

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

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

Lead Agency: City of Victorville Contact Person: Alex Jauregui
 Mailing Address: 14343 Civic Drive Phone: (760) 955-5135
 City: Victorville Zip: 92392-2399 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Victorville
 Cross Streets: U.S. Highway 395 and Dos Palmas Road Zip Code: 92392

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 10.4

Assessor's Parcel No.: 3096-381-01 & 3096-381-09 Section: 27 Twp.: 5N Range: 5W Base: S.B.

Within 2 Miles: State Hwy #: US Hwy 395; SR 18 Waterways: N/A
 Airports: N/A Railways: N/A Schools: Multiple

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 82,677 Acres Approx. 8 Employees 135 Transportation: Type _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Educational: _____ Power: Type _____ MW _____
 Recreational: _____ Waste Treatment: Type _____ MGD _____
 Water Facilities: Type _____ MGD _____ Other: 5 lot commercial land divison w/remainder lot.

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Undeveloped / C-1 (Neighborhood Service) and R-1 (Single-Family Residential) / Commercial & Low Density Residential

Project Description: (please use a separate page if necessary)

See Attached.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 5, 2022 Ending Date September 6, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>Blodgett Baylosis Environmental Planning</u>	Applicant: <u>Brahmbatt Architects</u>
Address: <u>2211 S Hacienda Boulevard, Suite 107</u>	Address: <u>980 Corporate Center Drive</u>
City/State/Zip: <u>Hacienda Heights, CA 91745</u>	City/State/Zip: <u>Pomona, California, 91768</u>
Contact: <u>Marc Blodgett, Project Principal</u>	Phone: <u>909.620.7373</u>
Phone: <u>(626) 336-0033</u>	

Signature of Lead Agency Representative:  Date: 8/4/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Case No. PLAN21-00019 Project Description

A Site Plan, Conditional Use Permits, and a Tentative Parcel Map that will allow for the development of an 8-acre (382,892 square feet) property located on the southeast corner of U.S. 395 and Dos Palmas Road in the City of Victorville. The new commercial development would occur on four lots (referred to as Lots A, B, C, and D).¹ The proposed project would total 82,677 square feet of floor area and would consist of the following elements:

- Fuel Dispensing Station (Lot A). A fuel dispensing area would be located near the property's northwest corner. This use would include eight fuel dispensers with sixteen fueling positions. The sales area would be located inside the retail portion of Building 2. This use would be located on Lot A.
- Convenience Retail/Commercial (Lot A). A retail building (referred to as Building 1) would be located east of the fueling area and would include three tenant spaces. The larger portion of this building would include a retail convenience store totaling 6,234 square feet of floor area. The smaller portion of this building, totaling 2,305 square feet of floor area would include a dry cleaner. Finally, a third tenant space consisting of 2,094 square feet would consist of retail space. Along the east side of this building would be an automated carwash tunnel consisting of 1,820 square feet with vacuum and detailing stations located along the north side. The carwash would be fully automated. These uses would be located on Lot A. Lot A consists of 2.39-acres or 104,278 square feet per site plan provided.
- Restaurant (Lot B). A new 3,536 square foot fast-food restaurant and drive-through would be located further south, south of the fueling area, convenience store, and retail center. Lot B consists of 1-acre or 43,131 square feet.
- Restaurant (Lot C). A new 2,200 square foot fast-food restaurant with a drive-through lane, would be located in the southernmost portion of the site. This building would include a drive-through lane along its north and west-facing elevations. Lot C consists of 0.79-acres or 34,621 square feet.
- Hotel (Lot D). A four-story, 64,488 square foot hotel would be located on the southeast corner of the project site. This new building would consist of four levels with a total of 112 guest rooms. Lot D consists of 2.19-acres or 95,198 square feet.
- Access and Parking. Access to the new commercial development would be provided by new driveway connections with both U.S. Hwy. 395 and Dos Palmas Road. 222 standard parking spaces, including 11 ADA compliant parking stalls will be provided.⁷ The total number of parking spaces would be 230.
- Tentative Parcel Map. A Tentative Parcel Map is also proposed that would allow for the creation of five commercial lots and a remainder parcel from two existing parcel approximately 11 total acres in size.