



# CITY OF VICTORVILLE

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## DEVELOPMENT DEPARTMENT

### NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE Mojave 68 PROJECT

**DATE:** August 18, 2023

**TO:** Interested Agencies, Organizations, and Individuals

**SUBJECT:** Notice of Availability of the Draft Environmental Impact Report for the Mojave 68 Project (PLAN 22-00023)

**PROJECT APPLICANT** Industrial Property Group, Inc.

Notice is hereby given that the City of Victorville (City) has completed the Draft Environmental Impact Report (EIR) for the Ottawa Business Center Project, which is available for public review, pursuant to Title 14 of the California Code of Regulations, Section 15087, as described below.

**PROJECT LOCATION:** The Project site is located in the City of Victorville, located in southwestern San Bernardino County, California, in the Desert Region. The City of Victorville is situated north of the City of Hesperia, east of the City of Adelanto, south of the City of Barstow, and west of the City of Apple Valley. The Project site is located approximately 0.5 miles east of State Route (SR) 395, approximately 4 miles west of Interstate 15 (I-15), and approximately 1.5 miles north of State Route 18 (SR-18). At the local scale, the Project site is bordered by Mojave Drive on the south, Cactus Road on the north, Onyx Road on the east, and Mesa Linda Avenue on the west (refer to Error! Reference source not found. and Error! Reference source not found.). The 66.4-acre Project site is comprised of five parcels, Assessor Parcel Numbers (APNs) 3128-621-02, 3128-621-03, 3128-621-04, 3128-621-05, and 3128-621-06.

**PROJECT DESCRIPTION:** The project site is located on the northeast corner of the intersection of Mojave Drive and Mesa Linda Avenue in the City of Victorville, California. The proposed project consists of a 1,097,300-square-foot (SF) warehouse building with internal office space. The warehouse building will include an 877,800 SF of highcube transload warehouse and 219,500 SF of high-cube cold storage warehouse with loading docks lining the east side and west side of the building. The proposed project is bounded to the north, east, and west by vacant/undeveloped properties, to the south by Mojave Drive and single-family residential development. Access to the site is proposed from a main driveway on Mojave Drive, and additional driveways on Onyx Road, Mesa Linda Avenue, and Cactus Road.

**SIGNIFICANT EFFECTS:** Based on the analysis conducted within the Draft EIR, the Project would result in significant and unavoidable impacts relating to greenhouse gas emissions and noise. Significant impacts related to air quality, biological resources, cultural resources, geology and soils, and tribal cultural resources would be mitigated to less than significant.

**HAZARDOUS MATERIALS:** The Project site is not located on any list of hazardous materials sites

complied pursuant to Government Code Section 65962.5.

**PUBLIC REVIEW PERIOD:** The City is making the DEIR available for public review and comment for a period of 45 days pursuant to California Code of Regulations, Title 14, Sections 15087 and 15105. Your response must be received no later than October 2, 2023. All comments must be submitted in writing or via electric mail to the address below. The public review period for the DEIR is

**Starting Date: August 18, 2023**

**Ending Date: October 2, 2023**

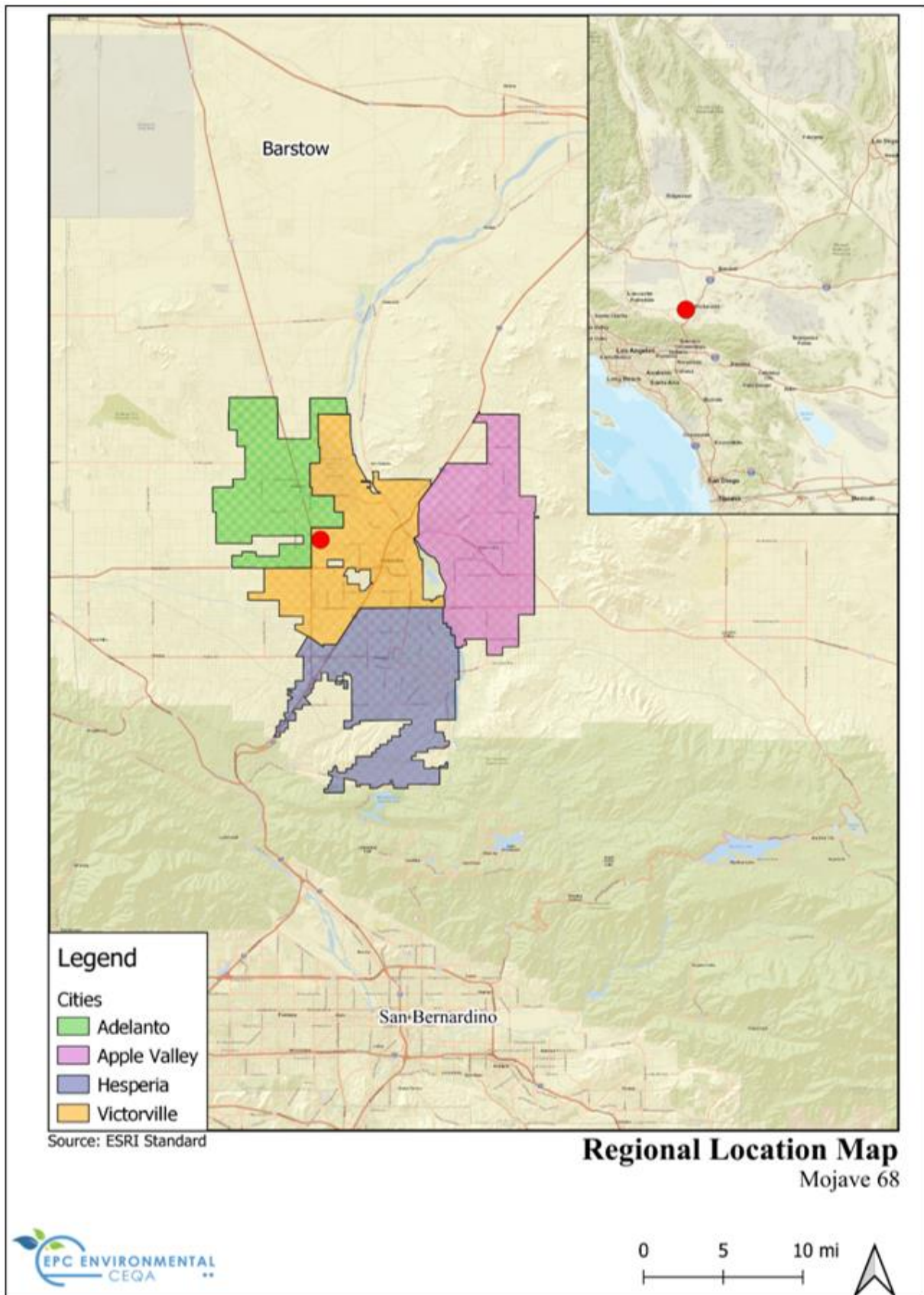
**RESPONSES AND COMMENTS:** Please indicate a contact person for your agency or organizations and send your responses and comments via U.S. Mail or electronic mail to:

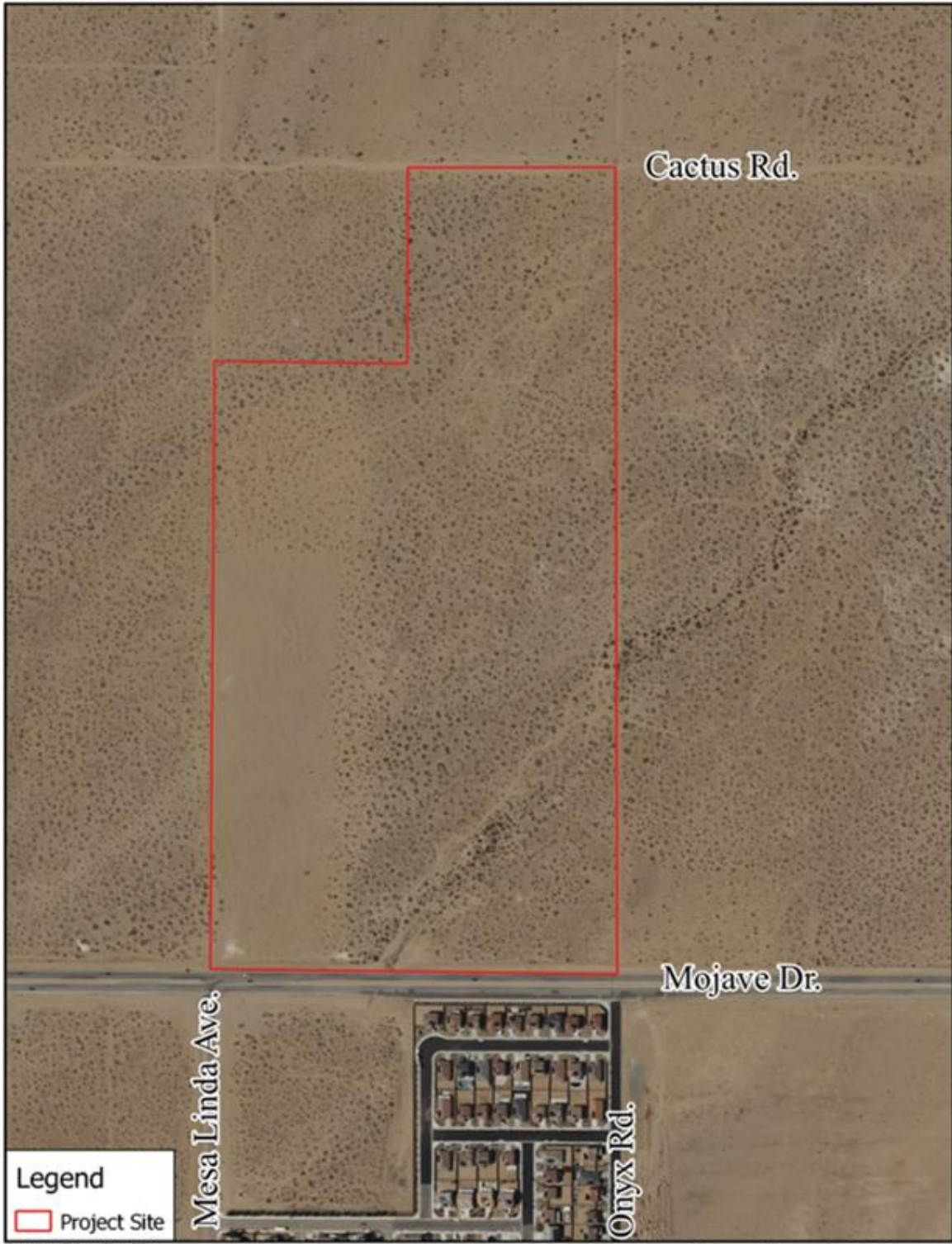
City of Victorville  
Planning Department  
Attn: Travis Clark, Senior Planner  
14343 Civic Drive  
Victorville, California 92392  
(760) 955-5135  
[planning@victorvilleca.gov](mailto:planning@victorvilleca.gov)

**DOCUMENT AVAILABILITY:** The DEIR, technical studies, and documents incorporated by reference are available at the City of Victorville Planning Department located: Victorville City Hall; 14343 Civic Drive; Victorville CA, 92392 or in electronic format at <https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notice>

For questions regarding the proposed Project, please contact Senior Planner Travis Clark at (760) 955-5135 or [TClark@victorvilleca.gov](mailto:TClark@victorvilleca.gov).

Signature: *Travis Clark*  
[Travis Clark \(Aug 16, 2023 07:43 PDT\)](#)  
Travis Clark, Senior Planner  
City of Victorville





Cactus Rd.

Mojave Dr.

Mesa Linda Ave.

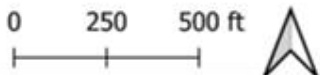
Onyx Rd.

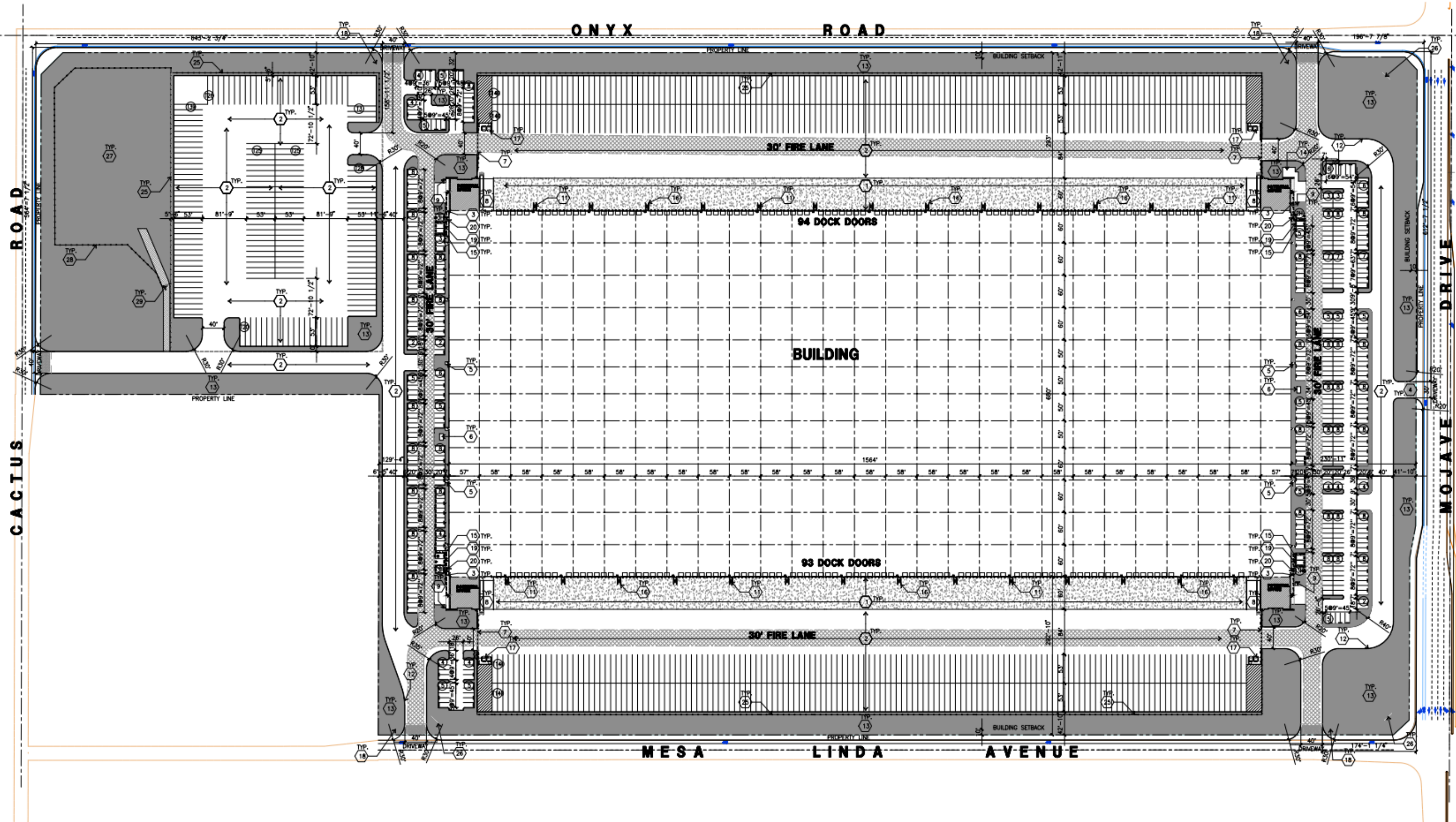
Legend  
Project Site

Source: Bing Satellite

### Vicinity Map/Aerial Photo

Mojave 68





**OVERALL SITE PLAN A**  
scale: 1" = 80'-0"

