



City of Hesperia

Gateway to the High Desert

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: July 20, 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 I-15 Industrial Park 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 I-15 Industrial Park 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 96.1-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 southwest quadrant of Interstate (I-) 15 and Main Street. The Project site is located south of Main Street, west of Catapa Road, north of I-15 and Poplar Street, and east of U.S. Highway 395. The Project site consists of Assessor's Parcel Numbers (APNs) 306-458-101, 306-462-101, and 306-460-107. 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 two industrial/warehouse buildings and associated improvements on vacant land. Building 1 (the eastern-most building) would be approximately 1,108,000 square feet, and Building 2 (the western-most building) would be 742,000 square feet. In total, the Project would provide 1,850,000 of industrial/warehouse space, of which up to 20,000 square feet in each building would be dedicated office space. Other associated Project improvements include loading docks, tractor-trailer stalls, passenger vehicle parking spaces, stormwater detention basins, and landscape area (see Figure 2, Site Plan).

The Project would involve off-site construction of Sultana Street from the northwest corner of the Building 2 site to Mesa Linda Street, as well as the off-site construction of Lassen Road (also

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currently a dirt road) from the northwestern corner of the Building 2 site to Poplar Street. The Project would also involve the widening of the northbound eastern portion of U.S. Highway 395 along the western frontage of the Building 2 site. Additionally, utility lines would be installed within Sultana Street, Mesa Linda, and Cataba Road.

The Project would require approval of a Conditional Use Permit, Tentative Parcel Map, Zone Change, General Plan Amendment, Specific Plan Amendment, 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, 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: aesthetics; 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: air quality, 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 July 21, 2022, and end on September 6, 2022.

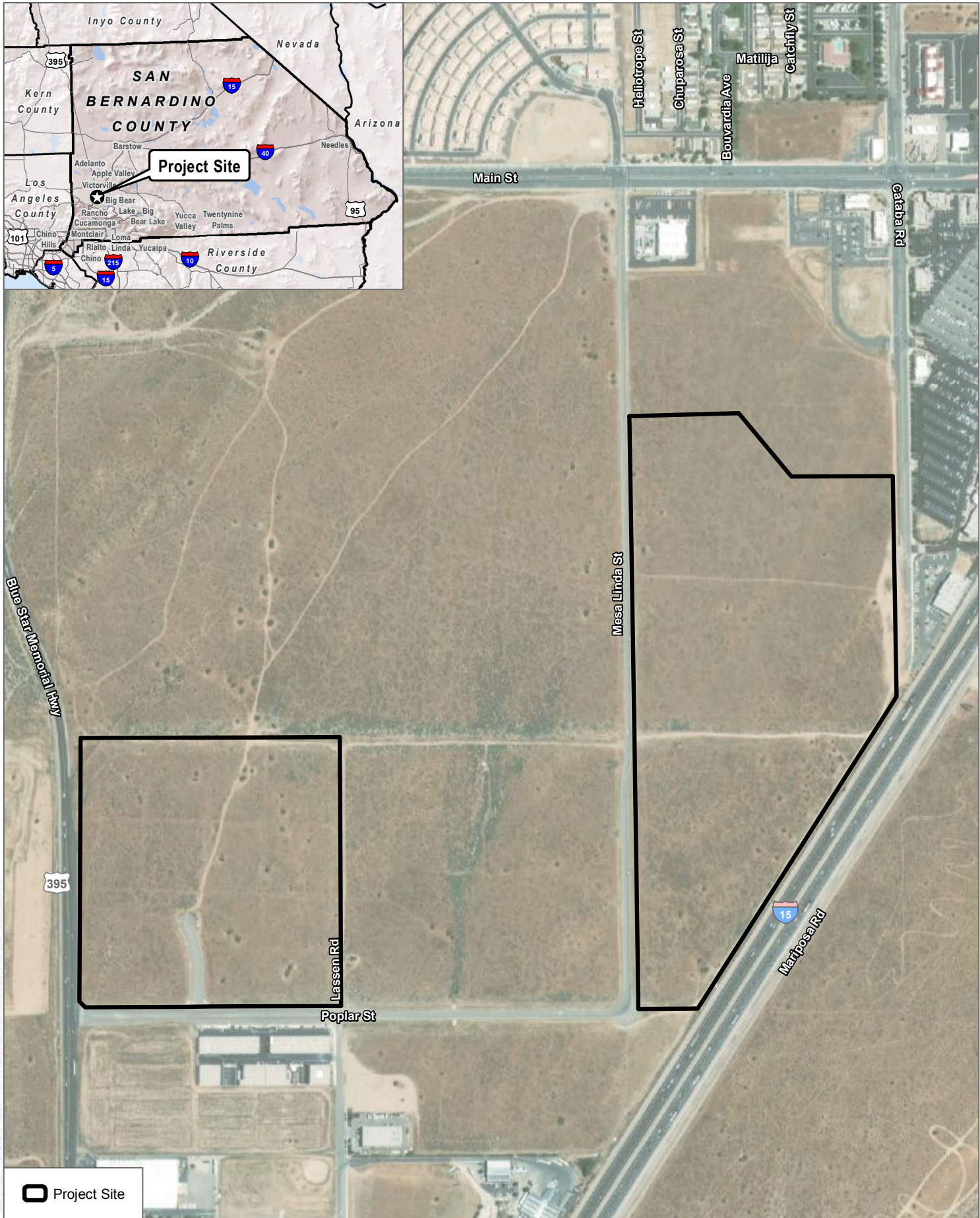
Copies of the Draft EIR are available for review online at the following website: <https://www.cityofhesperia.us/312/Planning>. The document is also available for review at the Planning Department (9700 Seventh Avenue, Hesperia, California 92345) Monday through Thursday from 7:30 a.m. to 5:30 p.m. and 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 September 6, 2022.

Public Hearing

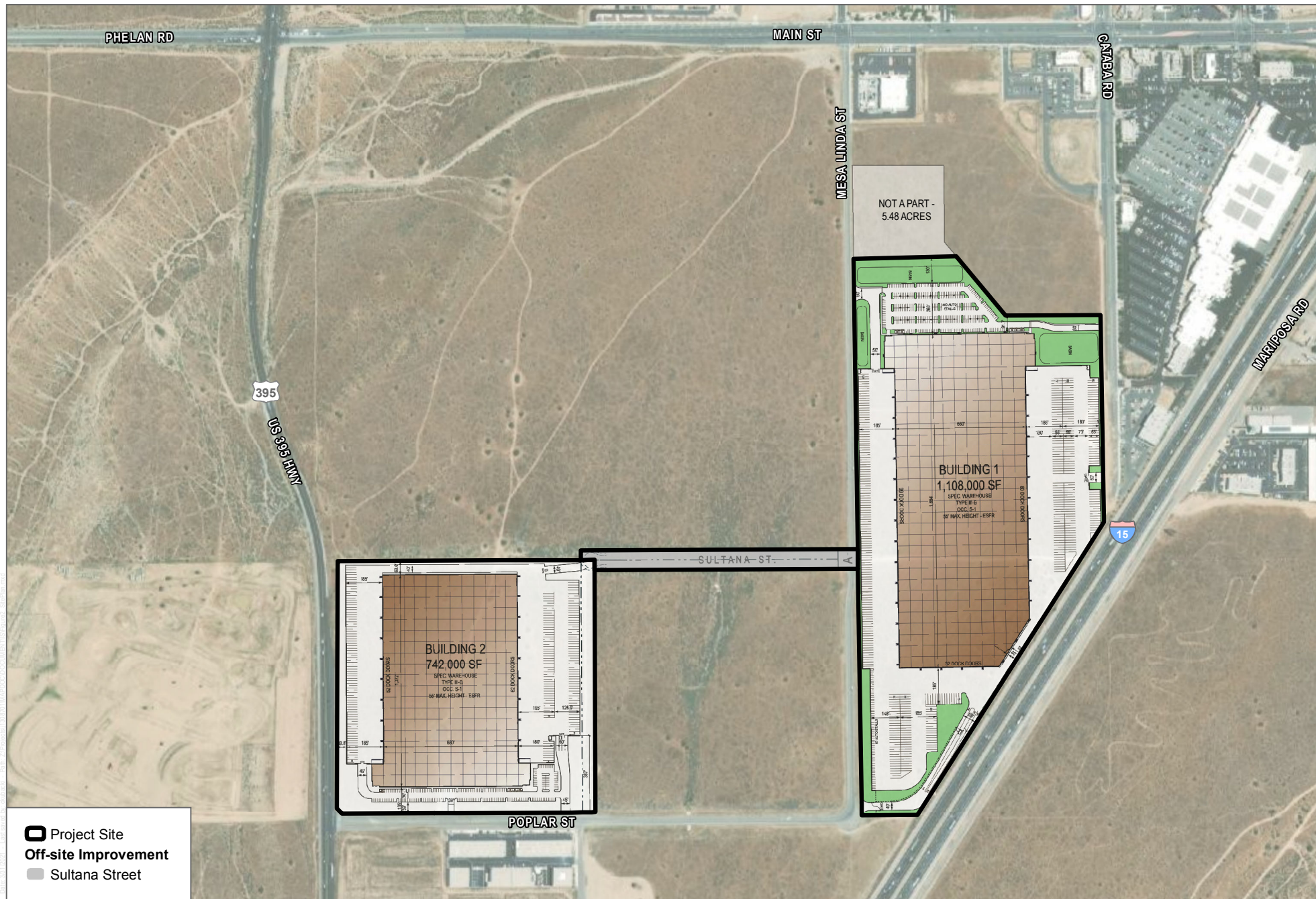
A public hearing at which the Hesperia Planning Commission will consider for recommendation to the Hesperia City Council the Project, the requested Project entitlements, and the Draft EIR has yet to be scheduled. Once this hearing has been scheduled, a separate notice of public hearing will be publicly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

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



SOURCE: Esri World Imagery 2019; Open Street Map 2019

FIGURE 1
Project Location
I-15 Industrial Park



SOURCE: Esri World Imagery 2019; County of San Bernardino 2021

FIGURE 2

Site Plan

I-15 Industrial Park