



City of Hesperia

Gateway to the High Desert

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

Date: June 17, 2021

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 I-15 Industrial Park 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 I-15 Industrial Park Project (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 upcoming 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 Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

Project Location

The approximately 97.64-acre Project site is located in the western part of the City, which is within the Victor Valley region of San Bernardino County (Figure 1, Project Location). The Project site is located on the southwest quadrant of Interstate 15 and Main Street. The Project site is located south of Main Street, west of Catapa Road, north of Interstate 15 and Poplar Street, and east of U.S. Highway 395. The Project site consists of Assessor's Parcel Numbers 306-458-101, 306-462-101, and 306-460-107. Specifically, the Project site is located in Section 22, Township 4 North, Range 5 West, as depicted on the U.S. Geological Survey Baldy Mesa, California 7.5-minute topographic quadrangle map. Regional access to the Project site is provided via Interstate 15, immediately adjacent to the south, and U.S. Highway 395, bordering the western boundary of the Project site.

Project Summary

The Project would include construction of two industrial/warehouse buildings (Figure 2, Site Plan). The easternmost building (referred to as "Building 1") would be approximately 1,108,000 square feet and the westernmost building (referred to as "Building 2") would be approximately 742,000 square feet. In total, the Project would provide 1,850,000 square feet of industrial/warehouse space and associated improvements, including loading docks, tractor-trailer stalls, passenger

Larry Bird, Mayor
Bill Holland, Mayor Pro Tem
Rebekah Swanson, Council Member
Cameron Gregg, Council Member
Brigit Bennington, Council Member

9700 Seventh Avenue
Hesperia, CA 92345

760-947-1000
TD 760-947-1119

Nils Bentsen, City Manager

www.cityofhesperia.us

vehicle parking spaces, stormwater detention basins, and landscape area. The Project would also involve the off-site construction of Sultana Street from the northwestern corner of the Building 2 site to Mesa Linda Street. At this time, the project applicant does not anticipate leasing any portion of the buildings to a tenant that would require refrigerated space.

The Project would involve a General Plan Amendment to modify a portion of the Project site's General Plan Land Use designation from Regional Commercial to Commercial/Industrial Business Park, a Specific Plan Amendment to modify a portion of the Project site's Main Street and Freeway Corridor Specific Plan land use designation from Regional Commercial to Commercial/Industrial Business Park, and a Zone Change to modify a portion of the Project site's zoning designation Regional Commercial to Commercial/Industrial Business Park. Implementation of the Project will require the following approvals from the City:

- General Plan Amendment
- Specific Plan Amendment
- Zone Change
- Tentative Parcel Map
- Conditional Use Permit

Potential Environmental Impacts of the Project

As discussed in the attached Initial Study, 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, Tribal, and Paleontological Resources
- Energy
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Transportation
- Utilities and Service Systems
- Wildfire

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

Public Scoping Comment Period and Meeting

Public Scoping Comment Period

The City has established a 30-day public scoping period from June 17, 2021, to July 16, 2021. 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 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 Project's Initial Study may be accessed electronically at the following website:

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

This NOP and the Project's Initial Study are also available for review in person at Hesperia City Hall, Planning Department, 9700 Seventh Avenue, Hesperia, California 9234.

Public Scoping Meeting

During the 30-day public scoping period, the City will also hold a public scoping meeting on July 8, 2021, at 5:00 p.m. at Hesperia City Hall, Planning Department, 9700 Seventh Avenue, Hesperia, California 92345. The public scoping meeting will provide an additional opportunity to receive and disseminate information, identify potential environmental issues of concern, and discuss the scope of analysis to be included in the EIR. The scoping meeting is not a public hearing, and no decisions on the Project will be made at this meeting. It is an additional opportunity for agencies, organizations, and the public to provide scoping comments in person on what environmental issues should be addressed in the EIR. All public agencies, organizations, and interested parties are encouraged to attend and participate in this meeting.

Scoping Comments

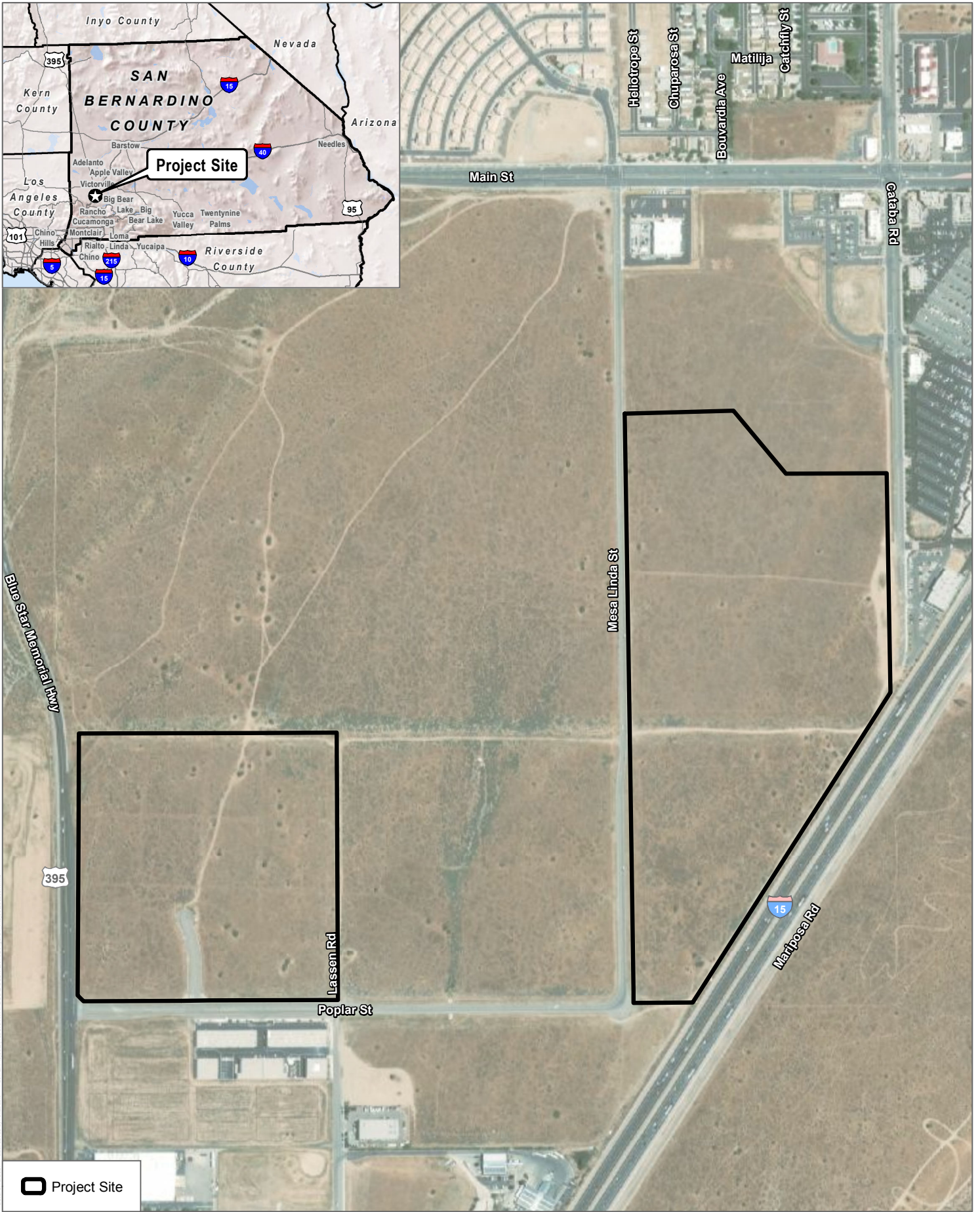
All scoping comments must be received in writing by 5:00 p.m. on July 16, 2021, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. 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**

Attachments:

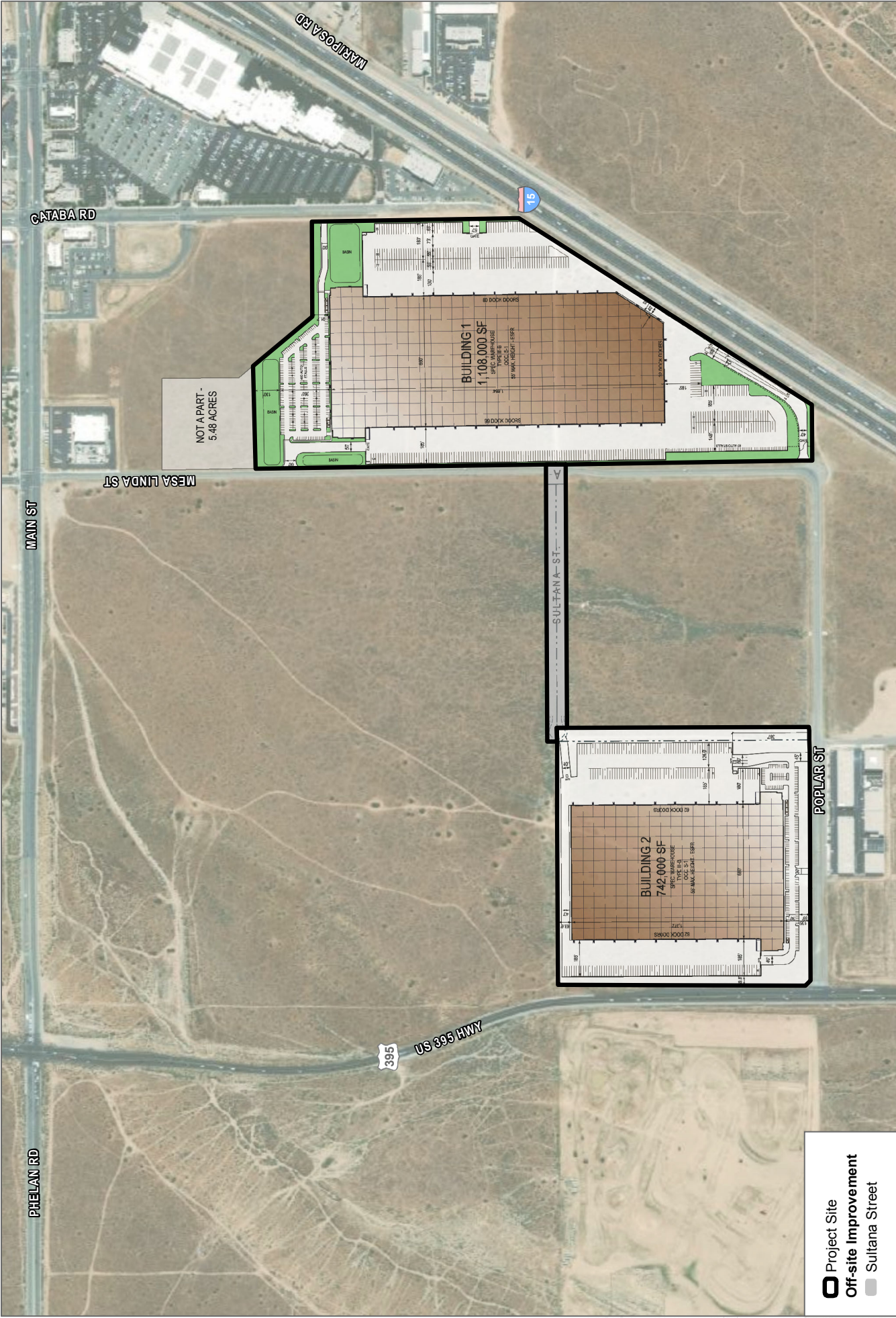
Figure 1, Project Location

Figure 2, Site Plan



SOURCE: Esri World Imagery 2019; Open Street Map 2019

FIGURE 1
Project Location
 I-15 Industrial Park



SOURCE: Esri World Imagery 2019; County of San Bernardino 2021

FIGURE 2
Site Plan
I-15 Industrial Park