

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: 55555 Amargosa LLC., Warehouse Development

Lead Agency: City of Victorville

Contact Name: Travis Clark

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Phone Number: 760-955-5135

Project Location: Victorville

San Bernardino

City

County

Project Description (Proposed actions, location, and/or consequences).

The applicant is proposing to construct and operate a 392,857 square foot warehouse building within an 18.05-acre (786,742 square foot) vacant property. The proposed new building would include 14,933 square feet of office space and 377,924 square feet of warehouse floor area. The proposed project's floor area ratio (FAR) would be 0.49. Landscaping would total 60,663 square feet or 7.71% of the total site area. A total of 70 dock-high doors would be provided along the building's south-facing elevation. The truck maneuvering areas would be located further south of the loading docks and would be secured by security gates. There would be a total of 178 parking spaces provided: 164 standard 9'x20' parking spaces, 8 electric vehicle (EV) parking spaces, and 6 ADA 9'x20' parking spaces. There would also be a total of 91 parking spaces reserved for trailer trucks including 6 EV truck parking spaces. Vehicular access to the project would be provided by a total of four new driveway connections: two, 40-foot-wide driveway connections along the south side of Cactus Road, one, 50-foot-wide driveway connection along the east side of Cantina Road, and one, 50-foot-wide driveway connection along the west side of Mesa Linda Avenue.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

AIR Mitigation No. 1. The Applicant shall prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project. AIR Mitigation No. 2. The Applicant shall ensure that signage, compliant with Rule 403 Attachment, is erected at each project site entrance not later than the commencement of construction. BIO Mitigation #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. BIO Mitigation #2. A Protected Plant Plan shall be developed and shall identify methods, locations, and criteria for transplanting those trees that would be removed during Project construction. BIO Mitigation #3 Prior to construction, the project proponent is required to obtain an Incidental Take Permit (ITP) through CDFW for the take of 2 Joshua trees. CUL Mitigation #1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Victorville that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed. TRA Mitigation #1. Highway 395 / Mojave Drive: Add exclusive westbound right turn lane; Convert the current shared through-right-turn lane to a through lane only; provide right turn overlap phasing for the westbound and northbound right turns; optimize signal timing. TRA Mitigation #2. Mojave Drive / Mesa Linda Avenue: Install traffic signal control with protected left turn phasing on all approaches.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None at this time.

Provide a list of the responsible or trustee agencies for the project.

California Department of Fish and Wildlife
California Department of Transportation