

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the Planning Commission of the City of Victorville at its meeting on Wednesday, July 10th, 2024 at 5:00 p.m., in City Council Chambers, Victorville City Hall, 14343 Civic Drive, Victorville, California to hear arguments for and against the following:

PLAN23-00024 – A Site Plan with an Environmental Impact Report to allow for the development of three warehouse distribution buildings totaling approximately 1.35 million square feet on 81 acres on three undeveloped properties zoned M-1 (Light Industrial) on property located at the northwest corner of Mojave Drive and Topaz Road.

CLERK OF THE BOARD

Received on: 5/2/24

Remove on: 6/7/24



CLERK OF THE BOARD OF SUPERVISORS
2024 MAY -2 PM 1:08
COUNTY OF SAN BERNARDINO
CALIFORNIA

CITY OF VICTORVILLE DEVELOPMENT DEPARTMENT

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MOJAVE INDUSTRIAL PARK PROJECT

DATE: April 24, 2024

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

SUBJECT: Notice of Availability of a Draft Environmental Impact Report for Mojave Industrial Park Project (PLAN 23-00024)

PROJECT APPLICANT Covington Group

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 DESCRIPTION: 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 REVIEW PERIOD: The City is making the DEIR available for public review and comment for a period of 45 days pursuant to California Code of Regulations, Title 14, Sections 15087 and 15105. Your response must be received no later than June 10th, 2024. All comments must be submitted in writing or via electric mail to the address below. The public review period for the DEIR is

Starting Date: April 26th, 2024

Ending Date: June 10th, 2024

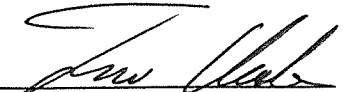
RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organizations and send your responses and comments via U.S. Mail or electronic mail to:

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

2024 MAY -2 PM 1:08
COUNTY OF SAN BERNARDINO
CALIFORNIA
CLERK OF THE
BOARD OF SUPERVISORS

DOCUMENT AVAILABILITY: The DEIR, technical studies, and documents incorporated by reference are available at the City of Victorville Planning Department located: Victorville City Hall; 14343 Civic Drive; Victorville CA, 92392 or in electronic format at <https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notice>

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

Signature: 
Travis Clark, Senior Planner
City of Victorville

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 no later than 3 p.m. on July 10th, 2024; 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 July 10th, 2024 meeting.

Any persons wishing to challenge the decision on the above item in court may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Victorville prior to the public hearing.

Publish: Friday, April 26, 2024


Scott Webb, City Planner

SW/rh

CLERK OF THE
BOARD OF SUPERVISORS
2024 MAY -2 PM 1:08
COUNTY OF SAN BERNARDINO
CALIFORNIA



Date: April 25, 2023

NOTIFICATION OF PLANNING COMMISSION ACTION

Dear Property Owner:

Covington Group is requesting a Site Plan with an Environmental Impact Report to allow for the development of three warehouse distribution buildings totaling approximately 1.35 million square feet on 81 acres on three undeveloped properties zoned M-1 (Light Industrial) on property located at the northwest corner of Mojave Drive and Topaz Road. Inasmuch as your property is located within a 300-foot radius of property for the project, and pursuant to State Planning Law and/or Local Ordinance, you are being notified of the Public Hearing on this proposed project. For more details regarding this project, please call Travis Clark, Senior Planner at (760) 955-5135 or email planning@victorvilleca.gov.



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IN PERSON PARTICIPATION

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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.

STAMP: CITY OF VICTORVILLE, SAN BERNARDINO COUNTY SUPERVISORS, JUL 12 PM 1:08

CITY OF VICTORVILLE
PLANNING DIVISION
PO BOX 5001
VICTORVILLE CA 92393-5001

RECORDER - CLERK
2024 APR 30 PM 1:26

Clerk of Board - 0130

County of San Bernardino
County Clerk
222 West Hospitality Lane

ZIP 92392
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