

CITY OF VICTORVILLE



DEVELOPMENT SERVICES DEPARTMENT

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE OTTAWA BUSINESS CENTER PROJECT

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

PROJECT LOCATION: As depicted on Figure 1, *Vicinity Map*, and Figure 2, *Regional Map*, the Project site encompasses approximately 51.92 acres and is located south of Terra Linda Street, east of the Burlington North Santa Fe Railway, north of Ottawa Street, and east of Hesperia Road in the City of Victorville. Local access to the site is provided along Ottawa Street which connects to Hesperia Road. Regional access to the site is provided via Interstate 15 (I-15) located approximately 2.12 miles to the east.

PROJECT DESCRIPTION: As depicted on Figure 3, *Site Plan*, the Project Applicant proposes development of the 51.92-acre Project site with a 996,194 square foot (sf) warehouse building with 986,194 sf allocated to warehousing area and 10,000 sf allocated to office use. The proposed building would feature 120 truck trailer dock doors on the northern elevation and 116 truck trailer dock doors on the southern elevation (236 total dock doors). The Project would include 328 parking stalls along the eastern and western edges of the Project site and 306 truck trailer parking stalls on the northern and southern edges of the Project site. Access to the Project site would be provided by two driveways along Ottawa Street on the southern edge of the Project site. The Project would include a proposed rail spur which connects to the Burlington North Santa Fe Railroad along the eastern edge of the proposed building. The Project site is vacant and undeveloped under existing conditions.

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:

- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Greenhouse Gas Emissions
- Geology/Soils
- Hazards & Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Transportation/Traffic
- Tribal Cultural Resources
- Utilities/Service Systems

ENVIRONMENTAL FACTORS NOT POTENTIALLY AFFECTED: The following topics are anticipated to be less than significant or no impact and do not warrant an in-depth analysis in the EIR:

- Aesthetics
- Agriculture and Forestry Resources
- Mineral Resources
- Population/Housing
- Public Services
- Recreation
- 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.

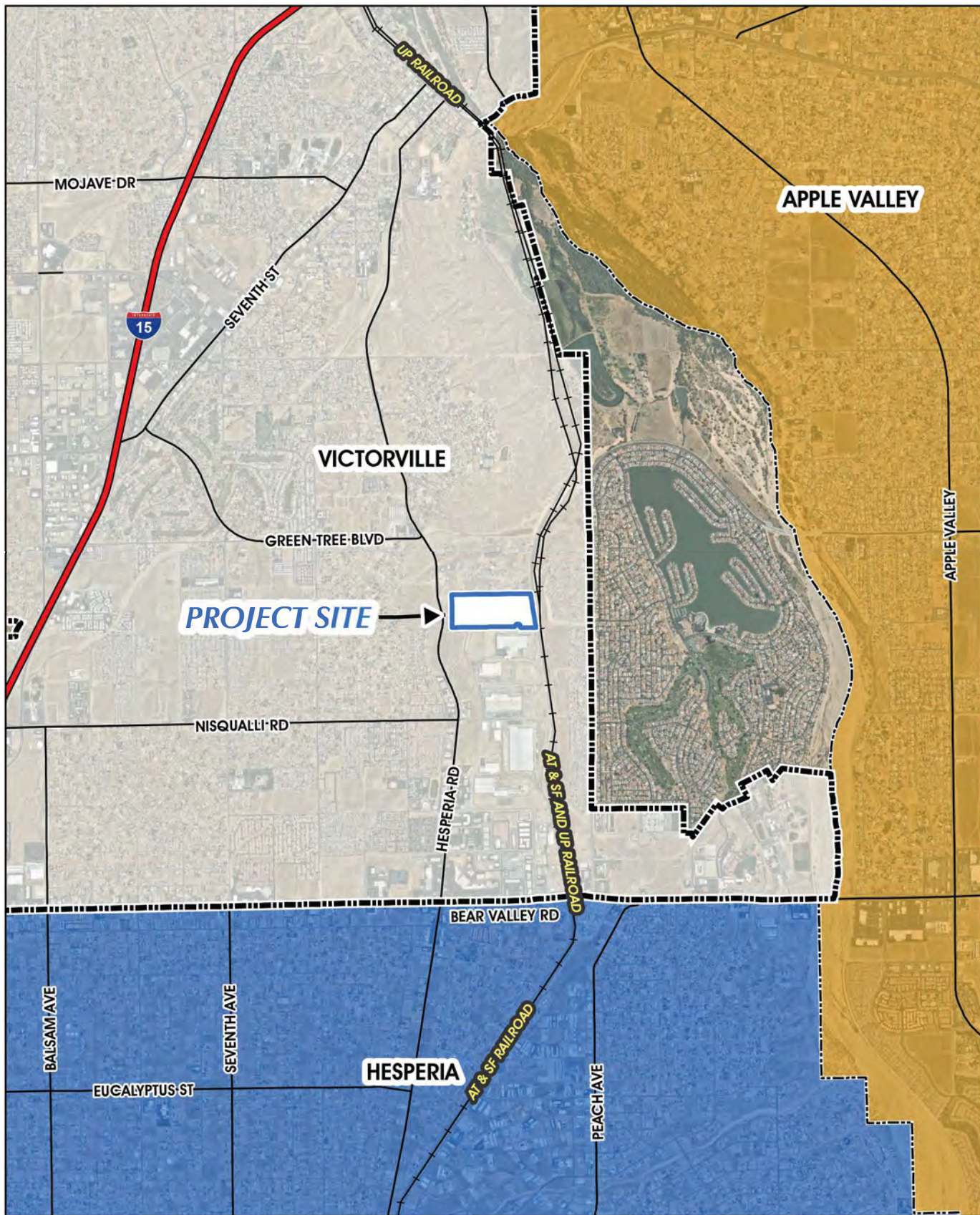
SAID SCOPING MEETING: A scoping meeting will be held during the regularly scheduled Planning Commission Hearing on January 12, 2022, City Hall Council Chambers, 14343 Civic Drive, Victorville, California at 5:00 p.m. Participating and viewing the meeting via Zoom or YouTube is also available at www.victorvilleca.gov/government/agendas. The public is encouraged to view and participate in the scoping meeting. Comments may be made during the meeting by following the directions on the posted agenda for the January 12, 2022 meeting, which is posted on the same website the Friday before 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.

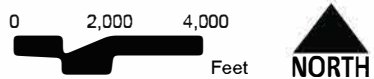
WRITTEN COMMENTS must be submitted to the City of Victorville by January 12th, 2022 to be timely for consideration in the preparation of the EIR. Please direct your comments by e-mail or U.S. mail to:

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

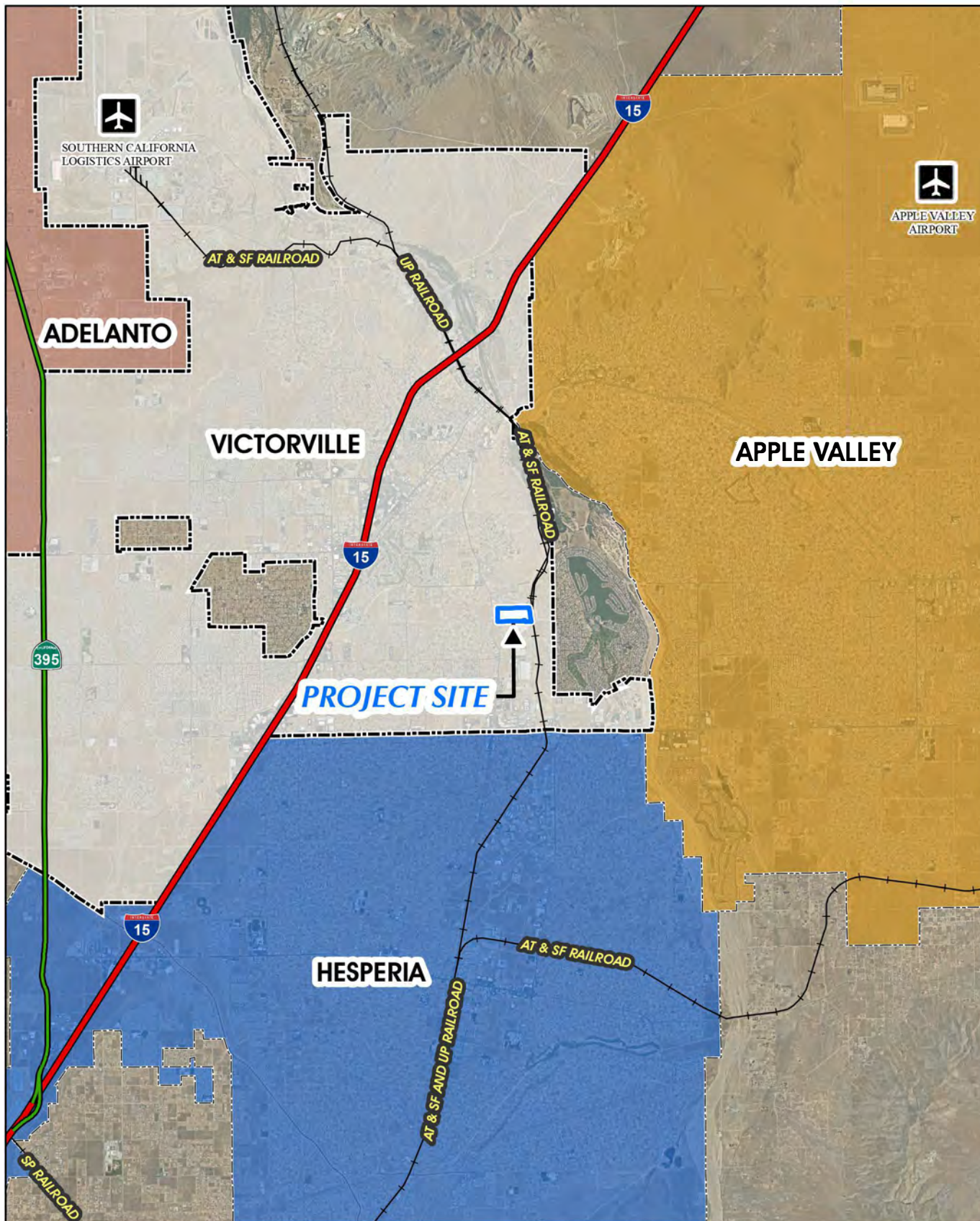


Source(s): ESRI, SCAG (2021), Nearmap Imagery (2021)

Figure 1



VICINITY MAP

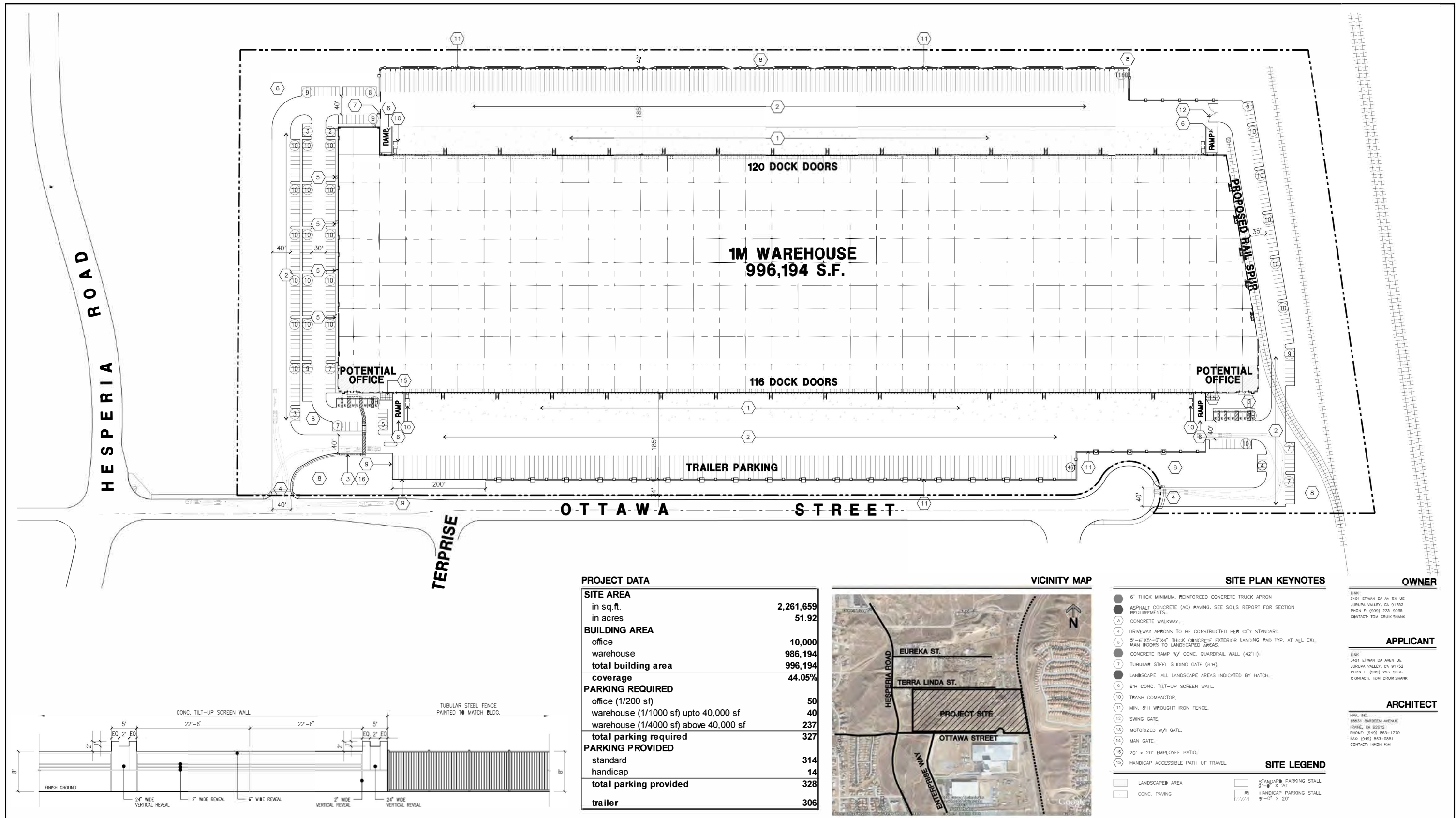


Source(s): ESRI, SCAG (2021), Nearmap Imagery (2021)

Figure 2



REGIONAL MAP



Source(s): HPA (08-26-2021)

Figure 3

