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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: Stoddard Wells Road at Abbey Lane Industrial Project (Site Plan Review PLAN22-00014)

Lead Agency: City of Victorville

Contact Name: Travis Clark

Email: TClark@victorvilleca.gov Phone Number: 760.955.5135

Project Location: southwest corner of Stoddard Wells Road and Abbey Lane, Victorville, San Bernardino County

City *County*

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

Suraj Victorville, LLC (Applicant) proposes to develop a 815,470 square foot (SF) industrial building within 40.81 gross acres of vacant lands along Stoddard Wells Road, south of Abbey Lane, designed to house one or more tenants, which have not been designated at this time, and will include an 16,950 SF mezzanine, a 798,470 SF warehouse, 43,260 SF of office space, 92 total truck dock positions, four grade doors, 219 trailer stalls, 379 auto parking stalls, and related site landscaping, drainage, and includes 1 acre of street dedication. The warehouse and mezzanine areas of the building will be constructed as a “gray shell” whereby tenant(s) would perform the final improvements, while the proposed project would fully build the office spaces. Project development requires City approval of a site plan review, and adoption of a mitigated negative declaration.

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

A Mitigation Monitoring and Reporting Program contains the following mitigation measures, as summarized:
AES-1: Provide evidence of color/temperature lighting compatibility with night sky.
AES-2: All temporary construction/security lighting shall be downshielded.
BIO-1: Obtain an Incidental Take Statement for Western Joshua Trees removed.
BIO-2 - 5: Conduct pre-construction surveys for burrowing owl, desert tortoise, nesting birds, bats
CR-1 - CR-3: Provision for unanticipated cultural finds, including tribal and human remains
GEO-1: Provision for unanticipated paleontological finds
HYD-1: Obtain jurisdictional waters permits
TRAF-1: Work with Victorville Transit regarding service enhancements to accommodate the Project
TCR-1: Notify tribes if tribal finds.
TCR-2: Coordinate with tribes on tribal finds.

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

No known areas of controversy. The Western Joshua Tree is a candidate species under CESA. There are two on-site. The applicant proposes to remove one and retain one. The applicant would be required to obtain an Incidental Take Permit (ITP) prior to construction. The ITP would identify mitigation ratios the applicant would commit to to mitigate for the loss of the tree.

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

California Dept of Fish and Wildlife - incidental take statement for sensitive species.
California Dept of Fish and Wildlife - jurisdictional waters/Streambed Alteration Agreement for modifying on-site drainage
Lahontan Regional Water Quality Control Board - Waste Discharge Requirements for modifying on-site drainage.