

CITY OF VICTORVILLE
Development Department

14343 Civic Drive | Victorville, CA 92393 | (760) 955-5135



Notice of Availability of a Draft Environmental Impact Report

NOTICE IS HEREBY GIVEN that the City of Victorville has prepared a Draft Environmental Impact Report (EIR), which is being distributed for public review pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines). The City is the Lead Agency for the proposed project.

Date: May 16, 2019

Project Title: Desert Grove Retail Project (PLAN18-00049) [SCH No. 2018121029]

To: **Responsible Agencies and Interested Parties**

Subject: Notice of Availability of a Draft Environmental Impact Report (DEIR)

Project Location: The Project is located in the City of Victorville, and within San Bernardino County, California. Specifically, it is located at the southwesterly corner of the US-395/Palmdale Road (SR-18) intersection.

Project Description: The proposed Project would involve the development of approximately 96,300 square feet of commercial/retail uses on an approximately 14.8-acre site. The current site plan concept configures the Project uses as 10 pads.

Discretionary actions associated with the Project include:

- Certification of the Desert Grove Retail Project EIR;
- Approval of Tentative Parcel Map(s);
- Approval(s) of Conditional Use Permits;
- Site Plan Approval(s);
- Approval of Infrastructure Improvement Plans including, but not limited to: roads, sewer, water, and storm water management systems; and
- Various other City of Victorville construction, grading, and encroachment permits.

Environmental Topics Evaluated: The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics: Air Quality; Biological Resources; Cultural Resources/Tribal Cultural Resources; Geology and Soils; Greenhouse gas (GHG) emissions impacts; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; and Transportation/Traffic.

Significant Environmental Impacts: Based on the analysis in the Draft EIR, the Project would have significant and unavoidable impacts to air quality, and traffic, as identified below and described in detail in DEIR Sections 4.3, and 4.2, respectively.

Governor's Office of Planning & Research

MAY 17 2019

STATE CLEARINGHOUSE

Air Quality:

- NOx Regional Threshold Exceedance (Operational-Source)
- Contributions to Non-Attainment Conditions
- AQMP Inconsistency

Traffic:

- Existing, Opening Year, Interim Year, and General Plan Buildout Intersection and Roadway Segment Level of Service (LOS) Impacts

Reviewing Location:

Copies of the Draft EIR are available for review at the following location during regular business hours:

- City of Victorville, Development Department, 14343 Civic Drive, Victorville, California 92393; Monday – Thursday, 7:30 a.m. - 5:30 p.m.

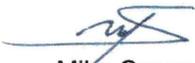
Public Comment Period: The Draft EIR and its technical studies are available for the CEQA required 45-day public review and comment period from **Friday, May 17 through Monday, July 1, 2019.**

Written comments on the Draft EIR and technical studies must be received no later than **Monday, July 1, 2019.** Please submit comments to:

City of Victorville, Development Department
14343 Civic Drive
Victorville, California 92393
Contact Person: Mike Szarzynski, Senior Planner
mszarzynski@victorvilleca.gov

If you require additional information, please contact Mike Szarzynski at (760) 955-5135.

Sincerely,



Mike Szarzynski
Senior Planner

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