



City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

- PROJECT NAME:** Bickmore Warehouse 5.22 Acre Site
- SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)
- LEAD AGENCY:** City of Hesperia
Development Department, Planning Division
9700 Seventh Avenue
Hesperia, California 92345
- APPLICANT:** Wei Ding, DW Bickmore, LLC., 15740 Myrtlewood Ave, Chino, California 91708
- CITY/COUNTY:** City of Hesperia, San Bernardino County
- LOCATION:** The 5.22 acre project site is located in the north-central portion of the City of Hesperia, California. The project site is undeveloped and does not have a legal address assigned to the property. The proposed project site is located on the southwest corner of Mojave Street and E Avenue. Mojave Street extends along the project site's north side and E Avenue extends along the site's east side. The project site's latitude and longitude are 34°26'5.35"N, -117°17'23.71"W. The project site is located within the United States Geological Survey (USGS) 7 1/2 Minute, Hesperia, California Quadrangle (1956), Township 4 North, Range 4 West.
- DESCRIPTION:** The proposed project would involve the construction and subsequent operation of two new warehouse buildings, referred to as *Warehouse 1* and *Warehouse 2*, within the 5.22 acre (202,261 square foot) property. Warehouse 1 would consist of 39,530 square feet of floor area including a 36,101 square feet of warehouse floor area and a 3,520 square foot office. Warehouse 2 would consist of 40,248 square feet of floor area including a 36,728 square feet of warehouse floor area and a 3,520 square foot office. The total floor area of the two buildings would be 79,778 square feet. The warehouses would consist of a single level with a maximum height of approximately 41 feet. Parking areas would be located to the eastern and southern portions of the site. A total of 73 parking spaces would be provided including 63 standard parking spaces, 2 truck parking spaces, 4 EV standard parking spaces, 2 ADA compliant parking spaces and 2 ADA compliant EV parking spaces. Landscaping would total 36,387 square feet. The landscaping would be provided around the building, the site's perimeter, and along the roadway frontages. The project would consist of 9 truck dock doors including 3 raised doors and 1 ground level door along the north elevation of Warehouse 1 and 4 raised doors and 1 ground level door along the south elevation of Warehouse 2. Truck maneuvering area would be located opposite the receiving docks and west of the two buildings. Vehicular access to the site would include one entrance for employees and

Allison Lee, Mayor
Cameron Gregg, Mayor Pro Tem
Brigit Bennington, Council Member
Chris Ochoa, Council Member
Josh Pullen, Council Member

Rachel Molina, City Manager

9700 Seventh Avenue
Hesperia, CA 92345
760-947-1000
TD 760-947-1119

www.cityofhesperia.us

patrons only and 2 entrances for trucks only. The 30 feet wide employee and patron vehicular access would be located east of the site in connection with E Avenue. The 30 feet wide truck only entrances are located northwest and southeast corner of the project site. All three entrances are guarded by a security gate fence. For safety and security, screen walls in addition to combo walls consisting of masonry and wrought iron will surround the entire project site. Current conditions on the property include a desert scrub community showing signs of human disturbances. There are 34 Joshua Trees located within the boundaries of the property.

ENVIRONMENTAL INFORMATION:

Current conditions on the property include a desert scrub community showing signs of human disturbances. The biological resources on the site consist of a desert scrub community typical of the area with creosote bush (*Larrea tridentata*), white-bursage (*Ambrosia dumosa*), kelch grass (*Schismus barbatus*), flatspine bur ragweed (*Ambrosia acanthicarpa*), Joshua tree (*Yucca brevifolia*), rubber rabbitbrush (*Ericameria nauseosa*) and silver cholla (*Cylindropuntia echinocarpa*) observed on the site. The project site is located within the Mainstreet / Freeway Corridor Specific Plan (MSFC-SP). The project site's Land use and Zoning Designation is *General Industrial (GI)*.

Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Mojave Street extends along the project site's north side. An industrial development, Classic Collision, is located on the north side of the aforementioned street at 10180 E Avenue. The Land Use and Zoning for this area is *General Industrial (GI)*.
- *West of the project site:* Abutting the project site to the west, is a vacant, undeveloped property. The Land Use and Zoning for this area is *General Industrial (GI)*.
- *South of the project site:* Abutting the project site to the south is a vacant, undeveloped property. The Land Use and Zoning for this area is *General Industrial (GI)*.
- *East of the project site:* "E" Avenue extends along the project site's east side. Further east, on the east side of "E" Avenue, is a vacant, undeveloped property. The Land Use and Zoning for this area is *General Industrial (GI)*.

FINDINGS:

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the City of Hesperia determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or

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eliminate important examples of the major periods of California history or prehistory.

- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

REVIEW:

The City of Hesperia invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins February 28, 2025 and ends on March 31, 2025. Written comments must be received at the City of Hesperia Development Department located at 9700 Seventh Avenue, Hesperia, California 92345. Attention: Leilani Henry, Assistant Planner or via email at lhensry@hesperiaca.gov by 5:00 PM on March 31, 2025. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Hesperia, Planning Department
9700 Seventh Avenue
Hesperia, California 92345

Copies of the IS/MND can also be found online at <https://www.cityofhesperia.us/>. Please send your comments to the attention of Leilani Henry, Assistant Planner, City of Hesperia, Development Department, 9700 Seventh Avenue, Hesperia, California 92345. Your responses are requested by March 31, 2025.

Name



Date

2/26/25

FIGURE 1. CITYWIDE MAP

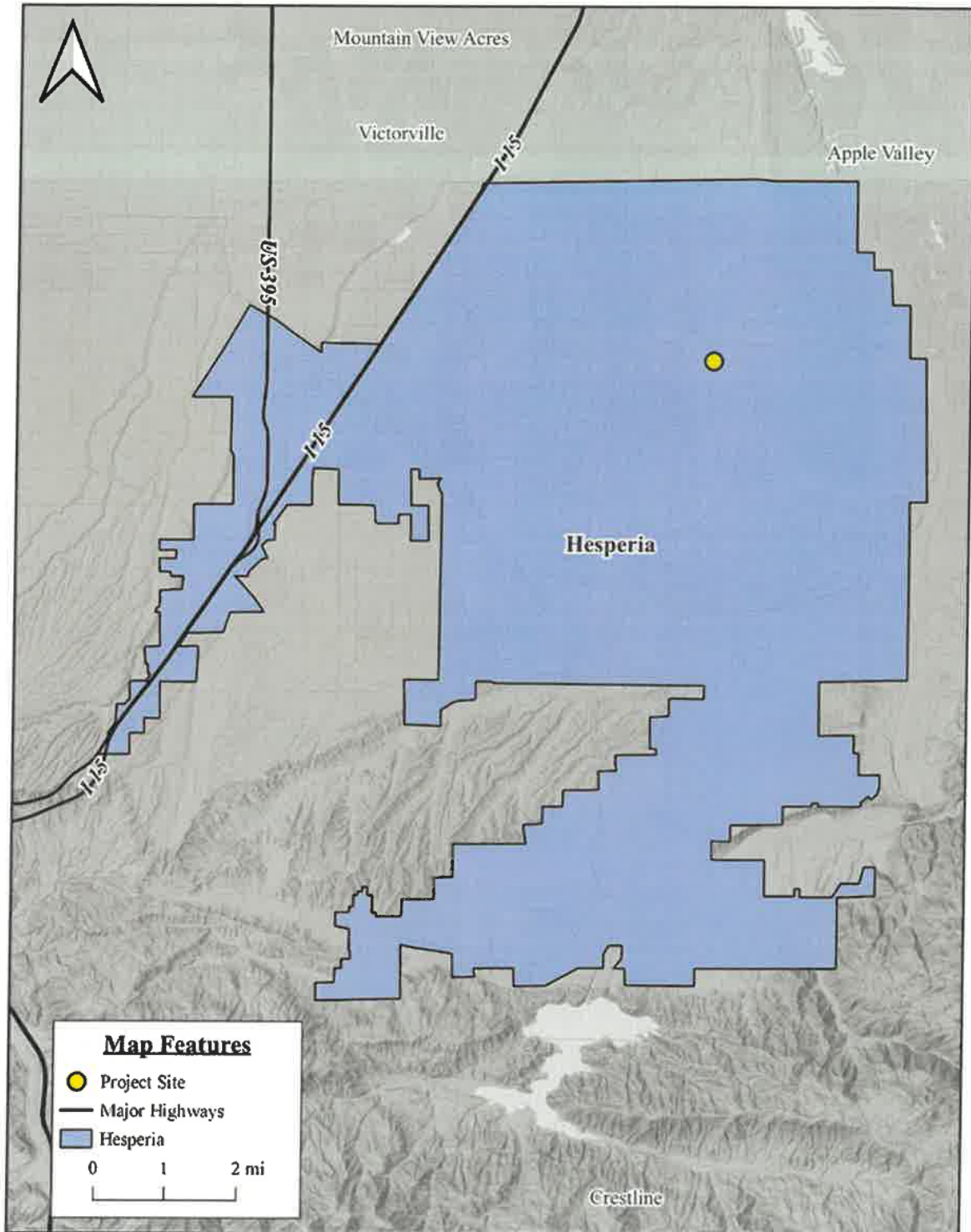


FIGURE 2. PROJECT LOCATION



FIGURE 3. PROJECT SITE PLAN

