



City of Hesperia

Gateway to the High Desert

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: November 30, 2022
To: State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties
From/Lead Agency: City of Hesperia, Planning Department
Subject: Notice of Availability of a Draft Environmental Impact Report for the Poplar 18 Project

The City of Hesperia (City), as the Lead Agency, has prepared a Draft Environmental Impact Report (EIR) pursuant to the California Public Resources Code and the California Environmental Quality Act (CEQA) to evaluate the environmental effects associated with the Poplar 18 Project (Project). This Notice of Availability has been issued to notify interested parties that the Draft EIR is publicly available for a 45-day review and comment period. The City is requesting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the general public (pursuant to CEQA Guidelines Section 15087). The Draft EIR assesses the potential environmental impacts resulting from construction and operation of the Project, including any required off-site improvements.

Project Location

The approximately 17.87-acre Project site is located in the eastern part of the City, which is found within the Victor Valley region of San Bernardino County (see Figure 1, Project Vicinity). The Project site is located on the southwest quadrant of I-15 and Main Street, south of Main Street, west of Mesa Linda Street, north of I-15 and Poplar Street, and east of U.S. Highway 395 and Lassen Road. The Project site consists of two parcels: Assessor's Parcel Numbers (APNs) 3064-581-04-0000 and 3064-581-05-0000. 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.

Project Summary

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 (see Figure 2, Site Plan). The Project would support a variety of activities associated with the industrial/warehouse building, including the ingress and egress of passenger vehicles and trucks, the loading and unloading of trucks with designated truck courts/loading areas, and the internal and external movement of materials around the Project site via forklifts, pallet jacks, yard hostlers, and similar equipment. The Project's office and mezzanine space would support general office activities related to business operations.

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Bill Holland, Mayor Pro Tem
Rebekah Swanson, Council Member
Larry Bird, Council Member
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The Project would include off-site improvements along Mesa Linda Street, Lassen Street, and Poplar Street, including frontage landscaping and pedestrian improvements. 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).

At this time, no refrigeration is being proposed as part of the Project, and the Project Applicant currently has no plans to lease to any tenant needing refrigerated space. The Project would require approval of a Conditional Use Permit, Parcel Merger, and Development Agreement.

Project Impacts

Both the Initial Study that accompanied the Notice of Preparation and the Draft EIR found that the Project would result in no impact or a less-than-significant impact for the following environmental topics: aesthetics, agricultural and forestry resources, air quality, geology and soils, land use and planning, mineral resources, noise, population and housing, public services, recreation, utilities and service systems, and wildfire.

With the incorporation of mitigation measures identified in the Draft EIR, potentially significant impacts would be reduced to less than significant for the following environmental topics: biological resources; cultural, tribal cultural, and paleontological resources; greenhouse gas emissions, and hazards, hazardous materials.

The Draft EIR concluded that the Project would have significant and unavoidable impacts, even with mitigation measures incorporated, for the following environmental topics: greenhouse gas emissions and transportation.

The CEQA Guidelines also require this notice to indicate whether or not the Project site is included on any of the lists of sites enumerated under Section 65962.5 of the Government Code (the Cortese List). As further discussed in the Initial Study that accompanied the Notice of Preparation and the Draft EIR, the Project site is not included on the Cortese List.

Public Comment Period

The public comment period for this Draft EIR will begin on November 30, 2022, and end on January 13, 2023.

Copies of the Draft EIR are available for review online at the following website: <https://www.cityofhesperia.us/312/Planning>. The document is also available for review at the Planning Department (9700 Seventh Avenue, Hesperia, California 92345) Monday through Thursday from 7:30 a.m. to 5:30 p.m. and on Friday from 7:30 a.m. to 4:30 p.m., and at the Hesperia Branch Library (9650 Seventh Avenue, Hesperia, California 92345) Monday through Wednesday 10:00 a.m. to 8:00 p.m., Thursday and Friday 10:00 a.m. to 6:00 p.m., and on Saturday from 9:00 a.m. to 5:00 p.m.

The City requests that comments pertaining to the content of the Draft EIR be made in writing and addressed to Ryan Leonard, Senior Planner at the City of Hesperia, Planning Department, 9700 Seventh Avenue, Hesperia, California 92345. Written comments may also be sent by email to Mr. Leonard at rleonard@cityofhesperia.us. Comment letters and emails must be received by 5:00 p.m. on January 13, 2023.

Public Hearing

A public hearing at which the Hesperia Planning Commission will consider for recommendation to the Hesperia City Council the Project, the requested Project entitlements, and the Draft EIR has yet to be scheduled. Once this hearing has been scheduled, a separate notice of public hearing will be publicly circulated consistent with all applicable public noticing requirements set forth by the City.

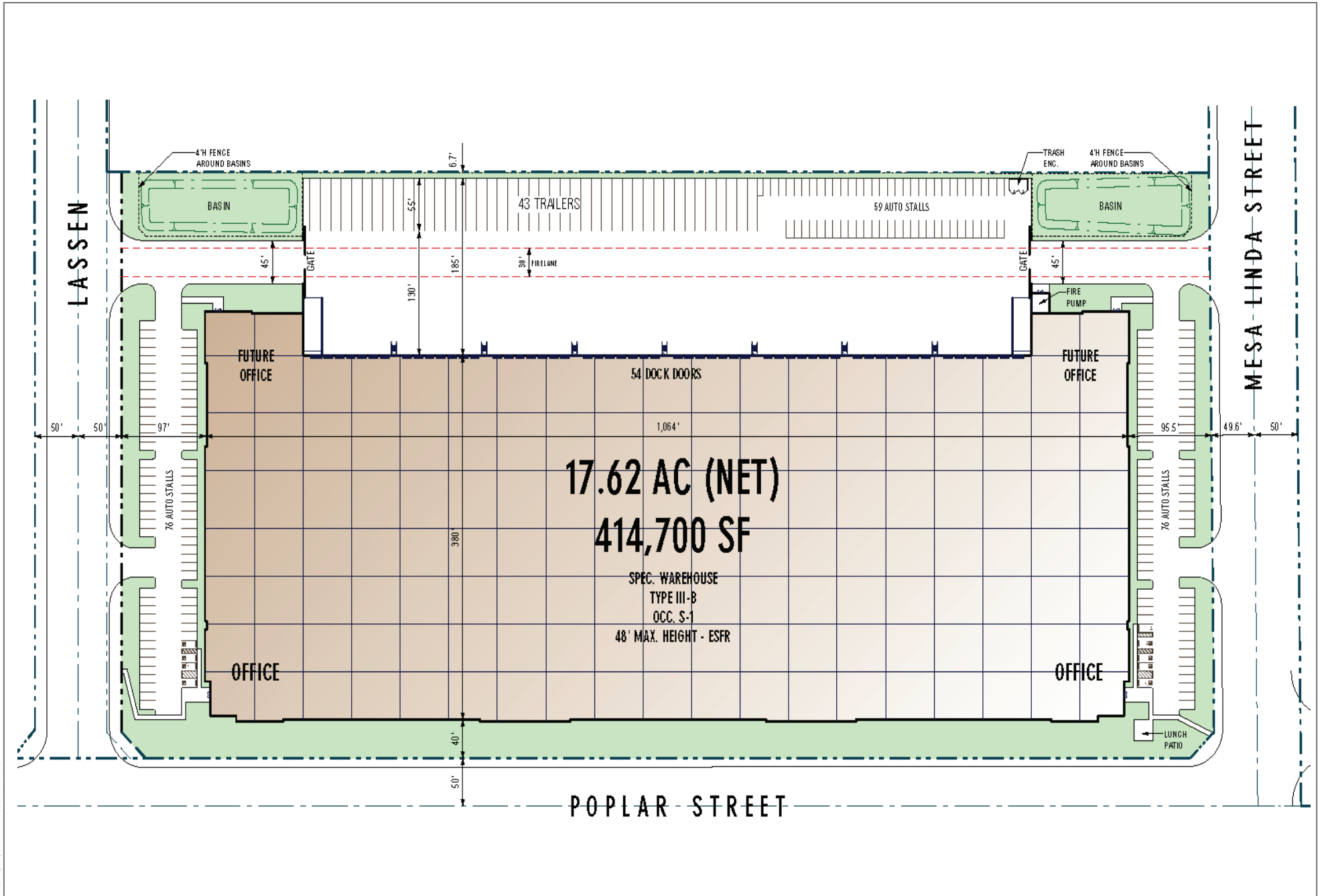
Attachments: Figure 1, Project Location
Figure 2, Site Plan



SOURCE: Bing Maps (accessed 2022); San Bernadino County 2021



FIGURE 1
Project Location
 Poplar 18 Project



SOURCE: RGA 2022

FIGURE 2

Site Plan