



Item Number: 3

Planning Commission

PUBLIC HEARINGS

Meeting of: June 12, 2024

Submitted By:

Travis Clark, Senior Planner

Case:

PLAN23-00011

Subject:

A Site Plan with an Environmental Impact Report to allow for the development of a tractor-trailer parking lot expansion associated with an existing Church & Dwight warehouse facility on an approximately 10-acre undeveloped M-2 (Heavy Industrial) zoned parcel.

Applicant:

Link Logistics

Location:

East of and abutting Enterprise Way, and approximately 1,000' north of Nisqualli Road

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, receive testimony regarding the proposed project and take the following actions:

1. **Environmental Assessment** – Adopt the attached CEQA Findings of Fact; Adopt the Mitigation Monitoring and Reporting Program for the project and Certify the Final Environmental Impact Report (EIR), State Clearinghouse Number 2023070350; and
2. **Site Plan** – Adopt Resolution No. P-24-035, approving Site Plan Case No. PLAN23-00011, subject to the attached conditions of approval.

Summary:

The applicant is requesting approval of this proposal to allow for the development of a fenced and paved truck trailer parking facility consisting of 198 truck trailer parking stalls on an approximately 10-acre site. The proposed facility is intended to serve as ancillary parking for the existing Church & Dwight warehouse located immediately south of the

project site with access provided through the abutting facility with secondary access to Enterprise Way. The proposal is intended to supplement the existing Church & Dwight parking while improving a dirt lot, presently being used as unauthorized parking, with appropriate parking lot improvements that will alleviate truck and trailer parking on the abutting streets that pose negative impacts on adjacent uses. The proposal is located within an area of the City zoned Industrial, generally known as the Foxborough Industrial Park, that is slated for industrial development. As proposed and conditioned, the proposal complies with the development standards outlined in the Development Code and Staff recommends approval of the project as discussed in the following Staff Analysis.

Discussion/Analysis:

1. Environmental Assessment.

A Draft Environmental Impact Report (Attachment C) has been prepared for the project in accordance with Section 15080 of the California Environmental Quality Act (CEQA) and has been made available including the supporting documents on our City website at:

[Environmental Review Notices | Victorville, CA \(victorvilleca.gov\)](https://victorvilleca.gov/Environmental-Review-Notices)

In compliance with Section 15201 of the CEQA Guidelines, the City of Victorville has taken steps to provide opportunities for public participation in the environmental review process. A Notice of Preparation (NOP) was distributed on July 21, 2023, to responsible agencies, local government agencies, and interested parties for a 30-day public review period (from July 21, 2023, to August 21, 2023) in order to solicit comments and inform agencies and the public of the Project. The NOP was also distributed to the State of California Office of Planning and Research, State Clearinghouse (SCH) for distribution to State agencies. The NOP was published in the Valleywide Newspaper as well as posted on the City's website and at the San Bernardino County Clerk's office on July 21, 2023. The project was described; potential environmental effects associated with Project implementation were identified; and agencies and the public were invited to review and comment on the NOP. A copy of the NOP and comments received are included in Appendix A of the Draft EIR. The City received one comment letter in response to the NOP. Table 1-1 of the Draft EIR provides a brief summary of the NOP comments received that address environmental and related issues.

CEQA requires that a Draft EIR have a review period lasting at least 45 days for projects that have been submitted to the SCH for review (CEQA Guidelines, Section 15105[a]). The Draft EIR was distributed to various public agencies, organizations, and individuals on March 8, 2024; the EIR was available for public review and comment for a period of 45 days. The review period ended on April 22, 2024. The City used several methods to elicit comments on the Draft EIR. A Notice of Availability (NOA) and the Draft EIR was distributed to the SCH for distribution to State agencies and was posted on the City's website. The NOA was posted also at the San

Bernardino County Clerk's office on March 8, 2024. The NOA was mailed to responsible agencies, local government agencies, and interested parties that received the NOP, to individuals who had previously requested the NOA or EIR, and to individuals who provided NOP comments. The NOA was also published in Valleywide Newspaper on March 8, 2024; the NOA and Draft EIR were made available for review on the City's website noted above.

The EIR analyzed 11 potential areas where significant environmental impacts could result from the implementation of the project. The environmental topics analyzed in the EIR include air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, noise, transportation, tribal cultural resources. The results of the EIR have determined that the project will have a less than significant or no impact on the environment for all the environmental topics.

CEQA requires that a Lead Agency issue two sets of findings prior to approving a project that will generate a significant impact on the environment. The Statement of Facts and Findings is the first set of findings where the Lead Agency identifies the significant environmental impacts as identified in the Environmental Impact Report ("EIR") and the second set of findings consisting of a Statement of Overriding Considerations (as discussed under Section 15093 of the CEQA Guidelines) which in this case is not required for this Project because all impacts can be mitigated to below a level of significance. The Statement of Facts and Findings has been provided as Attachment E of this report.

All proposed mitigation measures have been included within the proposed Conditions of Approval. Mitigation Measures for biological resources, cultural and tribal cultural resources as well as geology and soils were included in the proposed Mitigation Monitoring and Reporting Program.

During project circulation to the State Clearinghouse, two comments were received, one from an individual Marisol Villarreal, expressing concerns the EIR did not adequately address project hydrology; the second from the Morongo Band of Mission Indians, who did not express any concerns with the project but requested they receive notification should inadvertent discoveries be made during construction. The project's environmental consultant has prepared a response, in Attachment D, to comments received that Staff finds have addressed the commenters concerns which did not necessitate a revision to the Final EIR and consequently does not require recirculation prior to its certification.

2. Site Plan

General Information

The project proposes the development and operation of a trailer surface parking lot on a 10.04-acre parcel. The project would provide 198 truck trailer parking stalls with dimensions of 13.5 feet by 60 feet. No structures would be located on the site as part

of the project; however, it should be noted that an 8-foot by 15-foot guard shack may be located at the southwestern corner of the proposed parking lot in the future. The proposal would provide one driveway gated with a 7-foot-tall tubular steel gate connecting to Enterprise Way. This driveway would primarily serve as an exit with primary access provided through existing driveways associated with the existing Church & Dwight warehouse. Specifically, limestone trucks would continue to enter the Church & Dwight site via the existing driveway along Enterprise Way and other truck/trailer traffic would continue to enter the Church & Dwight site via the existing driveway along Nisqualli Road to access the proposed trailer parking facility.

General Plan and Zoning

The ancillary parking lot was reviewed for consistency with the General Plan and Zoning Code and was found there would be no conflict with the applicable General Plan policies or Zoning Code allowances. The site contains a General Plan designation of Heavy Industrial (HI) and a Zoning Designation of M-2, Heavy Industrial. According to the Victorville Municipal Code, the M-2 zoning district is intended to provide space in suitable locations for certain less restricted types of manufacturing and industrial uses. The Project is consistent with the permitted uses allowed in the underlying M-2 zone. Accordingly, the project would not conflict with the City's General Plan or Zoning Code.

Traffic Discussion

The project site is currently undeveloped, disturbed, and operates as a dirt lot truck trailer storage yard for the existing Church & Dwight development. Under existing conditions, the project site's vehicle trips are associated with the existing Church & Dwight industrial building. A traffic analysis was prepared as a part of the EIR review, the results of which indicated the proposal would only generate a nominal number of new truck trips as the proposed improvements are paving an existing parking area and would not generate additional vehicle trips in excess of the VMT (vehicle miles traveled) daily vehicle trip allowance to be considered less than significant.

Regional and local truck access to the project site is provided via Nisqualli Road, which is a designated truck route as shown on the City's General Plan and designated as such by Victorville Municipal Code §12.36.050 from Hesperia Road to Amargosa Road, with other truck routes in the project vicinity including Hesperia Road and Bear Valley Road. The facility is expected to continue utilizing the established truck route with the approved traffic study indicating no significant impacts are expected.

Development Standards

The proposal fails to conform with Title 16 and the Industrial Design Guidelines landscaping requirements, since several planters lack required plantings and the landscape area along Enterprise Way is lacking adequate groundcover. To ensure the proposal remains in full compliance with Title 16 standards, Staff has included Conditions #11-14, requiring all plant species and groundcover to be installed in accordance with Title 16 standards, rock groundcover provided, ongoing maintenance is confirmed, and minimum planter widths are provided and maintained.

The truck and trailer parking area are proposed to be screened from the public view by 7-foot-tall wrought iron fencing with decorative pilasters and landscaping at the Enterprise Way frontage. As required by Section 16-3.11.060(b)(5) of the Victorville Municipal Code, truck and trailer parking areas are to be screened from public view. Given the nature of the lot configuration and the combination of landscaping and fencing the parking area should be adequately screened.

The proposed project is assumed to be operational 24 hours per day, seven days per week, with parking areas illuminated at night. Therefore, to ensure compliance with Municipal Code standards for exterior lighting, Condition #19 has been included requiring compliance with Victorville Municipal Code lighting standards.

As noted above, the proposed parking lot will serve the Church & Dwight facility, improving a dirt parking area presently utilized by the operation. To ensure the parking area remains reserved for the warehouse and the perpetual maintenance of the parking lot is tied to the facility, Staff has included Condition #15 to require a lot merger of the subject parcels prior to the issuance of building permits.

Site Characteristics:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Dirt Parking Lot	Heavy Industrial	M-2	N/A
North	Industrial Warehouse	Heavy Industrial	M-2	N/A
South	Industrial Warehouse	Heavy industrial	M-2	N/A
East	BNSF Rail Line	Heavy Industrial	M-2	N/A
West	Industrial Warehouse	Heavy Industrial	M-2	N/A

Number of Radius Letters Mailed: 10

Attachments:

Attachment A – Site Plan Resolution No. P-24-035

Attachment B – Site Plan Graphics

Attachment C – Draft Environmental Impact Report

Attachment D – Final Environmental Impact Report & Mitigation Monitoring Program

Attachment E – CEQA Statement of Facts and Findings

Attachment F – Aerial Image