

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION



To: _____ **X** **From:** City of Victorville
Office of Planning and Research Clerk of the Board 14343 Civic Drive
1400 Tenth Street, Room 121 County of San Bernardino Victorville, CA 92392-5001
Sacramento, CA 95814 385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

Date: October 29, 2021

TO: Interested Agencies, Organizations, and Individuals

NOTICE IS HEREBY GIVEN that pursuant to Section 15072 of the State CEQA Guidelines, the City of Victorville (City) hereby gives notice that a Draft Mitigated Negative Declaration (MND) for the Victorville Wellness Center Campus Project is available for review and comment.

PROJECT TITLE: Victorville Wellness Center Campus Project (“Wellness Center”)

PROJECT LOCATION: The Project Site is approximately 4.5 acres located at 16902 First Street, Victorville, CA 92395 (APNs 0478-041-01, -15, -16, -25, 2-6, 0473-181-05, and 0473-163-02). The Project Site, as depicted on the U.S. Geological Survey (USGS) 7.5-minute Victorville topographic quadrangle, lies within Sections 3, 4, 9, and 10 of Township 5 North, and Range 4 West. The Project Site is comprised of vacant land that lies at the northern edge of the Old Town Specific Plan (OTSP) along the Mojave River. The site is bordered by open space, public park, residential, commercial, and light industrial land uses.

PROJECT DESCRIPTION: The proposed Wellness Center Campus aims to provide a supportive, safe, and stable environment for homeless persons and their families to receive life-changing services needed to break the cycle of homelessness and improve quality of life. The Project would be constructed in two phases. Phase 1 includes approximately 25,920 square feet of building space with 170 beds and supporting services buildings, parking spaces, bicycle parking, classrooms, dog run, and entry plaza, bus stop, covered patios, landscaping, garden, community farm, and associated site improvements (utilities, street cul-de-sac improvements, etc.). Phase 2 includes 30-units of permanent affordable housing adjacent to the Wellness Center, and additional parking area. The Project Site is located within the Old Town Specific Plan.

Phase 1

The Project would construct separate residential buildings including 7 family shelters, 21 navigation shelters, 7 behavioral health shelters, and 16 recuperative care shelters. Phase 1 would include a cafeteria, wellness center building, recuperative care building, and exam/clinic building in the center of the campus. The Project would construct a laundry facility, classroom, elevated central courtyard, entry plaza, dog run/dog kennel area, landscaping, utilities, and associated facilities. The entire property would be surrounded by chain link and tubular steel fencing.

In total, the Project would construct 4 accessible spaces, 32 standard spaces, 4 EV charging stations, and 4 clean air/vanpool spaces for a total of 42 parking spaces. The Project includes a tubular steel driveway with sliding gate, bus stop lane, a 20-foot-wide fire truck loop road, short-term and long-term bicycle parking areas, and pedestrian walkways throughout the campus.

Phase 2

Phase 2 of the Wellness Center would include a micro-housing community called the Wellness Cottages that provide permanent affordable housing on additional City-owned land abutting the Wellness Center. These units would be located in the southwestern portion of the Project Site. Each minimum 320-SF cottage (30 units total) would contain a minimum of a restroom, living/sleeping area, dining space, kitchenette, and storage unit. These units would assist those exiting the temporary Wellness Center shelter or who are chronically homeless. Phase 2 would also include covered patios and outdoor recreation areas, additional parking, landscaping, utilities, and associated facilities for the Wellness Cottages.

Victor Valley Wastewater Reclamation Authority Trunk Sewer Line

Victor Valley Wastewater Reclamation Authority (VWRA) proposes to construct a trunk sewer line through the Project Site to support potential future development. A 15-foot-wide VWRA easement currently bisects the Project Site. An existing trunk (interceptor) sewer line is center within the existing 15-foot easement and the new segment would run

parallel to the existing easement in a new 15-foot easement abutting to the east. The new line would be placed at the same depth, 10 to 15 feet below grade. The diameter of the line would be approximately the same width as the existing line, at a 27-inch diameter.

PROJECT IMPACTS: The Initial Study/MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The Initial Study/MND found that the environmental effects from the project would be less than significant with the incorporation of standard conditions and mitigation measures.

HAZARDOUS WASTE SITES: The Project Site is not located on any known listed toxic sites pursuant to Government Code Section 65962.5.

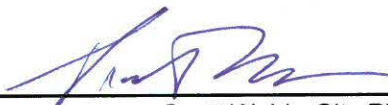
PUBLIC REVIEW PERIOD: Begins: October 29, 2021 **Ends:** November 29, 2021

Comments should be addressed to:

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LOCATION WHERE DOCUMENT CAN BE REVIEWED: The Mitigated Negative Declaration is available for review on the City of Victorville's website at the following link: <https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notice>

10/27/21
Date



Scott Webb, City Planner