

Mojave Chamber of Commerce: Highlights of the Monthly Community Meeting, 22 September 2022.

Pioneer Partners COO, Morgan Hill, gave a presentation on the proposed Mojave Inland Port.

Background: Pioneer Partners purchased the 410 acres in 2000 due to its location and access to two highways, heavy gauge rail, and the Mojave Airport.

The Argument in favor of Inland Ports: Port congestion and Covid 19 forced businesses, government agencies, port authorities, and shipping companies to look at a new way of doing business. The Los Angeles and Long Beach ports cannot expand; there is no land available. The federal government is supporting development of inland ports to relieve the back up at the coastal ports. The state of California is supporting the development of inland ports.

The Argument for Mojave: The State of California issued EO1921 requesting counting to identify “excess” land. Pioneer Partners owns 410 acres, zoned for industrial development, located northeast of MASP. The location of the property has high value due to available modes of transport.

The Construction Process: The first step is acquiring a use permit and political support. Engineering plans, final drawings, and pricing, plus a construction permit is the second step, and it is in progress. Actual construction may begin as early as 2023, with completion in 2024. The third part of the process is obtaining support from the stakeholders, which include the rail lines, the shippers and manufacturers, and community.

Mitigation Efforts: Environmental, housing, and traffic concerns were addressed. Pioneer Partners is aware of the positive and negative impact the project will have on the community. Trolley” crossing will require a new traffic route, possibly an overpass, to separate train and vehicular traffic. Use of the frontage roads, including Proteus Road, will relieve congestion by allowing trucks to bypass 58 and 14 in the commercial district of Mojave. The project design sets aside 100 acres of highway frontage for truck stops, fast food establishments and hotels. Secure truck parking is also planned. Trains can transport many times the tonnage of freight for a fraction of the fuel used by trucks, which decreases air pollution. The facility is designed to allow direct transfer of containers to trucks; no containers will touch the desert floor. The project is estimated to have a \$500 million on the area, with 2,600 or more jobs and \$80 in Kern County tax revenues.

Answers to Questions from the Community: There is a plan to build an overpass at the Trona rail crossing. At the beginning, one train per day is anticipated, increasing to as many as 20. Unloading a container takes approximately 2 minutes. Whether water and sewer service is municipal or private is not yet determined. Most of the trucks will be routed to the Inland Empire. Incoming freight, such as produce from the San Joaquin Valley is anticipated in the future.

Community Participation: Residents of Mojave are urged to visit the website, [MojaveInlandPort.com](http://MojaveInlandPort.com) for more information about the port. You may also visit [Cadence.com](http://Cadence.com) to view another Pioneer Partner development. Contact Morgan Hill, COO, [mhill0611@gmail.com](mailto:mhill0611@gmail.com), with specific questions.

October Community meeting will feature Assemblyman Tom Lackey. The meeting will be held in the MASP board meeting room at 12 noon on Thursday, October 24. Lunches may be ordered from the Voyager Restaurant.