

**NOTICE OF MEETING CANCELLATION
JULY 9, 2020 PUBLIC SCOPING MEETING
UNITED STATES COLD STORAGE HESPERIA PROJECT EIR
State Clearinghouse Number 2020069036**

Notice is hereby given that the Public Scoping Meeting for the United States Cold Storage Hesperia Project Environmental Impact Report has been cancelled due to California's COVID 19 Guidelines. Because of the uncertainty of the City allowing for the public to attend meetings in person, you are invited to mail or email comments to the City. A comment sheet is provided with this Notice; 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.

The City intends to continue conducting the Scoping Process by providing herein an overview of the Proposed Project and the California Environmental Quality Act (CEQA) process being undertaken. In accordance with CEQA Section 15206 Projects of Statewide, Regional, or Areawide Significance, the Proposed Project does not meet the criteria to be considered a project of statewide, regional, or areawide significance.

The Initial Study prepared to scope the content of the Environmental Impact Report (EIR) may be accessed electronically at the following website: <https://www.cityofhesperia.us/312/Planning> or you may also request a copy by contacting Ryan Leonard, Senior Planner at (760) 947-1651, or rleonard@cityofhesperia.us

United States Cold Storage Hesperia 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. Access to the Project Site will be from Avenal Street. Regional access to the Project site includes Highway 395 immediately adjacent to the west, and Interstate 15, located approximately one mile to the east.

United States Cold Storage Hesperia 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 to consist of 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. 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. Total employment estimate is 165 full-time employees.

WHAT IS CEQA?

The California Environmental Quality Act (CEQA) of 1970 was enacted to address concerns about environmental quality in the state. CEQA outlines the procedures to ensure that agencies complete an environmental analysis and disclose to the public potential environmental impacts of a proposed project. The purpose of CEQA is to:

- 1) Inform agencies and the public about the potential, significant environmental effects of a proposed project.
- 2) Identify the ways that potential impacts can be avoided or significantly reduced.
- 3) Prevent significant, unavoidable impacts to the environment by requiring changes to the project or use of mitigation measures.
- 4) Disclose to the public the reasons why an agency approved the project even if significant environmental effects would result.

OVERVIEW OF CEQA PROCESS

- ✓ Circulate NOP
- ✓ Conduct Scoping
- ✓ 30-Day NOP Review Period
- ✓ Prepare Technical Studies
- ✓ Prepare Draft EIR
- ✓ 45-Day EIR Public Review
- ✓ Prepare Final EIR
- ✓ Final EIR Certification

WHAT TOPICS WILL BE ANALYZED IN THE EIR?

Based upon the June 2020 Initial Study prepared, the Proposed 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 Service Systems
- Wildfire

SCHEDULE FOR CEQA PROCESS

- ✓ Notice of Preparation Filed..... June 24, 2020
- ✓ Public Scoping Meeting..... July 9, 2020
- ✓ Circulate EIR - Public Review..... Nov. 30, 2020 – Jan. 18, 2021 (estimated)
- Finalize EIR & Submit to City..... January – February 2021
- ✓ Planning Commission Hearings..... March 2021
- ✓ City Council EIR Certification..... April 2021