

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 #: 2018121029

Project Title: Desert Grove Retail Project

Lead Agency: City of Victorville

Contact Name: Mike Szarzynski

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Project Location: Victorville San Bernardino
City *County*

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

The Project proposes development of approximately 96,300 square feet of commercial/retail uses. The current site plan concept configures the Project uses as 10 pads. The approximately 14.8-acre Project site is located at the southwesterly corner of the US-395/Palmdale Road (SR-18) intersection, in the City of Victorville.

Discretionary actions associated with the Project include:

- Certification of the Desert Grove Retail Project EIR;
- Approval of Tentative Parcel Map(s);
- Approval(s) of Conditional Use Permits;
- Site Plan Approval(s);
- Approval of Infrastructure Improvement Plans including, but not limited to: roads, sewer, water, and storm water management systems; and
- Various other City of Victorville construction, grading, and encroachment permits required to allow implementation of the Project facilities.

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

Topics evaluated in the Project EIR include:
Air Quality; Biological Resources; Cultural Resources/Tribal Cultural Resources; Geology and Soils; Greenhouse gas (GHG) emissions impacts; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; and Transportation/Traffic.

Impacts determined to be potentially significant pursuant to the EIR analysis have been provided mitigation to reduce impacts to the extent feasible.

The following impacts, even with the implementation of mitigation measures, remain significant and unavoidable:

Air Quality:

- NOx Regional Threshold Exceedance (Operational-Source)
- Contributions to Non-Attainment Conditions
- AQMP Inconsistency

Traffic:

- Existing, Opening Year, Interim Year, and General Plan Buildout Intersection and Roadway Segment Level of Service (LOS) Impacts

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

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- NOx Regional Threshold Exceedance (Operational-Source)
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- Existing, Opening Year, Interim Year, and General Plan Buildout Intersection and Roadway Segment Level of Service (LOS) Impacts

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

Trustee/responsible agencies preliminarily identified include, but are not limited to:

- Caltrans, District 8
- Native American Heritage Commission
- Lahontan Regional Water Quality Control Board
- Mojave Desert Air Quality Management District

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE