

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: Shiloh West Medical Offices (PLAN23-00010)

Lead Agency: City of Victorville

Contact Name: Travis Clark

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Project Location: Victorville San Bernardino
City *County*

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

Paul Earle, LLC (Applicant) proposes to develop a total of 30,840 square foot (SF) medical office buildings in two phases within 3.26 gross acres of vacant lands along the north side of Palmdale Road/SR-18, approximately 900 feet east of Cantina Street and approximately 4 miles west of Interstate 15 (I-15), along with road improvements to Aster Road between Cantina Street and the Project Site (Proposed Project). Phase 1 to include a single story 10,111 SF building to house a family practice office, a lab, a pharmacy and a drive through coffee shop and required parking landscaping and drainage; and Phase 2 to include a 20,729 SF two-story building designed to house one or more tenants, which have not been designated at this time, and related site landscaping, drainage. The Project includes a total of a total of 160 parking stalls and approximately 1 acre of street dedication. The Proposed Project is identified as Assessor Parcel Number (APN) 3103-561-20 and is within the C-1 (Neighborhood Service) zone. Site access will be provided by developing a driveway from Palmdale Road/SR-18 and by developing approximately 1,100 linear feet of Aster Road from the intersection of Cantina Street to the Project Site, at a minimum of 26 feet wide in Phase 1.

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

Bio Resources - Project would not remove Joshua Trees, but improvements would occur within 50 feet of them, which requires an incidental take permit from the California Dept of Fish and Wildlife.

Cultural Resources - while none are expected, mitigation measure related to tribal monitoring and reporting are included per the the request of the Morongo Band of Mission Indians per the AB52 consultation.

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 areas of controversy known.

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

Caltrans - encroachment permit for driveway from SR-18
California Dept of Fish and Wildlife - Incidental Take Permit for Joshua Trees