

CITY OF VICTORVILLE DEVELOPMENT DEPARTMENT  
14343 Civic Drive, Victorville, California 92392  
(760) 955-5135 FAX (760) 245-8250

MITIGATED NEGATIVE DECLARATION  
Preparation Date: July 26, 2018

Name or Title of Project: PLN17-00028 - A Site Plan and a Lot Merger to allow for the development of an approximately 975,000 sq. ft. speculative industrial building on a 44.77 acre building site with a Negative Declaration.

Location: On property located within the Southern California Logistics Airport (SCLA) at the southwest corner of Phantom West and Nevada Avenue – Lot 19 (APNs 0459-041-17,20,21,25).

Entity or Person Undertaking Project: Stirling Capital Investments/Lot 19, LLC

Description of Project: A Site Plan on a 45-acre parcel to allow for a one million square foot speculative industrial concrete tilt-up building for warehousing, distribution, assembly, and/or manufacturing. The entire site has been previously graded and all previously existing military buildings have been demolished and removed. The infrastructure currently exists and will be modified and improved. The expansion is part of an ongoing effort to revitalize the former military base within the SCLA Specific Plan boundary.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting if the following mitigation measures are implemented in conformance with the Mitigation Monitoring Policy, and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville, Development Department. Digital copies of the documents are also available by sending an email request to [planning@ci.victorville.ca.us](mailto:planning@ci.victorville.ca.us).

Mitigation Measures:

**AQ-1: A plan to control fugitive dust through the implementation of best available control measures (BACM's) shall be prepared and submitted to the Development Department for approval prior to the issuance of grading permits for each individual project and phase. The plan shall specify the specific dust control measures to be implemented, which may include but are not limited to the following:**

- **Apply soil stabilizers to inactive areas.**
- **Prepare a high wind dust control plan and implement plan elements and terminate soil disturbance when winds exceed 25 mph.**
- **Limit the simultaneous disturbance area to as small an area as practical when winds exceed 25 mph.**
- **Stabilize previously disturbed areas if subsequent construction is delayed.**
- **Water exposed surfaces and haul roads 3 times/day.**
- **Cover all stock piles with tarps.**

- Utilize ground cover or gravel in disturbed areas quickly.
- Reduce speeds on unpaved roads to less than 10 mph.
- Erect wind fencing on the southern and eastern construction perimeter.

**AQ-2:** During construction, idling trucks or heavy equipment shall turn off their engines if the expected duration of idling exceeds five (5) minutes.

**CUL-1:** The applicant shall provide for an on-site paleontological inspector to monitor all grading operations, or a letter from said licensed professional indicating that monitoring is not necessary during grading. Further, if disturbed resources are required to be collected and preserved, the applicant shall be required to participate financially up to the limits imposed by Public Resources Code Section 21083.2. The results of said monitoring shall be filed with the Development Department prior to the final approval of the project.

**HAZ-1:** During grading, if any contaminated soils or materials are uncovered, the grading contractor shall halt work in that area and the applicant shall retain a qualified environmental professional to assess the extent and type of contamination and recommend appropriate remediation of any hazardous materials. Any buried hazardous materials that must be removed from the site shall be done by a licensed contractor and hauled to a landfill approved for such materials. This measure shall be implemented to the satisfaction of the City Planner in consultation with the California Department of Toxic Substances Control if necessary.

**HAZ-2:** Prior to grading operations, soil borings shall be installed on the site around former boring SB-30 to determine the extent of petroleum impacted soils and ascertain whether special handling procedures will be necessary during grading operations. The results shall be submitted to the Development Department prior to the issuance of any grading permit.

**HYD-1:** Prior to issuance of a grading permit the applicant shall obtain coverage, if required, under the statewide general NPDES permit for control of construction and post-construction related storm water. In addition, if coverage is required, the applicant shall prepare a Storm Water Pollution Prevention Plan (SWPPP) as required in the NPDES permit and shall identify site-specific best management practices that will be implemented.

**HYD-2:** Prior to issuance of a grading permit the applicant shall gain the approval by the City of the submitted draft Water Quality Management Plan (WQMP) and the submitted draft hydrology report. All recommended water quality measures and Best Management Practices shall be incorporated into the project.

**TRB-1:** All ground-moving activity shall be monitored by an SOI-qualified archaeologist, retained by the applicant, to ensure the protection of any inadvertently discovered cultural materials.

**TRB-2:** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

**TRB-3:** In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and the retained SOI-qualified archaeologist shall assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted if any such find occurs and be provided information and permitted/invited to perform a site visit when the archaeologist makes his/her assessment, so as to provide Tribal input.

**TRB-4:** If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the retained SOI-qualified archaeologist shall develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.

a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).

b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

Public Review Period: August 2, 2018 through August 31, 2018

First Public Hearing Date: September 12, 2018

PASSED, APPROVED AND ADOPTED this 12<sup>th</sup> day of September, 2018.

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ROB KURTH, CHAIRMAN  
VICTORVILLE PLANNING COMMISSION

ATTEST:

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SCOTT WEBB, SECRETARY  
PLANNING COMMISSION

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