



Notice of Intent to Adopt a Mitigated Negative Declaration and Notice of Public Hearing

To: Reviewing Agencies and Interested Parties

Subject: Notice of Intent to Adopt a Mitigated Negative Declaration for the Stoddard Wells Road at Abbey Lane Industrial Project (Site Plan Review PLAN22-00014)

From: City of Victorville
Development Department, Planning Division
14343 Civic Dr., Victorville, CA 92392
Contact: Travis Clark, Senior Planner, (760) 955-5135

Project Location: The project site is in the northwestern portion of Victorville in San Bernardino County. Victorville is located along Interstate 15 (I-15), approximately 90 miles northeast of the City of Los Angeles and 30 miles north of the City of San Bernardino. Adjacent communities include the Town of Apple Valley to the east, the City of Adelanto to the west, and the City of Hesperia to the south. The approximately 40.81-acre vacant project site consists of desert land and is void buildings, structures, or improvements. The site is generally situated on the southwest corner of Stoddard Wells Road and Abbey Way which is generally on the west side of Stoddard Wells Road, south of the Abbey Lane, east of the Mojave River, and approximately 0.24-mile northwest of Interstate 15 (I-15). The Project comprises Assessor Parcel Number (APNs): 0472-181-11, 0472-181-12, 0472-181-13, 0472-181-43, 0472-181-44, 0472-181-47, 0472-181-72. The project site lies within the Desert Gateway Specific Plan – Light Industrial land use area.

Project Description: Suraj Victorville, LLC (Applicant) proposes to develop a 815,470 square foot (SF) industrial building within 40.81 gross acres of vacant lands along Stoddard Wells Road, south of Abbey Lane, designed to house one or more tenants, which have not been designated at this time, and will include an 16,950 SF mezzanine, a 798,470 SF warehouse, 43,260 SF of office space, 92 total truck dock positions, four grade doors, 219 trailer stalls, 379 auto parking stalls, and related site landscaping, drainage, and includes 1 acre of street dedication. The warehouse and mezzanine areas of the building will be constructed as a “gray shell” whereby tenant(s) would perform the final improvements, while the proposed project would fully build the office spaces. Project development requires City approval of a site plan review, and adoption of a mitigated negative declaration.

Project Applications: Approval of Site Plan Review (PLAN22-00014); and adoption of Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.

Project Applicant: Suraj Victorville, LLC, 1560 E. 6th Street, Corona, CA 92879.

Environmental Information: Notice is hereby given that the City of Victorville has completed an Initial Study for the Project, which was prepared in accordance with the California Environmental Quality Act (CEQA). The Initial Study was undertaken for the purpose of determining whether the Project may have a significant effect on the environment. Based on the Initial Study, the City has concluded that the Project will not have a significant effect on the environment subject to implementation of mitigation measures and has therefore, prepared an Initial Study to support the adoption of Mitigated Negative Declaration (MND). The MND reflects the independent judgement of the City.

Public Review and Comments: The City invites you to comment on the MND. Pursuant to CEQA Guidelines Section 15082, responsible and trustee agencies and other interested parties, including members of the public, must submit any comments in response to this notice no later than **December 13th, 2022**. The Notice of Intent and accompanying MND are available for a 30-day public review period beginning **November 14th, 2022**, and ending **December 13th, 2022**.

Copies of the MND and supporting documents are available for review at the following locations:

- Victorville City Hall, Development Department, Planning Division, 14343 Civic Dr., Victorville, CA 92392

A copy of the Initial Study is also available online at: <https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notice>

The City will accept written comments during the aforementioned public review period — please include your name, address, and contact information in your correspondence. Written comments must be directed to Travis Clark, Associate Planner, and received in the offices of the City of Victorville Planning Division at 14343 Civic Dr., Victorville, CA 92392, or by e-mail at TClark@victorvilleca.gov. For any questions or to obtain further information about the Project please contact Travis Clark at the City of Victorville Planning Division via the aforementioned email or by phone at 760.955.5135.

Public Meetings: The City of Victorville Planning Commission will consider and take action on the Project and Mitigated Negative Declaration at an upcoming public meeting scheduled for January 11th, 2023, at 5:00 PM in the City Hall Council Chambers at 14343 Civic Drive, Victorville, CA 92392.

Vicinity Map

