



**NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF A PUBLIC SCOPING MEETING**

Date: November 17, 2023

To: State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties

From/Lead Agency: City of Victorville, Planning Department

Subject: Notice of Preparation of an Environmental Impact Report for the Mojave Industrial Park Project

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Victorville (City), as lead agency, is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with implementation of the Mojave Industrial Park Project (Project).

The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming EIR. In accordance with CEQA, the City requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

Project Location

The approximately 81.1-acre (gross) Project site is located in the western part of the City, which is within the Victor Valley region of San Bernardino County (Figure 1, Project Location). The Project site is located north of Mojave Drive, east of Onyx Road, west of Topaz Road, and south of Cactus Road/Tawney Ridge Lane, approximately one-mile east of Highway 395, northwest of Interstate 15 (I-15), and north of State Route (SR) 18. The Project site consists of three parcels: Assessor's Parcel Numbers (APNs) 3128-631-02, 3128-631-03, and 3128-631-04 (see Figure 2, Aerial Photograph). Regional access to the Project site is provided via Highway 395, approximately one mile west of the Project site. Local access to the Project is provided via Mojave Drive and Onyx Road.

Project Summary

The Project would include construction of three industrial/warehouse buildings and associated improvements on approximately 81.1 acres of vacant land (see Figure 3, Conceptual Site Plan). The Project would provide a total of 1,351,400 square feet of industrial/warehouse space. Building 1, the southeast building, would be approximately 100,300 square feet, Building 2, the southwest building, would be approximately 91,100 square feet, Building 3, the northern building, would be approximately 1,160,000 square feet. Project would also include associated improvements, such

as loading docks, trailer parking stalls, passenger vehicle parking spaces, stormwater detention basins, and landscape area.

The Project site currently has a General Plan designation of Light Industrial (LI) and zoning of General Commercial (C-2) and Light Industrial Transitional (M-1 T) (see Figure 4, Existing Land Use Designations, and Figure 5, Existing Zoning). Implementation of the Project would require the following discretionary actions from the City:

- **Zone Change Classification** to change the Project site's zoning designation from Light Industrial Transitional (M-1 T) and General Commercial (C-2) to Light Industrial (M-1) for approximately 19.6 acres.
- **Height Variance** in order to approve the height of Building 3 to be greater than 50' and 10' high screening fence.
- **Site Plan Review** in order to approve the construction and operation of an approximately 1,351,400 square-foot industrial/warehouse facility along with associated infrastructure and roadway improvements.
- **A Development Agreement** may be requested to provide sufficient time for the development of the Project by locking in development standards and extending applicable vesting periods for the Project's entitlements.
- Subsequent non-discretionary approvals (which would require separate processing through the City) would include, but may not be limited to, grading permits, building permits, and occupancy permits.

Potential Environmental Impacts of the Project

As discussed in the attached Initial Study, the EIR will evaluate whether implementation of the Project may potentially result in one or more significant environmental impacts. The potential environmental effects to be addressed in the EIR will include, but may not be limited to, the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources, and Built Environment
- Energy
- Geology, Soils, and Paleontological Resources
- Greenhouse Gas Emissions
- Hazards, Hazardous Materials and Wildfire
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Transportation
- Utilities and Service Systems

The EIR will also address all other CEQA-mandated topics, including cumulative impacts and Project alternatives.

Public Scoping Comment Period and Meeting

Public Scoping Comment Period

The City has established a 30-day public scoping period from November 17, 2023, to December 18, 2023. During the scoping period, the City's intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners, regarding the scope and content of the environmental information

to be included in the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects.

During this period, this NOP and the Project's Initial Study may be accessed electronically at the following website:

<https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notice>

This NOP and the Project's Initial Study are also available for review in person at, Planning Department, 14343 Civic Drive, Victorville, California 92392.

Public Scoping Meeting

The City will also hold a public scoping meeting on December 13, 2023 at 5:00 p.m. at City Hall Council Chambers, 14343 Civic Drive, Victorville, California 92392. The public scoping meeting will provide an additional opportunity to receive and disseminate information, identify potential environmental issues of concern, and discuss the scope of analysis to be included in the EIR. The scoping meeting is not a public hearing, and no decisions on the Project will be made at this meeting. It is an additional opportunity for agencies, organizations, and the public to provide scoping comments in person on what environmental issues should be addressed in the EIR. All public agencies, organizations, and interested parties are encouraged to attend and participate in this meeting.

Scoping Comments

All scoping comments must be received in writing by 5:00 p.m. on December 18, 2023, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

**Travis Clark, Senior Planner
City Victorville Planning Department
14343 Civic Drive
Victorville, California 32392
Phone: (760) 955-5135
Email: planning@victorvilleca.gov**

Attachments:

Figure 1, Project Location

Figure 2, Aerial Photograph

Figure 3, Conceptual Site Plan