

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: PLAN24-00008 - Independent Station (Green Tree Blvd. & Hesperia Road)

Lead Agency: City of Victorville

Contact Name: Daisy Kawasaki

Email: DKawasaki@victorvilleca.gov

Phone Number: (760)955-5135

Project Location: Green Tree Boulevard and Hesperia Road, Victorville, San Bernardino

City

County

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

The proposed Independent Station Project is a development of an automobile fueling facility with an accessory carwash and convenience store on a 1.44-acre site in Victorville, CA. The Independent Station fueling facility will include 8 fueling dispensers with 16 fueling positions under a 117'X36' canopy structure. The proposed convenience store will be 5,785 square feet in size, and the carwash tunnel will be 1,733 square feet. Thirty-one parking spaces will be provided on the site.

The Project is proposed to be developed at the southwest corner of the Green Tree Boulevard and Hesperia Road intersection in Victorville, CA. The Assessor's Parcel Number (APN) is 3090-331-02-0000.

The subject property is currently zoned C-2 (General Commercial District). The C-2 zoning district to provide suitable locations and lands for various commercial activities, primarily of a retail nature, and for various types of service, office, and commercial activities. The general commercial district is consistent with the commercial land use designation of the General Plan. This district accommodates most commercial activities that are neighborhood, community, and regional in scale. Thus, the proposed Project is consistent with the current zoning and land use designations.

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

Aesthetics: MM-AES-1: Lighting away from sensitive receptors.

Air Quality: MM-AIR-1: MDAQMD Dust Control Plan ; MM-AIR-2: Rule 403 Compliance ; MM-AIR-3: Minimize Dust Emissions ; MM-AIR-4: Wind Fencing ; MM-AIR-5: Dust Stabilizer

Biological Resources: MM-BIO-1: Nesting Bird Survey ; MM-BIO-2: Focused Plant Survey ; MM-BIO-3: CDFW ITP for Western Joshua Trees

Geology MM-GEO-1: Retain a Qualified Paleontologist ; MM-GEO-2: Monitoring

Noise: MM-NOI-1: Construction Equipment Noise Suppression ; MM-NOI-2: Loitering Not Permitted ; MM-NOI-3: Construction Vehicles Prohibited on Local Streets

Cultural and Tribal Cultural Resources: MM-CUL-1: Monitoring and Treatment Plan ; MM-CUL-2: Archaeological Monitoring ; MM-TCR-1: Retain a Qualified Archaeologist/Paleontologist ; MM-TCR-2: Archaeologist/Paleontologist Monitoring ; MM-TCR-3: Identification of Specimens ; MM-TCR-4: Reporting

Transportation and Traffic: MM-TRA-1: Adjust Signal Timing ; MM-TRA-2: Future Dedicated Turn Lane

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

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