



City of Hesperia

Gateway to the High Desert

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: September 15, 2020

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 Hesperia Commerce Center II 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 Hesperia Commerce Center II 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 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, Project Location). The Project site is located on the northwest quadrant of U.S. Highway 395 and Phelan Road/Main Street, and is bound by Yucca Terrace Drive to the north, U.S. Highway 395 to the east, Phelan Road to the south, and a 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 site 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.

Project Summary

The Project would include construction of three industrial/warehouse buildings and associated improvements on vacant land. Building 1 (the northwesternmost building) would be 1,567,317 square feet; Building 2 (the southernmost building) would be 2,065,987 square feet, which would potentially be divided between two spaces within the same building; and Building 3 (the easternmost building) would be 112,125 square feet. Office space within each building would total up to 20,000 square feet. In total, the Project would provide 3,745,429 square feet of

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industrial/warehouse space and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, and landscaping (see Figure 2, Site Plan).

Off-site improvements associated with the Project include street improvements along the Project frontage along Yucca Terrace, Phelan Road, and U.S. Highway 395. Off-site improvements also include installation of new and upsizing of existing domestic water lines, storm drain lines, and sewer lines in the Project vicinity.

Implementation of the Project would require approval of a Conditional Use Permit, Tentative Parcel Map, 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: agricultural and forestry resources, energy, geology and soils, greenhouse gas emissions, land use and planning, mineral resources, 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: aesthetics; biological resources; cultural, tribal cultural, and paleontological resources; and hazards and hazardous materials.

The Draft EIR concluded that the Project would have a significant and unavoidable impact for the following environmental topics: air quality, noise, 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 September 16, 2020, and end on October 31, 2020.

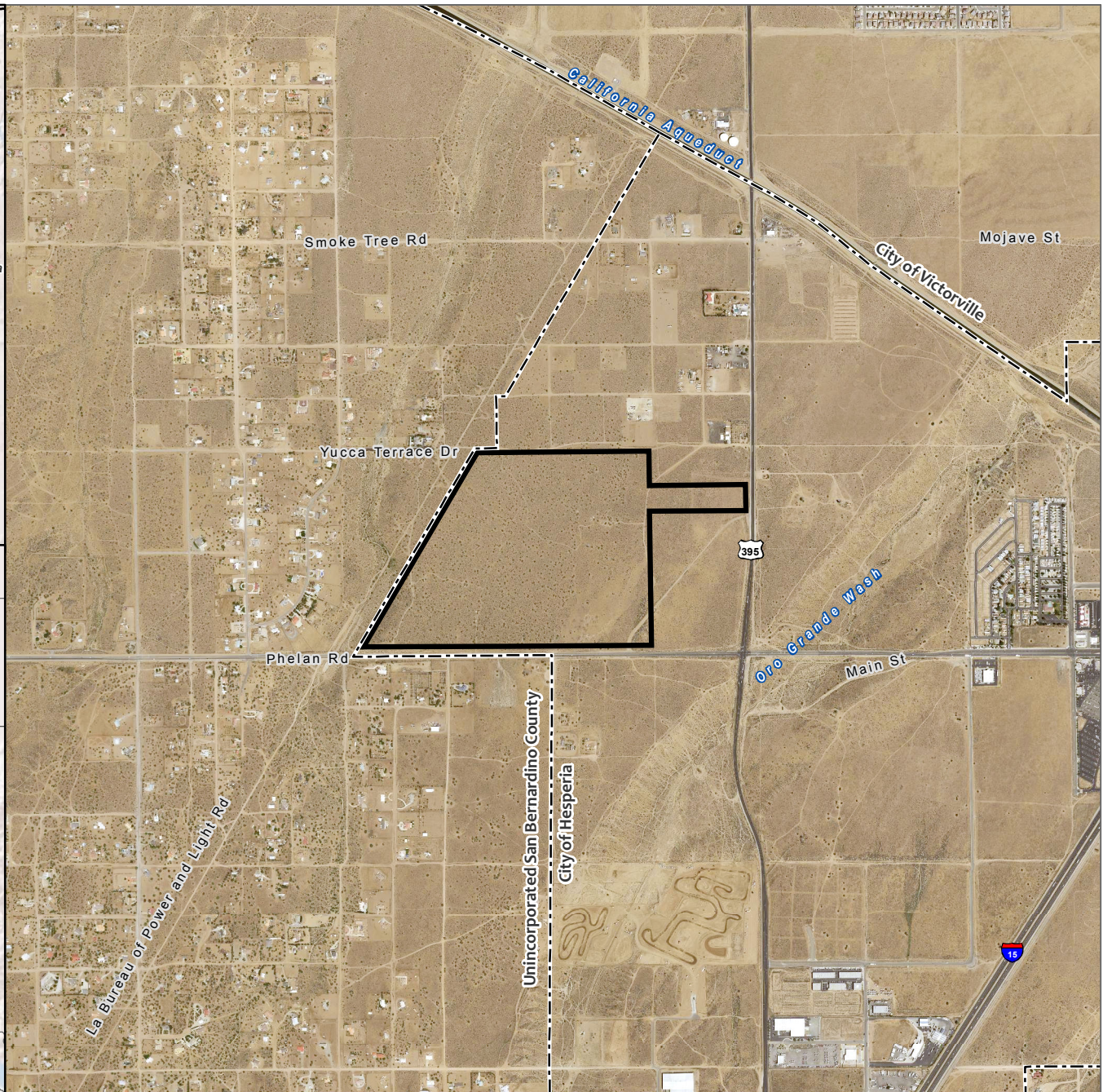
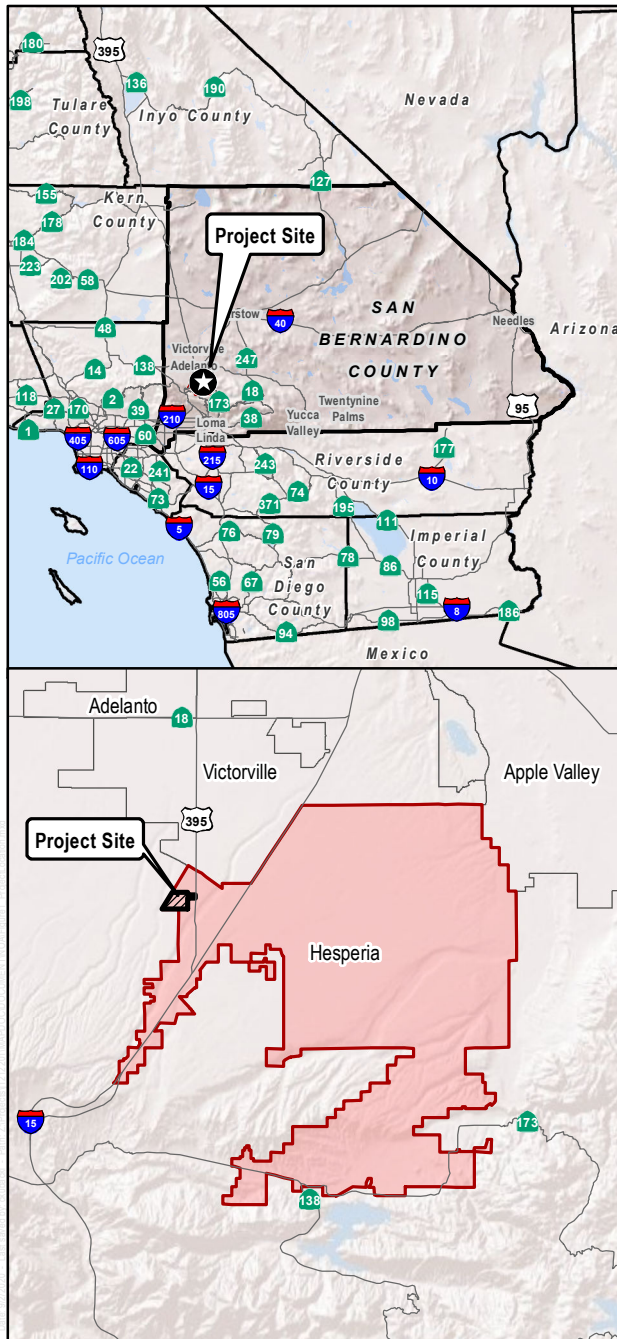
Copies of the Draft EIR are available for review online at the following website: <https://www.cityofhesperia.us/312/Planning>. The document is also available for review at the Planning Department (9700 Seventh Avenue, Hesperia, California 92345) Monday through Thursday from 7:30 a.m. to 5:30 p.m. and on Friday from 7:30 a.m. to 4:30 p.m. and at the Hesperia Branch Library (9650 Seventh Avenue, Hesperia, California 92345) Tuesday, Wednesday, and Thursday from 11:00 a.m. to 6:00 p.m. and on Saturday from 9:00 a.m. to 4:00 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 October 31, 2020.

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

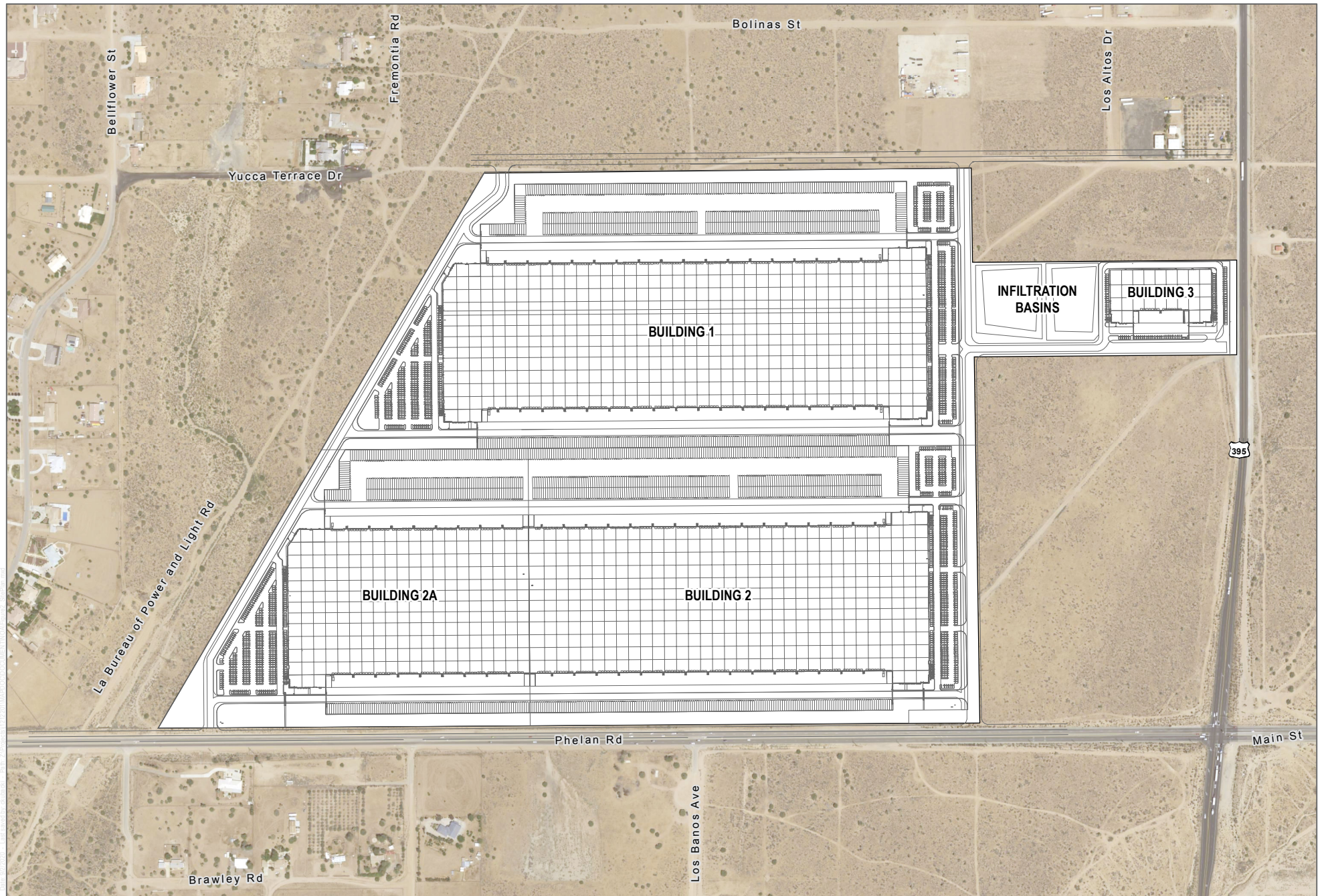


SOURCE: USGS National Map; USGS NHD 2020; USDA NAIP 2016

FIGURE 1

Project Location

Hesperia Commerce Center II



SOURCE: USDA NAIP 2016; HPA Architects 2020

FIGURE 2

Site Plan

Hesperia Commerce Center II