

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: Site Plan, Conditional Use Permit, & Tentative Parcel Map Case No. PLAN21-00019

Lead Agency: City of Victorville Planning Division, PO Box 5001, Victorville, California 92393-5001.

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Project Location: Victorville San Bernardino
City *County*

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

Description - A Site Plan, Conditional Use Permits, and a Tentative Parcel Map with an Initial Study and a Mitigated Negative Declaration to allow for the development of a fueling station with alcohol sales and an accessory carwash, drive-thru restaurants, and a hotel, as well as the subdivision of two existing parcels into 6 parcels on properties zoned C-1 (Neighborhood Service) and R-1 (Single-family Residential).

Location - Southeast corner of U.S. Highway 395 and Dos Palmas Road
(APN No. 3096-381-01 & 3096-381-09)

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

The proposed commercial development will not create any significant impacts with the included mitigation measures as proposed. Mitigation measures have been included in the Initial Study and Draft Mitigated Negative Declaration regarding Air Quality, Biological Measures, Cultural Resources and Tribal Cultural Resources, Geology and Soils, Greenhouse Gas, and Noise that will reduce any potential impacts to a level of less than significant.

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

Joshua Trees were identified within the project vicinity; however, mitigation measures have been included to address this issue. No additional known areas of controversy conveyed to City Staff at this time.

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

Lahontan Regional Water Quality Control Board, California Department of Fish and Wildlife, SCLA Industrial Wastewater Treatment Plant, and Mojave Desert Air Quality Management District.