



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: March 3, 2020

Project Title: Victorville CarMax Auto Superstore (PLAN18-00052) [SCH No. 2019070975]

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 along the east side of Civic Drive, south of the intersection of Roy Rogers Drive and Civic Drive. The street address of the Project site is 14901 Civic Drive.

Project Description: The proposed Project proposes construction of an auto dealership and supporting auto service uses totaling approximately 8,526 square feet within an approximately 4.76-acre Project site.

Discretionary actions associated with the Project include:

- CEQA Compliance;
- Specific Plan Amendment;
- Site Plan Review and Approval;
- Parcel Map Approval;
- Conditional Use Permit;
- Architectural Review and Approval; and
- Various other City of Victorville construction, grading, and encroachment permits required to allow implementation of the Project facilities.

Environmental Topics Evaluated: The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics: Air Quality; Energy; Greenhouse gas (GHG) emissions; Land Use and Planning; Noise; and Transportation.

Significant Environmental Impacts: Based on the analysis in the Draft EIR, the Project would have significant and unavoidable impacts to Transportation, as identified below and described in detail in DEIR Section 4.2.

Transportation:

- Opening Year (2021) and Horizon Year (2031) Intersection Impacts

Reviewing Location:

Copies of the Draft EIR are available for review at Victorville City Hall, Development Department, 14343 Civic Drive, Victorville, California 92393; Monday – Thursday, 8:00 a.m. - 5:00 p.m. and Fridays 8:00 a.m. - 4:00 p.m.

A copy of the Draft EIR will also be posted on the City's website at:

<https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notice>

Public Comment Period: The Draft EIR and its technical studies are available for the CEQA required 45-day public review and comment period from **March 6 through April 20, 2020**.

Written comments on the Draft EIR and technical studies must be received no later than **Monday, April 20, 2020**. Please submit comments to:

City of Victorville, Development Department
14343 Civic Drive
Victorville, California 92393
Contact Person: Travis Clark, Associate Planner
TClark@victorvilleca.gov

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

Sincerely,



Scott Webb

City Planner

**Victorville CarMax Project
DEIR Distribution List**

State/Federal Agencies

California Governor's Office of Planning and Research
California Department of Fish and Wildlife, Inland Desert Region 6
Native American Heritage Commission

Regional Agencies

Caltrans, District 8
Lahontan Regional Water Quality Control Board
Mojave Desert Air Quality Management District
San Bernardino County Transportation Authority
Southern California Association of Governments

Local Agencies

City of Adelanto, Planning Department
City of Hesperia, Planning Department
San Bernardino County Clerk
San Bernardino County, Planning Department
Town of Apple Valley, Planning Department
Victorville Fire Department
Victorville Police Department