



# City of Hesperia

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Gateway to the High Desert

## NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

**Date:** June 22, 2020

**To:** State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties

**From/Lead Agency:** City of Hesperia, Planning Department

**Subject:** Notice of Preparation of an Environmental Impact Report for the United States Cold Storage Hesperia Project

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Hesperia (City), as lead agency, is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with implementation of the United States Cold Storage Hesperia Project (Proposed Project).

The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the EIR. In accordance with CEQA, the City requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Proposed Project and Project Site, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

### Project Location

The 78.70-acre Project Site occurs on the east side of US-395, between Yucca Terrace Drive to the south and Avenal Street to the north in the City of Hesperia (See Figure 1 – Regional Map and Figure 2 - Project Vicinity). The Project Site Assessor's Parcel Numbers are 3064-421-01, -02 & -03, and it is located in Section 15, Township 4 North, Range 5 West, SBB&M, USGS Baldy Mesa, 7.5-minute quadrangle. Regional access to the Project site includes Highway 395 immediately adjacent to the west, and Interstate 15, located approximately one mile to the east.

### Project Summary

The Proposed Project would include one building on the northern portion of the Project Site that is proposed to be a total of 515,334 square-feet (see Figure 3 – Site Plan). It would include

both two-story and high bay warehousing areas and 31,594 square-feet of office space. The second building on the southern portion of the property is proposed to be a total of 531,434 square-feet and would include a two-story warehousing area and 31,594 square-feet of office space. Each building would also include a 71,352 square-foot loading dock for truck trailers that includes a 23,522 square-foot area for driver services. The maximum height of the two warehouse buildings is proposed to be approximately 150 feet. The Proposed Project also includes a bioretention basin on the northeast corner of the site to capture and treat stormwater. A solar array field is proposed in the east portion of the Project Site to generate approximately 2.35 MW to serve the facility; no energy generated would be sold to the grid. Also proposed are passenger vehicle parking spaces and landscaping.

The Project requires the City of Hesperia to consider:

- Approval of Conditional Use Permit (CUP)
- Approval of a Tentative Parcel Map
- Approval of Development Agreement

### **Potential Environmental Impacts of the Project**

As discussed in the Initial Study (available for review on the City's website: <https://www.cityofhesperia.us/312/Planning> and in person at Hesperia City Hall, Planning Department, 9700 Seventh Avenue, Hesperia), the EIR will evaluate whether implementation of the Project may potentially result in one or more significant environmental impacts. The potential environmental effects to be addressed in the EIR will include, but may not be limited to the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils/Paleontology
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology and Water Quality
- Noise
- Transportation
- Tribal Cultural Resources
- Utilities and Services Systems
- Wildfire

The EIR will also address all other CEQA-mandated topics, including cumulative impacts and Project alternatives.

### **Public Scoping Comment Period and Scoping Meeting**

#### *Public Scoping Comment Period*

The City has established a 30-day public scoping period. During the scoping period, the City's intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners, regarding

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the scope and content of the environmental information to be included in the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects. During this period, this NOP and the Initial Study may be accessed electronically at the following website:

**<https://www.cityofhesperia.us/312/Planning>**

This NOP and the Initial Study are also available for review in-person at Hesperia City Hall, Planning Department, 9700 Seventh Avenue, Hesperia, California 92345.

**Scoping Meeting:** The City will hold a scoping meeting for the project to receive comments on the scope and content of the EIR. You are welcome to attend the scoping meeting and present environmental information that you believe should be considered in the EIR. The scoping meeting is scheduled in the Council Chambers at Hesperia City Hall as follows:

**Date:** July 9, 2020

**Time:** 6:30 PM

**Place:** City of Hesperia City Hall, 9700 Seventh Avenue, Hesperia

All scoping comments must be received in writing by 5:00 p.m. on July 24, 2020, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

**Ryan Leonard, Senior Planner City of Hesperia Planning Department  
9700 Seventh Avenue  
Hesperia, California 92345  
Phone: (760) 947-1651  
Email: rleonard@cityofhesperia.us**

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