



CITY OF VICTORVILLE DEVELOPMENT SERVICES DEPARTMENT

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

for the MOJAVE 51 INDUSTRIAL-LOGISTICS PROJECT (City of Victorville Case No. PLAN23-00028)

Date: July 19th, 2024

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

From: City of Victorville, Planning Department-Lead Agency

Subject: Notice of Preparation of an Environmental Impact Report for the Mojave 51 Industrial-Logistics Project – PLAN23-00028

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 the preparation of an Environmental Impact Report (EIR) according to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with implementation of the Mojave 51 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. Per 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

As depicted in Figure 1, *Regional Location*, and Figure 2, *Project Location*, the Project site consists of approximately 52.4 acres of undeveloped land north of Mojave Drive, south of Tawny Ridge Lane west of Diamond Road, and east of Topaz Road (APN's 0455-053-92, 94 and 95). The Project is located in the southwestern portion of San Bernardino County, in the geographic sub-region of the southwestern Mojave Desert (known as Victor Valley, or the High Desert). The City shares boundaries with the City of Adelanto to the northwest, the Town of Apple Valley and the unincorporated community of Spring Valley Lake to the east, the City of Hesperia to the south, and unincorporated San Bernardino County to the southwest and the north.

Primary regional and local truck access to the Project site is proposed via Mojave Drive, which is a designated truck route as shown on the City's General Plan and also designated as such by Victorville Municipal Code §12.36.050 from SR-395 to the I-15 Freeway. SR-395 to the west is

designated as a truck route by Caltrans and the City of Adelanto. I-15 is designated as a truck route by Caltrans. Direct truck access is proposed via Mojave Drive, Topaz Road, Grand Prix, and Camino Valley Way. Topaz Road will serve as a primary local truck access truck route as it provides direct access to all 3 buildings via Camino Valley Way. Additionally, Diamond Road will be closed at the intersection of Camino Valley Way to prevent truck access to the residential area that are adjacent to and northeast of this intersection.

Project Summary

The Project Proponent, Industrial Property Group, Inc., proposes developing the approximately 52.4-acre site with three Industrial Warehouse/Distribution buildings ranging from 99,321 sq. ft. to 704,461 sq. ft. totaling 1,004,338 described as follows:

- **Building 1** is a 99,321 square-foot (sf) industrial building with 94,321 sq. ft. allocated to warehousing use, and 5,000 sf allocated to office use (includes two potential offices of 2,500 sq. ft. each).
- **Building 2** is a 200,556 sq. ft. industrial building with 180,556 sq. ft. allocated to warehouse use and 20,000 sq. ft. allocated for office use (includes two potential offices of 10,000 sq. ft. each).
- **Building 3** is a 704,461 sq. ft. industrial building with 664,461 sq. ft. allocated to warehouse use and 40,000 sq. ft. allocated to office use (includes two potential offices of 20,000 sq. ft. each).

All three buildings are part of the 52.4-acre project site which includes related site improvements, including landscaping, parking, and infrastructure facilities. Although the future tenants of the building are not known, the buildings are designed to accommodate warehouse/distribution uses.

The Project site currently has a General Plan designation of Light Industrial (LI) and zoning of Industrial Park - Transitional (IPD-T). Implementation of the Project would require the following actions from the City:

- **Site Plan Review** to approve the construction and operation of an approximately 1,004,338 square-foot industrial/warehouse facility along with associated infrastructure and roadway improvements.
- **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.

In addition, anticipated permits necessary to realize the project would include the following:

- A total of approximately 1.770 acre of waters of the State under the regulatory authority of the Lahontan Regional Water Quality Control Board would require a Report of Waste Discharge Permit.
- 1.820 acre of waters under the regulatory authority of the California Department of Fish and Wildlife (CDFW) would be permanently impacted by the Project and would require a Lake and Streambed Alteration Agreement.
- A total of 52 western Joshua trees would be impacted by the Project and would require

obtaining an Incidental Take Permit from CDFW.

- Permitting by/through the Mojave Desert Air Quality Management District (MDAQMD) for certain construction equipment or activities.

Potential Environmental Impacts of the Project

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 Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Utilities and Service Systems

The following topics are anticipated to be less than significant or have no impact and do not warrant an in-depth analysis in the EIR:

- Agriculture and Forestry Resources
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Wildfire

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 July 22th, 2024 to August 20th, 2024. During the scoping period, the City intends 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 plans 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 plans 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 August 14th, 2024 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 August 20th, 2024, 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. Under 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 92392
Phone: (760) 955-5135
Email: planning@victorvilleca.gov**

Attachments:

Figure 1-Regional Location

Figure 2-Local Vicinity Map

Figure 3-Site Plan

Figure 1- Regional Location Map

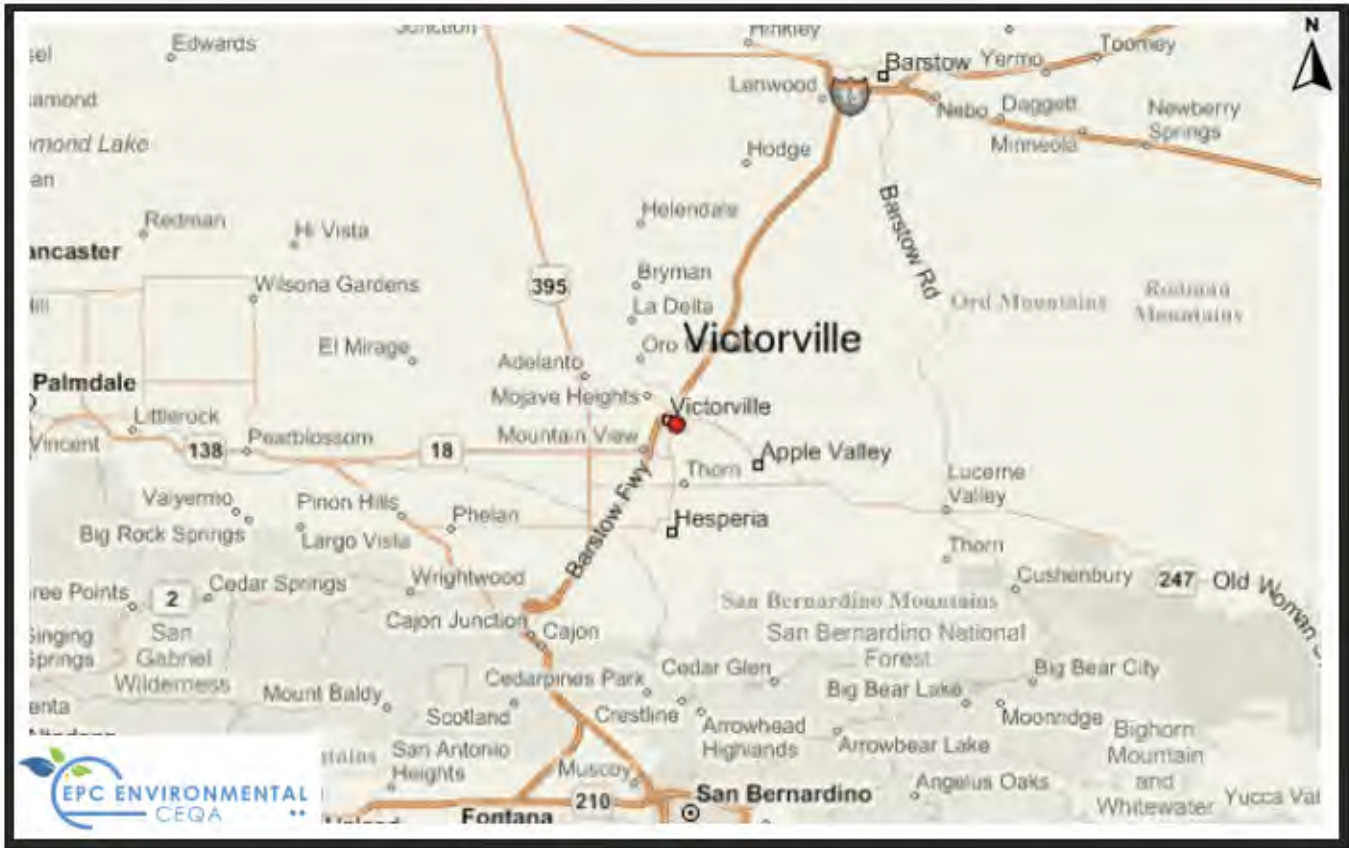


Figure 2- Local Vicinity Map

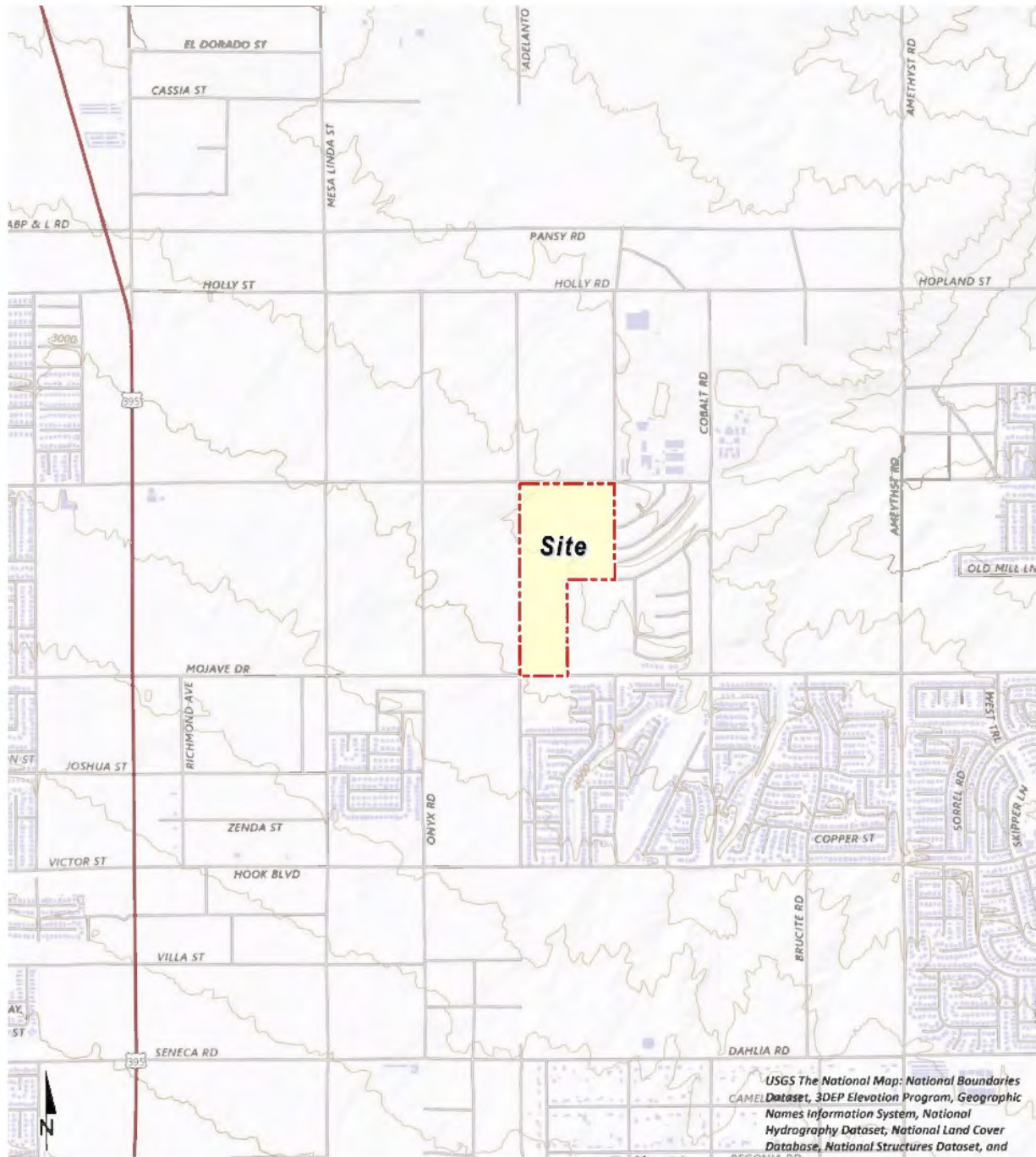


Figure 3- Site Plan

