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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 #: 2022080248

Project Title: Poplar 18 Project

Lead Agency: City of Hesperia, Planning Department

Contact Name: Ryan Leonard

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Project Location: Hesperia (*City*) San Bernardino (*County*)

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

The Project would include construction of an industrial warehouse building and associated improvements on 17.87 acres of vacant land. The proposed project would provide 414,700 square feet of industrial/warehouse space and include associated improvements, such as loading docks, tractor-trailer stalls, passenger vehicle parking spaces, stormwater detention basins, and landscape area. Office space within the building would be distributed among four individual office spaces in each of the corners of the building. 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 include off-site improvements along Mesa Linda Street, Lassen Street, and Poplar Street, including frontage landscaping and pedestrian improvements. A variety of trees, shrubs, plants, and land covers would be planted within the Project frontages landscape setback area, as well as within the landscape areas found around the proposed industrial/warehouse buildings and throughout the Project site. Off-site improvements include possible lateral connections for utilities and other roadway and pedestrian improvements (e.g., road repaving or installation of sidewalks along building frontages).

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: biological resources; cultural, tribal cultural, and paleontological resources; greenhouse gas emissions; hazards, hazardous materials, and transportation.

Mitigation Measures (MM) implemented to reduce potential impacts would include: MM-BIO-1, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-5, MM-BIO-6, MM-BIO-7, MM-BIO-8, MM-BIO-9, MM-BIO-10, MM-BIO-11, MM-BIO-12, MM-BIO-13, MM-BIO-14, MM-BIO-15, MM-BIO-16, MM-CUL-1, MM-CUL-2, MM-CUL-3, MM-CUL-4, MM-CUL-5, MM-CUL-6, MM-CUL-7, MM-CUL-8, MM-CUL-9, MM-CUL-10, MM-GHG-1, MM-GHG-2, MM-GHG-3, MM-GHG-4 and MM-HAZ-1.

However, while the Project would implement MM-GHG-1, MM-GHG-2, MM-GHG-3 and MM-GHG-4 to reduce potential impacts, impacts to greenhouse gas emissions (green house gas emissions, directly or indirectly, that may have a significant impact on the environment and cumulative effects) impacts would be significant and unavoidable. In addition, the Project's impact related to transportation (an increase in hazardous conditions) since the City does not have jurisdiction over intersections that need queuing improvements, and therefore, these improvements cannot be assumed to be in place prior to the Project's occupancy, and impacts would be significant and unavoidable.

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

- Concerns regarding number of warehouse developments in the area and the potential impact on biological diversity; public health; cultural, tribal, and paleontological resources (private organization)

- Concerns regarding air pollution, noise, greenhouse gas emissions, hazardous materials, traffic, and soil contamination (public)

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
- California Department of Water Resources