

**INITIAL STUDY / MITIGATED  
NEGATIVE DECLARATION  
SELF-STORAGE FACILITY  
BEAR VALLEY ROAD AND ITOYA  
VISTA ROAD  
TOWN OF APPLE VALLEY  
SAN BERNARDINO COUNTY,  
CALIFORNIA**

**Prepared for:**

**Town of Apple Valley  
Planning Division  
14955 Dale Evans Parkway  
Apple Valley, California 92307  
(760) 240-7000 ext. 7200**

**Prepared by:**

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1905 Business Center Drive  
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**March 2024**

**INITIAL STUDY  
SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

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**ACRONYMS AND ABBREVIATIONS**

AB	Assembly Bill
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
BACM	Best Available Control Measure
Basin	South Coast Air Basin
BMP	Best Management Practice
BNSF	Burlington Northern Santa Fe
BRA	Biological Resources Assessment
CalEEMod	California Emission Estimator Model
CBC	California Building Code
CCR	California Code of Regulations
CalEEMod	California Emission Estimator Model
CalEPA	California Environmental Protection Agency
CAL FIRE	California Department of Forestry and Fire Protection
CalGreen	California Green Building Standards Code
CalRecycle	California Department of Resources Recycling and Recovery
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
cf	cubic feet
cfs	cubic feet per second
CMP	Congestion Management Program
CNDDDB	California Natural Diversity Data Base
CNEL	Community Noise Equivalent Level
CNPS	California Native Plant Society
CO	Carbon Monoxide
CO <sub>2</sub>	Carbon Dioxide
CO <sub>2</sub> e	Carbon Dioxide Equivalent
CUP	Conditional Use Permit
CWA	Federal Clean Water Act
DA	Drainage Area
dBA	A-weighted decibel
DPM	Diesel Particulate Matter
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EPA	(United States) Environmental Protection Agency

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FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
FMMP	Farmland Mapping and Monitoring Program
FTA	Federal Transit Administration
GHG	Greenhouse Gas
HAZWOPER	Hazardous Waste Operations and Emergency Response
HVAC	Heating, Ventilation, and Air Conditioning
in/sec	inches per second
IPaC	Information for Planning and Consultation
IS	Initial Study
LED	Light-Emitting Diode
Leq	Equivalent Continuous Sound Level
LID	Low Impact Development
Lmax	Maximum Noise Level
LOS	Level of Service
LST	Localized Significance Threshold
MBTA	Migratory Bird Treaty Act
MND	Mitigated Negative Declaration
MS4	Municipal Separate Storm Sewer System
MT	Metric Ton
ND	Negative Declaration
NO <sub>2</sub>	Nitrogen Dioxide
NOI	Notice of Intent
NO <sub>x</sub>	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resource Conservation Service
O <sub>3</sub>	Ozone
PCE	Passenger Car Equivalent
PM <sub>2.5</sub>	Fine Particulate Matter
PM <sub>10</sub>	Respirable Particulate Matter
PPV	Peak Particle Velocity
PRC	Public Resources Code
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SBCFD	San Bernardino County Fire Department
SBCTA	San Bernardino County Transportation Authority
SC	Standard Condition
SCAQMD	South Coast Air Quality Management District

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SCAG	Southern California Association of Governments
SMBMI	San Manuel Band of Mission Indians
SOx	Oxides of Sulfur
SRA	Source Receptor Area
SWPPP	Storm Water Pollution Prevention Plan
SWRCB	State Water Resources Control Board
TAC	Toxic Air Contaminant
TIA	Traffic Impact Analysis
TUP	Temporary Use Permit
UP	Union Pacific
USACE	United States Army Corps of Engineers
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UWMP	Urban Water Management Plan
VdB	vibration velocity decibels
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
WQMP	Water Quality Management Plan

# INITIAL STUDY

## SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD

### 1. INTRODUCTION AND PURPOSE

#### 1.1 Introduction

##### **Project Overview**

The Town of Apple Valley received an application from RCAA Architects, Inc. (Project Applicant) for a Conditional Use Permit (CUP) 2023-001 to develop a Self-Storage Facility (Proposed Project). The Proposed Project includes the construction and operation of a 79,026-square-foot Self-Storage Facility on approximately 4.4-acres of vacant land (see Figure 1-Regional Location). The Project Site is located south of Bear Valley Road, north of Sandia Road, west of Itoya Vista Road, and east of De Varian Lane in the Town of Apple Valley (see Figure 2- Project Location and Figure 3-Site Plan). Access to the facility would be via a 40-foot-wide driveway at Bear Valley Road with secondary access being a 26-foot-wide driveway from Itoya Vista Road.

The Proposed Project includes one storage building that would be climate controlled (air conditioned) and two storage buildings that would be drive-up with no climate control (see Figure 3-Site Plan). Breakdown is as follows:

- Storage Building 1, Climate-controlled portion: 60,508 square-feet.
- Storage Building 1, Drive-up portion: 6,704 square-feet.
- Storage Building 2, Drive-up: 11,517 square-feet.

The loading area for entrance into the climate-controlled building (Storage Building 1) would be located on the eastern side of the building and have a total of 287 storage units varying in size from 5'x5' to 10'x30' plus an 886 square foot office space (see Figure 4 – Floor Unit Mix). The non-climate-controlled portion of Building 1 and Building 2 would include a total of (82) 10'x20 units at 200 square-feet per unit. The Project Site consists of Assessor's Parcel Number 0434-042-15. The Project would involve associated improvements, including a loading area truck, vehicle, and bicycle parking, frontage improvements (sidewalk), off-site roadway improvements to include shoulder and road widening, and landscaped areas (approximately 15% of site).

#### 1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) serves as the main framework of environmental law and policy in California. CEQA emphasizes the need for public disclosure and identifying and preventing environmental damage associated with proposed projects. Unless a project is deemed categorically or statutorily exempt, CEQA is applicable to any project that must be approved by a public agency in order to be processed and established. The proposed Project considered herein does not fall under any of the statutory or categorical exemptions listed in the 2022 CEQA Statute and Guidelines (California Public Resources Code, Section 21000 et seq.; 14 CCR 15000 et seq.); therefore, it must meet CEQA requirements. The intent of this document is to provide an overview and analysis of the environmental impacts associated with the proposed Project by the Town, acting as the lead agency.

#### 1.3 Availability of the Initial Study

The Initial Study for the Project is being distributed directly to agencies, organizations, and interested groups and persons during a 30-day public review period. The Initial Study is also available for review in person at Apple Valley Town Hall (Planning Department 14955 Dale Evans

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Parkway, Apple Valley, California 92307) and at the San Bernardino County Library (14901 Dale Evans Parkway, Apple Valley, California 92307). These documents are also available on the Town’s website at <https://www.applevalley.org/services/planning-division/environmental>.

**2. PROJECT DESCRIPTION**

**2.1 Project Location**

The approximately 4.4-acre Project Site is located in the southern part of the Town of Apple Valley (at the southwest of the intersection of Bear Valley Road and Itoya Vista Road (refer to Figures 1-Regional Location and Figure 2-Project Location). The site is located south of Bear Valley Road, north of Sandia Road, west of Itoya Vista Road, and east of De Varian Lane. The Project Site consists of Assessor’s Parcel Number (APN) 0434-042-15 and is located in Section 5, Township 4N, Range 3W, as depicted on the U.S. Geological Survey *Apple Valley South, California* 7.5-minute topographic quadrangle map. Regional access to the Project Site is provided via I-15, approximately 7.5 miles west of the Project Site.

**2.2 Environmental Setting**

**Town of Apple Valley:**

The Town of Apple Valley is approximately 72 square miles and is located in the southwestern portion of the County of San Bernardino. The Town is bordered by the City of Victorville to the west, the City of Hesperia to the southwest, and unincorporated County to the north and east.

**Existing Project Site:**

The approximately 4.4-acre Project Site consists of vacant, undeveloped land. The Project Site is bordered to the south and east by single-family residential housing. According to the Town’s General Plan, the Project Site and surrounding properties fall within the Town of Apple Valley land use designation (Town of Apple Valley 2015, 2021) (see Figure 5-Land Use Designations, and Figure 6- Zoning). According to the Town of Apple Valley General Plan, the land use designation for the site is General Commercial (C-G) (Town of Apple Valley 2012) and the Proposed Project is an allowable use.

**On-site and Adjacent Land Uses:**

<b>Direction</b>	<b>Existing Land Use</b>	<b>General Plan Designation</b>	<b>Zoning Designation</b>
<b>Project Site</b>	Vacant Land	General Commercial (C-G)	General Commercial (C-G)
<b>North</b>	Vacant Land	General Commercial (C-G)	General Commercial (C-G)
<b>East</b>	Single-family Residential	Single Family Residential (SFR)	Equestrian Residential (R-EQ) (1du/0.4 to 0.9 net acre)
<b>South</b>	Single-Family Residential	Single-Family Residential	Estate Residential (R-E) (1 du/1 to 2.5 gross acres)
<b>West</b>	Vacant Land	General Commercial (C-G)	General Commercial (C-G)

## **INITIAL STUDY**

### **SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

#### **Project Characteristics:**

The Proposed Project includes construction and operation of a Self-Storage Facility for short- and long-term rentals to the public. The Facility would include three buildings on a currently vacant 4.4-acre site, including one storage building that would be climate controlled and two storage buildings that would be drive-up with no climate control. Storage Building 1 would be climate controlled and include 60,805 square feet including an 886 square foot office space. Storage Building 1 would have a total of 287 storage units varying in sizes from 5'x5' to 10'x30' (see Figure 4 – Floor Unit Mix). The non-climate-controlled buildings (Drive-up Building 1 at 6,660 square-feet and Drive-up Building 2 at 11,517 square-feet) would total 18,177 square-feet and have a total of (82) 10'x20' units at 200 square-feet per unit.

The Proposed Project includes a number of on-site improvements including perimeter fencing along the eastern and southern boundary to include an 8-foot cement masonry wall, truck and vehicle parking, bicycle parking, and landscaped areas.

#### **On-Site and Off-Site Improvements:**

The Proposed Project would provide on-site improvements including frontage landscaping, 8-foot concrete block wall, lighting, and sidewalks (see Figure 3). Off-site improvements would include shoulder and roadway improvements. A variety of trees, shrubs, plants, and ground covers would be planted within the Project frontage's landscape setback area, as well as within the landscape areas found throughout the Project Site.

#### **Site Access and Circulation:**

Primary access to the site would be provided via Bear Valley Road on the northern boundary, and secondary access would be via Itoya Vista Road on the eastern boundary of the Project Site. Paved passenger vehicle parking areas would be provided to the west of the office area of the Project Site. Entries to the storage buildings would be gated. In total, the Proposed Project would provide a loading area with three parking spaces, 15 passenger vehicle spaces, and two bicycle spaces.

#### **Utility Improvements:**

Given the vacant, undeveloped nature of the Project Site, both wet and dry utilities, including domestic water, sanitary sewer, storm drainage, and electricity, would need to be extended onto the Project Site.

Water would be provided by Liberty Utilities. Fire is provided by Apple Valley Fire District. Sewer and storm drain services would be provided by the Town of Apple Valley Public Works; electricity services would be provided by Southern California Edison; telecommunications would be provided by Verizon; and gas would be provided by Southwest Gas. Water and sewer lines that the Proposed Project would connect to are located along the eastern boundary of the Proposed Project in Itoya Vista Road. The Town of Apple Valley Municipal Code 14.28.030 requires all new power service and distribution lines to be undergrounded. Therefore, existing overhead power lines would be undergrounded along the northern boundary of the Project Site at Bear Valley Road.

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**Operations:**

Business operations would be expected to be conducted within the enclosed buildings, with the exception of ingress and egress of trucks and passenger vehicles accessing the site; passenger and truck parking; the loading and unloading of trailers within designated loading areas; and the internal and external movement of dollies and on-site carts provided for customer use. It is anticipated that the facilities would be open to customers 10 hours a day, 7 days a week.

**Project Approvals:**

At this time, it is anticipated that the Project would require approval of a Conditional Use Permit (CUP 2023-001). This list is preliminary and may not be comprehensive. Subsequent non-discretionary approvals (which would require separate processing through the Town) would include, but may not be limited to, a grading permit, building permits, and occupancy permits.

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**INITIAL STUDY CHECKLIST**

**1. Project Title:**

12050 Itoya Vista Road Self-Storage Facility

**2. Lead Agency Name and Address:**

Town of Apple Valley, Planning Division  
14955 Dale Evans Parkway  
Apple Valley, California 92307

**3. Contact Person and Phone Number:**

Daniel Alcayaga, Planning Manager  
Town of Apple Valley  
14955 Dale Evans Parkway  
Apple Valley, California 92307  
760-240-7000 ext. 7205

**4. Project Location:**

The approximately 4.4-acre Project Site is located in the southern part of the Town of Apple Valley (at the southwest of the intersection of Bear Valley Road and Itoya Vista Road (refer to Figures 1 and 2). The site is located south of Bear Valley Road, north of Sandia Road, west of Itoya Vista Road, and east of De Varian Lane. The Project Site consists of Assessor's Parcel Number (APN) 0434-042-15. Specifically, the Project Site is located in Section 5, Township 4N, Ranges 3W, as depicted on the U.S. Geological Survey Apple Valley South, California 7.5-minute topographic quadrangle maps. Regional access to the Project Site is provided via I-15, approximately 7.5 miles west of the Project Site.

**5. Project Sponsor's Name and Address:**

RKAA Architects LLC  
2233 E. Thomas Road  
Phoenix, AZ 85016

**6. General Plan Designation:**

General Commercial (C-G)

**7. Zoning:**

General Commercial (C-G)

**8. Description of Project:**

The Town of Apple Valley received an application from RKAA Architects, Inc. (Project Applicant) for a Conditional Use Permit (CUP) 2023-001 to develop a Self-Storage Facility (Proposed Project). The Proposed Project includes the construction and operation of a Self-

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### SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD

Storage Facility with three storage unit buildings including an 886 square foot office space approximately 4.4-acres of vacant land. The Project Site is located south of Bear Valley Road, north of Sandia Road, west of Itoya Vista Road, and east of De Varian Lane in the Town of Apple Valley (refer to Figure 1-Regional Location and Figure 2-Project Location). Access to the facility would be via a 40-foot-wide driveway at Bear Valley Road with secondary access being a 26-foot-wide driveway from Itoya Vista Road.

The Proposed Project includes one storage building that would be climate controlled (air conditioned) and two storage buildings that would be drive-up with no climate control (non-air conditioned) (see Figure 3-Site Plan). Breakdown is as follows:

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#### 9. **Setting and Surrounding Land Uses:**

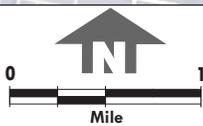
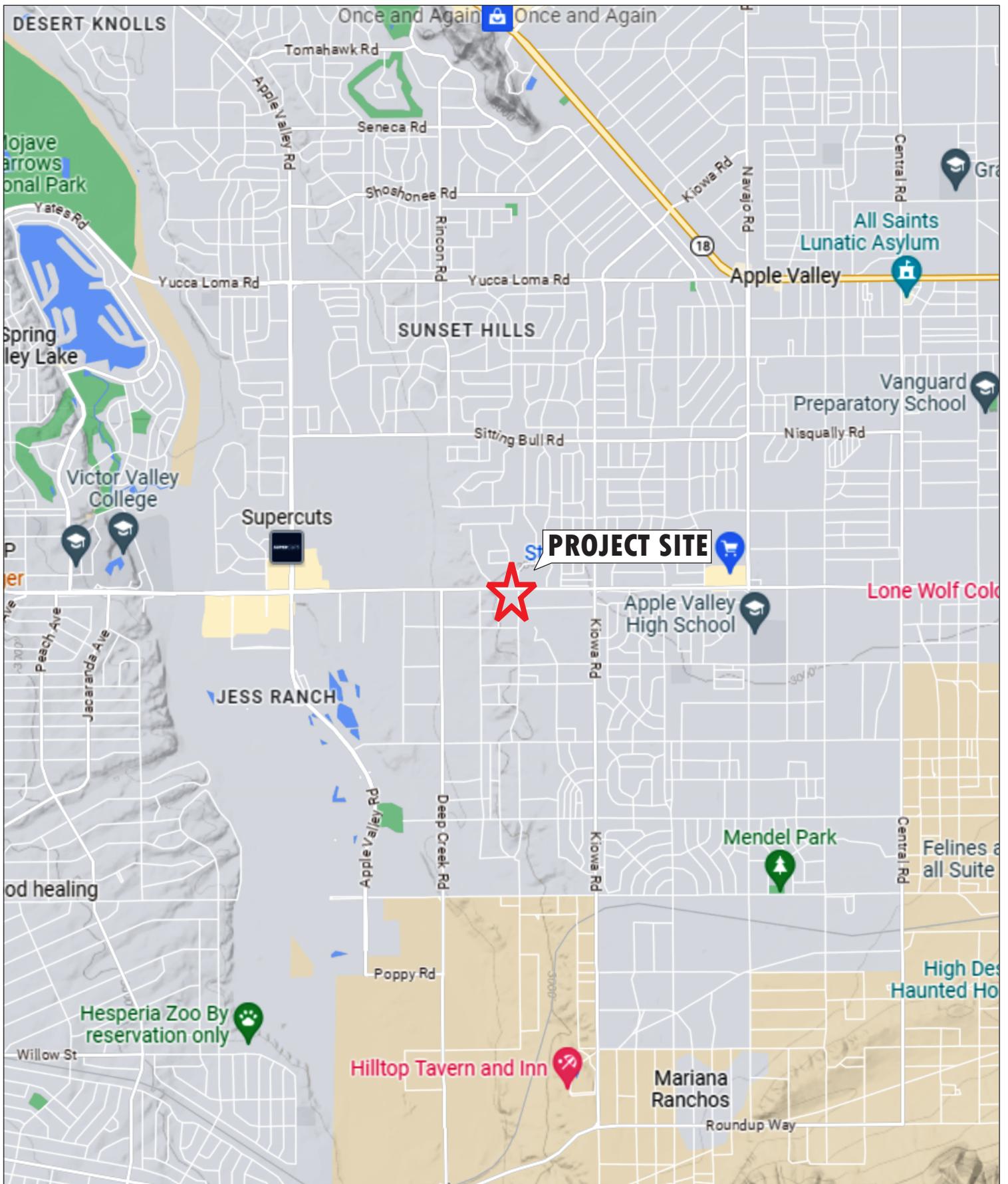
Surrounding land uses include Bear Valley Road and vacant land to the north, single family residential and Itoya Vista Road to the east, Sandia Road and single family residential to the south, and vacant land and De Varian Lane to the west.

#### 10. **Required Actions:**

Regional Water Quality Control Board, Lahontan Region  
California Department of Fish and Wildlife

#### 11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?** Please refer to Checklist Section 3.18 (Tribal Cultural Resources).

*Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code Section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.*



**REGIONAL LOCATION**

Self-Storage Facility - Bear Valley Road and Itoya Vista Road  
Town of Apple Valley, California



**PROJECT SITE**

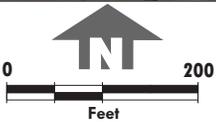
**Bear Valley Rd**

**De Varian Ln**

**Itoya Vista Rd**

**Sweet Grass Cir**

**Sequoia St**



**LILBURN**  
CORPORATION

**PROJECT LOCATION**

Self-Storage Facility - Bear Valley Road and Itoya Vista Road  
Town of Apple Valley, California

**FIGURE 2**



**PROJECT DIRECTORY**

ARCHITECT:  
**RKAA ARCHITECTS, INC.**  
 2223 E. THOMAS ROAD  
 PHOENIX, AZ 85016  
 CONTACT: NEIL FEASER  
 PHONE: (602) 955-3900  
 FAX: (602) 955-0496  
 E-MAIL: neilfeaser@rkaa.com

OWNER:  
**ALIREZA KOOCHAMMANESH**  
 2 STIGES  
 LAGUNA NIGUEL, CA 92677  
 CONTACT: MATT MOUKARA  
 PHONE: (949) 278-2827  
 FAX: (949) 748-5154  
 E-MAIL: Matt@MKHill.com

**SITE DATA**

ASSESSOR PARCEL NO.	043404215
GROSS SITE AREA	4.4 ACRES (191,594.66 S.F.)
NET SITE AREA	2,900 ACRES (126,042.5 S.F.)
PROPERTY TYPE	SELF STORAGE
EXISTING ZONING	SC
PROPOSED ZONING	(UNCHANGED)
PROPOSED FLOOR RATIO	75.0% / 126,043 = 62.4%
MAIN BUILDING CLIMATE CONTROLLED SPACE	44,805 S.F. (CLIMATE CONTROLLED SPACE IS 88% S.F. INCLUDED)
MAIN BUILDINGS TOTAL SIZE	60,805 S.F.
DRIVE UP BUILDING 1	6,704 S.F.
DRIVE UP BUILDING 2	11,517 S.F.

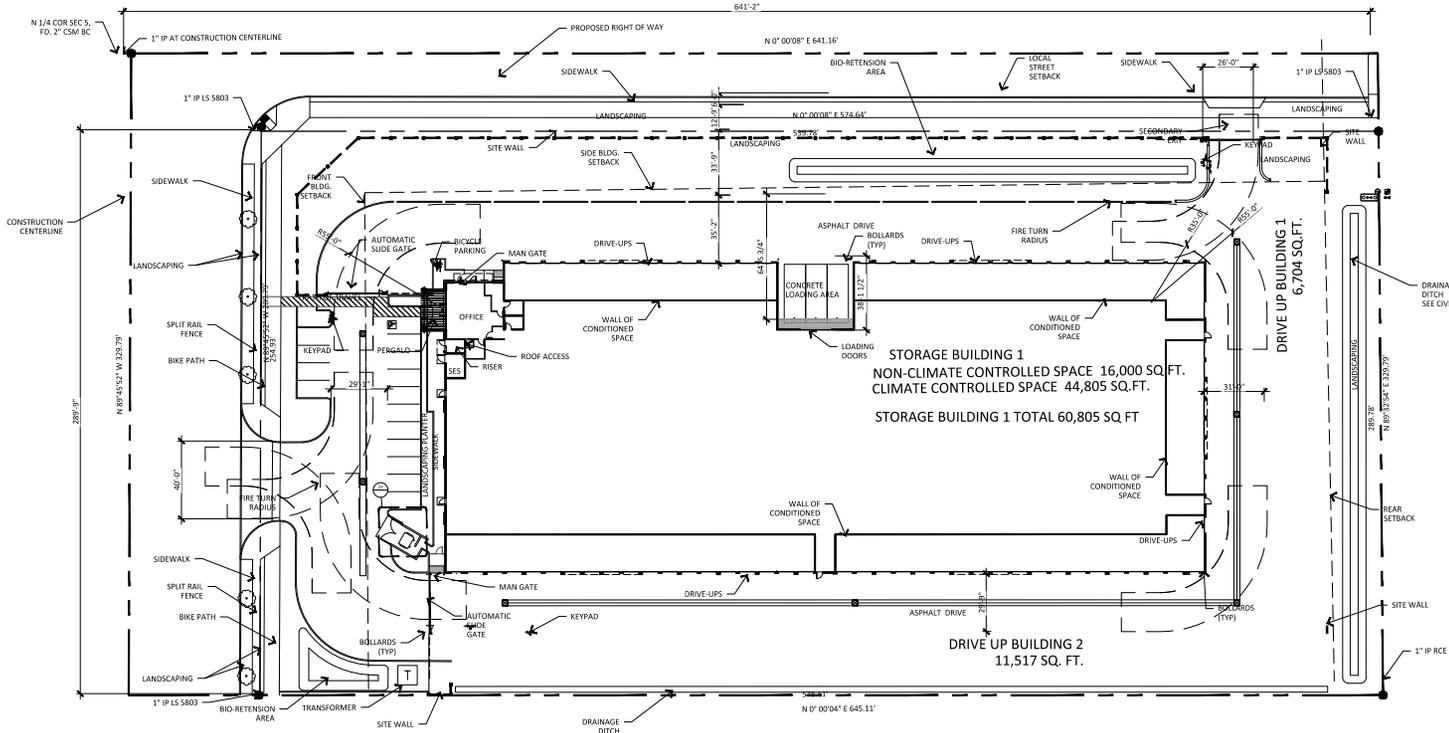
NOTE: SUBJECT TRACT IS A PART OF LARGER PROPERTY OWNED BY A SINGLE OWNER.

**PARKING DATA**

TOTAL PARKING REQUIRED:	15 SPACES
SEE STORAGE - REQUIRED	2000/800 = 12 SPACES
TOTAL PARKING PROVIDED:	15 SPACES
ACCESSIBLE SPACES REQUIRED:	1 SPACES
ACCESSIBLE SPACES PROVIDED:	1 SPACES
OFFICE PARKING REQUIREMENTS:	300/948 = 3 SPACES
TOTAL OFFICE PARKING PROVIDED:	3 SPACES
BICYCLE SPACES REQUIRED:	1 SPACES
1:10 VEHICLE	2 SPACES
BICYCLE SPACES PROVIDED:	15 SPACES
COMBINED TOTAL PARKING PROVIDED:	

**GENERAL NOTES**

- MAX. SIZE LULI  
 MAX HEIGHT: 25'  
 SETBACKS: FRONT: 45' MAJOR OR SECONDARY STREETS, 35' FROM LOCAL STREETS / SIDE (RES: 25' / SIDE (NONRES): 25' / REAR 25'; MIN LANDSCAPE: FRONT: 25' / SIDE (RES): 40' / SIDE (NONRES): 20' / REAR (RES): 40'  
 LANDSCAPE %: 1% OF NET AREA  
 MIN. WIDTH OF DRIVE: 40'  
 TURNING RADIUS INT: 35'  
 TURNING RADIUS EXT: 55'  
 1. ALL PROVISIONS OF GROUNDWATER MANAGEMENT ACT OF 1981 AND SUBSEQUENT LEGISLATION AND ADMINISTRATIVE RULES MUST BE COMPLIED WITH  
 2. OVERHEAD UTILITY LINES LESS THAN 69 KV, INCLUDING ALL OTHER UTILITY LINES ATTACHED TO SUCH POLES, MUST BE PLACED UNDERGROUND (INCLUDING "UNDER BUILT" ELECTRIC AND OTHER UTILITY LINES ATTACHED TO 69 KV POLES)  
 3. FIRE ALARM CONTROL PANEL SHALL BE INSTALLED WITHIN FIRE RISER ROOM  
 4. ALL ADA PARKING SHALL COMPLY WITH 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 208  
 5. BI DIRECTIONAL AMPLIFICATION FOR EMERGENCY RESPONDER RADIO COVERAGE WILL BE REQUIRED  
 6. FIRE APPARATUS ROADS NEED TO COMPLY WITH 2018 IFC AND SECTION 103 IN ITS ENTIRETY  
 7. FIRE LINES SHALL COMPLY WITH 2018 IFC AND REGULATION 12-0103.6 F  
 8. FIRE SPRINKLER WATER SUPPLY SHALL BE A SEPARATE CONNECTION TO LOOPEO PUBLIC WATER SUPPLY SYSTEM AND SHALL NOT SERVE DOMESTIC WATER SERVICE SUPPLY LINES OR FIRE HYDRANTS  
 9. PROVIDER MINIMUM REQUIRED FIRE-FLOW AND FIRE HYDRANTS BASED ON BUILDING CONSTRUCTION TYPE AND APPENDIX B & C OF 2018 IFC  
 10. A SEPARATE COMPREHENSIVE WATER PLAN SHALL BE PROVIDED WITH ALL FIRE LINES, FIRE HYDRANTS NEW AND EXISTING, SIZE AND LOCATION OF ALL DOMESTIC AND LANDSCAPE METERS, IDENTIFY ALL FIRE HYDRANTS WITHIN THE FIRE AND LIFE SAFETY PLAN FOR EMERGENCY RESPONDERS PRE-PLANNING  
 11. NO OTHER UTILITIES OR STORAGE PERMITTED WITHIN FIRE RISER ROOM  
 12. TESTABLE BACK-FLOW PREVENTER SHALL BE INSTALLED ON THE FIRE RISER WITHIN FIRE RISER ROOM FOR TOG DETAIL FSR-1 & 2  
 13. A COMPLETE BUILDING CODE ANALYSIS IS REQUIRED UPON SUBMITTAL OF CONSTRUCTION DOCUMENTS  
 14. THE FOLLOWING EQUIPMENT SHALL BE SCREENED FROM VIEW: GROUND/BUILDING/ROOF MOUNTED MECHANICAL AND UTILITY EQUIPMENT. SEE LDC S. 2.12.C FOR REQUIREMENTS  
 15. SINGLE CAR PULL-THROUGH PARKING SPACES ARE PROHIBITED  
 16. CONCRETE WHEEL STOPS ARE PROHIBITED EXCEPT WITHIN ADA PARKING STALLS  
 17. LIGHTING FOOT CANDLES MAY NOT EXCEED 4" AT PROPERTY LINES  
 18. BUILDING DRAINAGE MUST BE INTERNALIZED. NO EXTERNAL DOWNSPOUTS



**BUILDING 1 FLOOR UNIT MIX**

G.S.F. = 60,805 S.F.  
 L.S.F. = 51,575 S.F.  
 84.8%

**CLIMATE CONTROLLED UNIT MIX SUMMARY**

UNIT SIZE	TOTAL	S.F. PER	AREA
5x5	7	25	175
10x5	28	50	1400
10x10	116	100	11600
10x15	118	150	17700
10x20	11	200	2200
10x30	7	300	2100
<b>NON-CLIMATE CONTROLLED DRIVE-UP UNIT MIX SUMMARY</b>			
10x20	82	200	16400
TOTAL	287		51575

**DRIVE UP 1 BLDG UNIT MIX**

G.S.F. = 6,704 S.F.  
 L.S.F. = 6,600 S.F.  
 98.4%

**NON-CLIMATE CONTROLLED UNIT MIX SUMMARY**

10x30	22	300	6600
TOTAL	22		6600

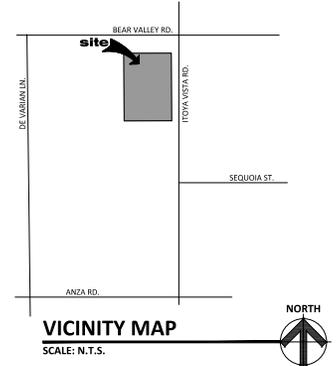
**DRIVE UP 2 BLDG UNIT MIX**

G.S.F. = 11,517 S.F.  
 L.S.F. = 11,250 S.F.  
 97.7%

**NON-CLIMATE CONTROLLED UNIT MIX SUMMARY**

10x25	45	250	11250
TOTAL	45		11250

**SITE PLAN**  
 SCALE: 1" = 30'-0"



**APPLE VALLEY STORAGE**  
 12050 ITOYA VISTA RD.  
 APPLE VALLEY, CA  
 DATE: 03/22/2024 (#4 CUP RESUBMITTAL)

SP-5  
 RKA# 22190.00

THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR CONCEPTUAL PURPOSES ONLY AND IS NOT TO BE THE BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.



**FLOOR UNIT MIX**  
 Self-Storage Facility - Bear Valley Road and Itoya Vista Road  
 Town of Apple Valley, California

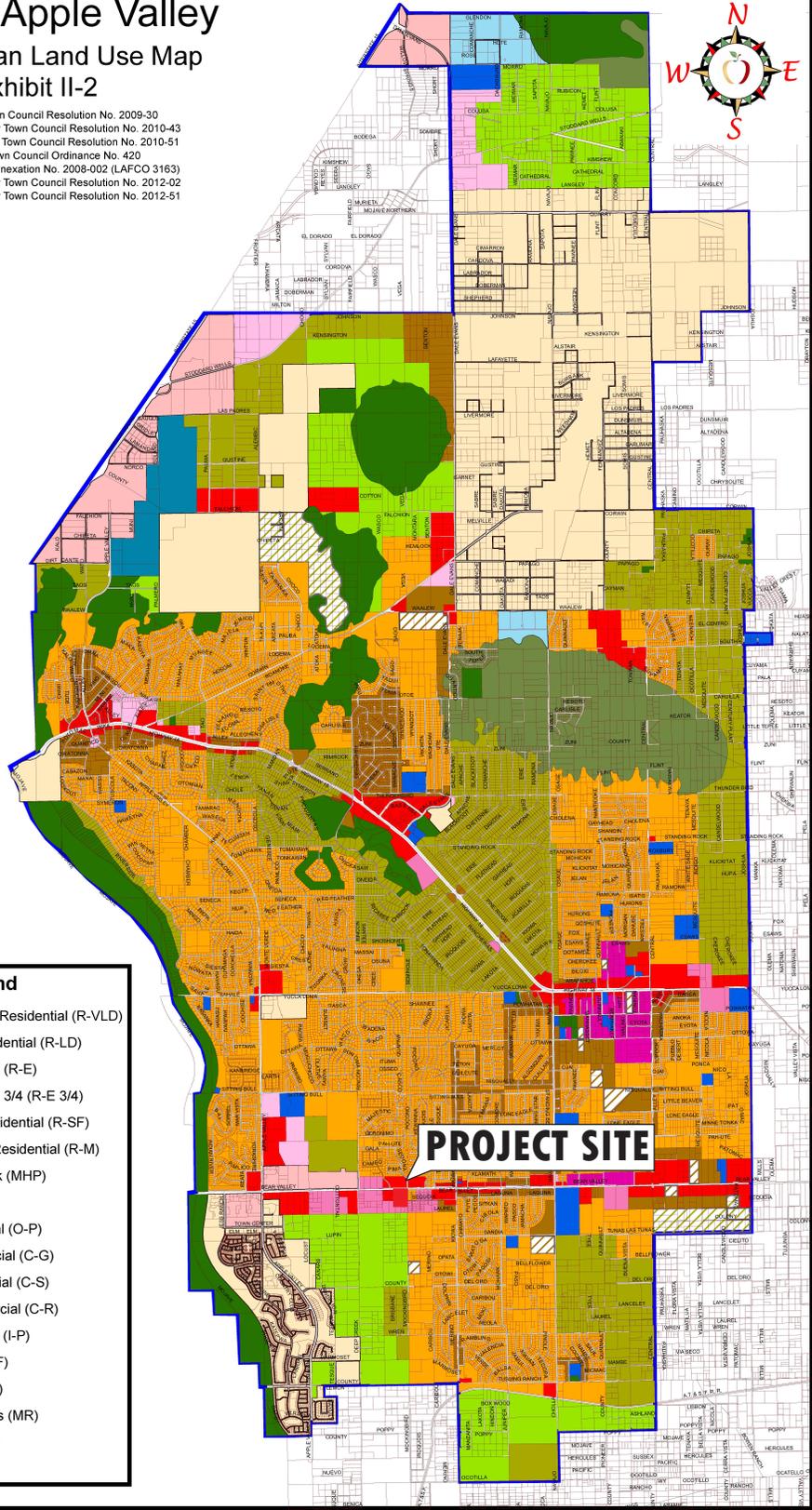
**FIGURE 4**

# Town of Apple Valley

## General Plan Land Use Map

### Exhibit II-2

Adopted April 27, 2010 by Town Council Resolution No. 2009-30  
 Amended October 28, 2010 by Town Council Resolution No. 2010-43  
 Amended January 11, 2011 by Town Council Resolution No. 2010-51  
 Amended April 26, 2011 by Town Council Ordinance No. 420  
 Amended June 22, 2011 by Annexation No. 2008-002 (LAFCO 3163)  
 Amended January 10, 2012 by Town Council Resolution No. 2012-02  
 Amended October 23, 2012 by Town Council Resolution No. 2012-51



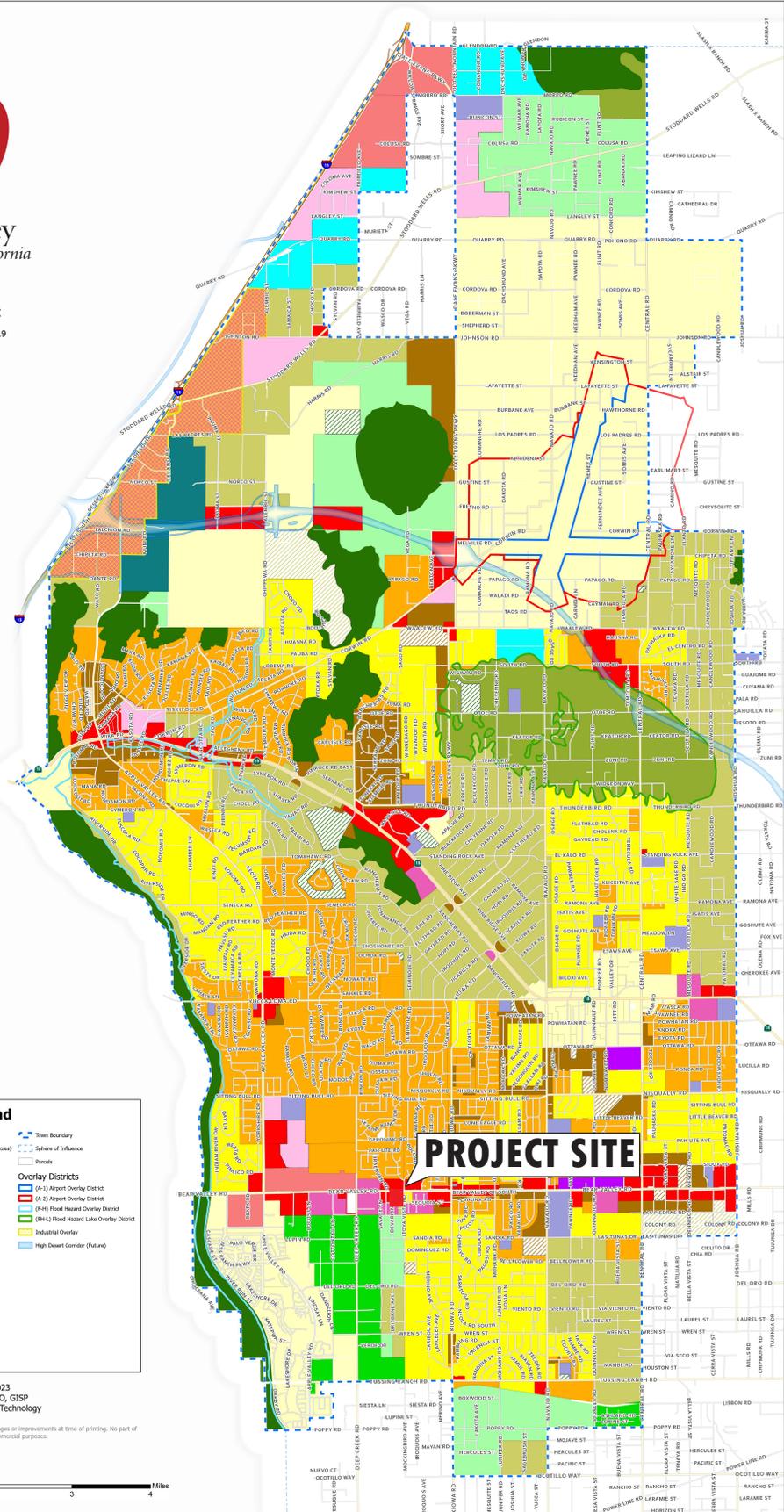
Legend	
	Very Low Density Residential (R-VLD)
	Low Density Residential (R-LD)
	Estate Residential (R-E)
	Estate Residential 3/4 (R-E 3/4)
	Single Family Residential (R-SF)
	Medium Density Residential (R-M)
	Mobile Home Park (MHP)
	Mixed Use (M-U)
	Office Professional (O-P)
	General Commercial (C-G)
	Service Commercial (C-S)
	Regional Commercial (C-R)
	Planned Industrial (I-P)
	Public Facility (P-F)
	Open Space (O-S)
	Mineral Resources (MR)
	Specific Plan (SP)
	Town Boundary

**LAND USE DESIGNATIONS**  
 Self-Storage Facility - Bear Valley Road and Itoya Vista Road  
 Town of Apple Valley, California



Town of  
**Apple Valley**  
California

**Zoning Map**  
Planning Department  
Last Amended: September 24, 2019



**Legend**

<b>Zoning</b>	Town Boundary
(R-VLD) Very Low Density Residential (1 du/5 or more gross acres)	Sphere of Influence
(R-R) Residential Agriculture (1 du/5 or more acres)	Parcels
(R-LD) Low Density Residential (1 du/2.5 to 5 gross acres)	<b>Overlay Districts</b>
(R-E) Estate Residential (1 du/1 to 2.5 gross acres)	(P-1) Airport Overlay District
(R-E-2) Estate Residential 2A (1 du/0.75 net acres)	(A-2) Airport Overlay District
(R-E-3) Estate Residential 2B (1 du/0.4 to 0.9 net acres)	(F-1) Flood Hazard Overlay District
(R-SF) Single Family Residential (1 du/0.4 to 0.9 net acres)	(PH-1) Flood Hazard Lake Overlay District
(R-M) Multi-Family Residential (2 to 20 du/net acre)	Industrial Overlay
(R-P) Planned Residential Development	High Desert Corridor (Future)
(C-G) General Commercial	
(C-V) Village Commercial	
(C-S) Service Commercial	
(O-PF) Office Professional	
(C-R) Regional Commercial	
(I-P) Planned Industrial	
(R-145) Resource Conservation	
(P-F) Public Facilities	
(OS-C) Open Space Conservation	
(OS-R) Open Space Recreation	
(H-1) Hazard Line	
(SP) Specific Plan	

**PROJECT SITE**

Printed: 7/31/2023  
Brandon Calles, CGIC, GISP  
Dept. of Innovation and Technology

This map is for general reference only and may not reflect recent changes or improvements at time of printing. No part of this map shall be reproduced for commercial purposes.



# ZONING

## Self-Storage Facility - Bear Valley Road and Itoya Vista Road

### Town of Apple Valley, California



**INITIAL STUDY  
SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

**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"/> Agricultural Resources   | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources      | <input type="checkbox"/> Cultural Resources       | <input type="checkbox"/> Energy                             |
| <input type="checkbox"/> Geology/Soils             | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      |
| <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"/> Tribal Cultural Resources          |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire                 | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)**

On the basis of the 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.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Planning and Development Services Director

**INITIAL STUDY**  
**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

**EVALUATION OF ENVIRONMENTAL IMPACTS**

- 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).
- 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.
- 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 Environmental Impact Report (EIR) is required.
- “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 “Earlier Analyses,” as described in (5) below, may be cross-referenced).
- 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:
  - Earlier Analysis Used. Identify and state where they are available for review.
  - 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.
  - 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.
- 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.
- Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.

**INITIAL STUDY**  
**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

- 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.
- The explanation of each issue should identify:
  - The significance criteria or threshold, if any, used to evaluate each question; and
  - The mitigation measure identified, if any, to reduce the impact to less than significance.

**INITIAL STUDY**  
**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>I. AESTHETICS –would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**a) Would the project have a substantial adverse effect on a scenic vista?**

*Less Than Significant Impact.*

Discussion of Effects: The Town of Apple Valley is located within the Mojave River floodplain and occurs on the valley floor, surrounded by peak elevations of up to 3,200 feet above sea level.<sup>1</sup> Notable geographic landmarks include the San Bernadino Mountains to the south, Turtle and Black Mountains to the north, Fairview Mountain to the northeast, and the Granite Mountains to the southeast. Apple Valley’s ‘wide skies’ is a visual characteristic special to the area, which allows residents to have unobstructed views of the open desert and undeveloped desert lands. The existing developments in Apple Valley are not thematically unified and originate from different stylistic eras, consisting of a variety of residential and commercial styles and features.<sup>2</sup> The base of the San Bernardino Mountains is located approximately 8 miles south of the Project Site. The Project Site is currently vacant and undeveloped with Joshua trees and ruderal vegetation. The Project Site is currently surrounded by vacant land and Bear Valley to the north, single family residential and Itoya Vista Road to the east, Sandia Road and single-family residential to the south, and vacant

<sup>1</sup> Town of Apple Valley. Environmental Impact Report. Accessed August 8th, 2023.

<sup>2</sup> Town of Apple Valley. General Plan. Accessed August 17, 2023.

**INITIAL STUDY**  
**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

land and De Varian Lane to the west. Except for the single-family residential to the east, none of the views of the San Bernardino Mountains from these surrounding properties would be hindered by the Proposed Project due to the height of the mountains. Although the Proposed Project may hinder views of the mountains from the east, interference is anticipated to be insignificant given that the proposed Self-Storage Facility building would have a setback of 25 feet from the eastern property line. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

**b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings and historic buildings within a state scenic highway?**

*No Impact*

Discussion of Effects: The Project Site is dominated by desert scrub plant community common in the region and contains Joshua trees. Joshua Trees are identified as a scenic resource and are located at this Project Site. All trees located on-site will be removed (per permit requirements as discussed in Section IV) prior to site development. There are no rock outcroppings, historic buildings, or other features which would qualify as scenic resources on or near the Project Site. The nearest State Scenic highway is Highway 247, located approximately 15.8 miles east of the Project Site<sup>3</sup>. The land between the Project Site and Itoya Vista Road is developed with residential houses. Therefore, implementation of the Proposed Project would not substantially degrade scenic resources within a state scenic highway. Therefore, no significant impacts are identified, and no mitigation measures are required.

**c) Would the project, in non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

*Less than Significant Impact*

Discussion of Effects: The Project Site is located in an urbanized area within the High Desert Region of the County and within the Town of Apple Valley. The existing visual characteristics of the site include Joshua trees and ruderal vegetation that will be removed prior to construction. Views of the Project Site are from the developed residential properties to the north, east and south. The maximum height of the proposed Self-Storage structures is 25 feet and is compliant with restrictions outlined in the Town of Apple Valley Municipal Code 9.35 and will therefore not have an unintended visual impact on the surrounding area. The Proposed Project proposes to develop the Project Site as a Self-Storage Facility which is an allowable use under the Town's zoning and General Plan and therefore the Proposed Project would not conflict with zoning and other regulations governing scenic quality. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

---

<sup>3</sup> San Bernardino County. Policy Plan web maps. NR-3 "Scenic Routes & Highways." Accessed August 8<sup>th</sup>, 2023.

**INITIAL STUDY**  
**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

- d) **Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?**

*Less than Significant Impact*

Discussion of Effects: The Project Site is surrounded by single-family residences to the east and south, vacant land to the west and north of the Project. The design and placement of light fixtures for the Proposed Project would be reviewed for consistency with the Municipal Code standards for lighting (Municipal Code 9.70.020) Town standards<sup>4</sup> and subject to Town approval. Town Standards require shielding, diffusing, or indirect lighting to avoid glare. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>II. AGRICULTURE AND FORESTRY RESOURCES</b> - 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:				
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 by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<sup>4</sup> Town of Apple Valley Municipal Code. 9.70. Accessed August 17, 2023.

**INITIAL STUDY**  
**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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"/>
a)	<b>Would the project 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?</b>				

*No Impact*

Discussion of Effects: The California Department of Conservation’s Farmland Mapping and Monitoring Program identifies the Project Site as “Urban and Built-Up Land” in its California Important Farmland Finder.<sup>5</sup> “Urban and Built-Up Land” is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures. Moreover, the Project Site is currently occupied by Joshua trees and ruderal vegetation. No prime farmland, unique farmland, or farmland of statewide importance occurs at the Project Site or within the immediate vicinity<sup>6</sup>. The Proposed Project would not convert farmland to non-agricultural use. No impacts are identified or are anticipated, and no mitigation measures are required.

**b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?**

*No Impact*

Discussion of Effects: According to the Town’s General Plan EIR, the Project Site is not located on or adjacent to any lands under a Williamson Act contract (Town of Apple Valley 2009a)<sup>7</sup>. In addition, the Project Site and surrounding area are not zoned for agricultural uses, but instead for General Commercial uses to the north and west, and Residential to the east and south, (Town of Apple Valley 2021). As such, implementation of the Project would not conflict with existing zoning for agricultural use or land under a Williamson Act contract. Therefore, no impacts would occur, and no mitigation is required.

**c) Conflict with existing zoning for or cause rezoning of forest land (as defined in Public Resources Code Section 12220(g), timberland (as defined by Public Resources Code**

<sup>5</sup> <https://maps.conservation.ca.gov/DLRP/CIFF/>. Accessed August 7, 2023.

<sup>6</sup> Town of Apple Valley Environmental Impact Report. “Agricultural Resources.” Accessed August 7th, 2023.

<sup>7</sup> Town of Apple Valley Environmental Impact Report. Accessed August 7th, 2023.

**INITIAL STUDY**  
**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

**Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?**

*No Impact*

Discussion of Effects: According to the Town’s Zoning Map, the Project Site is not located on or adjacent to forestland, timberland, or timberland zoned timberland production (Town of Apple Valley 2021).<sup>8</sup> Therefore, the Proposed Project would have no impact on forest land or timberland. No mitigation is required.

**d) Result in the loss of forest land or conversion of forest land to non-forest use?**

*No Impact*

Discussion of Effects: The Project Site is designated as “Urban and Built-Up Land” and is currently undeveloped. No forest land exists on site. The Project Site is not located on or adjacent to forestland. No private timberlands or public lands with forests are located in the Town. Therefore, no impact would occur, and no mitigation is required.

**e) Would the project 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?**

*No Impact*

Discussion of Effects: The Project Site is currently zoned General Commercial (C-G) and is not located on or adjacent to any parcels identified as Important Farmland or forestland (CDOC 2016). The Project would not involve changes to the existing environment that would result in the indirect conversion of Important Farmland or forestland located away from the Project Site. Therefore, no impact would occur, and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
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) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>8</sup> Town of Apple Valley Environmental Impact Report. Accessed August 7<sup>th</sup>, 2023.

**INITIAL STUDY**  
**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) **Would the project conflict with or obstruct implementation of the applicable air quality plan?**

*Less than Significant Impact*

The Project Site is located in the Mojave Desert Air Basin (MDAB). The MDAB encompasses the desert portion of San Bernardino County. The Mojave Desert Air Quality Management District (MDAQMD) has jurisdiction over air quality issues and regulations within the Town of Apple Valley. To assist local agencies in determining if a project's emissions could pose a significant threat to air quality, the MDAQMD has prepared the CEQA and Federal Conformity Guidelines, February 2020. A project is inconsistent with the Air Quality Management Plan (AQMP) if:

- If it does not comply with the approved general plan; or
- If it uses a disproportionately large portion of the forecast growth increment (change population or employment levels).

The Town of Apple Valley currently designates the Project Site as General Commercial (C-G) under which the Proposed Project is an allowable use.

Additionally, large population or employment increases could affect transportation control strategies, which are among the most important in the air quality plan, since transportation is a major contributor to particulates and ozone for which the MDAB is not in attainment<sup>9</sup>. However, the Proposed Project does not require a General Plan Amendment nor a Zone Change and is therefore consistent with the land use and growth intensities reflected in the adopted in the General Plan. As such, the project is therefore considered to be consistent with the AQMP and a less than significant impact is expected.

<sup>9</sup> Mojave Desert Air Quality. <https://www.mdaqmd.ca.gov/air-quality/about-air-quality>. Accessed September 18, 2023.

**INITIAL STUDY**  
**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

- b) **Would the project 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?**

*Less than Significant Impact*

Construction and operational emissions for the Project Site were screened using CalEEMod 2022 (see Appendix A). The CalEEMod outputs were based on the Site Plan, which is a 4.4-acre lot that would be developed with a 78,905 square foot Self-Storage Facility to include three buildings. One climate-controlled building (Storage Building 1) would be 60,789 square-feet inclusive of an 886 square foot office space. Drive-up Building 1 and Drive-up Building 2 would not be climate-controlled and would have a total of 18,116 square feet.

The emissions incorporate Rule 402 and 403 by default as required during construction. The criteria pollutants screened for include reactive organic gases (ROG), nitrous oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur dioxide (SO<sub>2</sub>), and particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). Two of the analyzed pollutants, ROG and NO<sub>x</sub>, are ozone precursors. Both summer and winter season emission levels were estimated.

Construction emissions are considered short-term, temporary emissions and were modeled with the following construction parameters: demolition (no buildings on-site, site preparation, site grading (fine and mass grading), building construction, paving, and architectural coating. Construction is anticipated to begin in the beginning of 2024 and be completed in 2025. The resulting emissions generated by construction of the Proposed Project are shown in Table 1 and Table 2, which represent summer and winter construction emissions, respectively.

**Table 1**  
**CalEEMod 2022**  
**Maximum Summer Construction Emissions**  
**(Pounds per Day)**

Year	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2024	3.7	42.1	35.8	0.0	11.0	5.9
2025	20.5	11.0	16.0	0.0	1.0	0.5
MDAQMD Threshold	137	137	548	137	82	65
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022 Summer Emissions.

**Table 2**  
**CalEEMod 2022**  
**Maximum Winter Construction Emissions**  
**(Pounds per Day)**

Year	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2024	2.7	25.0	22.7	0.0	1.3	1.0
2025	1.3	11.0	15.0	0.0	1.0	0.5
MDAQMD Threshold	137	137	548	137	82	65
<b>Significant</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022. Winter Emissions.

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As shown in Table 1 and Table 2, construction emissions during either summer or winter seasonal conditions would not exceed the MDAQMD thresholds. Although the Proposed Project does not exceed MDAQMD thresholds for construction emissions, the Project Proponent would be required to comply with all applicable MDAQMD rules and regulations as the MDAB is in non-attainment status for ozone and suspended particulates (PM<sub>10</sub> and PM<sub>2.5</sub>). The estimated emissions incorporate Rule 403 by default as required during construction.

Operational Emissions

The operational impacts resulting from the Proposed Project would not exceed MDAQMD thresholds; it was determined that the Proposed Project would generate approximately 132 total daily trips. The Proposed Project’s long-term operational emissions have been calculated and are summarized below in Table 3 and Table 4.

**Table 3**  
**Summer Operational Emissions Summary**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Mobile	0.8	0.7	6.7	0.0	1.2	0.3
Area	2.3	0.0	3.3	0.0	0.0	0.0
Energy	0.0	0.4	0.3	0.0	0.0	0.0
<b>Totals (lbs./day)</b>	<b>3.0</b>	<b>1.1</b>	<b>10.3</b>	<b>0.0</b>	<b>1.2</b>	<b>0.3</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022. Summer Emissions.  
Emissions represent the daily maximum emissions.

**Table 4**  
**Winter Operational Emissions Summary**  
**(Pounds per Day)**

Source	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Mobile	0.7	0.8	5.1	0.0	1.2	0.3
Area	1.7	--	--	--	--	--
Energy	0.0	0.4	0.3	0.0	0.0	0.0
<b>Totals (lbs./day)</b>	<b>2.4</b>	<b>1.2</b>	<b>5.4</b>	<b>0.0</b>	<b>1.2</b>	<b>0.3</b>
MDAQMD Threshold	137	137	548	137	82	65
<b>Significance</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>

Source: CalEEMod.2022. Winter Emissions.  
Emissions represent the daily maximum emissions.

As shown, both summer and winter season operational emissions are below MDAQMD thresholds. The Proposed Project does not exceed applicable MDAQMD regional thresholds either during construction or operational activities. The Proposed Project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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c) **Expose sensitive receptors to substantial pollutant concentrations?**

*Less than Significant Impact*

Discussion of Effects: The MDAQMD CEQA and Federal Conformity Guidelines (August 2016) describes sensitive receptors as being residences, schools, daycare centers, playgrounds and medical facilities. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using MDAQMD significance thresholds:

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

As such, the Proposed Project does not meet the criteria for a project type which is subject to sensitive receptor significance threshold evaluation. The Proposed Project includes commercial development but none of the uses identified above. Furthermore, the modeling results shown previously indicate that development of the Proposed Project is not anticipated to exceed MDAQMD emissions thresholds. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

d) **Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

*No Impact*

Discussion of Effects: The Proposed Project consists of commercial development. Potential odor sources associated with construction of the Proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities. Standard construction requirements would minimize odor impacts resulting from construction activity. It should be noted that any construction odor emissions generated would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction activity.

The Proposed Project does not contain land uses typically associated with the emission of objectionable odors. Temporary storage of domestic solid waste associated with the Proposed Project's long-term operational uses could potentially generate temporary odors. It is expected that Project-generated refuse would be stored in covered containers at all commercial and residential sites and removed at regular intervals in compliance with the Town's solid waste regulations. The Proposed Project would also be required to comply with MDAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IV. BIOLOGICAL RESOURCES – Would the project:</b>				
a) Have substantial adverse effects, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or 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 state or federally protected wetlands (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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
a) <b>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</b>				

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**regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

*Less than Significant with Mitigation Incorporated*

Discussion of Effects: A General Biological Resources Assessment (BRA) dated June 13, 2023, was prepared for the Project Site by RCA Associates, Inc. (RCA) (See Appendix B).

As part of the environmental process, California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed. Following the data review, a site survey was performed on the site on June 13, 2023, during which the biological resources on the site and in the surrounding areas were documented by biologists from RCA Associates, Inc. As part of the survey, the survey area and adjoining areas were evaluated for the presence of native habitats which may support populations of sensitive wildlife species. The survey area was also evaluated for the presence of sensitive habitats including wetlands, vernal pools, riparian habitats, and jurisdictional areas.

### Federal and State Listed Species

#### *Desert Tortoise*

The desert tortoise is a federally and state threatened species. The site does contain suitable habitat for the desert tortoise and is also located within the documented tortoise habitat according to CNDDB. As per the USFWS desert tortoise protocol, ten meter transects were walked during the June 13, 2023, survey to observe the site for any desert tortoises or desert tortoise signs (i.e., scat, active burrow, or carcasses). No tortoises or signs were observed on the site, and the species is not expected to move onto the site in the near future based on the absence of any sign, and absence of any recent observations in the immediate area.

### Species of Special Concern

No federal or State-listed species were observed on the site during the field investigations. In addition, there are no documented observations of these species either on the site or in the immediate area. The site is not expected to support populations of the desert tortoise based on the absence of sign and minimal suitable habitat. There are three plant species that are species of special concern, these species are the: San Bernardino Mountains dudeleya, pinyon rockcress, and Booth's evening-primrose. None of these species have potential to occur on the site due to the lack of suitable habitat and none were observed on the site during the June 13, 2023, survey.

There are seven wildlife species that are species of special concern. The Townsend's big-eared bat, Burrowing owl, Mohave ground squirrel, Pallid San Diego pocket mouse, Le Conte's thrasher, Coast Horned Lizard, and the Mohave tui chub. The Project Site does not support a suitable habitat for any of the seven species and none have the potential to occur on-site.

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#### Birds

Nesting birds are protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code. Birds observed included ravens (*Corvus corax*), anna's hummingbird (*Calypte anna*), and the house finch (*Haemorhous mexicanus*). Therefore, Mitigation Measure BIO-1 shall be implemented to ensure no impacts to nesting birds occur.

#### Protected Plants

As of September 22, 2020, the California Department of Fish and Wildlife temporarily listed the western Joshua tree (*Yucca brevifolia*) as an endangered species for one year until a final decision is made. There is approximately three Joshua Trees (*Yucca brevifolia*) observed on site during the June 13, 2023, field investigations. Any attempt to remove dead or alive Joshua trees from the property will require an Incidental Take Permit.

**Mitigation Measure BIO-1.** Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance.

- a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.
- b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

The western Joshua tree was granted candidate status under the California Endangered Species Act (CESA) on September 25, 2020, and remains as such until the Fish and Game Commission determines otherwise. On October 29, 2020, the State of California Office of Administrative Law approved the adoption of Section 749.10 Title 14, California Code of Regulations (CCR), entitled Special Order Relating to the Take of western Joshua tree during the Candidacy Period.

However, on June 27, 2023, the California State legislature passed AB 122/SB 122 Western Joshua Tree Conservation Act (WJTCA) which seeks to provide protection for the western Joshua Tree outside of CESA. The legislation provides a mechanism for mitigating development impacts to western Joshua Tree by obtaining a permit from CDFW where the permit fees are based on the tree's height and location. The fees paid toward the fee-based permit will go into the Western Joshua Tree Conservation Fund for CDFW to acquire land among other conservation activities. The bill recognized that as of the June 27, 2023, passage of the WJTCA legislation that the western Joshua tree is still listed as a candidate species under CESA until the Fish and Game Commission makes a formal determination. Section 1927.2(b) provides applicants with an option to either obtain the fee-based permit or obtain an ITP under CESA.

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The Project Site contains a total of 10 Joshua trees that would be removed prior to construction. Therefore, to reduce the impacts of removing western Joshua Trees from the Project Site to less than significant, implementation of Mitigation Measure BIO-2 is required. Mitigation Measure BIO-2 requires that the Applicant obtain a permit from the CDFW to remove the trees and approval from the Town to do so in accordance with the procedures set forth in the Town of Apple Valley Municipal Code 9.76 – Desert Native Plant Protection. The code is intended to adhere to the State Department of Food and Agriculture in its efforts to implement and enforce the Desert Native Plant Act.

**Mitigation Measure BIO-2:** For any Western Joshua Trees that would be removed, the Applicant shall obtain either an Incidental Take Permit (ITP) from California Department of Fish and Wildlife (CDFW) under §2081 of the California Endangered Species Act (CESA) or a permit under the Western Joshua Tree Conservation Act, whichever would be applicable at the time of the application. Mitigation would consist of either purchase of credits from an approved conservation bank at an agreed upon ratio or in accordance with the permit issued under the Western Joshua Tree Conservation Act approval from the Town to do so in accordance with the procedures set forth in the Town of Apple Valley Municipal Code 9.76 – Desert Native Plant Protection.

**Mitigation Measure BIO-3:** A focused plant survey is recommended for all special status plant species that have the potential to occur on the site to be performed during the blooming season (April - June) to determine the potential environmental effects of the proposed projects on special status plants and sensitive natural communities following recommended protocols by CDFW. If any sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. CDFW and USFWS are the only agencies which can grant authorization for the “take” of any sensitive species and can approve the implementation of any applicable mitigation measures.

With implementation of Mitigation Measures BIO-1 through BIO-3, impacts to “any species identified as a candidate, sensitive or special status species would be reduced to less than significant levels with mitigation incorporated.

- b) **Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?**

*No Impact*

Discussion of Effects: According to the BRA, no riparian vegetation (e.g., cottonwoods, willows, etc.) exist on the site or in the adjacent habitats. RCA Associates Inc. determined that no further surveys for sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service are required. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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- c) **Have a substantial adverse effect on State or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?**

*No Impact*

Discussion of Effects: The United States Army Corps of Engineers (USACE) regulates discharges of dredged or fill material into waters of the United States, and the State of California also regulates waters of the State and streambeds under the preview of regional water quality boards and CDFW jurisdiction. These waters include wetlands and non-wetland bodies of water that meet specific criteria. After performing the field surveys on July 14, 2021, it was determined that the swale transecting the property in a north to south direction will not be considered jurisdictional based on the lack of a nexus connecting it to a more significant channel.

No sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) have been documented in the immediate area according to the CNDDDB and none were observed on the site during the field investigations. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- 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?**

*Less than Significant Impact*

Discussion of Effects: Wildlife is impacted by development activities and those species with limited mobility (i.e., small mammals and reptiles) experience increases in mortality during the construction phase. However, more mobile species (i.e., birds, large mammals) will be displaced into adjacent areas and will likely experience minimal impacts. Wildlife movement and the fragmentation of wildlife habitat are recognized as critical issues that must be considered in assessing impacts to wildlife. Habitat fragmentation is the division or breaking up of larger habitat areas into smaller areas that may or may not be capable of independently sustaining wildlife and plant populations. Wildlife movement (more properly recognized as species movement) is the temporal movement of individuals (plants and animals) along diverse types of corridors. Wildlife corridors are especially important for connecting fragmented habitat areas. The property is in an area where wildlife movement is somewhat restricted by roads. Impacts to regional wildlife movement are not expected. The site is in a partially developed area where some habitat fragmentation has already occurred. Therefore, development of approximately 4.4-acres of desert scrub vegetation is not expected to have a significant cumulative impact on the overall biological resources in the region or any wildlife movement including use of corridors. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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- e) **Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?**

*Less than Significant with Mitigation Incorporated*

Discussion of Effects: A number of desert plants are protected under specific sections of the Town of Apple Valley Municipal Code 9.76.<sup>10</sup>

- All species of the genus *Prosopis* (mesquites) with stems two (2) inches or greater in diameter or six (6) feet or greater in height.
- All species of yuccas. Those commonly found in Yucca Valley:
  - Mojave Yucca (*Yucca schidigera*)
- Our Lord’s Candle (*Hesperoyucca whipplei*) Creosote Rings, Ten (10) feet or greater in diameter.
- All Joshua Trees.

The site is dominated by creosote bush (*Larrea tridentata*), kelch grass (*Schismus barbatus*), Nevada jointfir (*Ephedra nevadensis*), red stem storksbill (*Erodium cicutarium*), rubber rabbitbrush (*Ericameria nauseosa*), Joshua Tree (*Yucca brevifolia*) and white bursage (*Ambrosia dumosa*). Implementation of Mitigation Measure BIO-3 would ensure compliance with the Town’s ordinance to protect native desert plants.

Impacts will be less than significant with implementation of Mitigation Measure BIO-3 as described above.

- 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?**

*No Impact*

Discussion of Effects: The Town of Apple Valley General Plan does not identify the Project Site, nor the vicinity to be within a Habitat Conservation Plan. The Proposed Project 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 as identified in the California Department of Fish and Wildlife’s California Natural Community Conservation Plans Map (April 2019).<sup>11</sup>. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>V. CULTURAL RESOURCES – Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<sup>10</sup> Town of Apple Valley. Municipal Code. 9.76.

<sup>11</sup> <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=68626&inline>. Accessed January 14, 2023.

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a) <b>Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</b>				
b) <b>Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</b>				

*Less than Significant*

Discussion of Effects:

The Town’s General Plan states that, “although a number of sites have been recorded as containing resources, there are no known areas of the Town that have been previously identified as places of historical, cultural, or archaeological significance that should be identified significant and be preserved as open space.”

A Phase I Cultural Resources Investigation, dated September 20, 2023, was prepared by CRM Tech (see Appendix C). The investigation included an archaeological and historical records search of the Project Site including a one-mile radius search index. On August 2, 2023, CRM Tech archaeologist Nina Gallardo conducted the historical/archaeological resources records search at the South-Central Coastal Information Center (SCCIC). SCCIC records search indicated that the project area had not been surveyed for cultural resources prior to the present study, although two linear surveys had occurred along the segment of Bear Valley Road adjacent to the northern project boundary in 1986. Within the one-mile scope of the records search, SCCIC files identify 12 additional studies on various tracts of land and linear features. As a result of past survey efforts, five historical/archaeological sites have been recorded into the California Historical Resources Inventory within the one-mile radius, all of them dating to the historic period. These sites included a schoolhouse foundation, a road, remains of a horse ranch, and two refuse deposits that consisted mostly of cans. In addition, SCCIC identified two unverified “pending” sites within the records search scope. Both of these were prehistoric (i.e., Native American) in origin, and both were described as possible habitation areas with flaked-stone and ground stone artifacts. Among these seven cultural resources, the nearest was an early road known as the Bear Valley Cutoff, which ran a similar course to that of present-day Bear Valley Road. As the successor to the Bear Valley Cutoff, Bear Valley Road, then a two-lane asphalt road, was recorded into the California Historical Resources Inventory in 1991. None of the other six sites was found in the immediate vicinity of the project location, the nearest one being nearly a half-mile to the west. As the Proposed Project has no potential to affect any of these sites, they required no further consideration during the study.

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On August 10, 2023, CRM TECH archaeologist Salvadore Z. Boites carried out the intensive-level field survey of the project area. The survey was completed on foot by walking a series of parallel north-south transects at 15-meter (approximately 50-foot) intervals to systematically and carefully examine the site for any evidence of human activities dating to the prehistoric or historic period (i.e., 50 years ago or older). Ground visibility was fair to excellent (70-90%) throughout the survey, depending on the density of vegetation growth. The intensive-level field survey yielded negative results for any cultural resources, and no buildings, structures, objects, sites, features, or artifacts deposits of prehistoric and historic origin were encountered within the project boundaries. The 1951 residence that once occupied the property has left no visible archaeological remains. Some scattered refuse was observed on the property, mainly common household trash, but all the items appeared modern in age, and none of them demonstrates any historical/archaeological interest.

Outside but adjacent to the northern project boundary, Bear Valley Road was previously recorded into the California Historical Resources Inventory. It was included in the inventory as the successor to an early wagon road, namely the pre-1890s Bear Valley Cutoff, which in fact followed a slightly different alignment. The current alignment of Bear Valley Road was established in the first half of the 20th century, but the present-day configuration of the road dates only to the 1990s (NETR Online 1984; 1994). As such, this segment of Bear Valley Road is essentially a modern feature. It is not considered a potential “historical resource” and requires no further study.

Based on the results of the archaeological and historical records search, the Project Site does not contain any “historical resources” as defined under *CEQA Guidelines* §15064.5. While a 1950s residence once occupied the property, all buildings and other features associated with the residence have been removed today, and none of them has left any identifiable archaeological remains on the ground. Outside but adjacent to the project boundary, Bear Valley Road traces its roots to the historic Bear Valley Cutoff, but the road in its current configuration is essentially a modern feature of the 1990s vintage. Based on these findings, and in light of the criteria provided, the report concludes that no “historical resources” exist within or adjacent to the project area. However, the potential exists that unidentified significant historic deposits may be present that are related to the earlier occupation of this location. Because of the potential to encounter buried historic archaeological deposits, Mitigation Measure CR-1 below is required.

#### **Mitigation Measure:**

**CR-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 and/or historic-era 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 of treatment.

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- c) **Disturb any human remains, including those interred outside of dedicated cemeteries?**

*Less than Significant Impact*

Discussion of Effects: There is no evidence that human remains will be identified within the project area, but the presence cannot be completely ruled out. Construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Thus, the potential exists that human remains may be unearthed during grading and excavation activities associated with project construction. Therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level of less than significant:

Should human remains be discovered, treatment of those remains are required to follow California Public Resources Code (PRC) 5097.9. Any human remains that are determined to be Native American shall be reported to the San Bernardino County Medical Examiner and Coroner and subsequently to the NAHC. A copy of the report will be filed with the SCCIC at CSU Fullerton.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**VI. ENERGY – Would the project:**

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> |
- a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

*Less than Significant Impact*

Discussion of Effects:

**Electricity:**

Southern California Edison (SCE) provides electricity to the area of the Project Site. Currently, the existing Project Site is vacant and undeveloped. Therefore, development of the Proposed Project would cause a permanent increase in demand for electricity when

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compared to existing conditions. The CalEEMod 2022 model projected that the Proposed Project would consume 0.34922 GWh annually. According to the California Energy Commission, the commercial sector of the Southern California Edison planning area consumed 0.283572 GWh of electricity in 2021.<sup>12</sup> The increase in electricity demand from the Proposed Project would represent a 0.001 percent of the overall 2021 SCE commercial consumption. Therefore, projected electrical demand would not significantly impact on SCE's level of service.

#### **Natural Gas:**

*Less than Significant Impact*

Discussion of Effects: The Project Site would be serviced by Southern California Gas Company (SoCalGas). The Project Site is currently vacant and has no demand for natural gas. Therefore, the development of the Proposed Project will create a permanent increase demand for natural gas. According to the California Energy Commission's Energy Report, Commercial Development was responsible for 871.416674 million therms of natural gas consumption in the SoCalGas Planning Area in 2021<sup>13</sup>. The CalEEMod model estimated the Proposed Project's annual natural gas demand would be 14,373.97 therms. The Proposed Project's estimated annual gas consumption compared to the 2021 annual natural gas consumption of the overall Commercial Sector in the SoCalGas Planning Area would account for approximately 0.0016495% percent of total natural gas consumption. The Proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation. Therefore, the existing SoCalGas facilities are expected to meet the increased demand for natural gas.

b) **Conflict with or obstruct a State or local plan for renewable energy or energy efficiency?**

*Less than Significant Impact*

Discussion of Effects: As concluded above, the Proposed Project's total impact on regional energy supplies would be minor. The proposed facility's office would be required to comply with the California Building Code (CBC) and California Green Building Standards Code (CALGreen Code) pertaining to energy and water conservation standards in effect at the time of construction. The Proposed Project includes the construction and operation of a 78,905 square foot Self- Storage Facility. Storage Building 1 would be 60,789 square-feet and have a total of 287 storage units varying in size from 5'x5' to 10'x30'. The non-climate-controlled buildings (Drive-up Building 1 and Drive-up Building 2) would total 18,116 square-feet and have a total of (82) 10'x20 units at 200 square-feet per unit. The Proposed Project would not have significant demand for electricity. In addition, the Proposed Project would not require connection to natural gas lines. The Proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency and therefore no significant impacts are anticipated, and no mitigation measures are recommended.

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<sup>12</sup> California Energy Commission. <https://ecdms.energy.ca.gov/Default.aspx>. Accessed September 15, 2023.

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**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VII.</b>	<b>GEOLOGY AND SOILS - Would the project:</b>				

- |      |   |                          |                                     |                                     |                                     |
|------|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a)   | Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:   |                          |                                     |                                     |                                     |
| i.   | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | <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 checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b)   | Result in substantial soil erosion or the loss of topsoil?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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 direct or indirect risks to life or property?  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input 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"/> |
| f)   | Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |

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**SELF-STORAGE FACILITY – BEAR VALLEY ROAD & ITOYA VISTA ROAD**

- a) **Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:**
- i. **Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.**
  - ii. **Strong seismic ground shaking?**
  - iii. **Seismic-related ground failure, including liquefaction?**
  - iv. **Landslides?**

*No Impact or Less than Significant Impact*

- a)
- i. Discussion of Effects: The Alquist-Priolo Earthquake Zoning Act (Alquist-Priolo Act) requires the delineation of fault zones along active faults in California. The purpose of the Alquist-Priolo Act is to regulate development on or near active fault traces to reduce hazards associated with fault rupture. The Alquist-Priolo Earthquake Fault Zones are the regulatory zones that include surface traces of active faults. The Proposed Project would be required to comply with the California Building Code (CBC) requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. According to the California Department of Conservation, the Project Site is not located in an Alquist-Priolo Earthquake Fault Zone.<sup>14</sup> Also, according to the Town of Apple Valley General Plan Draft EIR, the Project Site does not occur within an Alquist-Priolo Earthquake Fault Zone.<sup>15</sup> The nearest fault zone is the Ord Mountain Fault Zone, which is approximately 4.4 miles southeast of the Project Site<sup>16</sup>. Therefore, no impact related to fault rupture would result from the implementation of the project. No mitigation is required.
  - ii. As is the case for most areas of Southern California, ground shaking resulting from earthquakes associated with nearby and more distant faults may occur at the Project Site. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the CBC and local building regulations. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance can ensure that the Proposed Project would not expose people or structures to substantial adverse effects, including loss, injury or death, involving seismic ground shaking. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.
  - iii. To evaluate the subsurface conditions of the subject parcel, a Preliminary Soils Investigation and an Infiltration Investigation were conducted by Ridgeline Engineering on August 11<sup>th</sup>, 2022 (see Appendix D). Two exploratory borings were drilled on-site. Groundwater was not encountered during the subsurface explorations. No groundwater or any perched groundwater was observed at the exploratory trenches onsite. As shown on the Town of Apple Valley's General Plan EIR, Exhibit III-II shows that the subject parcel is not located within an area susceptible to liquefaction.<sup>17</sup>As such, a less than significant impact would occur from Proposed Project implementation as it pertains to seismic-related ground failure, including liquefaction, and no mitigation measures are required.

<sup>14</sup> California Department of Conservation. Fault Activity Map of California. Accessed August 9, 2023.

<sup>15</sup> Town of Apple Valley General Plan Draft EIR Alquist-Priolo Earthquake Fault Zones. Exhibit III-10. Accessed August 9, 2023.

<sup>16</sup> California Department of Conservation. Fault Activity Map of California. Accessed August 9, 2023.

<sup>17</sup> Town of Apple Valley General Plan Draft EIR. Seismic Related Hazards. Exhibit III-II, Accessed August 17, 2023.

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- iv. According to Exhibit III-11 of the Town’s General Plan EIR (Town of Apple Valley 2009a), the Project Site is not located in an area identified as susceptible to slope instability<sup>18</sup>. The Project Site is relatively flat and is not located adjacent to any potentially unstable topographical feature such as a hillside or riverbank. Therefore, the likelihood of a landslide on the Project Site is low and impacts associated with landslides would be less than significant. No mitigation is required.
- b) **Result in substantial soil erosion or the loss of topsoil?**

*Less than Significant Impact*

Discussion of Effects: Construction activities could result in soil erosion if the Project Site is not properly designed. The potential impacts of soil erosion would be minimized through the preparation and implementation of a Storm Water Pollution and Prevention Plan (SWPPP) which the Contractor would prepare and submit to the Town prior to the commencement of construction activities. The SWPPP would prescribe temporary Best Management Practices (BMPs) to control wind and water erosion during and shortly after the construction of the Proposed Project, such as: stabilizing the site as soon as possible, reducing impervious surfaces and promoting infiltration, and controlling the perimeter of the site. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

- 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-site or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?**

*Less than Significant Impact*

Discussion of Effects: The Project Site is relatively flat with no prominent geologic features. The Project Site is not within an area susceptible to landslides or liquefaction.<sup>19</sup> As summarized in the Soils Evaluation report, the Project Site does not pose significant soil expansion because it lacks clay and is primarily composed of silty sands, sandy-silt mixtures, silty gravels, gravel-sand-silt mixtures, well-graded sands, gravelly sands and little to no fines. The potential for liquefaction at the Project Site is very low. Because of the site’s relatively flat topography and low liquefaction potential, it would not be susceptible to lateral spreading. In addition, the Proposed Project would be required to comply with the CBC. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- 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?**

*Less than Significant Impact*

Discussion of Effects: Expansive soils (shrink-swell) are fine-grained clay soils generally found in historical floodplains and lakes. Expansive soils are subject to swelling and shrinkage in relation to the amount of moisture present in the soil. As summarized in the Soils Evaluation report, the Project Site does not pose significant soil expansion because it

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<sup>18</sup> Town of Apple Valley General Plan Draft EIR Seismic Related Hazards. Exhibit III-11. Accessed August 9, 2023.

<sup>19</sup> San Bernardino County Countywide Plan. “HZ-2 Liquefaction & Landslides.” Accessed August 9, 2023.

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lacks clay and is primarily composed of silty sands, sandy-silt mixtures, silty gravels, gravel-sand-silt mixtures, well-graded sands, gravelly sands and little to no fines. As concluded in the Soils Report, it is Ridgeline Engineering’s opinion that native soils will have the ability to adequately support the proposed development. However, proper compaction and moisture conditioning of the surface and near-surface soils will be necessary to provide sufficient support to the building foundation and surrounding flatwork and pavement sections. The on-site soil has very low potential for expansion. A Final Geotechnical Report will be submitted for Town approval prior to the issuance of grading permits. Therefore, less than significant impacts are anticipated, and no mitigation measures are required.

- 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?**

*No Impact*

Discussion of Effects: The Proposed Project would connect to the Town’s existing sewer collection system which includes sewer lines along Itoya Vista Road. No septic tanks or alternative wastewater disposal are proposed. No impact would be anticipated, and no mitigation measures are required.

- f) **Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

*Less than Significant with Mitigation Incorporated*

Discussion of Effects: The Project Site is underlain by a combination of Holocene-epoch (less than 11,500 years old) sediments and older Pleistocene age (1,808,000 to 11,500 years ago) alluvial sediments of the Mojave River. Generally, Holocene sediments are too young to yield paleontological resources, but the depth of Holocene sediments in Apple Valley is unknown, and Pleistocene sediments with the potential to contain significant paleontological resources are known to occur beneath the Project Site.<sup>20</sup> The General Plan EIR Areas of Sensitivity for Paleo Resources, Exhibit III-5 shows that the Project Site is located in a low sensitivity area. However paleontological resources may occur anywhere and therefore, possible significant adverse impacts have been identified or anticipated and the following mitigation measure is required as a condition of project approval to reduce these impacts to a level below significant.

**Mitigation Measure:**

**GEO-1:** If paleontological resources are discovered during earth disturbance activities, the discovery shall be cordoned off with a 100-foot radius buffer so as to protect the discovery from further potential damage, and a County-qualified paleontologist contracted by the Project Applicant or Contractor shall be consulted to assess the discovery. If the discovery is determined to be significant by the paleontologist, a Paleontological Resource Impact Monitoring Program (PRIMP) shall be implemented, which will include notification of appropriate personnel involved and monitoring of earth

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<sup>20</sup> Town of Apple Valley. Environmental Impact Report. Pages III-76 and III-79 and Exhibit III-5.

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disturbance activities. Monitoring of mass grading and excavation activities in areas identified as likely to contain paleontological resources shall be performed by a qualified paleontologist or paleontological monitor. Monitoring will be conducted at the discretion of the qualified paleontologist in areas of grading or excavation in undisturbed sedimentary deposits.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				

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

a) **Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?**

*Less than Significant Impact*

Discussion of Effects: The MDAQMD prescribes an annual threshold of 100,000 tons and daily threshold of 548,000 pounds of carbon dioxide equivalent (CO<sub>2</sub>e) greenhouse gases (GHG) to new development projects in the Mojave Desert Air Basin.<sup>21</sup> Therefore, the Project would be considered to have a significant impact on the environment if it would generate 100,000 or more tons of CO<sub>2</sub>e per year or 548,000 or more pounds of CO<sub>2</sub>e per day.

The Project would generate GHG emissions during on-site construction activities (e.g., site grading (fine and mass grading), building construction paving, and architectural coating). Additionally, long-term operation of the Project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of GHGs would include project-generated vehicle trips associated with on-site facilities and customer/employee trips to the Project site. Area-source emissions would be associated with activities such as landscaping and maintenance of proposed land uses and other sources. Energy sources include natural gas consumption for space heating, electricity for cooling and lighting, etc. The Project would include indoor low-flow water appliances and outdoor water-efficient irrigation systems in accordance with the 2019 CBC.

Construction of the Project is estimated to generate 426 MTCO<sub>2</sub>e, which equates to 14.2 MTCO<sub>2</sub>e per year when amortized over 30 years. Operation of the Project is estimated

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<sup>21</sup> Mojave Desert Air Quality Management District. *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines.*

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to generate approximately 437.2 MTCO<sub>2</sub>e per year. There are no established thresholds for construction GHG emissions; construction emissions are amortized over a 30-year period and added to the operational emissions (see Table 6). As shown in Table 5 and Table 6, the Proposed Project’s emissions would not exceed MDAQMD’s screening threshold.

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

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	R1
2024	308	0.0	0.0	0.1
2025	114	0.0	0.0	0.0
<b>Total MTCO<sub>2</sub>e</b>	<b>426</b>			
Construction Amortized over 30 years	<b>14.2</b>			

Source: CalEEMod 2022 Annual Emissions.

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

Source/Phase	CO <sub>2</sub>	CH <sub>4</sub>	N <sub>2</sub> O	R1
Mobile	223	0.0	0.0	0.4
Area	1.1	0.0	0.0	--
Energy	131	0.0	0.0	--
Water	22.3	0.5	0.0	--
Waste	6.3	0.6	0.0	--
Construction Amortized 30 Years	14.2			
<b>Total MTCO<sub>2</sub>e</b>	<b>437.2</b>			
MDAQMD Threshold	100,000			
<b>Significant</b>	No			

Source: CalEEMod 2022 Annual Emissions.

- b) **Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?**

*Less than Significant Impact*

Discussion of Effects:

*Town of Apple Valley Climate Action Plan Update*

The 2019 Climate Action Plan (CAP) Update (Town of Apple Valley 2021) is Apple Valley’s comprehensive strategy to reduce GHG emissions in response to the challenges of climate change. The CAP, which was originally adopted in 2010 (revised in 2019), was designed to be revised every 3 years to respond to advances in technology, emerging policy reforms, and to build upon the successes of Apple Valley’s efforts to reduce greenhouse gas emissions. The 2019 CAP Update represents the third update to the original document, and the information herein supersedes previous updates. The following policies are applicable to the proposed project:

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- Building and site plan designs shall ensure that the project energy efficiencies meet applicable California Title 24 Energy Efficiency Standards. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the applicant and reviewed and approved by the Town prior to the issuance of the first building permit. Any combination of the following design features may be used to fulfill this measure provided that the total increase in efficiency meets or exceeds Title 24 standards:
  - Buildings shall meet or exceed California Title 24 Energy Efficiency performance standards for water heating and space heating and cooling.
  - Increase in insulation such that heat transfer and thermal bridging is minimized.
  - Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption.
  - Incorporate dual-paned or other energy efficient windows.
  - Incorporate energy efficient space heating and cooling equipment.
  - Incorporate the use of tankless water heaters in all residential units and community buildings.
  - Promote building design that will incorporate solar control in an effort to minimize direct sunlight upon windows. A combination of design features including roof eaves, recessed windows, “eyebrow” shades and shade trees shall be considered.
  - Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by Town. Automatic devices to turn off lights when they are not needed shall be implemented.
  - To the extent that they are compatible with landscaping guidelines established by the Town, shade producing trees, particularly those that shade paved surfaces such as streets and parking lots and buildings shall be planted at the Project Site.
  - Paint and surface color palette for the Project shall emphasize light and off-white colors which will reflect heat away from the buildings.
  - All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, and wind energy systems on properties greater than 2 acres, appropriate to their architectural design.
  - Consideration shall be given to using LED lighting for all outdoor uses (i.e., buildings, pathways, landscaping, carports).

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- To reduce the project’s energy use from the grid:
  - Install solar panels/photovoltaic systems sufficient to provide electric power and heat water within the project, and/or
  - Install other clean energy system sufficient to provide electric power and heat water within the project, and/or
  - Install solar or photovoltaic systems on new roofs whether on residential, commercial, or industrial buildings.
- Recycle and/or salvage non-hazardous construction and demolition waste and develop and implement a construction waste management plan quantifying the reduction in the waste stream.

Compliance with the latest edition of Title 24/CBC and CALGreen Code for energy and water conservation is required for all development projects as a matter of Apple Valley and State policy. Through implementation of Title 24/CBC and CALGreen Code, the Project would not conflict with site and project specific GHG reduction goals administered by the State and Apple Valley. Impacts would be less than significant, and mitigation is not required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – 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"/>

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- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| 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 or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
- a) **Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?**
- 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?**

*Less than Significant Impact*

Discussion of Effects: The Proposed Project includes the construction and operation of a Self-Storage Facility and would not require the routine transport, use, storage, and disposal of limited quantities of common hazardous materials such as gasoline, diesel fuel, oils, solvents, paint, fertilizers, pesticides, and other similar materials. Operations would include standard maintenance (i.e., landscape upkeep, exterior painting, and similar activities) involving the use of commercially available products (e.g., pesticides, herbicides, gas, oil, paint, etc.) the use of which would not create a significant hazard to the public. All materials required during construction would be kept in compliance with State and local regulations and BMPs. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- c) **Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

*No Impact*

Apple Valley High School is the nearest school to the Project Site. It is located approximately 1.6 miles east of the Project Site. Therefore, the Proposed Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. No impacts are identified or anticipated, and no mitigation measures are required.

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- d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

*No Impact*

Discussion of Effects: The Project Site was not found on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 by the California Department of Toxic Substances Control's EnviroStor data management system.<sup>22</sup> EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. Therefore, no impacts are identified or are anticipated, and no mitigation measures are required.

- 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 or excessive noise for people residing or working in the project area?**

*No Impact*

The Project Site is not located within any Airport Compatibility Zone<sup>23</sup>. The Project Site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project Site is the Apple Valley Airport, which is located approximately 7 miles north of the Project Site. Therefore, no impact is identified or anticipated, and no mitigation measures are required.

*Less than Significant Impact*

- f) **Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?**

*Less than Significant Impact*

Access to the Project Site would be provided by two proposed gated entrance driveways: one from Bear Valley Road and one from Itoya Vista Road. The Project Site does not contain any critical facilities<sup>24</sup> nor is it adjacent to any evacuation routes as identified by San Bernardino County.<sup>25</sup> The California Emergency Services Act requires the Town to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. The Town's Emergency Operations Plan includes policies and procedures to be administered by the Town in the event of a disaster. During disasters, the Town of Apple Valley is required to coordinate emergency operations with the County of San Bernardino. Policies within the Town's General Plan and updates to the Town's Emergency Plan, as required by State law, would ensure the Proposed Project would not interfere with adopted policies and procedures. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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<sup>22</sup> California Department of Toxic Substances Control. EnviroStor. Accessed August 8, 2023.

<sup>23</sup> Town of Apple Valley General Plan. Airport Influence Areas. Exhibit II-4. Accessed August 8, 2023.

<sup>24</sup> San Bernardino County. Countywide Policy Plan web maps: PP-1 "Critical Facilities". Accessed August 8, 2023.

<sup>25</sup> San Bernardino County. Countywide Policy Plan web maps: PP-2 "Evacuation Routes." Accessed August 8, 2023.

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- g) **Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

*Less than Significant Impact*

The Project Site is located in an area with moderate threat to fire hazards.<sup>26</sup> It is not located within a High or Very High Fire Hazard Severity Zone. The property is located in a developed area with residential and commercial uses. The Project Site is not located adjacent to or near wildlands. The proposed development would replace the existing vegetation onsite with impervious surface, buildings with fire safety and fire suppression design elements, and proper landscaping, thereby reducing the risk of wildfire. Development of the Proposed Project shall comply with the California Fire Code. Therefore, the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No significant impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>X. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>26</sup> San Bernardino County. Countywide Policy Plan web maps: HZ-5 Fire Hazard Severity Zones. Accessed August 8, 2023.

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or planned stormwater drainage systems or provide substantial additional sources of runoff; or

- |    |  |                          |                          |                                     |                          |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
|    | iv. impede or redirect flood flows?  | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?                     | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) | Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
- a) **Violate any water quality standards or wastewater discharge requirements or otherwise substantially degrade surface or ground water quality?**

*Less than Significant Impact*

Discussion of Effects: The Proposed Project would disturb an approximate 4.4-acre site and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State’s General Construction permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one acre or more. The General Construction permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a SWPPP. The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP must include BMPs to prevent project-related pollutants from impacting surface waters during construction and to control erosion during the rainy season. Examples of BMPs include sandbag barriers, geotextiles, storm drain inlet projection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out and rumble strips. BMPs may also include:

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

The NPDES also requires a Water Quality Management Plan (WQMP), which is subject to review and approval by the Town. A Preliminary WQMP dated February 10, 2023, was prepared for the Proposed Project by Ridgeline Engineering (see Appendix E). Findings of the report are discussed herein. The WQMP includes mandatory compliance of BMPs as well as compliance with NPDES Permit requirements. The WQMP identifies infiltration basins to capture and treat all storm flows generated on the Project Site to prevent degradation of groundwater quality. The site is proposed to have moderate slopes of around 0.5-4%. Stormwater will be conveyed away from the buildings into the biofiltration area using the existing topography. The flows will be conveyed into a biofiltration basin sized to ensure

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that in the proposed condition the runoff does not exceed the existing condition. Review and approval of the WQMP by the Town of Apple Valley is required and would ensure that all potential pollutants of concern are minimized or otherwise appropriately treated prior to being discharged from the Project Site.

- b) **Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede substantial groundwater management of the basin?**

*Less than Significant Impact*

The Project Site is within the service area of Golden State Water Company and therefore, the applicant anticipates receiving domestic water service from Golden State Water Company. However, to meet the Town's fire flow requirements, fire flow service would need to be met by use of nearby facilities owned by Liberty Utilities; this can be accomplished with a Memorandum of Understanding between Liberty Utilities and Golden State Water Company. Golden State Water Company serves an estimated total of 2,900 customers within their service areas of both the Town of Apple Valley and Lucerne Valley. Therefore, the service population for Apple Valley being less than 3,000 does not meet the threshold for preparation of an Urban Water Management Plan. Groundwater supply for both Liberty Utilities and Golden State Water Company is sourced from the same aquifer. The Urban Water Management Plan from Liberty Utilities is therefore referenced herein.

Liberty Utilities covers about 50 square miles and is located in the "High Desert" region of San Bernardino County<sup>27</sup>. Liberty Utilities is a retail water supplier that serves customers in the Town of Apple Valley as well as unincorporated areas of San Bernardino County. Liberty Utilities is required to coordinate the preparation of the Plan with appropriate agencies in the area, including appropriate water suppliers that share a common source. Liberty Utilities coordinated the preparation of its 2020 Plan with the Golden State Water Company, Mojave Water Agency, State Water Resources Control Board-Division of Drinking Water, the Town of Apple Valley, the City of Victorville, and the County of San Bernardino. Liberty Utilities' service area is generally bordered by the City of Victorville to the east and the City of Hesperia to the southeast. Liberty Utilities is within the Mojave Water Agency service area. Liberty Utilities water service to an area with a current population of 61,444. And is projected to have a population of 80,334 by 2045. Liberty Utilities on ground water produced from the Mojave Basin Area-Alto Subarea. Liberty Utilities Urban Water Management Plan (UWMP) project that Liberty Utilities will be able to rely on the Mojave Basin Area for adequate supply over the next 25 years under normal years, single dry years, and five consecutive year droughts.

Implementation of Best Management Practices (BMPs) and the Proposed Project's underground Infiltration Chamber would collect storm water runoff from the Project Site to be utilized as a resource as it would infiltrate into the underground groundwater basin. Therefore, the Proposed Project is not anticipated to have a substantial impact on groundwater supplies or interfere substantially with groundwater recharge. No significant impacts are identified or anticipated, and no mitigation measures are required.

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- c) **Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:**
- i) **Result in the substantial erosion or siltation on- or off-site;**

*Less than Significant Impact*

Discussion of Effects: Erosion is the wearing away of the ground surface as a result of the movement of wind or water, and siltation is the process by which water becomes dirty due to fine mineral particles in the water. Soil erosion could occur due to a storm event. Thus, the Proposed Project is subject to the requirements of the State Water Resources Control Board General Permit for Discharges of Storm Water Associated with Construction Activity. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP) for construction activities. The SWPPP must list BMPs to avoid and minimize soil erosion. Examples of BMPs include i.e., sandbag barriers, geotextiles, storm drain inlet protection, sediment traps, rip rap soil stabilizers, sweep roadway from track-out, and rumble strips. BMPs applicable to the Proposed Project will be subject to Town of Apple Valley approval and provided in contract bid documents. Adherence to BMPs by the contractor would prevent substantial soil erosion or the loss of topsoil. Any disturbed areas will be re-vegetated where possible. A bioretention basin is also proposed to capture the onsite runoff during operations. The biofiltration basin provided is oversized to provide enough retention to mitigate flows from the 100-year storm event. The offsite flows are also taken onsite to the bioretention basin thus effectively reducing the post-construction flow off the project area to below the preconstruction condition (see ii below). Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- ii) **substantially increase the rate or amount of surface runoff in a manner which would result in flooding on-or off-site;**

*Less than Significant Impact*

Discussion of Effects: A Preliminary Drainage Study dated February 2, 2024, was prepared for the Proposed Project. The study is summarized herein and included as Appendix F. The Proposed Project will utilize the existing topography to convey stormwater runoff. The flows will be conveyed into an on-site biofiltration basin designed to capture 100% of flows generated on site to ensure runoff does not exceed the existing condition. The proposed conditions include new buildings, asphalt parking lot, vertical curb, a refuse enclosure, sidewalk, biofiltration, and landscaping. The site is proposed to have moderate slopes of around 0.5-4%. Stormwater will be conveyed away from the buildings into the bioretention area at the northeast corner. The post construction unmitigated flow rate for the 100-year peak storm is 17.4 cfs.

The flows from the adjacent property to the south will be held in a pond on the south side of the project site. The flow from the property to the west will flow into a swale and be directed to a pond at the northwest corner of the site. Therefore, the proposed drainage does not alter the existing drainage or cause any additional erosion or siltation onsite or offsite. The Drainage Study is based on calculations that include a summary of the 100-year, 1-hour storm event for the existing conditions and proposed unmitigated rates. The basin is sized

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to accommodate flows so that the discharge in the post condition does not exceed the existing condition.

In the case of a storm larger than the design storm, water will fill the bioretention area and then flow back through storm drain and outfall from the DI in the northwest corner. It will then flow through the overland release into the neighboring property and continue west along the existing flow path. The outlet from the infiltration basin is a concrete curb drain spillway that drains to Bear Valley Road adjacent to the Project Site. The proposed drainage system would not alter the existing drainage or cause any additional surface runoff onsite or offsite.

The biofiltration basin provided is oversized to provide enough retention to mitigate flows from the 100-year storm event. The offsite flows are also taken onsite to the bioretention basin thus effectively reducing the post-construction flow off the project area to below the preconstruction condition. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- iii) **Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or**

*Less than Significant Impact*

Discussion of Effects: The Proposed Project would increase the Project Site impervious surfaces, thereby increasing the peak runoff flow rate and reducing the time of concentration. The total design capture volume (DCV) for the Proposed Project is 2,003 CF. There are no storm drain facilities adjacent to the Project Site. The Proposed Project would convey the runoff away from the buildings into the biofiltration area. Therefore, the Proposed Project would not result in impacts to downstream street capacities, properties, and facilities.

No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

- iv) **Impede or redirect flood flows?**

*Less than Significant Impact*

Discussion of Effects: The Project Site is proposed to have moderate slopes of around 0.5-4%. The Proposed Project would convey the runoff through an on-site infiltration basin and overflows would discharge into Bear Valley Road. Under proposed conditions, on-site storm water would flow to a detention basin, and filter through an underground storm infiltration chamber that is located centrally on-site. The flow from the adjacent property will be held in a pond on the south side of the Project Site. In case of a storm larger than the design storm, water will fill the bioretention area and then flow back through storm drain and outfall from the DI in the northwest corner. It will then flow through the overland release into the neighboring property and continue west along the existing flow path. The proposed drainage would not impede or redirect flood flows. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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- d) **In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

*Less than Significant Impact*

Discussion of Effects: The Proposed Project would not be susceptible to flood hazards, tsunami, or seiche. Seiche is generally associated with oscillation of enclosed bodies of water (e.g., reservoirs, lakes) typically caused by ground shaking associated with a seismic event; however, the Project Site is not located near an enclosed body of water. Flooding from tsunami conditions is not expected since the Project site is located approximately 70 miles from the Pacific Ocean.

In addition, the Federal Emergency Management Agency Flood Map Service Center identifies the Project site as Zone D, which is classified as an area of undetermined flood hazard (FEMA 2008)<sup>28</sup>. As such, the Project would not risk the release of pollutants due to inundation. Therefore, impacts associated with seiche, tsunami, or flooding would be less than significant.

- e) **Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?**

*Less than Significant Impact*

Discussion of Effects: The Proposed Project would disturb approximately 4.4 acres and is therefore subject to the NPDES permit requirements. Requirements of the permit would include development and implementation of a SWPPP, which is subject to RWQCB review and approval. California's [Sustainable Groundwater Management Act \(SGMA\)](#) requires State-designated medium- and high-priority basins to develop groundwater sustainability agencies (GSAs), develop groundwater sustainability plans (GSPs) and manage groundwater for long-term sustainability. The SGMA 2019 Basin Prioritization identified ninety-four basins and/or sub-basins as medium or high priority and are required to form GSAs and develop GSPs. These 94 basins, in combination with adjudicated areas which have existing governance and oversight in place, account for 98 percent of the pumping (20 million acre-feet), 83 percent of the population (25 million Californians), and 88 percent of all irrigated acres (6.7 million acres) within the state's groundwater basins.<sup>29</sup> The Project Site overlies the Upper Mojave River Valley which has a very low-priority groundwater basin partially due to the fact that it is adjudicated. In that regard, the Mojave Basin Area is actively managed by the Mojave Water Agency which serves as the Mojave Basin Area Watermaster for the adjudication.<sup>30</sup> Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

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<sup>28</sup> <https://www.fema.gov/> Accessed September 13, 2023.

<sup>29</sup> <https://water.ca.gov/Programs/Groundwater-Management/Basin-Prioritization>.

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**XI. LAND USE AND PLANNING - Would the project:**

- |    |   |                          |                          |                          |                                     |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Physically divide an established community?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

a) **Physically divide an established community?**

*No Impact*

Discussion of Effects: The physical division of an established community is typically associated with construction of a linear feature, such as a major highway or railroad tracks, or removal of a means of access, such as a local road or bridge, which would impair mobility in an existing community or between a community and an outlying area. The Proposed Project includes a Self-Storage Facility, and the Project Site is generally surrounded by residential development and vacant undeveloped land. As such, the proposed Itoya Vista Self Storage Facility would serve the established community and does not have the potential to physically divide it. Therefore, no impact would occur.

b) **Cause a significant environmental impact due to a conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?**

*No Impact*

Discussion of Effects: The Project Site is currently undeveloped. It is designated Commercial and has a zoning of General Commercial (C-G). The purpose of the C-G zone is to provide for the development of commercial development adjacent to the major thoroughfares of the community. The Proposed Project is the development of a Self-Storage Facility and would be subject to the development standards required for uses within the C-G district. Therefore, the Proposed Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. No significant impacts are identified or anticipated, and no mitigation measures are required.

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**XII. MINERAL RESOURCES - Would the project:**

- |    |  |                          |                          |                          |                                     |
|----|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) | Result in the loss of availability of a known mineral resource that will 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"/> |

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?**

**Or**

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?**

*No Impact*

a. Discussion of Effects: According to the Town’s General Plan, the Project Site is within Mineral Resources Zone 3a (MRZ-3a). An MRZ-3 designation is an area containing known mineral occurrences of undetermined mineral resource significance. Further exploration work within these areas could result in the reclassification of specific localities into MRZ-2A or MRZ-2b categories which could contain additional mineral resources. where the available geologic information indicates that mineral deposits are likely to exist, however, the significance of the deposit is undetermined. Neither the County nor the Town has designated the Project Site for mineral recovery. The Project Site occurs in a vacant area adjacent to a residential development to the east and south. The surrounding uses make the site unsuitable for mineral resources extraction. Mineral resources, such as aggregate products are available in the region for construction of the Proposed Project. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

b. Discussion of Effects: The Project Site is not delineated for mineral recovery on a local general plan, or other land use plan and therefore would have no impact on the availability of important mineral resources. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIII. NOISE - Would the project result in:</b>				

- |    |  |                          |                                     |                                     |                                     |
|----|--|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) | Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) | Generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| c) | For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- a) **Result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?**

*Less than Significant Impact*

Discussion of Effects:

Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). The predominant rating scales for noise in the State of California are the Equivalent-Continuous Sound Level (Leq) and the Community Noise Equivalent Level (CNEL). Both are based on the A-weighted decibel (dBA) which approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. The Leq is defined as the total sound energy of time-varying noise over a sample period. The CNEL is defined as time-varying noise over a 24-hour period with a weighted factor of 5 dBA applied to the hourly Leq for noise occurring from 7:00 p.m. to 10:00 p.m. (defined as relaxation hours) and 10 dBA applied to events occurring between 10:00 p.m. and 7:00 a.m. defined as sleeping hours). The State of California’s Office of Noise Control has established standards and guidelines for acceptable community noise levels based on the CNEL and day-night average sound level (Ldn) rating scales. The purpose of these standards and guidelines is to provide a framework for setting local standards for human exposure to noise.

The dominant sources of noise in the Town of Apple Valley include motor vehicle noise, rail noise, aircraft noise, commercial and industrial operational noise, such as HV AC units are existing noise generators that likely affect noise sensitive land uses with the Town of Apple

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Valley Draft EIR and on adjacent properties<sup>31</sup>. Other significant sources of noise are from vehicular traffic. Residential properties located south and east of the Project Site are particularly affected by noise and vibration from the constant movement of traffic along Bear Valley Road. Construction activities would generate noise associated with the transport of workers and movement of construction materials to and from the area, from ground clearing/excavation, grading, and building activities. Construction activities would be short-term and would occur within the daytime hours permitted Provisions of Section 9.73 of the Town of Apple Valley Municipal Code.

Post-construction noise associated with the Proposed Project would be project generated traffic. Vehicular trips generated by the Proposed Project would be less than 132 per day as estimated in the 2022 CalEEMod<sup>32</sup>. Section 9.73.050 of Apple Valley's Development Code establishes daytime (7:00 a.m. to 10:00 p.m.) and nighttime (10:00 p.m. to 7:00 a.m.) exterior noise standards of 65 and 60 dBA, respectively for general commercial land uses subject to noise generated by a neighboring property. The Project Site and surrounding properties in every direction are located within Apple Valley's Commercial land use designation, where as "permitted uses in this designation include auto malls, regional malls, business parks, factory stores and outlets, entertainment commercial, hotels and motels, restaurants, institutional and public uses."

The Proposed Project is a commercial use that does not generate a significant amount of traffic. The Proposed Project is adjacent to Bear Valley Road and is an acceptable use within the Town of Apple Valley General Plan and land use category. Therefore, it is anticipated that the Proposed Project would not result in operational noise levels that would exceed those anticipated by the Apple Valley General Plan. Therefore, no significant adverse impacts are anticipated, and no mitigation measures are required.

**b) Result in generation of excessive groundborne vibration or groundborne noise levels?**

*Less than Significant with Mitigation Incorporated.*

Discussion of Effects: Groundborne vibration and groundborne noise would originate from earth moving equipment used during the construction phase of the Proposed Project. Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. Construction activity has the potential to result in cracking of floor slabs, foundations, columns, beams, or wells, or cosmetic architectural damage, such as cracked plaster, stucco, or tile (California Department of Transportation, 2020). The Town of Apple Valley Municipal Code Section 9.73.060(G) prohibits the creation of ground vibration that can be felt without the aid of instruments at or beyond the lot-line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot-line. The existing residential use on-site does not include the use of any heavy equipment and therefore no vibration occurs under existing conditions.

The Project Site is currently undeveloped and is adjacent to single-family residential to the south and east. Ground-borne vibration levels resulting from Proposed Project construction

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<sup>31</sup> Town of Apple Valley. Draft EIR. Accessed September 8, 2023.

<sup>32</sup> 2022 CalEEMod. Lilburn Corporation. September 14, 2023.

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activities occurring at the Project Site would be temporary and construction activities, including grading, are anticipated to generate low levels of ground-borne vibration within the Project Site. Bulldozers, and other heavy-tracked construction equipment (expected to be used for this project) generate approximately 0.089 peak particle velocity (PPV) inches per second of ground-borne vibration when measured at 25 ft.

The closest existing off-site structures are the single-family residences located approximately 20 feet to the south of the property line and approximately 65 feet to the east of the Project Site. The Town's Municipal Code Section 9.73.060 limits the hours of construction to between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and weekends. Therefore, ground borne vibration resulting from project construction would be temporary and short-term and based on equipment use, would generate approximately 0.089 peak particle velocity (PPV) inches per second of ground-borne vibration when measured at 25 ft. Construction and demolition-related ground vibration would be allowed as long as activities occur within the City-allowed construction period. To provide more specific performance standards, Mitigation Measure N-1 shall be implemented.

Groundborne vibration is not anticipated during operations of the Proposed Project. Project generated traffic on nearby roads also would not generate vibration because of the types of surrounding roadways and the project's generation of primarily passenger vehicles. Equipment use would be limited to landscape maintenance. There would be no use of equipment that would cause any vibration.

**Mitigation Measure N-1:** The project shall not create ground vibration that can be felt without the aid of instruments at or beyond the lot-line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot-line. The Contractor shall ensure that large mobile equipment (greater than 80,000 pounds), jack-hammering, and loaded trucks shall not be used within 50 feet of sensitive receivers if occupied at the time of Project construction. Instead, smaller rubber-tired mobile equipment (less than 80,000 pounds) or equivalent alternative equipment shall be used within this area during Project construction to reduce noise and vibration levels below human annoyance thresholds.

With implementation of Mitigation Measure N-1, generation of excessive groundborne vibration or groundborne noise levels would not be significant.

- c) **For a project located within the vicinity of a private airstrip or an airport land use plan or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?**

*No Impact*

Discussion of Effects: The Project Site is located 7.2 miles south of the Apple Valley Airport, and outside its development regulating Overlay Districts. The Project Site is not within the flight path or within the 60 dBA contour of the airport, and development of the Project will not expose people to high noise levels from the airport. Therefore, the Proposed Project would not expose people residing or working in the project area to excessive noise levels. No significant impacts are identified or anticipated, and no mitigation measures are required.

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIV. POPULATION AND HOUSING - Would the project:</b>				

- |  |                          |                          |                                     |                                     |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| <p>a) Induce substantial unplanned 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)?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| <p>b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</p>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

- a) **Induce substantial unplanned 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)?**

*Less than Significant Impact*

Discussion of Effects: According to the Employment Development Department (EDD), the unemployment rate for the Town of Apple Valley as of May 2023, is 4.9%<sup>33</sup>. The Project Site is designated “General Commercial” in the Town’s General Plan, and the Project Site is currently vacant. Based on the availability of a local work force, it is anticipated that the employment generated by the future tenant of the facility would be filled from the local area and would not result in population growth not already anticipated by the Town’s General Plan. The Project Site is served by existing public roadways and utility infrastructure exists to serve the property. As such, implementation of the proposed Self Storage would not result in significant direct or indirect growth in the area. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required. Furthermore, the proposed Self Storage facility would not result in the construction of new homes and no homes or residents will be displaced. Therefore, the proposed Self Storage project would have a less than significant impact on population growth in the area. Less than significant growth-inducing impacts would occur and no mitigation is required.

- b) **Displace substantial amounts of people or housing, necessitating the construction of replacement housing elsewhere?**

*No Impact*

Discussion of Effects: The Project Site is currently undeveloped. Implementation of the Proposed Project would neither displace existing housing nor require construction of

<sup>33</sup> Employment Development Department/labormarketinfo.edd.ca.gov/. Accessed August 24, 2023.

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replacement housing elsewhere. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XV. PUBLIC SERVICES</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Fire Protection**

*Less than Significant Impact*

**Discussion of Effects:** The Apple Valley Fire Protection District (AVFPD) provides fire protection services to the Town of Apple Valley. The nearest fire station is Apple Valley Fire District Station 334, 12143 Kiowa Rd, is located approximately 0.6 miles northeast of the Project Site. The proposed development would be conditioned to comply with the requirements of the Apple Valley Fire Protection District and for the payment of the Town’s development impact fees pursuant to Chapter 9.71 of the Town of Apple Valley Municipal Code<sup>34</sup>. As such, the proposed Self Storage Facility would not create unusual fire protection needs or significant impacts. Therefore, payment of the Town’s development impact fees would mitigate any potential impact on the Town’s County Fire Department facilities. Impacts would be less than significant.

**Police Protection**

*Less than Significant Impact*

**Discussion of Effects:** Police protection services to the Town of Apple Valley are provided via contractual agreement with the San Bernardino County Sheriff’s Department. The nearest sheriff’s station is the Apple Valley Police Department, located at Dale Evans Parkway, approximately 5 miles northeast of the Project Site. The proposed development would be conditioned for the payment of the Town’s development impact fees pursuant to Municipal Code Chapter 9.71.055.<sup>35</sup> As a Self-Storage Facility, the proposed development

<sup>34</sup> Town of Apple Valley. Municipal Code. Chapter 9.71. Accessed August 24, 2023.

<sup>35</sup> Town of Apple Valley. Municipal Code. 9.71. Accessed August 24, 2023.

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is not expected to result in any unusual circumstances that may generate high demand for police protection services. Therefore, payment of the Town’s development impact fees would mitigate any potential impact on Sheriff’s Department facilities. Therefore, impacts would be less than significant and no mitigation is required.

**Schools**

*No Impact*

Discussion of Effects: The Apple Valley Unified School District (AVUSD) provides public schools in the General Plan Planning Area, which includes the Project Site. Construction and operation of new school facilities would be funded through school impact fees assessed on new developments that occur within the school district. The Proposed Project is not anticipated to substantially increase population growth within the area, as the future employees would likely come from the local area (see XIV-a above) and would not generate new students. Therefore, no significant indirect increase in the local student population would occur, and there would be no impact on schools. No mitigation measures are required.

**Parks/Recreational Facilities**

*Less than Significant Impact*

Discussion of Effects: As a Self-Storage Facility, the proposed Self Storage Facility project would not generate a substantial number of new jobs and is not anticipated to induce substantial population growth in the Town. Thus, the proposed development would not result in an increase in the demand for other governmental services such as economic development and other community support services commonly provided by the Town. Impacts would be less than significant, and no mitigation is required.

**Other Public Facilities**

*Less than Significant Impact*

Discussion of Effects: As a Self-Storage Facility, the proposed Self Storage project would not generate a substantial number of new jobs and is not anticipated to induce substantial population growth in the Town. Thus, the proposed development would not result in an increase in the demand for other governmental services such as economic development and other community support services commonly provided by the Town. Impacts would be less than significant.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVI. RECREATION</b>				

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 will occur | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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or be accelerated?

- 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?

- 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?**

**Or**

- b) **Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?**

*Less than Significant Impact*

- (a) Discussion of Effects: As a Self-Storage Facility, the proposed development would not generate a substantial number of new jobs and is not anticipated to induce population growth in the Town. Thus, there would be no increase in the use of existing neighborhood or regional parks or other recreational facilities. Although the proposed Self Storage facility would not increase the use of the existing neighborhood or regional parks or other recreational facilities, as a condition of project approval, the project applicant is required to pay established development impact fees to fully mitigate potential impacts on the Apple Valley Park and Recreation District (AVPRD) which provides park and recreation services for the Town of Apple Valley. With adherence to the required condition of approval, the Proposed Project would have less than significant impacts would be less than significant.
- (b) The Proposed Project does not include the construction or expansion of any parks or recreational facilities. As described previously, the project would not increase demand for parks or other recreational facilities and would not require the construction or expansion of any such facilities. Impacts would be less than significant. Therefore, the Proposed Project would have less than significant impacts and no mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**XVII. TRANSPORTATION – Would the project:**

- a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) **Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?**

*Less than Significant Impact*

Discussion of Effects:

**Circulation System:**

The Project Site is bounded by Bear Valley Road to the north, Itoya Vista Road to the east, Sandia Road to the south, and De Varian Lane to the west. Bear Valley Road and Itoya Vista Road are paved and are built to General Plan ultimate buildout standards adjacent to the Project Site.

The proposed Circulation Plan for Apple Valley is illustrated in Exhibit III-27 and shows proposed roadway classifications. All public roadways within the planning area will be constructed to meet General Plan standards. As noted above, the proposed circulation system modifies the existing system by adding a “Collector roadway” classification to enhance network connectivity. Further, some roadways in the northerly part of the Town have been reclassified as Major and Secondary to provide needed parallel capacity to key north-south routes. The following describes how the proposed Circulation Plan differs from the currently adopted Circulation Plan:

**Consistent:** The six roadways that are located within the Town of Apple Valley consist of Major Divided Parkway, Divided Major Arterials, Major Roads, Secondary Roads, Local Industrial/Commercial Streets, and Local Streets. According to the General Plan Exhibit II-6, Bear Valley Road is identified as a Divided Major Arterial Highway<sup>36</sup>.

**Major Regional Roadways:**

The high desert region and the planning area are intersected by U.S. Interstate 15, a major transcontinental interstate highway that extends from southern California to the U.S.-Canadian border in Montana. I-15 runs southwest to northeast in the region and abuts a

<sup>36</sup> Town of Apple Valley Street System, General Plan, Exhibit II-6.

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portion of the Town's northwestern boundary. The region and the planning area are also served by State Route 18 (Happy Trails Highway), which runs generally southeast to northwest through the Town, crossing the Mojave River as it exits the Town on the west. I-15 and State Route 18 are identified as the only two regionally significant roadways in the Town by the San Bernardino Congestion Management Plan.

**Consistent:** There are two major regional roadways that are located within the Town of Apple Valley which are Interstate 15, and State Route 18. I-15 and State Route 18 are identified as the only two regionally significant roadways in the Town of Apple Valley by the San Bernardino Congestion Management Plan<sup>37</sup>. Route 18 is the closest route to the Project Site, located approximately 5.2 miles east, and is therefore consistent with the General Plan.

#### **Roadway Facilities:**

##### **Bear Valley Road:**

Bear Valley Road is an east-west roadway classified as a Major Divided Arterial. It intersects with State Route 18 easterly of the Town limits and spans the Town from east to west. Between the eastern boundary of Apple Valley and Central Road it is a 2-lane undivided highway, expanding to 4-lanes divided to Apple Valley Road. From there it becomes 6 lanes divided and crosses the Mojave River as it exits the Town at an all-weather crossing. Bear Valley is signalized with left-turn channelization at Central Road, Navajo Road, Kiowa Road, and Apple Valley Road. At Apple Valley there is also a designated right-turn-only lane. At Deep Creek Road there is left-turn channelization but no traffic signal. Bear Valley Road operates at a LOS of D during PM peak hour rates.

**Consistent:** As shown in the Town of Apple Valley General Plan Exhibit III-27, Bear Valley Road is an east-west roadway classified as a Major Divided Arterial. It intersects with State Route 18 easterly of the Town limits and spans the Town from east to west.

#### **Truck Routes:**

San Bernardino County has identified two types of truck routes: National Network and Terminal Access. The I-15 Freeway is considered part of the National Network. State Route 18 is identified as a Terminal Access route. Terminal Access routes allow travel by trucks meeting Surface Transportation Assistance Act standards between National Network routes and access to an operating, destination, origination or handling facility. In addition to the regional truck routes defined by the County of San Bernardino, the Town of Apple Valley has also identified several key truck routes, including Corwin Road, Navajo Road, Yucca Loma Road, and Apple Valley Road.

**Consistent:** The two types of truck routes that are operated within the Town of Apple Valley are National Network and Terminal Access. State Route 18 is identified as a Terminal Access route and is the closest route located approximately 5.2 miles east of the Project Site.

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<sup>37</sup> Ibid.

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#### **Bus Routes:**

The Victor Valley Transit Authority (VVTA) operates 16 regional bus routes, 3 of which operate within the Town: VVTA Route 40 (Apple Valley North), Route 41 (Apple Valley/Victorville), and Route 43 (Apple Valley/Victor Valley College).

**Consistent:** The three bus routes operated within the Town of Apple Valley are Route 40 (Apple Valley North), Route 41 (Apple Valley/Victorville), and Route 43 (Apple Valley/Victor Valley College). Route 43 (Apple Valley-Victor Valley College) is able to provide service to the Project Site location along Bear Valley Road.

#### **Bicycle Facilities:**

The state of California has three established classes for bike lanes. Class I bikeways are within a paved right of way outside of the roadbed. Class II bikeways are one-way travel lanes delineated by a striped and stenciled line on a street or highway. Class III bikeways are unmarked routes and provide no marked separation from motor vehicles. Bear Valley Road is designated as a Class I bikeway. Itoya Vista Road, Sandia Road and De Varian Lane are not designated bikeways.

**Consistent:** The three established bike lanes classified as Class I, II, III are located within the Town of Apple Valley. According to the Apple Valley General Plan Exhibit II-10, Bear Valley Road is identified as Class I, and is therefore consistent with the General Plan<sup>38</sup>.

#### **Pedestrian Facilities:**

There are currently Class I bicycle pathways located at Bear Valley Road in the project vicinity. There are also no sidewalks along Itoya Vista Road and Bear Valley Road. However, the Project will be installing sidewalks along the north and east borders of the Project Site. The Town of Apple Valley General Plan does include an exhibit showing bikeways and trails. Therefore, no conflict with a program plan, ordinance or policy addressing the circulation system, including bicycle and pedestrian facilities, are anticipated.

#### **Level of Service:**

According to the General Plan, Bear Valley Road is able to forecast and operate within acceptable Levels of Service (D or better) during the peak hours for all analysis scenarios. Therefore, the Proposed Project is forecast to result in no substantial transportation effects relating to Levels of Service for all analysis scenarios.

The Proposed Project includes the development of a Self-Storage Facility with an office on a currently vacant lot. The Proposed Project is anticipated to generate less than 132 trips per day. The Circulation Element theme of the General Plan promotes an efficient and integrated circulation system by enhancing the vehicular, biking, walking, and transit networks. The following analysis details project consistency with the applicable Circulation Element proposed actions:

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<sup>38</sup> Town of Apple Valley General Plan. *Town of Apple Valley Bike Paths, Exhibit II-10.*

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- The Town shall maintain and implement design standards which protect scenic viewsheds and enhance community cohesion. Development standards shall address signage, landscaping, setbacks, building facades, vehicular and pedestrian access and related issues.
- The Town shall encourage the use of mass/public transit and collaborate with the Victor Valley Transit Authority (VVTa) to ensure the ongoing operation and expansion of fixed route bus and demand responsive systems.
- The Town shall require that new development projects on arterial roadways incorporate bus pullouts, to allow buses to leave the flow of traffic and reduce congestion.
- The Town shall require, as necessary, project-specific and/or phase-specific traffic impact analyses for subdivision and other project approvals. Such analyses may be required to identify build out and opening year traffic impacts and service levels and may need to exact mitigation measures required on a cumulative and individual project or phase basis.
- All new development shall be required to pay a “fair share” of improvements to surrounding roadways, bridges and signals that are impacted by and are located within and surrounding the development project.
- The Town shall ensure that pedestrian access is preserved and enhanced by means of the following: improved sidewalks, pedestrian walkways, lighting and landscaping designs and connections to existing sidewalks and trails.
- New development proposals shall require constructing bicycle lanes in conjunction with off-site improvements.

As summarized above, the Proposed Project would not conflict with the Circulation Element theme of the General Plan. Therefore, no significant impacts are identified and no mitigation measures are required.

- b) **Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?**

*Less than Significant Impact.*

Discussion of Effects: California Senate Bill 743 (SB 743) directs the State Office of Planning and Research (OPR) to amend the California Environmental Quality Act (CEQA) Guidelines for evaluating transportation impacts to provide alternatives to Level of Service that “promote the reduction of greenhouse gas emissions, the development of multimodal transportation networks, and a diversity of land uses.” In December 2018, the California Natural Resources Agency certified and adopted the updated CEQA Guidelines package. The amended CEQA Guidelines, specifically Section 15064.3, recommend the use of Vehicle Miles Travelled (VMT) as the primary metric for the evaluation of transportation impacts associated with land use and transportation projects. In general terms, VMT quantifies the amount and distance of automobile travel attributable to a project or region. Agencies may currently opt-in to applying the updated CEQA guidelines for VMT analysis and implementation is required

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State-wide by July 1, 2020. The Town of Apple Valley adopted VMT Guidelines and thresholds of significance in December 2020.

The focus of the VMT Analysis is to more thoroughly evaluate each of the applicable screening thresholds to determine if the proposed Project would be expected to cause a less-than-significant impact to VMT without requiring a more detailed VMT analysis.

The Proposed Project would generate less than 132 trips per week<sup>39</sup>. Because the Proposed Project would generate less than 132 trips per day, it is presumed to result in a less than significant VMT impact. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- c) **Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?**

*Less than Significant Impact*

Discussion of Effects: Primary access to the site would be provided via Bear Valley Road on the northern boundary, and secondary access would be via Itoya Vista Road on the eastern boundary of the Project Site. The Proposed Project is the development of a Self-Storage Facility. The Proposed Project would not create substantial hazards due to a site design feature or incompatible use. Therefore, less than significant impacts are identified or anticipated, and no mitigation measures are required.

- d) **Result in inadequate emergency access?**

*Less than Significant Impact*

Discussion of Effects: Primary access to the site would be provided via Bear Valley Road on the northern boundary, and secondary access would be via Itoya Vista Road on the eastern boundary of the Project Site. Recreational vehicles and small moving vans (i.e., U-Haul, etc.) will be able to adequately circulate throughout the site. The driveway width has been confirmed and is generally adequate for large pick-up trucks and small moving vans. The proposed internal driveways would be at least 26-feet throughout the Project Site. The Proposed Project would be required to provide and maintain adequate emergency access as required by the Town of Apple Valley Fire Department. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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<sup>39</sup> CalEEMod 2022. Operational Mobile Sources. Lilburn Corporation. September 14, 2023.

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<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
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**XVIII. TRIBAL CULTURAL RESOURCES**

a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

- |     |  |                          |                                     |                          |                          |
|-----|--|--------------------------|-------------------------------------|--------------------------|--------------------------|
| i)  | Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

- 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)?**
- 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 Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?**

*Less than Significant with Mitigation Incorporated*

Discussion of Effect: CEQA defines a “historical resource” as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) is listed in a local register of historical resources as defined in PRC §5020.1(k); (3) is identified as significant in a historical resource survey meeting the requirements of PRC §5024.1(g); or (4) is determined to be a historical resource by a Project’s Lead Agency (PRC §21084.1 and *State CEQA Guidelines* §15064.5[a]). “Local register of historical resources” means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution. Four prehistoric sites (including a habitation site, rock shelters, artifact scatter) were located within the search radius of the archeological records.

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Chapter 532, Statutes of 2014 (i.e., AB 52), requires Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." Also, per AB 52 (specifically PRC 21080.3.1), Native American consultation is required upon request by a California Native American tribe that has previously requested that the Town provide it with notice of such projects.

Pursuant to AB 52, the Town has received comments from the following Tribes: **TBD**

#### **Yuhaaviatam of San Manuel Nation**

**Mitigation Measure CUL-1:** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 50-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 their initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.

**Mitigation Measure CUL-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.

**Mitigation Measure CUL-3:** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

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

**Mitigation Measure 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

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Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.

With implementation of these mitigation measures, impacts to tribal cultural resources would be less than significant.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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- a) **Require or result in the relocation or construction of new or expanded water, drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which would cause significant environmental effects?**

*Less than Significant Impact*

Discussion of Effects:

**Water Demand/Sewer Service:** The Project Site is located within the service area of Golden State Water Company and domestic water service would be provided by Golden State Water Company. Fire flows needed are anticipated to be met by Liberty Utilities. The water demand is estimated to be approximately 250 gallons per day, similar to one Single-Family Residence Liberty Utilities 'per-capita water use during CY 2020 was 146 GPCD. The Proposed Project's estimated water use would not exceed the water use planned for with development of the site under the land use designation of General Commercial. Therefore, the Proposed Project would not exceed existing projected demands resulting in the need for relocation or construction of new or expanded water facilities.

The Town's sewer system conveys wastewater to the Regional Wastewater Reclamation Facility (RWWRF) operated by VVWRA in Victorville. The plant currently treats approximately 10.7 million gallons per day (mgd) and has a design capacity of 18 mgd, with planned future expansions.<sup>40</sup> The Proposed Project is the development of a 78,905-square-foot Self-Storage Facility. The wastewater generation is estimated to be approximately 90 gallons per day, similar to one single-Family Residence. Wastewater flows from the Proposed Project would be less than what has been planned for in the design of the RWWRF as the Project Site is currently designated for commercial use. Therefore, the Proposed Project would not exceed existing projected wastewater flows resulting in the need for relocation or construction of new or expanded wastewater facilities.

**Electricity:**

Southern California Edison (SCE) provides electrical service to the project area. The Proposed Project will receive electrical power through connection to Southern California Edison's existing underground power lines along the southern frontage of the Project Site and adjacent to Bear Valley Road. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Natural Gas Facilities:**

Southwest Gas provides natural gas service to the vicinity and the Proposed Project Site. Therefore, the Proposed Project will receive natural gas from Southwest Gas through connection to the existing line along the eastern frontage and adjacent to Bear Valley Road. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

**Telecommunications:**

Verizon and provides telecommunication services to the vicinity of the area; existing lines are located on Bear Valley Road. Commercial development of the Proposed Site has been included in the utility providers' plans and therefore all utilities necessary to serve the project

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<sup>40</sup> Final Interceptor Risk Analysis, prepared for: Victor Valley Water Reclamation Authority, June 2021.

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are of sufficient capacity and no expansion would be required. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities that could cause significant environmental effects. Less than significant impacts are identified or are anticipated, and no mitigation measures are required.

- b) **Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?**

*Less than Significant Impact*

Discussion of Effects: Water Supply to the Project Site would be provided by Liberty Utilities. Liberty Utilities covers about 50 square miles and is located in the “High Desert” region of San Bernardino County<sup>41</sup>. Liberty Utilities is a retail water supplier that serves customers in the Town of Apple Valley as well as unincorporated areas of San Bernardino County. Liberty Utilities is required to coordinate the preparation of the Plan with appropriate agencies in the area, including appropriate water suppliers that share a common source. Liberty Utilities coordinated the preparation of its 2020 Plan with the Golden State Water Company, Mojave Water Agency, State Water Resources Control Board-Division of Drinking Water, the Town of Apple Valley, the City of Victorville, and the County of San Bernardino. Liberty Utilities’ service area is generally bordered by the City of Victorville to the east and the City of Hesperia to the southeast. Liberty Utilities is within the Mojave Water Agency service area. Liberty Utilities provides water service to an area with a current population of 61,444. And is projected to have a population of 80,334 by 2045. Liberty Utilities relies on groundwater produced from the Mojave Basin Area-Alto Subarea. Liberty Utilities Urban Water Management Plan (UWMP) projects that Liberty Utilities will be able to rely on the Mojave Basin Area for adequate supply over the next 25 years under normal years, single dry years, and five consecutive year droughts.

The Project Site’s current designation is General Commercial (C-G). The General Commercial land use zone provides a full range of retail stores, offices and personal business services, including shopping centers along major roadways. Development of the Project Site for these general commercial uses would be accounted for in the UWMP’s projected water demand.

Therefore, the expected water demand for the Proposed Project would be as expected MDMWD’s projected water demand for the Project Site. Water supplies would be sufficient to serve the Proposed Project and reasonably foreseeable future development. No significant impacts are identified or anticipated, and no mitigation measures are required.

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<sup>41</sup> Liberty Utilities. 2020 Urban Water Management Plan.  
[https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmp\\_attachments%2F8131840348%2FFINAL%20Liberty%20Utilities%20-%20Apple%20Valley%202020%20UWMP.pdf](https://wuedata.water.ca.gov/getfile?filename=/public%2Fuwmp_attachments%2F8131840348%2FFINAL%20Liberty%20Utilities%20-%20Apple%20Valley%202020%20UWMP.pdf).

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- c) **Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?**

*Less than Significant Impact*

Discussion of Effects: The Town of Apple Valley’s sewer system conveys wastewater to the RWWRF operated by the VVWRA in the City of Victorville. The plant currently treats approximately 10.7 million gallons per day (mgd) and has a design capacity of 18 mgd, with planned future expansions.<sup>42</sup> As stated above, wastewater flows from the Proposed Project would be less than what has been planned for in the design of the RWWRF as the Project Site is currently designated for commercial use. Therefore, no significant adverse impacts related to available RWWRF capacity are identified or are anticipated, and no mitigation measures are required.

- d) **Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?**

*Less than Significant Impact*

Discussion of Effects: The Town contracts with Burrtec for solid waste collection and disposal services. Burrtec’s AVCO Disposal collects non-hazardous solid waste and hauls it to the Victorville Landfill, located at 18600 Stoddard Wells Road, and encompasses 341 disposal acres out of 491 total acres. The maximum permitted capacity is 93,400,000 cubic yards. It has a maximum permitted throughput of 3,000 tons per day. As of March 31, 2020, the remaining capacity was 79,400,000 million cubic yards, and the estimated closing date is October 1, 2047<sup>43</sup>.

The California Department of Resources Recycling and Recovery (CalRecycle) provides unofficial estimates of solid waste generation and disposal rates for five different land use or business types: commercial, industrial, institutional, residential, and service. Given that the proposed development project is a self-storage facility, the only daily generation of waste would come from the proposed 886 SF office space. Based on these uses, the Proposed Project is estimated to generate a total of 4.5 pounds of solid waste per day, or approximately 0.002 tons per day (0.005 pounds per square-foot of office space per day).<sup>44</sup> It is anticipated that patrons of the storage facility would contribute minimally to the generation of solid waste on a daily basis through clean out of units.

Therefore, the Proposed Project solid waste generation contribution to this landfill would be nominal and would not exceed the daily permitted capacities of these facilities. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

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<sup>42</sup> Final Interceptor Risk Analysis, prepared for: Victor Valley Water Reclamation Authority, June 2021.

<sup>43</sup> <https://www2.calrecycle.ca.gov/SolidWaste/SiteActivity/Details/1870?siteID=2652>. Accessed September 13, 2023.

<sup>44</sup> CalRecycle. Estimated Solid Waste Generation Rates. Accessed September 13, 2023.

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- e) **Comply with federal, State, and local management reduction statutes and regulations related to solid waste?**

*Less than Significant Impact*

Discussion of Effects: The Proposed Project would be required to comply with the Town of Apple Valley Municipal Chapter 6.20.040 (Solid waste, recyclables, and organics collection, processing, and disposal)<sup>45</sup>. Chapter 6.20 establishes requirements for recycling by specified development activities to facilitate the Town’s compliance with state recycling mandates, remove architectural barriers to recycling and ensure the recycling of construction and demolition. The Project Applicant is required to coordinate with a waste hauler to collect solid waste on a common schedule as established in applicable local, regional, and State programs. The Proposed Project shall adhere the California Integrated Waste Management Act of 1989 (AB 939), AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), and any other applicable local, State, and federal solid waste management regulations. Therefore, no significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XX. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>45</sup> Town of Apple Valley. Municipal Code. Chapter 6.20.

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- a) **Substantially impair an adopted emergency response plan or emergency evacuation plan?**

*Less than Significant Impact*

Discussion of Effects: The Project Site does not contain any critical facilities. It is adjacent to Bear Valley Road and Itoya Vista Road, which are not evacuation routes.<sup>46</sup> Access to the Project Site would be provided by a 40-foot-wide driveway at Bear Valley Road with secondary access being a 26-foot-wide driveway from Itoya Vista Road. Entries to the storage units would be gated. Additionally, the California Emergency Services Act requires the Town to manage and coordinate the overall emergency and recovery activities within its jurisdictional boundaries. The Town's Emergency Operations Plan includes policies and procedures to be administered by the Town in the event of a disaster. During disasters, the Town of Apple Valley is required to coordinate emergency operations with the County of San Bernardino. Policies within the Town's General Plan and updates to the Town's Emergency Plan, as required by State law, would ensure the Proposed Project would not interfere with adopted policies and procedures. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

- 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?**

*Less than Significant Impact*

Discussion of Effects: The Project Site is located in an area with moderate threat to fire hazards<sup>47</sup>. The Town of Apple Valley has nothing higher than moderate fire hazard severity. The Proposed Project is located within a Fire Hazard Area that is mapped "Moderate", as are most lands located in Apple Valley. It is not located within a High or Very High Fire Hazard Severity Zone. The property is located in a developed area with residential, commercial, and light industrial uses. The Project Site is not located adjacent to or near wildlands. Development of the Proposed Project will be conditioned to comply with the California Fire Code. Therefore, the Proposed Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. No significant impacts are identified or anticipated, and no mitigation measures are required.

- c) **Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may result in temporary or ongoing impacts to the environment?**

*Less than Significant Impact*

Discussion of Effects: The project will not require the installation or maintenance of associated infrastructure that would exacerbate fire risk, or that may result in temporary or ongoing impacts to the environment and as such will have no impact direct, indirectly or cumulatively. Therefore, no significant impacts are identified or anticipated, and no mitigation measures are required.

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<sup>46</sup> San Bernardino County. Countywide Policy Plan web maps: PP-2" Evacuation Routes." Accessed August 8, 2023.

<sup>47</sup> San Bernardino County. Countywide Policy Plan web maps: HZ-5 Fire Hazard Severity Zones. Accessed August 8, 2023.

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- 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?**

*Less than Significant Impact*

Discussion of Effects: The Project Site is neither located within a 100-year floodplain nor a 500-year floodplain<sup>48</sup>. Furthermore, it is not located within a High or Very High Fire Hazard Severity Zone. The property is located in a relatively flat and undeveloped area. The Project Site is not located adjacent to or near wildlands. Therefore, the Proposed Project would not expose persons or structures to post-fire slope instability or post-fire drainage. No significant impacts are identified or are anticipated, and no mitigation measures are required. Therefore, the risk of downslope or downstream flooding or landslides as a result of runoff, post-fire slope instability, or drainage changes is less than significant. No mitigation is required.

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<sup>48</sup> Town of Apple Valley Environmental Impact Report. Flood Zones in the Study Area. “Exhibit III-12”.

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- a) **Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

*Less than Significant with Mitigation Incorporated*

Discussion of Effects: Although potential hydrology and water quality impacts could result from the proposed project, implementation of NPDES permits ensures the State's mandatory standards for the maintenance of clean water and the federal minimums are met. No mitigation is required; however, compliance with the provisions of the NPDES permit and implementation of the LID BMPs specified in the Final WQMP are regulatory requirements that apply to all development projects. These requirements would be included in the conditions of approval for this project. The Preliminary WQMP was approved as a routine action during the processing of the project by the Town; therefore, it is reasonable to conclude that the required measures and features detailed in the WQMP to safeguard water quality would be incorporated into the proposed project. Adherence requirements included in the NPDES permit, SWPPP, and WQMP would reduce potential water quality impacts to less than significant.

The project site contains suitable habitat for nesting birds and burrowing owl. Therefore, **Mitigation Measure BIO-1** is required to ensure the project would not significantly affect these species or affect wildlife movement opportunities, established native resident or migratory wildlife corridors, or native wildlife nursery sites.

Based on the results of the archaeological and historical records search, and the fact that the project site has been developed since 1979, the project site does not contain any known "historical resources" as defined under *CEQA Guidelines* § 15064.5. However, a prehistoric habitation site was located in proximity to the project site and there is some on-site sensitivity for undocumented subsurface resources. Further, there is always a chance that unanticipated cultural resources could be encountered during ground-disturbing activities. Therefore, **Mitigation Measure CUL-1** is required to ensure impacts to any unanticipated cultural resources would be reduced to less than significant levels. Additionally, **Mitigation Measure GEO-1** will ensure impacts to paleontological resources remain less than significant.

The Morongo Band of Mission Indians requested that the Town provide a project-specific cultural resources assessment and an archeological records search, which the Town provided. The San Manuel Band of Mission Indians (SMBMI) also requested a project specific cultural resources assessment and information on the proposed depth of ground disturbance, both of which were provided to the tribe in June/July 2019. Upon review of this material the SMBMI "no longer has concerns with the proposed project"; however, the tribe requested that **Mitigation Measure TCR-1** be included to address any inadvertent discovery of Native American material during ground disturbance. With implementation of this measure, impacts to tribal cultural resources would be reduced to less than significant with mitigation incorporated.

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The proposed project has either no impact, a less than significant impact, or a less than significant impact with mitigation incorporated with respect to all environmental issues pursuant to CEQA. Due to the limited scope of physical impacts to the environment associated with the proposed project, implementation of the mitigation measures described above would reduce impacts to the quality of the environment to less than significant levels. No additional mitigation is required.

- 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.)**

*Less than Significant Impact*

Discussion of Effects: In evaluating the cumulative effects of the project, Section 21100(e) of CEQA states that “previously approved land use documents including, but not limited to, general plans, specific plans, and local coastal plans, may be used in cumulative impact analysis.” The project does not include a General Plan Amendment or zone change. The Applicant is requesting Conditional Use Permit (CUP) from the Town of Apple Valley (“Town”) in order to develop the approximate 4.4-acre Self-Storage Facility (Proposed Project) as permitted under Municipal Code Section 9.55.030 subdivision (S) of the Zoning Code, the Town Planning Commission may determine the project to be similar in nature to a permitted use, similar in nature and consistent with surrounding uses, and therefore, a permitted use is within the General Commercial (C-G) Zone.

As discussed in response to Checklist Question 3.3.b, no exceedance of SCAQMD criteria pollutant emission thresholds is anticipated for the proposed project. Therefore, the proposed project would not contribute significantly to cumulative impacts on any air quality pollutants for which the region is in nonattainment. As for cumulative impacts to regional air quality, the discussion in response to Checklist Question 3.3.a indicates the proposed project would neither conflict with the SCAQMD’s AQMP nor jeopardize the region’s attainment of air quality standards. The project is consistent with the Town’s General Plan, as well as the population growth projections used by SCAG to identify future regional air pollutant concentrations necessary to meet the attainment standards identified in the AQMP. The SCAQMD uses the project-level significance thresholds to determine whether a project’s emissions are cumulatively considerable. Because the project’s emissions do not exceed the SCAQMD’s regional significance thresholds, as detailed in Table 3.3.B, the SCAQMD does not consider the project to contribute significantly to a cumulative air quality impact.

As stated previously, the project has no impact, a less than significant impact, or a less than significant impact with implementation of mitigation with respect to all environmental issues. Additionally, through the issuance of a conditional use permit pursuant to Town Municipal Code Chapter 9.16.010. (Conditional and Special Use Permits), the project proposes a use that is consistent with the development anticipated in the Town’s General Plan. Therefore, a less than significant cumulative impact would occur with development of the project, and no additional mitigation is required.

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- c) **Have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?**

*Less than Significant Impact*

Discussion of Effects: All construction and development within the Project Site would be required to comply with applicable provisions of the 2016 CBC and the Town's building regulations. Accordingly, proper engineering design and construction in conformance with the 2016 CBC standards and project- specific geotechnical recommendations would ensure that the project does not subject people to significant geologic hazards.

The Preliminary WQMP was approved as a routine action during the processing of the project by the Town; therefore, it is reasonable to conclude that the required measures and features detailed in the Preliminary WQMP to safeguard water quality would be incorporated into the proposed project. Adherence to the requirements included in the NPDES permit, SWPPP, and Preliminary WQMP would ensure hazards related to flooding remain less than significant. No mitigation is required.

As discussed, the project would not result in exposure of persons to or generation of noise levels in excess of standards established in the local General Plan or Town's noise ordinance, nor would the project generate a substantial temporary or permanent increase in ambient noise levels above levels existing without the project. Although construction vibration levels may result in community annoyance, these temporary and intermittent vibration levels would not result in building damage because of the distance to the closest structure. Therefore, the project would not have a substantial direct or indirect effect on human beings.

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