



# CITY OF VICTORVILLE

CLERK OF THE  
BOARD OF SUPERVISORS  
2023 JUL 18 PM 1:55  
COUNTY OF SAN BERNARDINO  
CALIFORNIA

## DEVELOPMENT SERVICES DEPARTMENT NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE NISQUALLI ROAD TRAILER LOT EXPANSION PROJECT (CITY OF VICTORVILLE CASE NO. PLAN23-00011)

NOTICE IS HEREBY GIVEN that the City of Victorville has a Notice of Preparation of a 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 consists of an irregularly shaped parcel encompassing 10.04 gross acres (8.3 net acres) within the City of Victorville in San Bernardino County, California and is associated with Assessor Parcel Number (APN) 3090-571-17. The Project site is located generally east of Enterprise Way and north of Nisqualli Road. Specifically, the Project site is located immediately north of the existing Church & Dwight Co., Inc warehouse, located at 17486 Nisqualli Road, Victorville, CA 92395. The Project site is currently designated for Heavy Industrial uses under the General Plan and is zoned Heavy Industrial (M-2). Local access to the site is provided along Enterprise Way which connects to Nisqualli Road. Regional access to the site is provided via Interstate 15 (I-15) located approximately 2.5 miles to the west.

**PROJECT DESCRIPTION:** Under existing conditions, the Project site is undeveloped, disturbed, and currently used as a dirt lot truck trailer storage yard. As depicted on Figure 3, *Site Plan*, The Project Applicant proposes to develop the Project site with a fenced and paved trailer parking and/or vehicle parking facility with 198 trailer stalls to supplement parking for the surrounding area or serve as ancillary trailer or vehicle parking for the Church & Dwight Co., Inc. warehouse. The proposed trailer or vehicle parking facility will be surface use only, with no loading facilities planned.

**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:

- |                            |                                |                                 |
|----------------------------|--------------------------------|---------------------------------|
|                            | <b>DATE FILED &amp; POSTED</b> |                                 |
| • Air Quality              | Posted On: <u>7/18/23</u>      | • Hazards & Hazardous Materials |
| • Biological Resources     | Removed On: <u>8/19/23</u>     | • Hydrology/Water Quality       |
| • Cultural Resources       |                                | • Noise                         |
| • Energy                   |                                | • Transportation/Traffic        |
| • Greenhouse Gas Emissions |                                | • Tribal Cultural Resources     |
| • Geology/Soils            |                                |                                 |

**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                         | • Mineral Resources  |
| • Agriculture and Forestry Resources | • Population/Housing |
| • Land Use/Planning                  | • Public Services    |

- Recreation
- Utilities/Service Systems
- Wildfire

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 August 9, 2023 City Hall Council Chambers, 14343 Civic Drive, Victorville, California at 5:00 p.m. Viewing the meeting via YouTube is also available at <https://www.victorvilleca.gov/government/agendas>. The public is encouraged to view and participate in the scoping meeting. Any person may be heard in support of, or in opposition to, the proposed item. Comments may be made via email to [planning@victorvilleca.gov](mailto:planning@victorvilleca.gov) no later than 3 p.m. on August 9, 2023; by mail, prior to the meeting, to Planning Division, 14343 Civic Drive, Victorville, CA 92392; and/or by following the directions on the posted agenda notice for the August 9, 2023, meeting.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning Division at (760) 955-5135 no later than 72 hours prior to 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-notices>

**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.

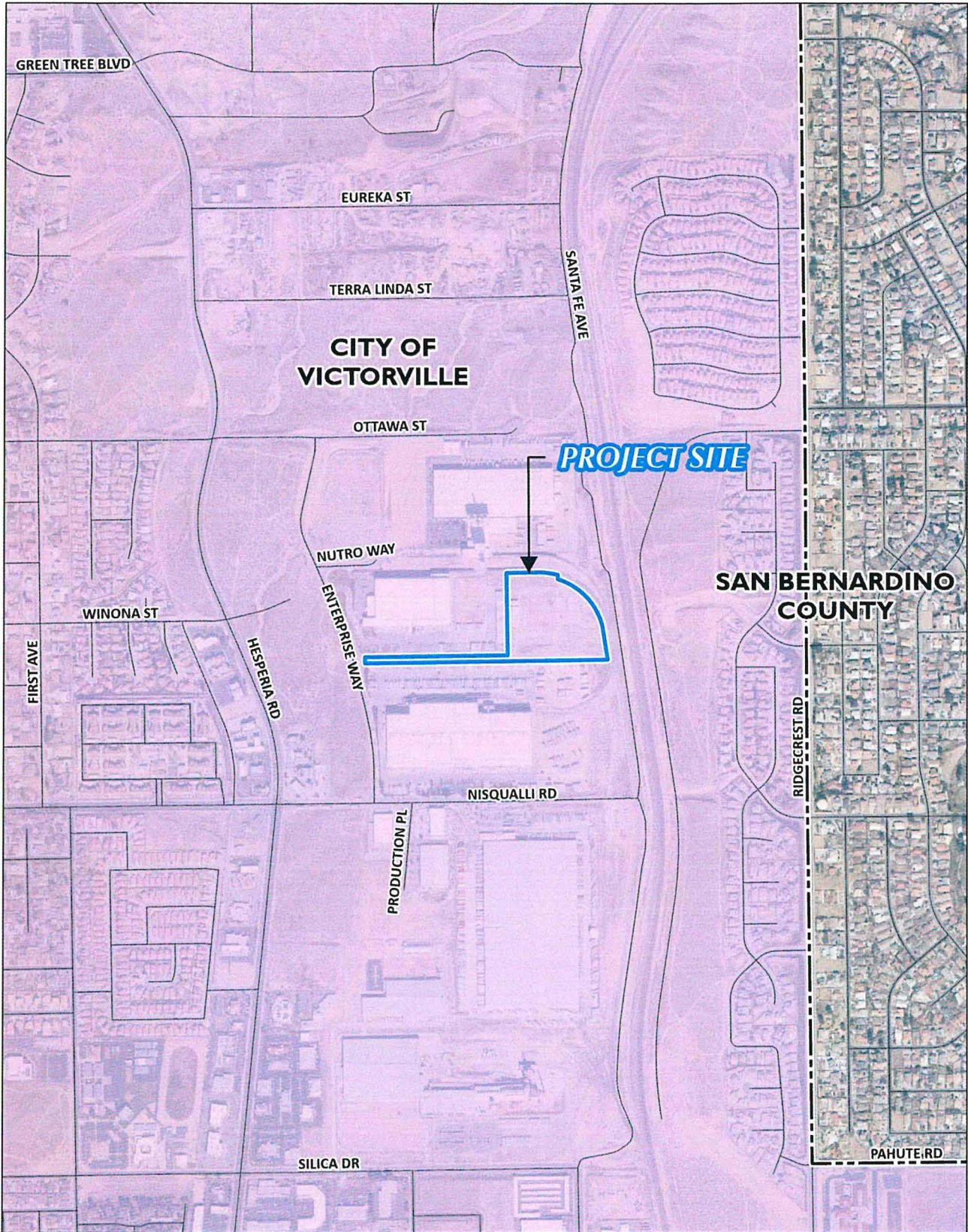
**WRITTEN COMMENTS** must be submitted to the City of Victorville by August 21, 2023, for timely consideration in the preparation of the EIR. Please direct your comments by e-mail or U.S. mail to:

Daisy Kawasaki  
14343 Civic Drive,  
Victorville, California 92392  
(760) 955-5135  
E-Mail: [planning@victorvilleca.gov](mailto:planning@victorvilleca.gov)

Dated: July 21, 2023

Daisy Kawasaki, Case Planner





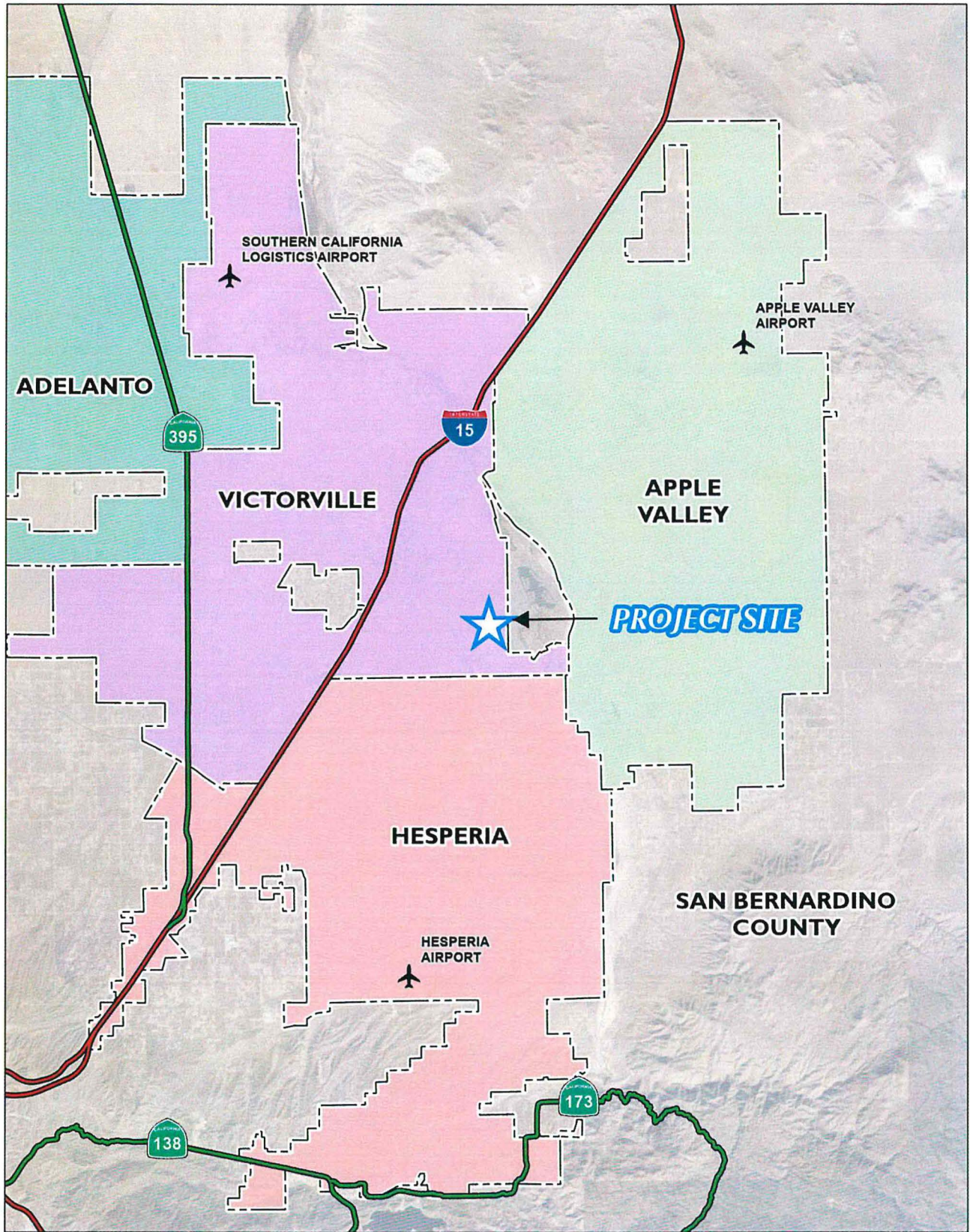
Source(s): Esri, SB County (2023)

Figure 1



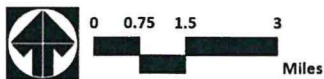
Vicinity Map



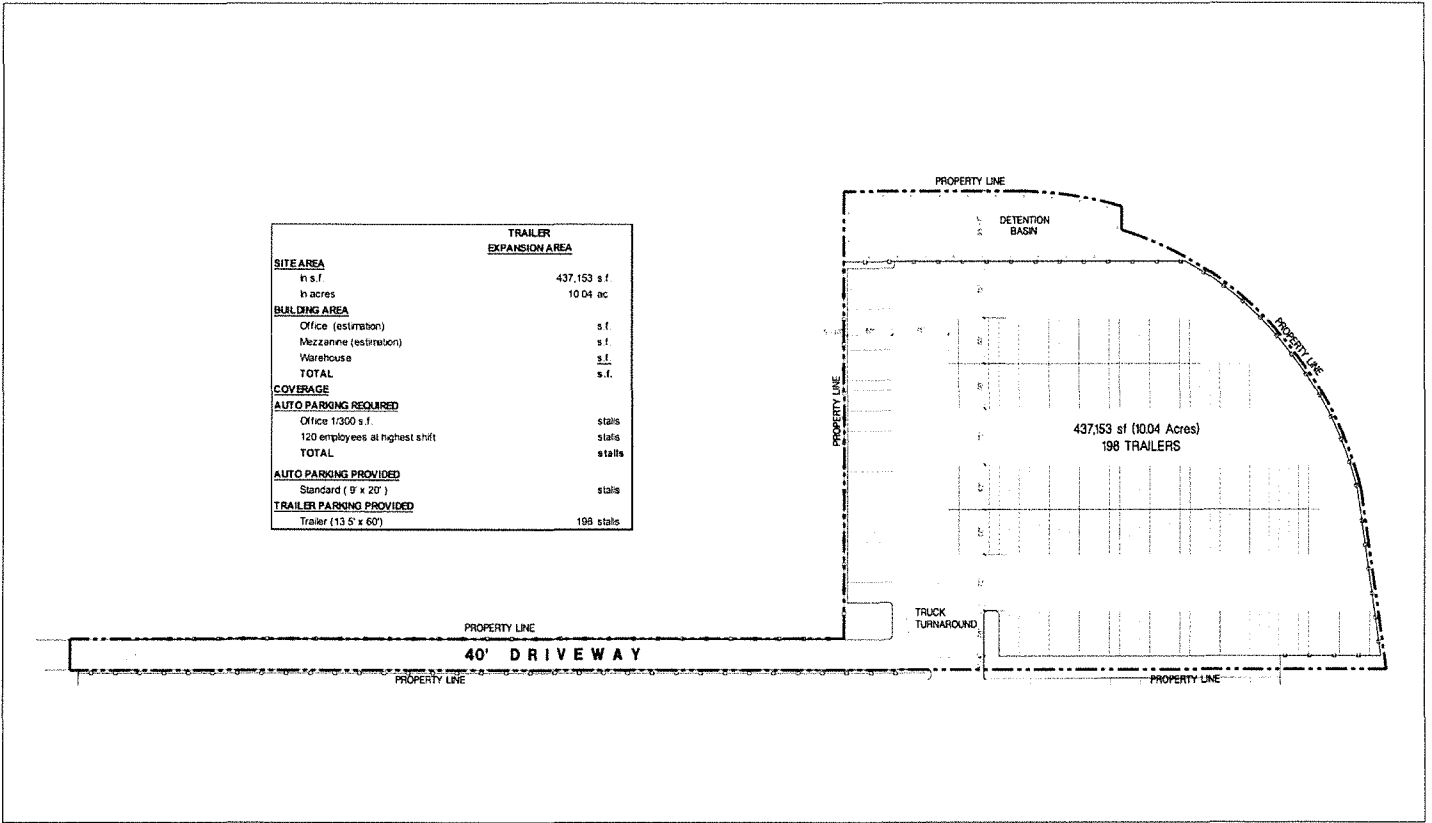


Source(s): Esri, SB County (2023)

Figure 2



## Regional Map



Sources: HPA (05-09-2023)

Figure 3



Site Plan