

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2019110418

Project Title: Hesperia Commerce Center II

Lead Agency: City of Hesperia

Contact Name: Ryan Leonard

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Project Location: Hesperia, San Bernardino County
City County

Project Description (Proposed actions, location, and/or consequences).

The Project would include construction of three industrial/warehouse buildings and associated improvements on vacant land. Building 1 (the northwesternmost building) would be 1,567,317 square feet; Building 2 (the southernmost building) would be 2,065,987 square feet, which would potentially be divided between two spaces within the same building; and Building 3 (the easternmost building) would be 112,125 square feet. Office space within each building would total up to 20,000 square feet. In total, the Project would provide 3,745,429 square feet of industrial/warehouse space and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, and landscaping.

Off-site improvements associated with the Project include street improvements along the Project frontage along Yucca Terrace, Phelan Road, and U.S. Highway 395. Off-site improvements also include installation of new and upsizing of existing domestic water lines, storm drain lines, and sewer lines in the Project vicinity.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially Significant Effects include the following resource areas: aesthetics, air quality, biological resources, cultural, tribal cultural, and paleontological resources, hazards, hazardous materials, and wildfire, noise, and transportation.

Mitigation Measures (MM) implemented to reduce potential impacts would include: MM-AE-1, MM-AQ-1, MM-AQ-2, MM-BIO-1, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-5, MM-CUL-1, MM-CUL-2, MM-CUL-3, MM-CUL-4, MM-CUL-5, MM-HAZ-1, and MM-TRA-1.

However, while the Project would implement MM-AQ-1, MM-AQ-2, and MM-TRA-1 to reduce potential impacts, impacts to air quality (conflict/obstruct implementation of the applicable air quality plan, cumulatively considerable net increase of any criteria pollutant, and cumulative effects), and transportation (VMT and cumulative effects) impacts would be significant and unavoidable. Additionally, Noise (off-site roadway traffic and cumulative effects) impacts would be significant and unavoidable; however, no reasonable feasible and implementable mitigation measures have been identified.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None known at this time.

Provide a list of the responsible or trustee agencies for the project.

- Lahontan Regional Water Quality Control Board
- Caltrans
- California Department of Fish and Wildlife