



Notice of Availability of a Draft Environmental Impact Report

NOTICE IS HEREBY GIVEN that the City of Hesperia has prepared a Draft Environmental Impact Report (EIR), which is being distributed for public review pursuant to the California Public Resources Code and the California Environmental Quality Act Guidelines (CEQA Guidelines). The City is the Lead Agency for the proposed Project.

Date: July 26, 2022

Project Title: Dara Industrial Project (CUP22-00003) [SCH No. 2022040060]

To: **Responsible Agencies and Interested Parties**

Subject: Notice of Availability of a Draft Environmental Impact Report (DEIR)

Project Location: The approximately 43.28-acre Project site is located in the western part of the City, which is within the Victor Valley region of San Bernardino County (Figure 1, Project Location). The Project site is located at the northwest corner of Highway 395 and Poplar Street. The Project site consists of Assessor's Parcel Numbers 3064-551-03, -04, -06, -07, and -08. Specifically, the Project site is located in Section 21, 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 is provided via Highway 395, bordering the eastern boundary of the Project site.

Project Description: The Project proposes development of a single 750,000-square-foot industrial building. Of this total, 15,000 square feet would be dedicated to office uses associated with the industrial uses. (Figure 2, Site Plan). The Project also includes two water retention basins to be located at the site's northeasterly (0.6 acre) and southwesterly (2.0 acres) corners. The basins will reduce post-development stormwater flows to levels similar to existing conditions.

The Hesperia General Plan designates the Project site as Specific Plan (Main Street and Freeway Corridor Specific Plan). Within the Specific Plan, the site is zoned for Commercial/Industrial Business Park (CIBP) uses. This zone is intended to provide for service commercial, light industrial, light manufacturing, and industrial support uses, mainly conducted in enclosed buildings. The Project is conditionally permitted by the site's existing land use designations. The Project does not propose or require any General Plan or Specific Plan land use modifications.

Implementation of the Project will require the following approvals from the City:

- Certification of the Dara Industrial Project EIR;
- Tentative Parcel Map;
- Conditional Use Permit;
- Site Plan;
- Infrastructure Improvement Plans including, but not limited to: roads, sewer, water, and storm water management systems; and
- City of Hesperia construction, grading, and encroachment permits are required to allow implementation of the Project facilities.

Environmental Topics Evaluated: The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics: Air Quality; Biological Resources; Cultural Resources/Tribal Cultural Resources; Energy; Greenhouse Gas Emissions; Noise; Transportation/Traffic; and Utilities and Service Systems.

Reviewing Location:

During this period, this NOA and the Project's Draft EIR may be accessed electronically at the following website:

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

This NOA and the Project's Draft EIR are also available for review in person at Hesperia City Hall, Planning Department, 9700 Seventh Avenue, Hesperia, California 92345.

Public Comment Period: The Draft EIR and its technical studies are available for the CEQA required 45-day public review and comment period from **July 27 through September 12, 2022**.

Written comments on the Draft EIR and technical studies must be received no later than **Monday, September 12, 2022**. Please mail or email comments and direct any questions to the following contact person:

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NOT TO SCALE
Source: Google Earth; Applied Planning, Inc.

Figure 1
Project Location



NOT TO SCALE

Source: SRD Design Studio, Inc.

Figure 2
Conceptual Site Plan