



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: September 23, 2022

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 Mesa Linda Street Development

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 Mesa Linda Street Development (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 proposed Project site is located within the northwestern portion of the City of Hesperia, on two parcels northwest of the Poplar Street and Mesa Linda Street intersection. Regional access to the Project site is provided by Interstate 15 (I-15) and Highway 395. Local access to the site is provided from Mesa Linda Street and Poplar Street (see Figure 1, Project Location). Specifically, the Project site is located within Section 22, Township 4 North, Range 5 West, San Bernardino Base and Meridian (SBB&M) of the Baldy Mesa United States Geological Survey (USGS) 7.5-minute topographic quadrangle.

Project Summary

The proposed Project would include development of a one-story, 408,997 SF warehouse building on the 18.16-acre site. The proposed warehouse building would have a building footprint of 402,997 SF and a mezzanine of 6,000 SF. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways (Figure 2, Site Plan). It is anticipated that the facilities would be operated 24 hours a day, 7 days a week. At this time, the project applicant does not anticipate leasing any portion of the buildings to a tenant that would require refrigerated space.

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

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Nils Bentsen, City Manager

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The Project site has a General Plan land use designation of Main Street and Freeway Corridor Specific Plan (MSFC-SP). Within the MSFC-SP, the Project site is zoned as Commercial/Industrial Business Park (CIBP). As part of the proposed Project, the following discretionary actions and subsequent approvals are being requested by the Project proponent:

- Development Plan Review
- Conditional Use Permit
- Certification of the Environmental Impact Report
- Approvals and permits necessary to execute the proposed Project, including but not limited to, grading permit, building permit, etc.

The following approvals are anticipated from responsible agencies:

- California Department of Fish and Wildlife (CDFW) 1602 Streambed Alteration Agreement
- United States Army Corps of Engineers (USACE) 404 Nationwide Permit
- Regional Water Quality Control Board (RWQCB) Section 401 State Water Quality Certification
- CDFW Take Permit (potentially for Joshua Trees dependent upon the listed status at the time of Project implementation)

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
- Hydrology and Water Quality
- Noise
- Transportation
- Utilities and Service Systems

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 September 23, 2022, to October 23, 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 9234.

Public Scoping Meeting

During the 30-day public scoping period, the City will also hold a public scoping meeting on October 13, 2022, at 5:30 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 October 23, 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:

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

Figure 1: Project Location



Figure 2: Site Plan

