



# 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:** November 21, 2019

**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 Hesperia Commerce Center II 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 Hesperia Commerce Center II 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 194.8-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). The Project site is located on the northwest quadrant of Highway 395 and Phelan Road/Main Street, and is bound by Yucca Terrace Drive to the north, Highway 395 to the east, Phelan Road to the south, and Los Angeles Bureau of Water and Power utility corridor to the west. The Project site consists of Assessor's Parcel Numbers 306435103, 306436101, 306439101, and 306440102. Specifically, the Project is located in Section 16, 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 includes Highway 395, immediately adjacent to the east, and Interstate (I) 15, located approximately 1 mile east.

### Project Summary

The Project would include construction of three industrial/warehouse buildings and associated improvements on 194.8-acres of vacant land (see Figure 2). Building 1 (the northwesternmost building) would be 1,561,582 square feet (inclusive of 20,000 square feet of office/mezzanine), Building 2 (the southernmost building) would be 2,068,100 square feet (inclusive of 20,000 square

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feet of office/mezzanine), which would potentially be divided between two spaces within the same building, and Building 3 (the easternmost building) would be 112,908 square feet (inclusive of 5,000 square feet of office/mezzanine). In total, the Project would provide 3,742,590 square feet of industrial/warehouse space and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, and approximately 7 percent landscape area coverage. Implementation of the project will require the following approvals from the City:

- Approval of Conditional Use Permit (CUP19-00010)
- Approval of a Tentative Parcel Map
- Approval of Development Agreement

### **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                             | • Hazards and Hazardous Materials |
| • Air Quality                            | • Hydrology and Water Quality     |
| • Biological Resources                   | • Noise                           |
| • Cultural and Tribal Cultural Resources | • Transportation                  |
| • Energy                                 | • Utilities and Service Systems   |
| • Greenhouse Gas Emissions               | • Wildfire                        |

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 November 21, 2019, to December 20, 2019. 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 attached Initial Study may be accessed electronically at the following website:

**<https://www.cityofhesperia.us/312/Planning>**

This NOP and the attached Initial Study is 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 Thursday, December 12, 2019, 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

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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.

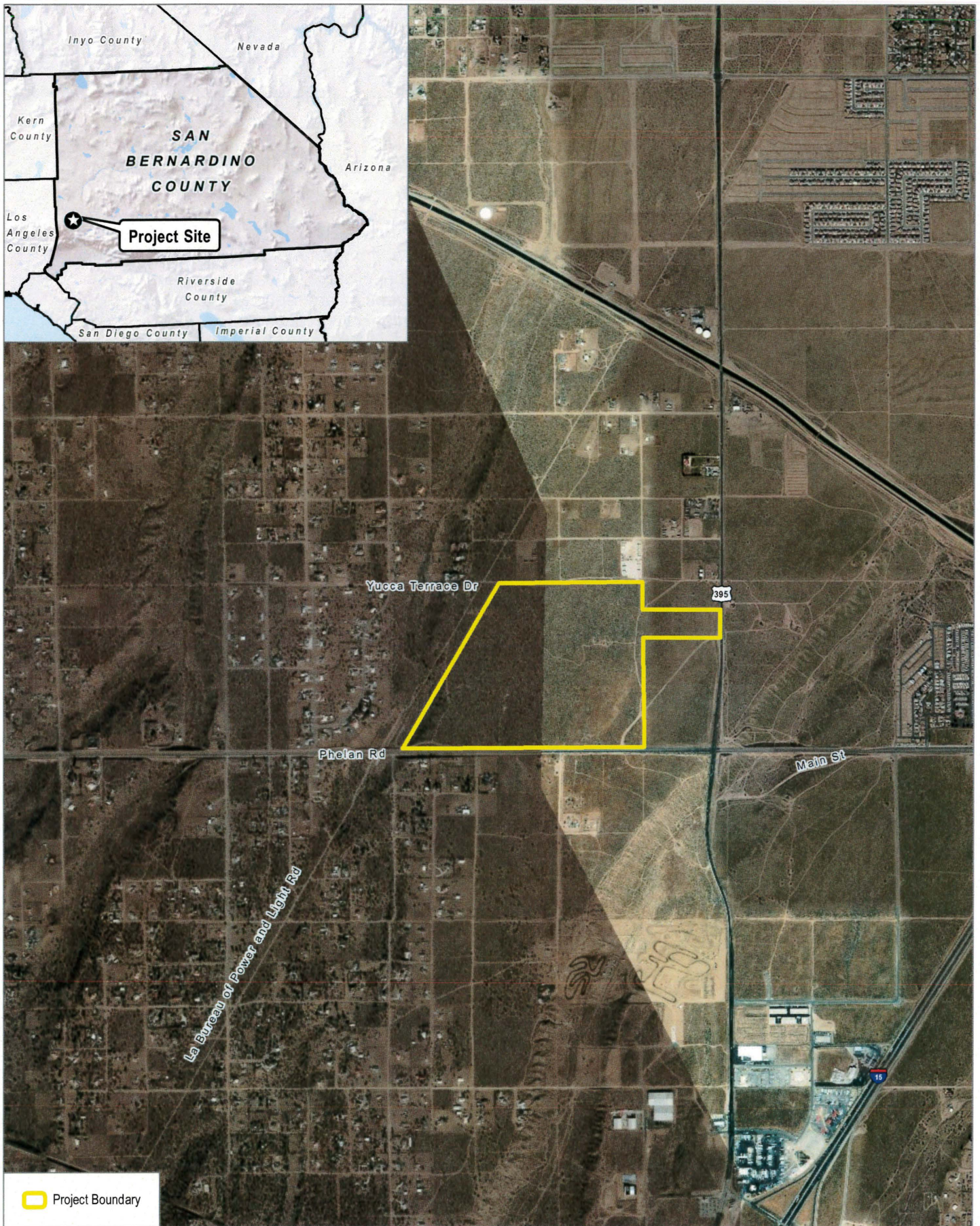
*Scoping Comments*

All scoping comments must be received in writing by December 20, 2019, by 4:30 p.m., 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:

**Chris Borchert, Principal Planner  
City of Hesperia Planning Department  
9700 Seventh Avenue  
Hesperia, California 92345  
Phone: (760) 947-1231  
Email: [cborchert@cityofhesperia.us](mailto:cborchert@cityofhesperia.us)**

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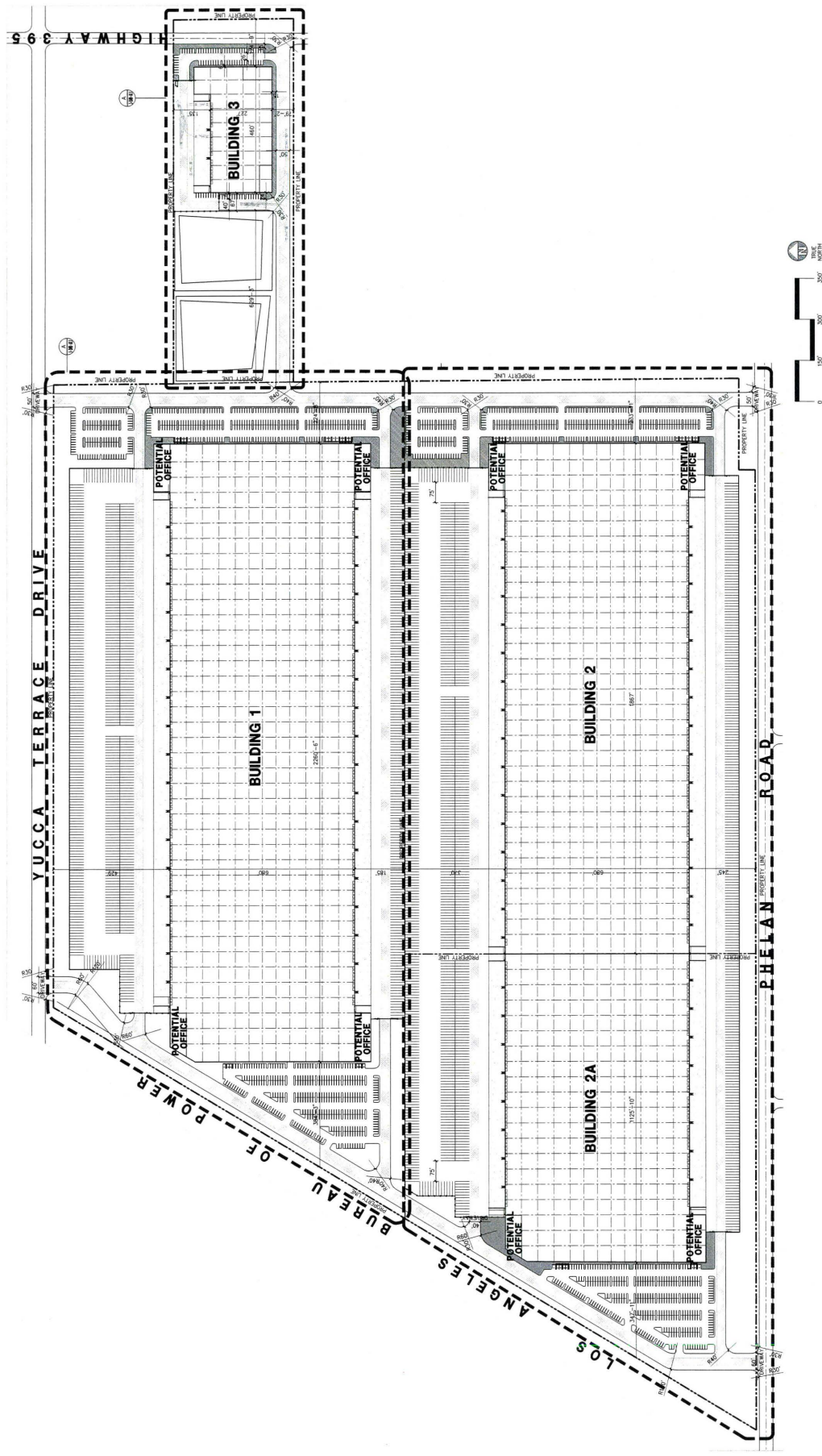
SOURCE: Bing Maps 2019

**Figure 1**

**Project Location**

Hesperia Commerce Center II





**FIGURE 2**  
**Site Plan**  
 Hesperia Commerce Center II

SOURCE: HPA Architecture, 2019

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