

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Ottawa Business Center Project

Lead Agency: City of Victorville Contact Person: Travis Clark
Mailing Address: 14343 Civic Drive Phone: (760) 955-5135
City: Victorville Zip: CA County: 92392

Project Location: County: San Bernardino City/Nearest Community: Victorville

Cross Streets: Ottawa Street and Hesperia Road Zip Code: 92392

Longitude/Latitude (degrees, minutes and seconds): 34 ° 29 ' 37.4 " N / 117 ° 17 ' 13.5 " W Total Acres: 51.92

Assessor's Parcel No.: See separate page. Section: 27 Twp.: 5 Range: 4 Base:

Within 2 Miles: State Hwy #: I-15, Hwy 18 Waterways: None

Airports: None Railways: Burlington North Santa Fe RR Schools: Victor Valley District

Document Type:

- CEQA: [X] NOP [] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) [] Mit Neg Dec
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
Other: [] Joint Document [] Final Document [] Other:

Local Action Type:

- [] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [X] Site Plan [] Land Division (Subdivision, etc.) [X] Other: Tentative Parcel Map

Development Type:

- [] Residential: Units Acres
[X] Office: Sq.ft. 10,000 Acres Employees
[] Commercial: Sq.ft. Acres Employees
[X] Industrial: Sq.ft. 986,194 Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type
[] Mining: Mineral
[] Power: Type MW
[] Waste Treatment: Type MGD
[] Hazardous Waste: Type
[] Other:

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[X] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: GHG, Energy

Present Land Use/Zoning/General Plan Designation:

Land Use - Heavy Industrial (HI) / Zoning - Heavy Industrial (M-2)

Project Description: (please use a separate page if necessary)

See Notice of Preparation.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

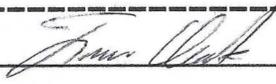
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u> | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # <u>6V</u> |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u> | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date 12/10/21 Ending Date 1/12/22

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning</u>	Applicant: <u>Space Center Mira Loma, Inc.</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>3333 Michelson Drive, Suite 725</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Nicole Morse</u>	Phone: <u>(909) 223-9035</u>
Phone: <u>(714) 505-6360 ext. 126</u>	

Signature of Lead Agency Representative:  Date: 10/9/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Assessor's Parcel Numbers:

3090-551-02, -04, -05, -06, -07

3090-531-02, -03, -04

3090-411-01, -02, -03, -04, -05

3090-401-05, -06, -07, -08

Project Description

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.