



CITY OF VICTORVILLE

PLANNING DEPARTMENT

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MOJAVE 68 PROJECT (CITY OF VICTORVILLE CASE NO. PLAN22-00023)

NOTICE IS HEREBY GIVEN that the City of Victorville has a Notice of Preparation (NOP) of Draft Environmental Impact Report (EIR) and Public Scoping Meeting for the following described Project.

PROJECT LOCATION: As depicted in Figure 1, *Regional Location*, and Figure 2, *Project Location*, The Project site consists of approximately 66.4 acres of undeveloped land bordered by Mojave Drive on the south, Cactus Road on the north, Onyx Road on the east, and Mesa Linda Drive on the west. The project is located in the southwestern portion of San Bernardino County, in the geographic sub-region of the southwestern Mojave Desert (known as Victor Valley, or the High Desert). The City is accessible via Interstate 15 (I-15), U.S. Federal Highway 395 (US-395), State Route 18 (SR18), and Historic Route 66 (National Trails Highway). The City shares boundaries with the City of Adelanto to the northwest, the Town of Apple Valley and the unincorporated community of Spring Valley Lake to the east, the City of Hesperia to the south, and unincorporated San Bernardino County to the southwest and the north. Portions of unincorporated San Bernardino County are nested within the City of Victorville. The community of Mountain View Acres is an unincorporated area within City boundaries. Within a one-mile radius, the Project site consists of primarily undeveloped desert land, with Melva Davis Academy of Excellence School and residential tract homes approximately one-half mile to the east, residential tract homes to the south of Mojave Drive, vacant undeveloped land, and the High Desert Truck Stop about one-half mile to the northwest and undeveloped land with Highway US 395 about one-half mile to the west.

PROJECT DESCRIPTION: The County of San Bernardino Assessor's Parcel Numbers are 3128-621-02 through 06. The Project Proponent, Industrial Property Group, Inc, proposes developing the approximately 66.4-acre site with a 1,097,300 square-foot (sf) industrial building with 1,057,300 sf allocated to warehousing use, and 40,000 sf allocated to office use (includes two potential offices of 20,000 sf each) and related site improvements, including landscaping, parking, and infrastructure facilities. Although the future tenant of the building is not known, the building is designed to accommodate a warehouse/distribution use, including, but not limited to, high-cube fulfillment, with cold storage allowed for up to 20% of the non-office building floor area. Access to the Project site is proposed by two forty-foot-wide driveways via Onyx Road; two forty-foot-wide driveways via Mesa Linda Avenue; two thirty-foot-wide driveways via Mojave Drive; and one forty-foot-wide driveway via Cactus Road. Regional and local truck access to the Project site is proposed via Mojave Drive, which is a designated truck route as shown on the City's General Plan and also designated as such by Victorville Municipal Code §12.36.050 from SR-395 to the I-15 Freeway. SR-395 to the west is designated as a truck route by Caltrans and the City of Adelanto. I-15 is designated as a truck route by Caltrans. Direct truck access is proposed from the above-described driveways via Onyx Road, Mesa Linda Avenue, and Cactus Road. No truck access is allowed to the site via Mojave Drive. A total of 187 truck dock doors are proposed; 94 along the eastern side of the building facing Onyx Road, and 93 truck dock doors are proposed along the western side of the building facing Mesa Linda Avenue. A total of 727 truck trailer parking spaces (10' x 53') are proposed on the east side of the building adjacent to Onyx Road and the west side of the building adjacent to Mesa Linda Avenue. The Project Site is vacant and undeveloped under existing conditions. The Project site is designated Light Industrial (LI) in the City's General Plan. This category of land use is characterized by industrial development either located in industrial and/or business parks or in mixed industrial/business park use areas. Perimeter landscaping is proposed along the frontages of Mojave Drive, Cactus Road, Onyx Road, and Mesa Linda Avenue within landscaped planters varying in width. Landscaping throughout the site would include a combination of trees, shrubs, and ground cover. The proposed detention basin would be landscaped with shrubs and ground cover. The proposed building would be designed in a contemporary architectural style that features painted concrete tilt-up panels of neutral shades of white, grey, and blue. The roof line varies in height up to fifty-five feet. The building is designed to conduct business operations within the building interior, except for traffic movement, parking, and loading and unloading tractor-trailers at designated loading bays and trailer parking stalls.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The City of Victorville has determined that an EIR will be prepared for the Project based on its potential to cause environmental effects. Pursuant to Section 15063(a) of the CEQA Guidelines, where a lead agency can determine that an EIR will clearly be required for a project, an Initial Study will not be required. Accordingly, an Initial Study will not be prepared for this Project. The DEIR will evaluate the probable environmental effects of the Project, including the following:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildlife

The EIR will assess the effects of the proposed Project on the environment, identify potentially significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish basic objectives while lessening or eliminating any potentially significant Project-related impacts. A mitigation monitoring and reporting program (MMRP) will also be developed as required by Section 15097 of the CEQA Guidelines.

SCOPING MEETING: A scoping meeting will be held during the regularly scheduled Planning Commission Hearing on April 12th, 2023, City Hall Council Chambers, 14343 Civic Drive, Victorville, California at 5:00 p.m. Viewing the meeting via YouTube is also available at www.victorvilleca.gov/government/agendas. The public is encouraged to view and participate in the scoping meeting. Any person may be heard in support of, or in opposition to, the proposed item. Comments may be made via email to planning@victorvilleca.gov no later than 3 p.m. on April 12th, 2023; by mail, prior to the meeting, to Planning Division, 14343 Civic Drive, Victorville, CA 92392; and/or by following the directions on the posted agenda notice for the April 12th, 2023 meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 955-5135 no later than 72 hours prior to the meeting.

DOCUMENT AVAILABILITY: This NOP is available for download and viewing on the City's website at: <https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notice>

PUBLIC REVIEW PERIOD: This NOP is subject to a minimum 30-day public review period per Public Resources Code Section 21080.4 and CEQA Guidelines Section 15082. During the public review period, public agencies, interested organizations, and individuals have the opportunity to comment on the Project and identify those environmental issues that have the potential to be affected by the Project and should be addressed further by the City of Victorville in the EIR.

WRITTEN COMMENTS must be submitted to the City of Victorville by April 12th, 2023 for timely consideration in the preparation of the EIR. Please direct your comments by e-mail or U.S. mail to:

Travis Clark, Senior Planner
14343 Civic Drive,
Victorville, California 92392
(760) 955-5135
E-Mail: planning@victorvilleca.gov

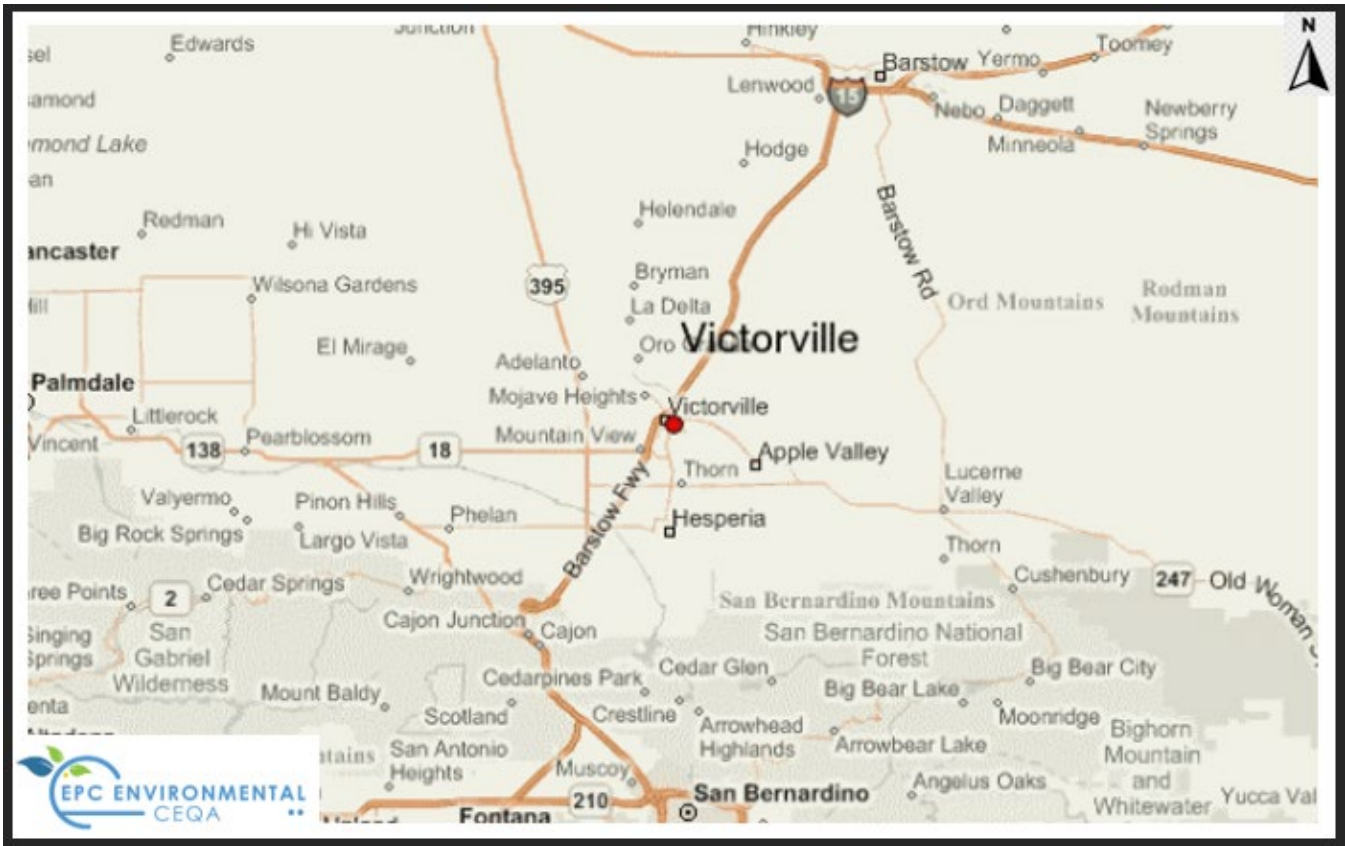


Figure 1

REGIONAL LOCATION



Figure 2

PROJECT LOCATION

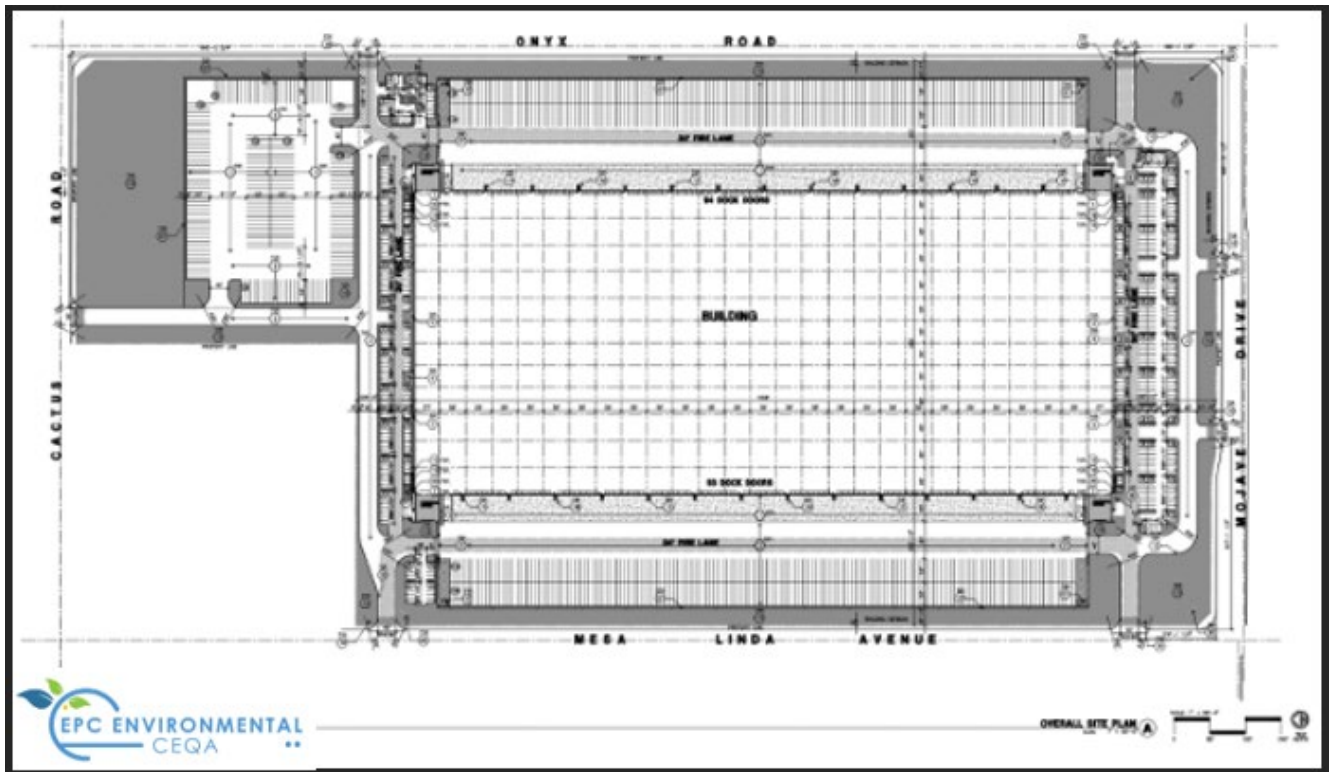


Figure 3
SITE PLAN