



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

Date: April 5, 2022

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

From: City of Hesperia, Planning Department

Subject: Notice of Preparation of an Environmental Impact Report for the Dara Industrial 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 Dara Industrial 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 43.28-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 at the northwest corner of Highway 395 and Poplar Street. The Project site consists of Assessor's Parcel Numbers 3064-551-03, -04, -06, -07 and -08. Specifically, the Project site is located in Section 21, 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 Highway 395, bordering the eastern boundary of the Project site.

Project Summary



The Project proposes development of a single 750,000-square-foot industrial building. Of this total, 15,000 square feet would be dedicated to office uses associated with the industrial uses. (Figure 2, Site Plan). The Project also includes two water retention basins to be located at the site's northeasterly (0.6 acre) and southwesterly (2.0 acres) corners. The basins will reduce post-development stormwater flows to levels similar to existing conditions.

The Hesperia General Plan designates the Project site as Specific Plan (Main Street and Freeway Corridor Specific Plan). Within the Specific Plan, the site is zoned for Commercial/Industrial Business Park (CIBP) uses. This zone is intended to provide for service commercial, light industrial, light manufacturing, and industrial support uses, mainly conducted in enclosed buildings. The Project is conditionally permitted by the site's existing land use designations. The Project does not propose or require any General Plan or Specific Plan land use modifications.

Implementation of the Project will require the following approvals from the City:

- Certification of the Dara Industrial Project EIR;
- Tentative Parcel Map;
- Conditional Use Permit;
- Infrastructure Improvement Plans including, but not limited to: roads, sewer, water, and storm water management systems; and
- City of Hesperia construction, grading, and encroachment permits are required to allow implementation of the Project facilities.

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:

- Air Quality;
- Biological Resources;
- Cultural Resources/Tribal Cultural Resources;
- Energy;
- Greenhouse Gas Emissions;
- Noise;
- Transportation/Traffic; and
- Utilities and Service Systems.

The EIR will also address all other CEQA-mandated topics, including cumulative impacts and Project alternatives. Additionally, to provide general context for the Project, the Project EIR will include a discussion of Land Use and Planning.

Public Scoping Comment Period and Meeting

Public Scoping Comment Period



The City has established a 30-day public scoping period from April 5, 2022, to May 5, 2022. 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 92345.

Public Scoping Meeting

During the 30-day public scoping period, the City will also hold a public scoping meeting on April 28, 2022 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 May 5, 2022, 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:

**Edgar Gonzalez, Associate Planner
City of Hesperia Planning Department
9700 Seventh Avenue
Hesperia, California 92345
Phone: (760) 947-1330
Email: egonzalez@cityofhesperia.us**

Attachments:

Figure 1, Project Location

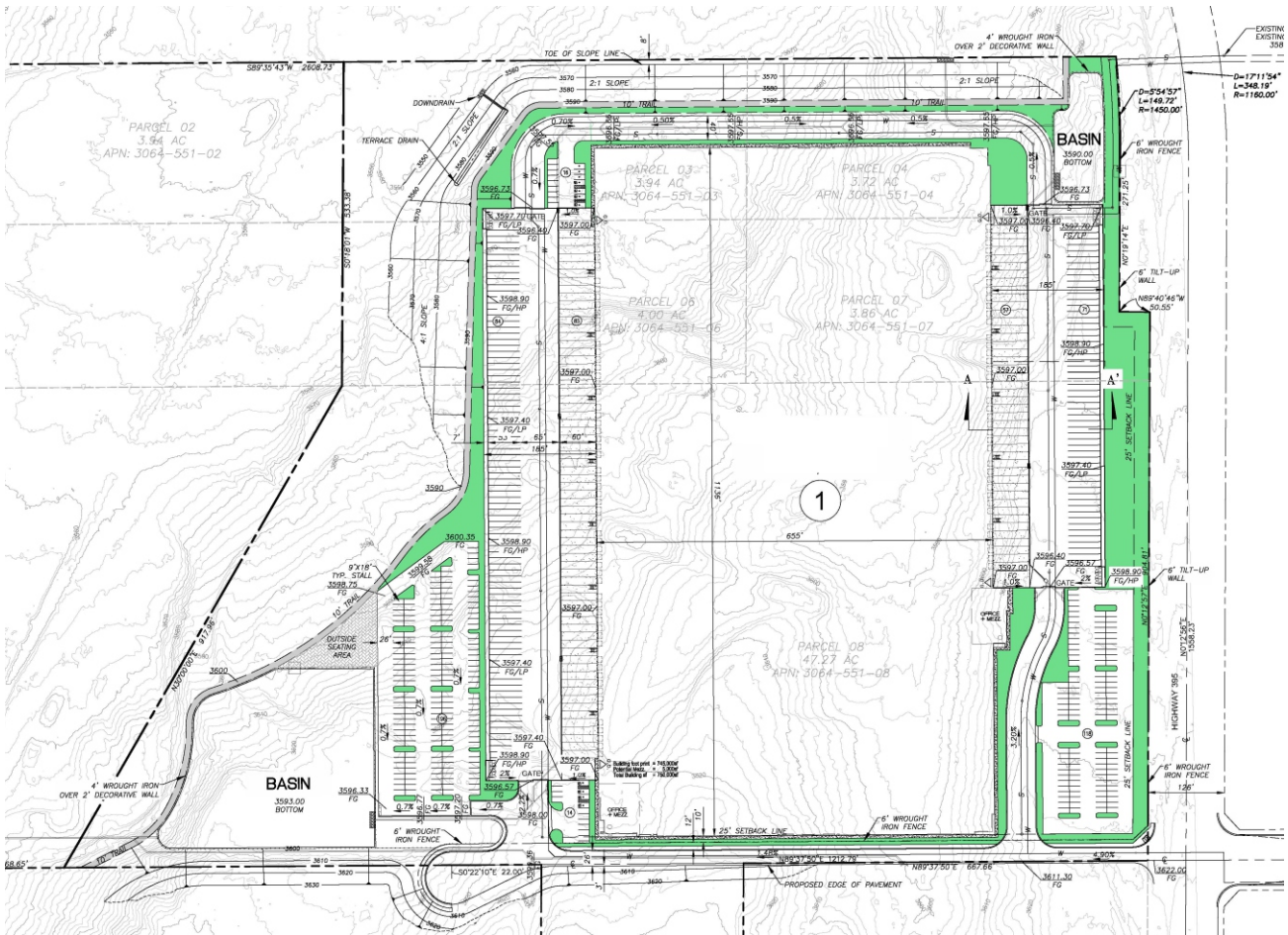
Figure 2, Site Plan



NOT TO SCALE

Source: Google Earth; Applied Planning, Inc.

Figure 1
Project Location



NOT TO SCALE
Source: SRD Design Studio, Inc.

Figure 2
Conceptual Site Plan