations will not have any effect on biological resources beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009. A detailed description of each of the greenhouse gases and their global warming potential are provided in *Air Quality* of the Town’s General Plan EIR.
- b. **No Impact.** The change in road designations will not have any effect on biological resources beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009. A detailed description of each of the greenhouse gases and their global warming potential are provided in *Air Quality* of the Town’s General Plan EIR.

VIII. HAZARDS AND HAZARDOUS MATERIALS

Would the project:

- | | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact | No Impact |
|--|--------------------------------|---|------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project | | | | |

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- a&b: **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The proposal, as an amendment to the Town’s adopted General Plan Circulation Element, shall not directly cause, induce or allow an increased risk of accidental explosion or release of hazardous substances such as oil, pesticides, chemicals or radiation. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration. The change in road designations will not have any effect upon hazards or hazardous material beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- c. **No Impact.** The change in road designations will not have any effect upon hazardous emissions or materials beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- d: **No Impact.** The proposal’s vicinity does not include property currently identified as hazardous materials sites compiled pursuant to Government Code Section 65962.5. Any future project site will undergo a Phase I Environmental Site Assessment as appropriate. Therefore, this project will not create a significant hazard to the public or the environment.
- e **No Impact.** The general vicinity of the proposal is not located within the land use plan of Apple Valley Airport, which is approximately four (4) miles to the east. Therefore, development of the proposed project will not result in an airport safety hazard to persons residing in the project area.
- f. **No Impact.** The proposal, as an amendment to the Town’s adopted General Plan Circulation Element, shall not directly cause, induce or allow an increased airport related safety hazard. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- g: **No Impact.** This project will not impair or interfere with an adoption of emergency response plan or emergency evacuation plan as outlined within the General Plan Emergency Preparedness Element.
- h: **No Impact.** The proposal, as an amendment to the Town’s adopted General Plan Circulation Element, shall not directly cause or induce the exposure of people or structures to significant risk of loss, injury or death

from wild fires. Any Future development shall be examined and addressed at and during the Town's reviews (including CEQA) at the time a project is submitted to the Town for consideration.

IX. HYDROLOGY AND WATER QUALITY

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- j) Inundation by seiche, tsunami, or mudflow?

SUBSTANTIATION:

- a: **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The proposed project will not have any effect upon water quality or discharge beyond those previously identified and mitigated within the Town of Apple Valley General Plan and EIR, which was certified August 11, 2009.
- b: **No Impact.** The proposal, as an amendment to the Town’s adopted General Plan Circulation Element, shall not directly effect groundwater supplies or interfere with groundwater recharge. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- c-e: **No Impact.** The proposal, as an amendment to the Town’s adopted General Plan Circulation Element, shall not directly effect existing drainage patterns or contribute to runoff water. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- f: **No Impact.** The proposal, as an amendment to the Town’s adopted General Plan Circulation Element, shall not directly effect water quality. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- g: **No Impact.** The proposal’s general vicinity is not within or adjacent to any flood hazard area as identified on any federal Flood Hazard Boundary or Flood Insurance Rate Map. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- h: **No Impact.** The proposal’s vicinity is not located within a 100-year or 500-year flood hazard area, as mapped on FIRM Panel No. 06071C6505H dated August 28, 2008. No impacts related to this issue are anticipated to occur.
- i-j: **No Impact.** The proposal, as an amendment to the Town’s adopted General Plan Circulation Element, shall not directly effect existing drainage patterns or contribute to runoff water. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.

X. LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- c) Conflict with any applicable habitat conservation plan or natural community conservation plan?

SUBSTANTIATION:

- a: **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. Most roads are unimproved, but existing. The lands within the vicinity are vacant; therefore, no impacts associated with physically dividing an established neighborhood are anticipated.
- b: **No Impact.** The proposal, as an amendment to the Town’s adopted General Plan Circulation Element complies with the goals and programs of the General Plan. There are no other adopted plans within the vicinity
- c: **No Impact.** The proposal, as an amendment to the Town’s adopted General Plan Circulation Element will not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan or other approved local, regional or state habitat conservation plan because no such plan has been adopted in the area of the project site; however, the Town has a draft Multi-Species Habitat Conservation Plan. At such time the site is to be developed, the project will be subject to the mitigation measures identified in the MHCP.

XI. MINERAL RESOURCES

Would the project:

- | | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check ___ if project is located within the Mineral Resource Zone Overlay):

- a. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. There is an existing mining site located in the vicinity; however, it will not be impacted by this proposal.
- b. **No Impact.** The roads proposed for re-designation do not pass through areas designated by the General Plan as a Mineral Resource Zone; therefore, there is no impact.

XII. NOISE

Would the project result in:

- | | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant Impact | No Impact |
|---|--------------------------------|---|------------------------------|-------------------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION (check if the project is located in the Noise Hazard Overlay District ___ or is subject to severe noise levels according to the General Plan Noise Element __):

- a: **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The General Plan EIR contains mitigation measures for development proposals adjacent to major roads.
- b: **No Impact.** The proposal, as an amendment to Town’s adopted General Plan, shall not directly cause, induce or allow excessive groundbourne vibration or groundborne noise levels. Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a development project is submitted to the Town for consideration.
- c: **No Impact.** The proposal, as an amendment to Town’s adopted General Plan Circulation Element, shall not directly cause, induce or allow a substantial permanent increase in ambient noise levels in the project vicinity. Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a development project is submitted to the Town for consideration of noise.
- d: **No Impact.** The proposal, as an amendment to the Town’s adopted General Plan Circulation Element, shall not and cannot directly affect any substantial temporary or periodic increase in ambient noise levels beyond that which could otherwise occur under the current development standards. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- e: **No Impact.** The vicinity of the proposed amendment within an airport land use plan area. The amendment to the adopted Circulation Element will not have a direct impact on the public airport located in the northeast part of Town. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.

f: **No impact.** The proposed project site is not located within the vicinity of a private airstrip; therefore, no impact associated with this issue will occur.

XIII. POPULATION AND HOUSING

Would the project result in:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a: **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The proposal in itself will not affect population growth. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- b: **No Impact.** The amendment shall minimally the Circulation Element of the General Plan. The project vicinity is vacant, and as such, the changes will not displace any existing housing and will not affect the way the Town of Apple Valley addresses the need for or the supply of housing, whether affordable or otherwise.
- c: **No Impact.** The proposal’s vicinity is vacant. As such, the development of the project will not displace substantial numbers of people or necessitate the need for construction of replacement housing elsewhere. No impact associated with this issue will occur.

XIV. PUBLIC SERVICES

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

Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

FIRE - No Impact. General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The proposal will not directly or indirectly expose persons or structures to fire hazards or the need for more fire protection above and beyond what they would otherwise be exposed to under the current development process.

POLICE - No Impact. General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The proposal will not directly or indirectly expose persons to criminal activities or the need for police protection above and beyond what they would otherwise be exposed to under the current development processes.

SCHOOL- No Impact. The proposal will not directly or indirectly create or allow a need for school facilities above and beyond what they would otherwise be exposed to under the current development processes. Schools and other public facilities currently in place will continue to provide service to the surrounding area. Any subsequent development will be required to pay any applicable school impact fees. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.

PARKS - No Impact. The proposal will not directly or indirectly create or allow a need for parks above and beyond what they would otherwise be exposed to under the current development process. Any Future development shall be examined and addressed at and during the Town’s reviews (including CEQA) at the time a project is submitted to the Town for consideration.

PUBLIC FACILITIES – No Impact. The proposal will not directly or indirectly create or allow a need for other public facilities above and beyond what they would otherwise be exposed to under the current development process.

XV. RECREATION

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

- a: **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System”. The proposal shall not directly or indirectly increase the use of existing neighborhood and regional parks or other recreational facilities to the point of causing physical deterioration above and beyond what they would otherwise be exposed to under the current development process.
- b: **No Impact.** The proposal shall not directly or indirectly include recreational facilities or require the construction or expansion of recreational facilities which have an adverse effect on the environment above and beyond what they would otherwise be exposed to under the current development process.

XVI. TRANSPORTATION/TRAFFIC

Would the project result in:

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

SUBSTANTIATION:

- a. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 General

Plan Street System". The proposal facilitates future access to the High Desert Corridor, which is in direct compliance with the Town's General Plan Land Use Element.

- b. **No Impact.** The changes will not create, change, or circumvent Level of Service studies for existing or future roads and intersections nor vehicle trip reduction measures. Any Future development shall be examined and addressed at and during the Town's reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- c. **No Impact.** The proposed project is not located within the vicinity of an airport nor will it increase the traffic levels near an airport. Therefore, it will not cause any changes to air traffic patterns. No impacts are anticipated.
- d. **No Impact.** The proposal's vicinity encompasses an area that is intended for development with large commercial centers. The changes, however, shall not create or allow hazards to safety from poor or inadequately designed traffic control features such as sharp curves or dangerous intersections. Further, the proposed changes shall not create an incompatibility between land uses.
- e. **No Impact.** The proposed changes will not directly or indirectly affect or change the adequacy of emergency access to any site, nor create a situation where access from one site to another would be impeded.
- f. **No Impact.** This is an amendment to the circulation map of the General Plan. No parking facilities are proposed or will be effected. Any future development will be examined and addressed at and during the Town's reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- g. **No Impact.** This is an amendment to the circulation map of the General Plan. No parking facilities are proposed or will be effected. Any future development will be examined and addressed at and during the Town's reviews (including CEQA) at the time a project is submitted to the Town for consideration.

XVII. UTILITIES AND SERVICE SYSTEMS

Would the project:

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

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|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION:

- a. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 "General Plan Street System". The proposed changes shall not directly or indirectly cause or create a need for new sewer facilities. Any need for local sewer facilities or on-site septic systems shall be determined under the required reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- b&e: **No Impact.** The project will not directly or indirectly cause or create a need for new regional or local water or wastewater facilities or expansion of existing facilities. The amendment will not encourage or induce development that may result in the need for local or regional water/wastewater supply or distribution facilities. The need of any future development shall be determined under the required reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- c: **No Impact.** The proposed amendment will alter the Town's adopted Circulation Element of the General Plan. Any need for new or expanded storm water facilities or an on-site storm water system shall be determined under the required reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- d: **No Impact.** The proposed amendment will alter the Town's adopted Circulation Element of the General Plan; however, it will not directly or indirectly cause or create a need for new water supplies. Any future need for water shall be determined under the required reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- f. **No Impact.** The proposed amendments will not directly or indirectly cause or create a need for landfill capacity. Any future need for landfill capacity shall be determined under the required reviews (including CEQA) at the time a project is submitted to the Town for consideration.
- g: **No Impact.** The proposed amendments will not directly or indirectly cause or create a need for landfill capacity. Any future need for landfill capacity shall be determined under the required reviews (including CEQA) at the time a project is submitted to the Town for consideration. Federal, state and local statutes and regulations related to solid waste will be complied with as part of individual proposed project reviews.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant Impact	No Impact
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- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?
- b) The project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- c) 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)?
- d) Does the project have environmental effects which will cause Substantial adverse effects on human beings, either directly or indirectly?

SUBSTANTIATION:

- a. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System” is not considered to have the potential to cause substantial direct or indirect adverse effects on wildlife species, nor cause cumulatively considerable impacts.
- b. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System” and is not considered to have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals.
- c. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System” and is not considered to have the potential to cause substantial cumulative impacts beyond those previously identified in the General Plan EIR.
- d. **No Impact.** General Plan Amendment No. 2012-001, initiated by the Town of Apple Valley, is a proposed amendment to the Town of Apple Valley General Plan Circulation Element modifying Figure II-6 “General Plan Street System” of the Town’s adopted Circulation Element of the General Plan is not considered to have the potential to cause substantial direct or indirect adverse effects on human beings.

REFERENCES

California Department of Water Resources, Bulletin #118 (Critical Regional Aquifers), 1975
County of San Bernardino, Countywide Integrated Waste Management Plan, March 1995
Town of Apple Valley General Plan, 2009
Town of Apple Valley Climate Action Plan (CAP), 2010
Environmental Impact Report (EIR), Town of Apple Valley General Plan, 2009
County of San Bernardino Identified Hazardous Materials Waste Sites List, April 1998
Federal Emergency Management Agency Flood Insurance Rate Map and Flood Boundary Map
Mojave Desert Air Quality Management District, Mojave Desert Planning Area – Federal Particulate Matter (PM10) Attainment Plan, July 1995
Mojave Desert Air Quality Management District, Rule 403.2: Fugitive Dust Control Planning Area, July 1996
South Coast Air Quality Management District, CEQA Air Quality Handbook, 1993

Authority cited: Sections 21083 and 21083.05, Public Resources Code. Reference: Section 65088.4 Gov Code; Sections 21080 (c), 21080.1, 21080.3, 21082.1, 21083, 21083.05, 21083.3, 21093, 21094, 21095, and 21151, Public Resources Code; *Sundstrom v. County of Mendocino* (1988) 202 Cal. App. 3d 296; *Leonoff v. Monterey Board of Supervisors* (1990) 222 Cal. App. 3d 1337; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal App. 4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal. App. 4th at 1109; *San Franciscans Upholding the Downtown Plan v. County of San Francisco* (2002) 102 Cal. App. 4th 656.