



City of Victorville

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: April 26, 2024

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

From/Lead Agency: City of Victorville, Development Department

Subject: Notice of Availability of a Draft Environmental Impact Report for Mojave Industrial Park Project

The City of Victorville (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA) to evaluate the environmental effects associated with the Mojave Industrial Park Project (Project). This Notice of Availability has been issued to notify interested parties that the Draft EIR is publicly available for a 45-day review and comment period. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines Section 15087). The Draft EIR assesses the potential environmental impacts resulting from construction and operation of the Project, including any required off-site improvements.

Project Location

The approximately 81.1-acre Project site is located in the northern part of the City, which is within the Victor Valley Region of San Bernardino County (Figure 3-1). The Project site is located south of Cactus Road/Tawney Ridge Lane, north of Mojave Drive, east of Onyx Road, and west of Topaz Road (unpaved), approximately 1 mile east of Highway 395, northwest of Interstate 15, and north of State Route 18.

The Project site consists of three parcels: Assessor's Parcel Numbers 3128-631-02, 3128-631-03, and 3128-631-04 (Figure 3-2). Specifically, the Project site is located in Section 10, Township 5N, Range 5W. Regional access to the Project site is provided via Highway 395, approximately 1 mile west of the Project site. Local access to the Project is provided via Mojave Drive and Onyx Road.

Project Summary

the Project involves the development of three industrial/warehouse buildings totaling 1,351,400 square feet on an approximately 81.1-acre (gross acres) site, which consists of three parcels located north of Mojave Drive and east of Onyx Road. 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 (M-1). Per section 16-3.070-010 of the Victorville Code of Ordinances, warehouse/storage facilities are a permitted use in a M-1 zone.

Construction of the Project is anticipated to commence in October 2024, lasting approximately 12 months. A tenant for the proposed industrial warehouse building has not yet been identified, but the Project would operate as a warehouse and/or distribution facility. It is anticipated that the facilities would be operated 24 hours a day, 7 days a week. Cold storage is not proposed as part of this Project.

Buildings 1 would have a maximum building height of 46 feet, measured from the finished floor to the top of building parapets; Building 2 would have a maximum building height of 43 feet; and Building 3 would have a maximum building height of 52 feet. Building 1 would have a maximum coverage of 37.06%, Building 2 would have a maximum coverage of 36.62%, and Building 3 would have a maximum coverage of 43.62%.

The Project would include improvements along Onyx Road, Mojave Drive, Cactus Road/Tawney Ridge Lane, and Topaz Road, including frontage landscaping and pedestrian improvements. A variety of trees, shrubs, plants, and land covers would be planted within the Project frontage's landscape setback area, as well as within the landscape areas found around the proposed industrial/warehouse buildings and throughout the Project site. The Project would also involve the off-site construction of the west half of Topaz Road, east half of Onyx Road, and south half of Cactus Road, and the Project would widen Mojave Drive from east of Topaz Road to west of Onyx Road. Additionally, the Project would extend Cactus Road, a collector, from Onyx Road to east of Highway 395. This would be a public road once constructed.

Project Impacts

Both the Initial Study that accompanied the Notice of Preparation and the Draft EIR found that the Project would result in no impact or a less-than-significant impact for the following environmental topics: aesthetics, agricultural and forestry resources, energy, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, recreation, utilities and service systems, and wildfire.

With the incorporation of mitigation measures identified in the Draft EIR, potentially significant impacts would be reduced to less than significant for the following environmental topics: biological resources; cultural, tribal cultural, and paleontological resources; geology and soils, and hazards, hazardous materials.

The Draft EIR concluded that the Project would have significant and unavoidable impacts, even with mitigation measures incorporated, for the following environmental topics: air quality, greenhouse gas emissions, and transportation.

The CEQA Guidelines also require this notice to indicate whether or not the Project site is included on any of the lists of sites enumerated under Section 65962.5 of the Government Code (the Cortese List). As further discussed in the Initial Study that accompanied the Notice of Preparation and the Draft EIR, the Project site is not included on the Cortese List.

Public Comment Period

The public comment period for this Draft EIR will begin on April 26, 2024, and end on June 10, 2024.

Copies of the Draft EIR are available for review online at the following website:

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

The document is also available for review at the *Victorville City Hall* (14343 Civic Drive; Victorville CA), Monday through Thursday from 8:00 a.m. to 5:00 p.m., Friday from 8:00 a.m. to 4:00 p.m.

The City requests that comments pertaining to the content of the Draft EIR be made in writing and addressed to the following:

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

Comment letters and emails must be received by 5:00 p.m. on June 10, 2024.

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

Public Hearing

A public hearing at which the City of Victorville Planning Commission will consider for recommendation to the City of Victorville Council the Project, the requested Project entitlements, and the Draft EIR has yet to be scheduled. Once this hearing has been scheduled, a separate notice of public hearing will be publicly circulated consistent with all applicable public noticing requirements set forth by the City.

Attachments: Figure 3-1, Regional Vicinity
Figure 3-2, Project Site Aerial
