

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: Mojave Industrial Park Project

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

Project Location: County: San Bernardino City/Nearest Community: Victorville
 Cross Streets: Mojave Drive and Onyx Road Zip Code: 92392

Longitude/Latitude (degrees, minutes and seconds): 34 ° 32 ' 12.05" N / 117 ° 23 ' 9.12 " W Total Acres: 81.1

Assessor's Parcel No.: 3128-631-02, 3128-631-03, and 3128-631-04 Section: 10 Twp.: 5N Range: 5W Base: SBB&M

Within 2 Miles: State Hwy #: 395 Waterways: none
 Airports: Southern California Logistics Airport Railways: None Schools: Melva Davis Academy of Excellence

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

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 Site Plan Land Division (Subdivision, etc.) Other: Development Agreement

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 1,351,400 Acres 81.1 Employees 1,130
 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:

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

Present Land Use/Zoning/General Plan Designation:

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).

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

The Project involves the construction and operation of an approximately 1,351,400 square-foot industrial/warehouse facility on an approximately 81.1-acre (gross acres) site, which consists of three parcels located north of Mojave Drive and east of Onyx Road in Victorville, California. Building 1, the southeast building, would be approximately 100,300 square feet, Building 2, the southwest building, would be approximately 91,100 square feet, and Building 3, the northern building, would be approximately 1,160,000 square feet. The Project would include passenger vehicle parking spaces, trailer parking spaces, tractor-trailer loading docks, and other associated site improvements such as landscaping, sidewalks, and internal driveways.

The Project site currently has a General Plan Land Use designation of Light Industrial (LI) and zoning of Light Industrial Transitional (M-1 T) and General Commercial (C-2). Per section 16-3.070-010 of the Victorville Code of Ordinances, warehouse/storage facilities are a permitted use in a M-1 zone and not permitted in a C-2 Zone. As such, a change in zoning from C-2 to M-1 on approximately 19.6 acres would be required for Project implementation.

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 an "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>6</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 checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date November 17, 2023 Ending Date December 18, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Mojave 80 Grey, LLC</u>
Address: <u>4900 California Ave., Suite 210-B</u>	Address: <u>3 Corporate Plaza, Suite 230</u>
City/State/Zip: <u>Bakersfield, CA 93309</u>	City/State/Zip: <u>Newport Beach, CA 92660</u>
Contact: <u>Ronelle Candia, Senior Project Manager</u>	Phone: <u>(866) 878-1499</u>
Phone: <u>(661) 509-2787</u>	

Signature of Lead Agency Representative: Travis Clark Digitally signed by Travis Clark
DN: cn=US, email=victorvilleca.gov, cn=Travis Clark
Date: 2023.11.15 08:54:15-0800 Date: 11-15-2023

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