

Mojave Desert Air Quality Management District

Brad Poiriez, Executive Director
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July 29, 2019

Travis Clark
Associate Planner
City of Victorville
14343 Civic Drive
Victorville, CA 92392

Subject: PLAN18-00052 Victorville CARMAX Auto Superstore Project

Dear Mr. Clark:

The Mojave Desert Air Quality Management District (District) has received the Request for Comments for PLAN18-00052 (the Victorville CARMAX Auto Superstore Project), a proposal for the construction and operation of an auto dealership and supporting auto service uses totaling approximately 7,590 sq. ft. within an approximately 4.76-acre Project site. The project is located along the east side of Civic Drive, south of the intersection of Roy Rogers Drive and Civic Drive, in the City of Victorville, CA 92392.

The District has reviewed the findings discussed in the Initial Study, concurs with the findings of the Study, and recommends that the follow-up EIR mentioned in the Study be submitted to the District for further review. For your reference, MDAQMD Designations and Classifications are available at <http://mdaqmd.ca.gov/home/showdocument?id=538>. The District also recommends that the following dust mitigation measures be required for the construction of the project (enforceable by the District AND by the land use agency):

- Prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project;
- The following signage shall be erected not later than the commencement of construction:
A minimum 48-inch high by 96-inch wide sign containing the following shall be located within 50 feet of each project site entrance, meeting the specified minimum text height, black text on white background, on one-inch A/C laminated plywood board, with the lower edge between six and seven feet above grade, with the contact name of a responsible official for the site and a local or toll-free number that is accessible 24 hours per day:

“[Site Name] {four-inch text}
[Project Name/Project Number] {four-inch text}
IF YOU SEE DUST COMING FROM {four-inch text}
THIS PROJECT CALL: {four-inch text}
[Contact Name], PHONE NUMBER XXX-XXXX {six-inch text}
If you do not receive a response, Please Call {three-inch text}
The MDAQMD at 1-800-635-4617 {three-inch text}”



- Use a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or

finer deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/finer deposits.

- All perimeter fencing shall be wind fencing or the equivalent, to a minimum of four feet of height or the top of all perimeter fencing. The owner/operator shall maintain the wind fencing as needed to keep it intact and remove windblown dropout. This wind fencing requirement may be superseded by local ordinance, rule or project-specific biological mitigation prohibiting wind fencing.
- All maintenance and access vehicular roads and parking areas shall be stabilized with chemical, gravel or asphaltic pavement sufficient to eliminate visible fugitive dust from vehicular travel and wind erosion. Take actions to prevent project-related trackout onto paved surfaces, and clean any project-related trackout within 24 hours. All other earthen surfaces within the project area shall be stabilized by natural or irrigated vegetation, compaction, chemical or other means sufficient to prohibit visible fugitive dust from wind erosion.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 6726, or Kevin Hendrawan at extension 4007.

Sincerely,



Alan J. De Salvio

Deputy Director – Mojave Desert Operations

AJD/kh

Victorville PLAN 18-00052 (Carmax Auto Superstore Project)