



CITY OF VICTORVILLE

DEVELOPMENT DEPARTMENT

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

DATE: September 30, 2022

TO: Interested Agencies, Organizations, and Individuals

SUBJECT: Notice of Availability of the Draft Environmental Impact Report for the Ottawa Business Center Project (PLAN 21-00031)

PROJECT APPLICANT Space Center Mira Loma, 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: 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, west 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 2.2 miles to the west.

PROJECT DESCRIPTION: As depicted on Figure 3, *Site Plan*, the Project Applicant proposes development of the 53.9-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. Both driveways would provide inbound/outbound access for passenger vehicles and trucks. The Project site is vacant and undeveloped under existing conditions. The Project involves discretionary applications for a Site Plan (Plan 21-00031) and Tentative Parcel Map (TPM 20450).

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 compiled 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 November 14, 2022. 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: September 30, 2022

Ending Date: November 14, 2022

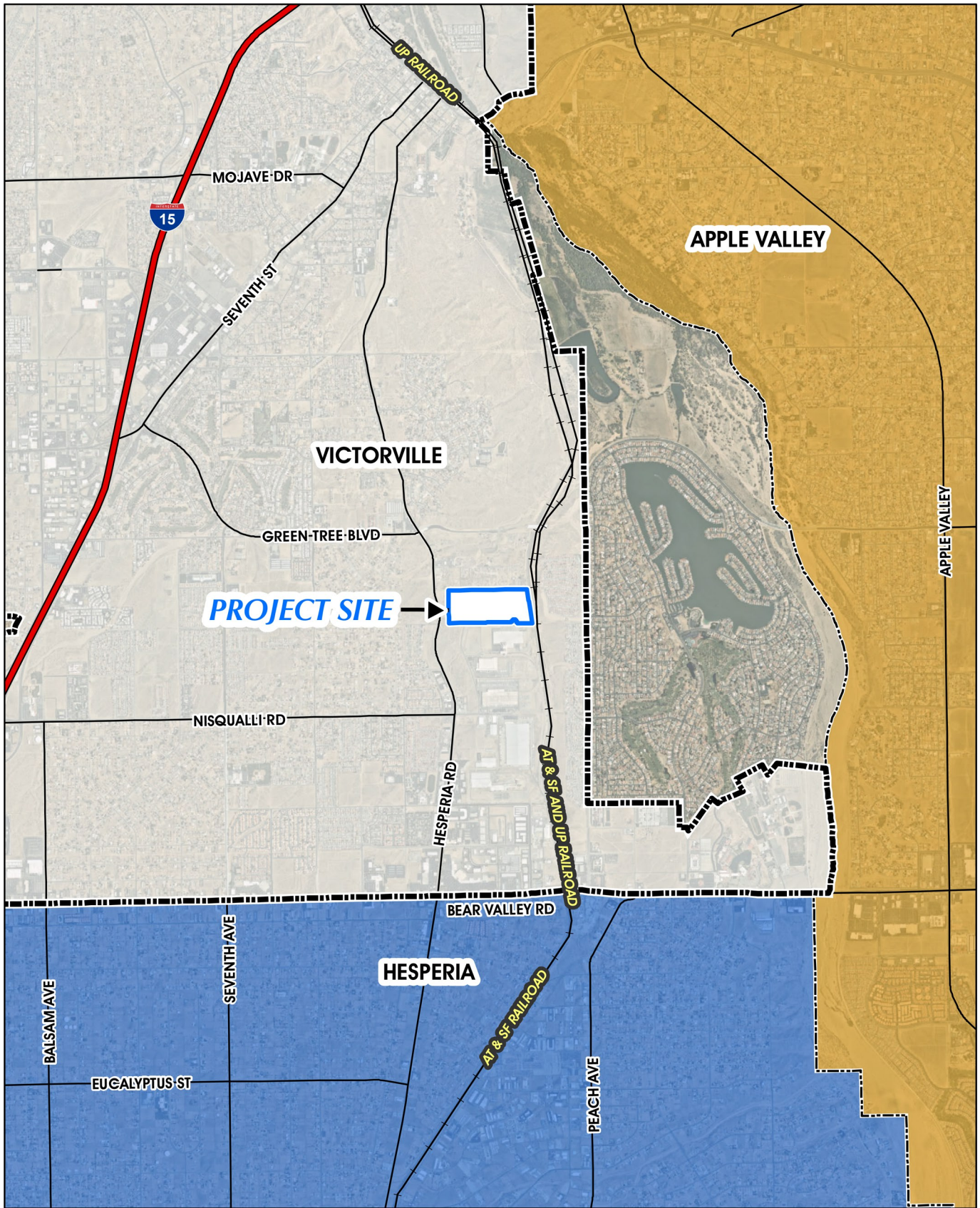
RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organizations and send your responses and comments via U.S. Mail or electronic mail to:

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

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>

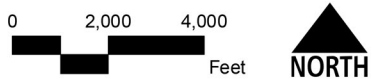
For questions regarding the proposed Project, please contact Senior Planner Travis Clark at (760) 955-5135 or TClark@victorvilleca.gov.

Signature: *Travis Clark*
Travis Clark, Senior Planner
City of Victorville

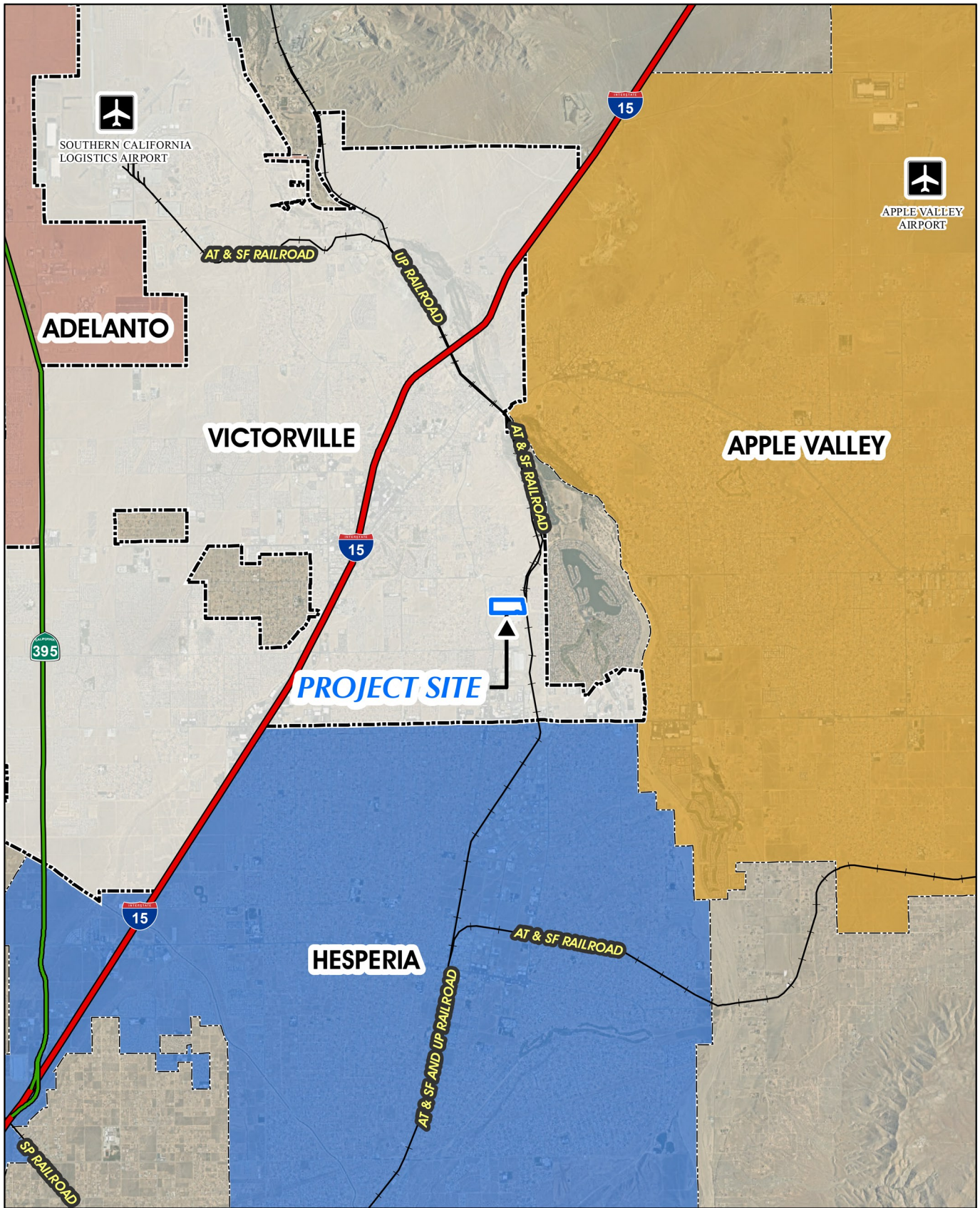


Source(s): ESRI, SCAG (2021), Nearmap Imagery (2021)

Figure 1

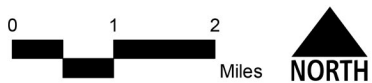


VICINITY MAP

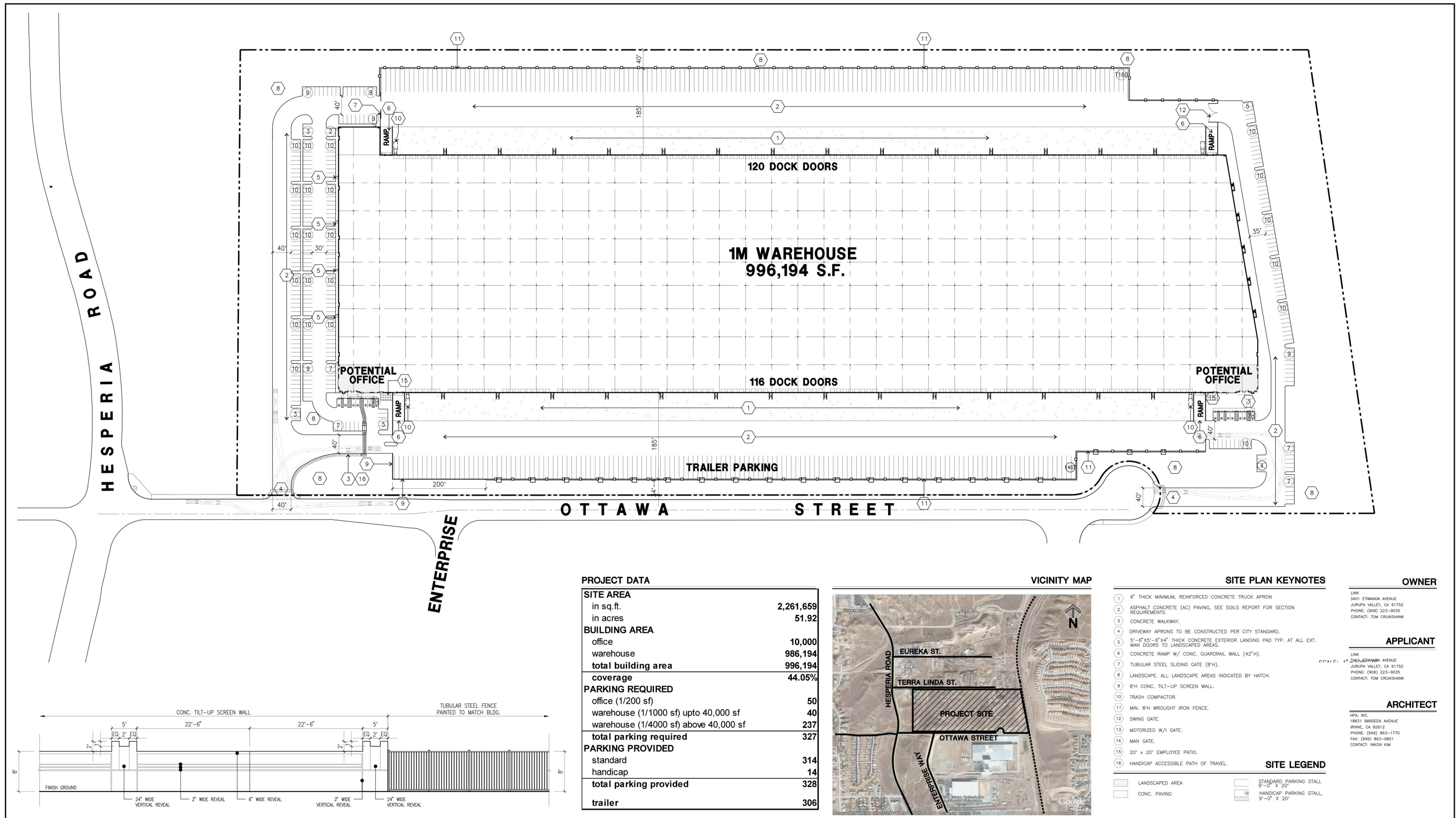


Source(s): ESRI, SCAG (2021), Nearmap Imagery (2021)

Figure 2



REGIONAL MAP



Source(s): HPA (07-27-2022)

Not To Scale



Figure 3

Site Plan