

<b>TOWN OF APPLE VALLEY</b>	
<b>MITIGATED NEGATIVE DECLARATION/INITIAL STUDY</b>	
Project Title:	Non-potable Water Tank Project at Brewster Park
Case No.	N/A
Assessor's Parcel No.	0440-085-13
Lead Agency Name and Address:	Town of Apple Valley 14955 Dale Evans Parkway Apple Valley, CA 92307
Project Location:	The non-potable water tank is located in the northwesterly corner of Brewster Park located on Otoe Road. New pipeline will be installed within the park to extend from the tank to the existing VVWRA Water Reclamation Plant, also located within the park on Otoe Road.
Project Sponsor's Name and Address:	Town of Apple Valley 14955 Dale Evans Parkway Apple Valley Ca 92307
General Plan Designation(s):	Open Space Recreation (OS-R)
Zoning:	Open Space Recreation (OS-R)
Contact Person:	Carol Miller
Date Prepared	April 24, 2019

**Description of the Project**

The Town of Apple Valley proposes to construct and operate the Brewster Park Non-Potable Storage Tank and pipeline which consists of a 361,541-gallon storage tank that will occupy approximately 14,000 square-feet within the 39 acre community park and construct approximately 1,600 linear feet of pipeline.

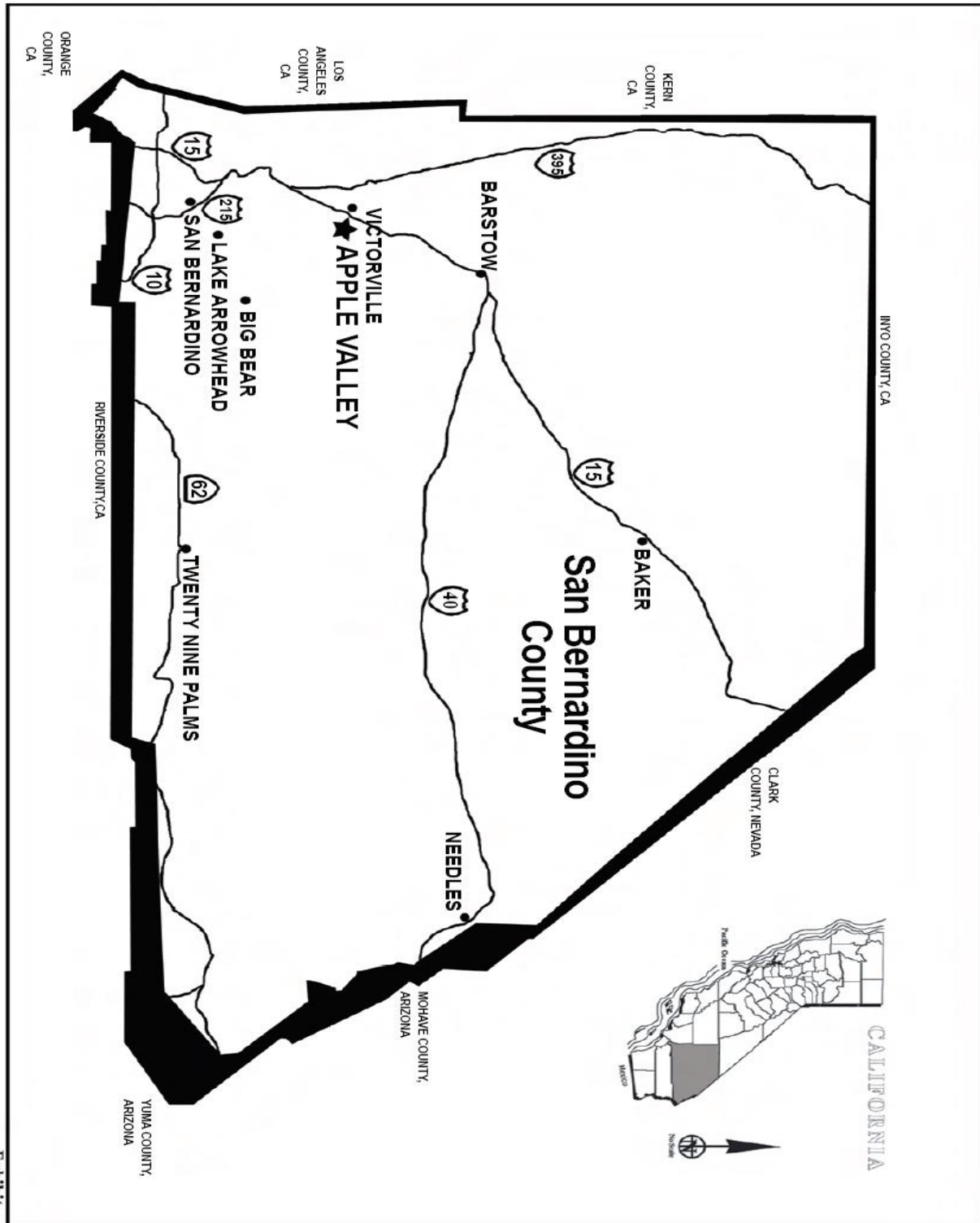
No structures are proposed except for the water tank. The tank will measure 50.5 feet in diameter by 24 feet in height. Project involves designing additional pipelines to connect to the tank to the existing VVWRA distribution pipeline and pipelines to connect the new tank to the on-site irrigation system at the Brewster Park.

**Environmental Setting and Surrounding Land Uses**

The project site is currently developed as a community park. Adjacent to the site, surrounding land uses include vacant land and single family residential. The park land and adjacent lands are located within the Apple Valley Dry Lake, a Special Flood Hazard.

- North: Very Low Density Residential, Vacant and Single Family Residential
- South: Very Low Density Residential, Vacant and Single Family Residential
- East: Very Low Density Residential, Vacant
- West: Very Low Density Residential, Vacant and Single Family Residential

Exhibit 1 – Regional Location Map



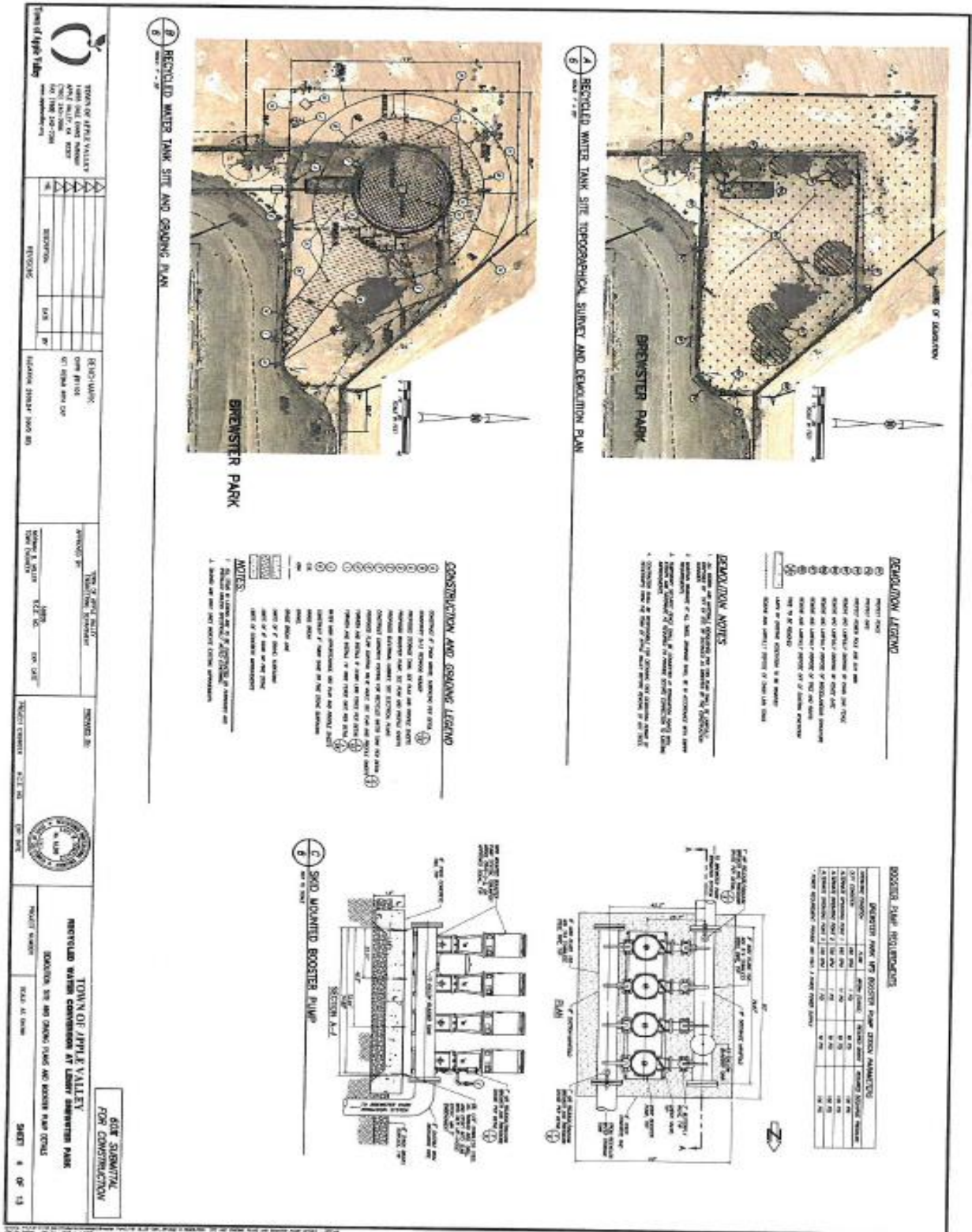
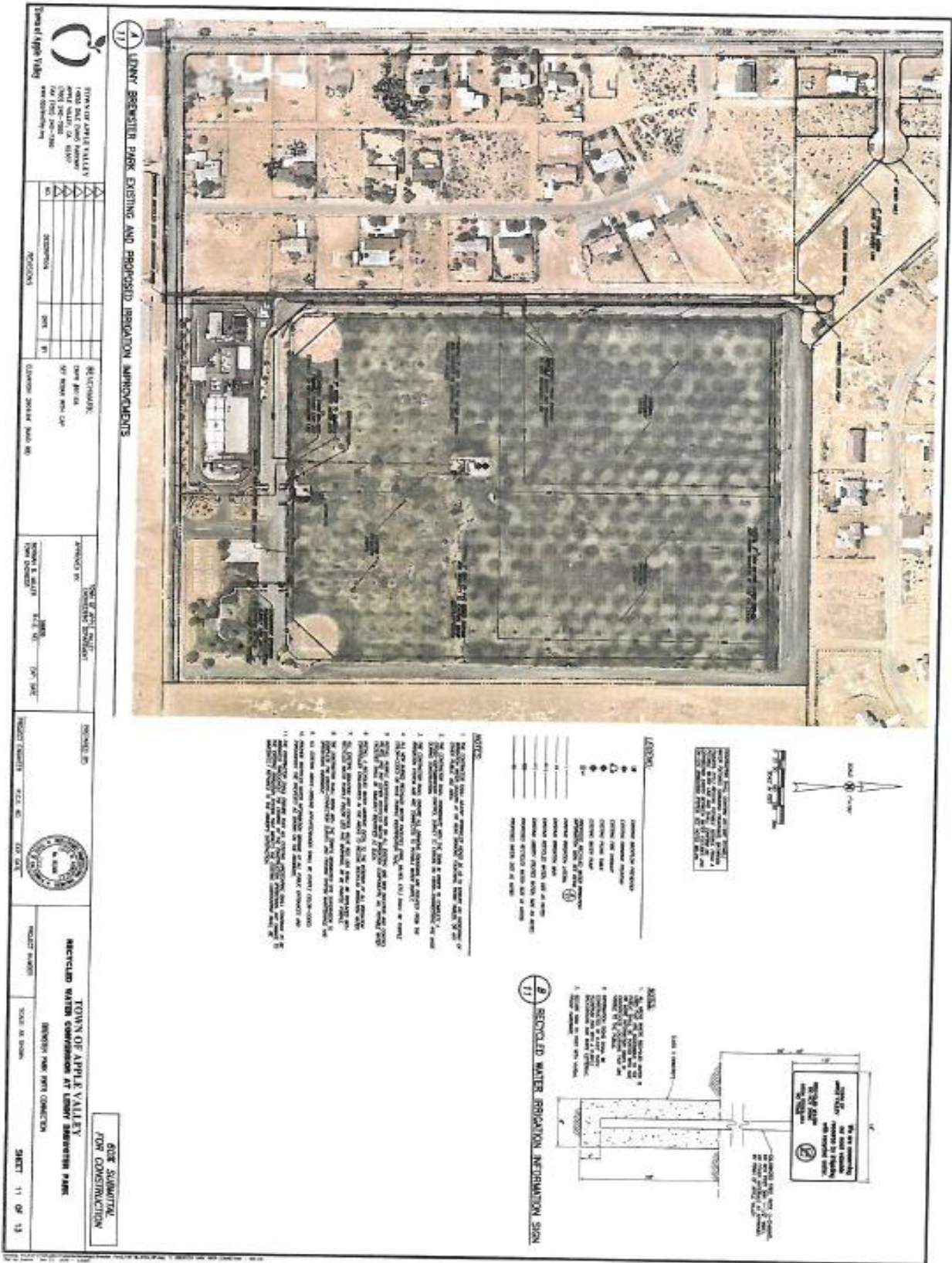


Exhibit 3 – Project Site Plan



**Environmental Factors Potentially Affected:**

The environmental factors checked below would be potentially affected by this project, as indicated by the checklist and corresponding site-specific discussion on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics                         | <input type="checkbox"/> Agricultural & Forestry Resources    | <input type="checkbox"/> Air Quality        |
| <input type="checkbox"/> Biological Resources               | <input checked="" type="checkbox"/> Cultural Resources        | <input type="checkbox"/> Geology/Soils      |
| <input type="checkbox"/> Hazards & Hazardous Materials      | <input checked="" type="checkbox"/> Tribal Cultural Resources | <input type="checkbox"/> Wildfires          |
| <input type="checkbox"/> Greenhouse Gases                   | <input type="checkbox"/> Hydrology/Water Quality              | <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     |
| <input type="checkbox"/> Energy                             | <input type="checkbox"/> Utilities/Service Systems            |   |
| <input type="checkbox"/> Mandatory Findings of Significance |   |   |

**DETERMINATION:** The Town of Apple Valley Planning Department has determined, 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 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 "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.
- I find that 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.

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Carol Miller  
Assistant Director of  
Community Development

April 25, 2019

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Date

## **PURPOSE OF THIS INITIAL STUDY**

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

## **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 project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, 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 may be 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 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 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) 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 impacts to less than significance.

<b>I. AESTHETICS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
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 checked="" type="checkbox"/>	<input 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"/>

**Discussion of Impacts**

- a) No Impact.** The proposed project is not located within a Scenic Corridor and will not have a substantial adverse effect on a scenic vista as none are identified within the vicinity of the site.
- b) No Impact.** The proposed project will not substantially damage scenic resources, including, but not limited, trees, rock outcroppings, and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no rock outcroppings or historic buildings on the site.
- c) Less Than Significant Impact.** The existing visual character and quality of the site and its surroundings would be altered as a result of construction of the non-potable water storage tank and underground water pipelines. The project will create short term impacts due to specific phases in the construction process. Short term impacts are in the form of views of the site with construction equipment and machinery grading the site and assembly of the tank and pipelines. Because this impact is considered short-term and temporary, it is considered less than significant. Further, the maximum height of the tank is twenty-four (24) feet which is allowed in the Open Space zoning designation which allows a maximum height of thirty-five (35) feet.
- d) No Impact.** The proposed project is not proposing any additional lighting beyond that which currently exists within the park.



## II. AGRICULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With 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?	<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) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Discussion of Impacts

**a-c) No Impact.** The proposed project is located in an area that are currently developed as public parks. The project areas are designated as Open Space Recreation. No agricultural development occurs on or in the vicinity of the proposed project. There are no Williamson Act contracts on or in the vicinity of the proposed project. There will be no impact to agricultural resources.

**d,e) 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

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

### III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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) Result in significant construction-related air quality impacts?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Discussion of Impacts

**a) No Impact.** The Project Site is in the Mojave Desert Air Basin (MDAB). Basin-wide air pollution levels are administered by the Mojave Desert Air Quality Management District (MDAQMD). The Project Site would be unmanned, with vehicle trips occurring only for routine maintenance and monitoring of equipment. The Project will comply with MDAQMD requirements and the Town's General Plan policies and goals; therefore, no conflicts would occur, and no related impacts would occur.

**b,d) Less Than Significant Impact.** The Town of Apple Valley is subject to the jurisdiction of the MDAQMD which sets forth policies and other measures designed to help the District achieve federal and state ambient air quality standards. Air quality impacts associated with the proposed project are related to emissions that would occur during construction and subsequent operation of the proposed project. The primary source of pollutants during construction would be from the earth moving activities, construction equipment, and construction crew commuting vehicles. The sources of pollutants during operations would be limited to the vehicles and equipment used by the operations and maintenance staff. Criteria air pollutants will be released during both the construction and operational phases of the project. The California Emissions Estimator Model was used to project air quality emissions generated by the proposed project. Each construction phase can generate fugitive dust emissions related to grading, emissions of pollutants from equipment and vehicle exhaust.

In order to calculate the potential impacts to air quality from the proposed project, it was assumed that construction would occur in 2019, and that the first operational year for the project would be 2020.

#### Criteria Air Pollutants

Criteria air pollutants will be released during both the construction and operational phases of the project. The California Emissions Estimator Model was used to project air quality emissions generated by the proposed project.

Construction Emissions

Site-specific construction emission modeling was performed for the proposed project. The construction analysis includes all aspects of project development, including site preparation, grading, and tank installation. As shown in Table 1, none of the analyzed criteria pollutants will exceed regional emissions thresholds during the construction phase. Construction air quality impacts of the proposed project will be less than significant.

**Table 1**  
**Construction-Related Emissions Summary**  
**(pounds per day)**

Construction Emissions	CO	NO <sub>x</sub>	ROG	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Water Tank	15	32	4	<1	10	2
MDAQMD Thresholds	548.00	137.00	137.00	137.00	82.00	82.00
Exceed?	No	No	No	No	No	No

<sup>1</sup> Average of winter and summer emissions, unmitigated.  
Source: CalEEMod

Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the project. Emission sources include area sources (such as consumer products and landscape equipment), energy consumption, and mobile sources.

**Table 2**  
**Operational Emissions Summary**  
**(pounds per day)**

	CO	NO <sub>x</sub>	ROG	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Operational Emissions <sup>1</sup>	<1	<1	<1	<1	<1	<1
MDAQMD Thresholds	548.00	137.00	137.00	137.00	82.00	82.00
Exceed?	No	No	No	No	No	No

<sup>1</sup> Average of winter and summer emissions, unmitigated.  
Source: CalEEMod

Although the Project does not exceed MDAQMD thresholds for construction emissions, the Town is required to comply with all applicable MDAQMD rules and regulations as the Town is in non-attainment status for suspended particulates (PM10). The contractor shall comply with Rule 403 fugitive dust, which requires the implementation of Best Available Control Measures for each fugitive dust source which include the following measures resulting in a less than significant impact.

1. The Project proponent shall ensure that watering of the site or other soil stabilization method 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 graded shall be watered regularly to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
3. The Project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

- c) **No Impact.** The Town of Apple Valley General Plan EIR concluded that continued development would contribute to pollutant levels in the Town, many areas of which already exceed State and Federal air quality criteria. Findings on potentially significant impacts of the General Plan indicated that policies contained in the General Plan and mitigation measures in the EIR are expected to reduce emissions associated with future development. However, even after application of these policies and mitigation measures, the General Plan when viewed as a whole project, is expected to generate emission levels that would exceed the MDAQMD thresholds for criteria pollutants, resulting in a significant unavoidable adverse air quality impact. A Statement of Overriding Considerations for the General Plan EIR was adopted. The Project would not emit operational emissions; and therefore, no cumulative impacts would occur.
- e) **No Impact.** The subject site is surrounded by vacant land and single-family residential. Construction impacts will not exceed MDAQMD significant thresholds. Although there will be emissions from vehicles and equipment during construction, the emissions will be temporary, short-term, and below the established thresholds. Operational emissions would only occur in emergency situations for short durations. No impacts to sensitive receptors from substantial pollutant concentrations would occur.
- f) **No Impact.** The project is a non-potable water storage improvement and pipeline. Air quality impacts are limited to construction activities, and from the periodic maintenance visits. Therefore, the project is not anticipated to generate emissions that would create objectionable odors affecting a substantial number of people. No impact is anticipated.

<b>IV. BIOLOGICAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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 Wildlife 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, or regulations or by the California Department of Fish and Wildlife 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"/>

<b>IV. BIOLOGICAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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"/>

**Discussion of Impacts**

- a) **No Impact.** The subject site is developed as a community park and has been disturbed by previous grading/earthwork activities. Therefore, there is no natural habitats within the park or in the immediate vicinity of the Site with the potential to provide habitat for candidate, sensitive, or special status species as identified in local regulations, regional plans, polices, or regulations by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service.
- b, c) **No Impact.** The subject site is developed as a community park and has been disturbed by previous grading/earthwork activities. The park does not support any native habitats and there are no riparian habitats or other sensitive natural communities that are located on-site.
- d) **No Impact.** The project site is located in an entirely urbanized area and within a developed community park. Implementation of the project would not interfere with the movement or any native resident or migratory fish or wildlife species or with an established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites because those uses do not occur within the project site.
- e, f) **No Impact.** Neither the Town nor any other agency has in place any ordinances, conservation plans or other approved programs relating to wildlife conservation that apply to the project site. The project area is within the range of the desert tortoise, but is not within an area of critical habitat, nor was the species identified or likely to occur on the project site. No impact is expected.

<b>V. CULTURAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5 or Tribal Cultural Resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion of Impacts**

**a) No Impact.** The Project Site is within a developed community park and the area in question is disturbed due to grading activities related to the park and construction of the VVWRA Reclamation Plant. Based on the previous environmental analysis prior to park development, no historical resources were recorded in the Project footprint. Therefore, no impact is anticipated.

**b) Less Than Significant Impact with Mitigation.** The Project Site is within a developed community park and the area in question is disturbed due to grading activities. Based on the previous environmental analysis prior to park development, no archaeological resources were recorded in the Project footprint. However, to ensure potential impacts to unknown resources are reduced to less than significant, the following mitigation measures shall be implemented:  
**CUL-1**

1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
2. If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

c) **Less Than Significant Impact.** The Project Site is within a developed community park and the area in question is disturbed due to prior grading activities. No paleontological resource or site or unique geologic feature were recorded in the Project footprint. Although the Town's General Plan does identify the site as having a moderate probability for such resources, the pad will be created to bring the tank out of the flood limits and any grading activity to gather fill result in not more than a few inches. Therefore, less than significant impact is anticipated.

d) **Less Than Significant Impact.** The Project Site is within a developed community park and the area in question is disturbed due to grading activities when the park was developed. Based on the previous environmental analysis prior to park development, no human remains are anticipated, however, in the event human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

<b>VI. ENERGY</b>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

**a,b) No Impact.** The Project is construction and operation of a 361,541-gallon non-potable water tank. The tank will allow the use of non-potable water to irrigate Brewster Park. Once operational, the system is unmanned that requires minimal energy to run the system. Also, development of the non-potable water storage improvements would not impact applicable state and local plans for renewable energy and energy efficiency.

<b>II. GEOLOGY AND SOILS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>II. GEOLOGY AND SOILS</b>		Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>					
fault? Refer to Division of Mines and Geology Special Publication 42.					
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

a (i). **No Impact.** The site is not located within the boundaries of an earthquake fault zone for fault-rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act. No known active or potentially active faults traverse the site as shown on the California Geologic Survey Map (2002). Therefore, no impact associated with the rupture of a known earthquake fault would occur.

**Source:** Town of Apple Valley, General Plan EIR

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.

a(iii) **Less Than Significant Impact.** Liquefaction occurs when groundwater is located near the surface (within 50 feet), and mixes with surface soils during an earthquake. The site is not



included within any geologic hazard map as being located within an area with a liquefaction hazard and is not considered a hazard due to the great depth to groundwater. Impacts associated with liquefaction are less than significant.

- a (iv) **No Impact.** The site is currently developed as a community park that has been significantly disturbed due to past grading activity and is flat with no sloping.
- b) **Less than Significant Impact.** The proposed project will require the limited excavation and movement of on-site soils to create the tank pad. Currently, construction projects resulting in the disturbance of 1.0 acre or more are required to obtain a National Pollutant Discharge Elimination System (NPDES) permit issued by the Regional Water Quality Control Board (RWQCB). Currently it is anticipated that the area of disturbance will consist of approximately 21,000 square feet. Therefore, if applicable the project's construction contractor will be required to prepare a Storm Water Pollution Prevention Plan (SWPPP) that identifies Best Management Practices (BMPs) to limit the soil erosion during project constructions. Adherence during construction to provisions of the NPDES permit and applicable BMPs contained in the SWPPP will ensure that potential impacts related to this issue are less than significant.
- c.d) **Less than Significant Impact.** The Geotechnical Investigation Report prepared by Krazan & Associates, date March 25, 2019 concludes that development of the site can occur without adverse impact providing the recommendations contained within the Report are adhered to during Project design and construction. Earthwork preparation of the Project Site consistent with the recommendations of the report would ensure that impacts related to unstable soil conditions are less than significant.
- e) **No Impact.** The Project is a 361,541-gallon non-potable water tank and pipeline that will not require day-to-day personnel on-site for operations. The Project Site is served by a sewer collection system operated by the Town. Nevertheless, no sewer, septic tank or alternative waste water disposal system will be required for the Project; therefore, no impact is identified.

<b>Viii. GREENHOUSE GAS EMISSIONS</b>	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion of Impacts**

- a) **Less Than Significant Impact.** Both construction and operation of the project will generate greenhouse gas (GHG) emissions. Construction emissions will be generated by a variety of sources, including the operation of construction equipment and energy usage. Construction impacts will be temporary and will end once the project is complete. Typically, they can be minimized by limiting idling times, proper maintenance of heavy machinery, and efficient

scheduling of construction activities. Long-term operation of the project will generate GHG emissions from area sources, energy and water usage, mobile sources, and waste disposal.

The California Emissions Estimator Model (CalEEMod) was used to estimate greenhouse gases emitted by the project. The results are shown in Table 3.

**Table 3  
GHG Emissions from Construction and Operation  
(Metric Tons/Year)**

	<b>CO2e</b>	<b>Threshold</b>	<b>Exceeds?</b>
Construction Activities	167	100,000	No
Operational Activities	0	100,000	No

Source. CalEEMod

The threshold for MDAQMD GHG impacts is 100,000 tons per year. As shown in Table 3, the project will not exceed the threshold for GHG emissions.

**b) Less Than Significant Impact.** The Project is construction and operation of a 361,541-gallon non-potable water tank and pipeline. Development of the non-potable water project improvements would not impact applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gasses. Less than significant impact is anticipated.

<b>IX. HAZARDS AND HAZARDOUS MATERIALS</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Town of Apple Valley April 2019</b>	<b>Mitigated Negative Declaration/ Initial Study</b>			

**IX. HAZARDS AND HAZARDOUS MATERIALS**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
public use airport, would the project result in a safety hazard for people residing or working in the project area?				
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"/>

**Discussion of Impacts**

**a,b) Less than Significant impact.** Surrounding development of the park is comprised of single-family residential and vacant land. Operation of the proposed non-potable water tank and pipelines would involve short-term use of petroleum-based fuels, lubricants, pesticides and other small amounts of materials during construction and maintenance activities. The construction phase may include the transport of gasoline and diesel fuel to the Project Site and on-site storage for the sole purpose of fueling construction equipment. All transport, handling, use and disposal of substances such as petroleum products, solvents, and paints related to operation and maintenance will comply with all Federal, State, and local laws regulating the management and use of hazardous materials. Therefore, potential impacts associated with the routine transport, use, or disposal of hazardous materials will be less than significant and no mitigation measures are recommended.

**c) No Impact.** The Project Site is not located within ¼-mile of an existing or proposed school. As a result, no impacts related to emissions of hazardous materials associated with the facility's operation are anticipated.

**d) No Impact.** This project is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, this project would not create a significant hazard to the public or the environment. No impact is anticipated.

**e) Less than Significant impact.** The subject area is within a developed park that is located within a 1.5-mile radius of the Apple Valley Airport. Once the project is completed, the facility would be visited by workers periodically for maintenance. This height of the tank is 24 feet within a developed park that contains ball field lighting up to 80 feet in height; therefore, the project is not sufficient to impact air traffic, and as a result, there would be no impact on air traffic patterns. No impacts related to air traffic are anticipated to occur.

**f) No Impact.** The subject areas are not located within the vicinity of a private airstrip.

**g) No Impact.** The Project is located within a developed community park, and therefore would not impede access to or travel on Otoe Road or interfere with an adopted emergency response plan or emergency evacuation plan. Operation of the non-potable water system would not interfere with emergency response plans or evacuation plans. The Project would have no impact with respect to emergency response and evacuation plans.

**h) No Impact.** According to the Town's General Plan, the project area is not located within a Fire Hazard Area or within an area susceptible to wildfires. The land is within a developed area; therefore, no impact is anticipated.

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**X. HYDROLOGY AND WATER QUALITY**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**X. HYDROLOGY AND WATER QUALITY**

**Would the project:**

Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

**a, f) No Impact.** Soil disturbance at the tank location within the park will be less than one acre. Therefore, a Stormwater Pollution Prevention Plan (SWPPP) will not be required for construction of the proposed improvements. Should it be necessary to grade additional area that is one acre or more Stormwater Pollution Prevention Plan (SWPPP) is required.

**b) No Impact.** The .32-acre area is not expected to substantially decrease ground infiltration rates and, therefore, will not contribute to groundwater depletion. Furthermore, the Project involves designing additional pipeline to connect to the tank to the existing VVWRA distribution pipeline and pipelines to connect the new tank to the on-site irrigation system at the Brewster Park.

**c-e) No Impact.** Except for the tank area, no additional impervious surfaces are proposed. Nevertheless, the limited amount of run-off will be directed to the retention areas within the park. As a developed community park, there are no streams, rivers, or on- or off-site land formations that may be subject to erosion or siltation resulting from the Project Site's drainage. The drainage pattern would not alter the course of a stream or river resulting in substantial erosion on- or off-site and no impacts would occur.

**g,h) Less Than Significant Impact.** The project site is located within Flood Zone A as identified by FEMA (06071C5840H). Flood Zone A is an area of special flood hazard. The Project does not include housing or habitable structures; nevertheless, the project is required to the Town's Flood Ordinance related to the Apple Valley Dry Lake. Therefore, project impacts would be less than significant.

**i,j) No Impact.** No levees, dams or large bodies of water are located near the development site which would subject people to flooding. The site is also not located in a coastal area and, therefore, would not be subject to seiche, tsunami or mudflow.

<b>XI. LAND USE AND PLANNING</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

**a) No Impact.** Implementation of the project would not displace or physically divide an established community. All construction activities proposed would occur within developed or disturbed land. Although the area in question is adjacent to residential lots, these lot are vacant with scattered residential beyond. Therefore, the project would have no impact on physically dividing an established community.

**b) No Impact.** The Project Site is located within a developed community park, and there are no local policies, plans, or ordinances that designate the Project Site as a conservation area for the purpose of avoiding or mitigating an environmental effect. No impact is anticipated.

**c) No Impact.** The Project Site is located within a developed community park. The proposed project would 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.

<b>XII. MINERAL RESOURCES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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"/>

**Discussion of Impacts**

- a) **No Impact.** The sites are not designated as a State Aggregate Resource Area according to the General Plan FEIR; therefore, there is no impact.
- b) **No Impact.** The sites are not designated by the General Plan as a Mineral Resource Zone; therefore, there is no impact.

<b>XIII. NOISE</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

- a) **Less than Significant impact.** Sensitive receptors within the project vicinity that may be affected by increased noise levels associated with the proposed project include single-family residences to the east. These sensitive land uses may be potentially affected by noise generated during construction and operation of the proposed project. The Town's Municipal Code establishes standards concerning acceptable noise levels for both noise sensitive land uses and for noise generating land uses. Temporary construction, maintenance, repair, and demolition activities are restricted to between the hours of 7:00 AM and 7:00 PM, and prohibited on Saturdays, Sundays and holidays.

**b) Less than Significant impact.** Vibration levels in the Project area may be influenced by short-term construction. Construction activity can result in varying degrees of ground vibration, depending on the equipment used on the site. Operation of construction equipment causes ground vibrations that spread through the ground and diminish in strength with distance. The nearest existing structures to the Project Site are residential structures located on adjacent properties are approximately 250 feet away to the northeast.

Construction equipment may result in vibration levels that are considered annoying at nearby sensitive receptors. Limiting construction to the hours allowed in the Town's Noise Ordinance will greatly reduce this impact.

**c) Less than Significant impact.** The project would not generate a sufficient volume of vehicle trips to add measurably to roadway noise. Therefore, project impacts would be less than significant.

**d) Less than Significant impact.** Construction of the proposed project may potentially create some elevated short-term construction noise impacts. However, construction is restricted to between the hours of 7:00 AM and 7:00 PM, and prohibited on Saturdays, Sundays and holidays. Therefore, potential short-term noise impacts resulting from the construction of the proposed project would be reduced to a less than significant level.

**e) Less than Significant impact.** The subject area is within a developed park that is located within a 1.5-mile radius of the Apple Valley Airport. Once the project is completed, the facility would be visited by workers periodically for maintenance. Therefore, the proposal would not expose individuals working in the project area to excessive noise levels as a result, there would be no impact.

**f) No Impact.** The subject areas are not located in the vicinity of a private airstrip; therefore, no impact is anticipated.

<b>XIV. POPULATION AND HOUSING</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
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"/>

**Discussion of Impacts**

**a) No Impact.** The Project is the construction of non-potable water improvements to irrigate two parks with the development of the 361,541-gallon non-potable water tank. Therefore, the



Project is not expected to indirectly induce population growth and does not include the development of new homes and/or businesses that would directly induce population growth. Additionally, construction activities would be short-term.

**b,c) No Impact.** The project site is currently a developed community park and will not result in the demolition of existing housing, or the displacement of people. No impact is expected.

<b>XV. PUBLIC SERVICES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
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:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

**a-e) No Impact.** The development of the project will not increase the demand on public services beyond that already anticipated and analyzed in the General Plan EIR. The Project is the construction of utility improvements and is not anticipated to place additional demands on public services. Once constructed, the facility would be passive and would not require on-site personnel except for routine maintenance and inspection by the operator.

<b>XVI. RECREATION</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) 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 checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>XVI. RECREATION</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Would the project:**

recreational facilities, which might have an adverse physical effect on the environment?

**Discussion of Impacts**

**a-b) Less Than Significant Impact.** The proposed project will not directly impact recreational facilities. The Project Site is located within a developed community park in small undeveloped area within the park. The Project is the construction of utility improvements that will benefit the parks irrigation.

<b>XVII. TRANSPORTATION</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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**Would the project:**

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?  | <input type="checkbox"/> | <input type="checkbox"/> | <input 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 supporting alternative transportation (e.g., bus turnouts, bicycle racks)?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**Discussion of Impacts**

**a,b) Less Than Significant Impact.** The project would not generate a sufficient volume of vehicle trips to add measurably to adjacent roadways or conflict with any applicable congestion

management plan. Once constructed, the facility would be passive and would not require on-site personnel except for routine maintenance and inspection by Town staff.

- c) **No Impact.** The Project Site is not located within the runway protection zone and inner safety zone of the airport. Construction activities and operation of the non-potable water system improvements would not create conditions that would change existing air traffic patterns or create a substantial risk related to air traffic patterns. No impacts related to air traffic are anticipated to occur.
- d,f) **No Impact.** Access to the Project Site is proposed via a park service road that surrounds the perimeter of the park. There would be no incompatible uses or circulation hazards associated with the site design. No impacts would occur.
- e) **No Impact.** The Project would not impede access to or travel on Otoe Road and would not interfere with an adopted emergency response plan or emergency evacuation plan. Operation of the water tank would not interfere with emergency response plans or evacuation plans.
- g) **No Impact.** The project would not generate a sufficient volume of vehicle trips to add measurably to adjacent roadways or conflict with any plan or policies for alternative transportation. Once constructed, the facility would be passive and would not require on-site personnel except for routine maintenance and inspection by Town staff.

**XVIII. UTILITIES AND SERVICE SYSTEMS**

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	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 checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**XVIII. UTILITIES AND SERVICE SYSTEMS**

<b>Would the project:</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
addition to the provider's existing commitments?				
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

**Discussion of Impacts**

- a) **No Impact.** The Project involves the construction of a non-potable water tank and pipeline to be connected to the existing VVWRA pipeline. Operation of the Project would not generate any wastewater and therefore no impact.
- b) **No Impact.** The Project is the construction of new non-potable water system improvements that will connect to the existing VVWRA recycled water pipeline. Therefore, the proposed improvements do not require or include the construction of new water or wastewater treatment facilities or require the expansion of existing facilities. Operation of the Project will not generate additional wastewater compared to existing conditions. No impact is identified.
- c) **Less Than Significant Impact** Temporary impacts related to storm runoff may occur during project construction; such impacts would be addressed via implementation of best management practices as conditioned in the general construction and storm water discharge permit, if applicable. However, the site is located within the Apple Valley Dry Lake which accepts stormwater runoff from the surrounding area. The storage tank pad will be raised 2 feet above base flood elevation. The dirt used to elevate the pad will be borrowed from the area surrounding the pad so as to not impact the dry lake. Less than significant impacts would occur.
- d) **No Impact.** No changes are proposed to water supply for the non-potable water system. Implementation of the Project would add a 361,541-gallon water tank and pipeline to the non-potable water system. The Project does not include expansion of water entitlements and no new or expanded water supplies are required as a result of the Project. No impact would occur.
- e) **No impact.** Implementation of the project does not involve any uses that would place demand on wastewater treatment systems; therefore, no impacts would occur.
- f,g) **No Impact.** The Town contracts for solid waste disposal with Burrtec Waste Industries. Solid waste is hauled to the Victorville landfill, which is a County operated facility. The project would require solid waste disposal during the construction phase only. Any waster generated would be considered minimal amount from general cleanup during construction that would not require nor result in an impact to the landfill facilities. In addition, the project would comply with federal, state, and local statutes and regulations related to solid waste.

**XIX. TRIBAL CULTURAL RESOURCES –**

**Would the project:**

Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) 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 in 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 significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Discussion of Impacts**

**a) No Impact.** No Native American archaeological resources are listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources in the Project footprint.

**b) Less Than Significant Impact with Mitigation.** On January 31, 2019, Project notification letters with invitations to consult on the Project were sent by certified mail to representatives of the four tribes listed on the Town's AB 52 notification list, which include Cabazon Band of Mission Indians, Twenty-Nine Palms Band of Mission Indians, San Manuel Band of Mission Indians, and Desert Cahuilla Indians.

No response was received by the Town from Cabazon Band of Mission Indians or Desert Cahuilla Indians. On February 8, 2019, the Town received a response from Twenty-Nine Palms Band of Mission Indians stating they were not aware of any cultural resources in the project area, and therefore had no additional comments.

Jessica Mauck, Cultural Resources Analyst on behalf of the San Manuel Band of Mission Indians responded by email on February 15, 2019 accepting the invitation to consult. The Town contacted the tribal office via email on March 1, 2019 to begin consultation. While no specific tribal cultural resources were identified in the project footprint, the tribe said that although the project site is within a built environment, the area is within the Serrano ancestral territory and as such, is of interest to the Tribe. To conclude the Tribe had no further consultation but provided language for mitigation outlining the process for inadvertent discoveries of cultural

material during construction. However, to ensure potential impacts to unknown resources are reduced to less than significant, the following mitigation measures shall be implemented:

**TCR-1** The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA, a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

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

<b>XX. WILDFIRES</b>	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion of Impacts**

**a-d) No Impact.** The proposed project is a 361,541-gallon non-potable water tank and pipelines within an existing community park. All project elements have been designed so not to interfere with emergency access to and evacuation from the park. Over the long term, the project would not impair implementation of or physically interfere with an adopted emergency response plan or evacuation plan because no permanent public street or lane closures are proposed. Construction work in the street associated with the project would be limited to lateral utility connections and undergrounding of new pipelines, all of which would be limited to nominal potential traffic diversion. Traffic control would be provided for any

lane closures. No Project impacts are anticipated. The project site is located within a developed community park and is not located within a fire hazard zone. There are no wildland conditions in the urbanized area that the project site is located. The project would not be expected to impair emergency plans, exacerbate wildfire risks or expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of wildfire. The project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may result temporary or ongoing impacts to the environment. The project would not 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. Therefore, no impact is anticipated.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Discussion of Impacts

**a) *Less Than Significant Impacts with Mitigation Incorporated.*** As detailed in this Initial Study, the proposed project has the potential to impact cultural resources. With the implementation of mitigation measures, these impacts will be reduced to less than significant levels.

**b) *No Impact.*** The Project will be constructed within a developed 39-acre community park that has a zoning designation of Open Space Recreation. Due to the land disturbance in the area within the park, the site does not support habitat for any fish or wildlife species. Therefore, no impact is anticipated.

**c) *Less Than Significant Impacts.*** The Project utilizes approximately 14,000 square-feet of an existing 39-acre community park that has scattered single-family residential uses. Implementation of the Project will not result in substantial environmental effects that may adversely affect human beings. Upon completion of the project, operation may include routine inspections.

## **REFERENCES**

Town of Apple Valley General Plan, Climate Action Plan, and General Plan EIR.

Town of Apple Valley Development Code.

Mojave Desert Air Quality Management District California Environmental Quality Act.

Krazan & Associates, Geotechnical Investigation dated March 25, 2019

**Please note: All special studies and documents listed above are available for review at Town Hall, 14955 Dale Evans Parkway, in Apple Valley.**



## **MITIGATION MEASURES**

(Any mitigation measures, which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

**SELF MONITORING MITIGATION MEASURES:** (Condition compliance will be verified by existing procedure)

### ***AQ-Dust Control Plan.***

The contractor shall comply with Rule 403 fugitive dust, which requires the implementation of Best Available Control Measures for each fugitive dust source which include the following measures resulting in a less than significant impact.

1. The Project proponent shall ensure that watering of the site or other soil stabilization method 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 graded shall be watered regularly to ensure that a crust is formed on the ground surface and shall be watered at the end of each workday.
2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
3. The Project proponent shall ensure that all grading activities are suspended during first and second stage ozone episodes or when winds exceed 25 miles per hour.

## **Cultural Resources.**

### **CUL-1**

1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
2. If significant pre-contact cultural resources, as defined by CEQA, are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

### ***Tribal Cultural Resources***

**TCR-1** The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment.

Should the find be deemed significant, as defined by CEQA, a cultural resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.

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