



City of Hesperia

Gateway to the High Desert

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: May 30, 2023

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 Mesa Linda Street Development 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 Mesa Linda Street Development 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 proposed Project site is located within the northwestern portion of the City of Hesperia, on two parcels northwest of the Poplar Street and Mesa Linda Street intersection. Regional access to the Project site is provided by Interstate 15 (I-15) and Highway 395. Local access to the site is provided from Mesa Linda Street and Poplar Street (see Figure 1, Project Location). Specifically, the Project site is located within Section 22, Township 4 North, Range 5 West, San Bernardino Base and Meridian (SBB&M) of the Baldy Mesa United States Geological Survey (USGS) 7.5-minute topographic quadrangle.

Project Summary

The proposed Project would include development of a one-story, 408,997 SF warehouse building on the 18.16-acre site. The proposed warehouse building would have a building footprint of 402,997 SF and a mezzanine of 6,000 SF. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways (Figure 2, Site Plan). It is anticipated that the facilities would be operated 24 hours a day, 7 days a week. At this time, the project applicant does not anticipate leasing any portion of the buildings to a tenant that would require refrigerated space. The Project site has a General Plan land use designation of Main Street and Freeway Corridor Specific Plan (MSFC-SP). Within the MSFC-SP, the Project site is zoned as Commercial/Industrial Business Park (CIBP). The Project would require the following discretionary actions and subsequent approvals: Development Plan Review, Conditional Use Permit, Certification of the Environmental Impact Report.

Brigit Bennington, Mayor
Larry Bird, Mayor Pro Tem
Rebekah Swanson, Council Member
Cameron Gregg, Council Member
Allison Lee, Council Member

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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; air quality; energy; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; 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 resources; and tribal cultural resources.

The Draft EIR concluded that the Project would have significant and unavoidable impacts, even with mitigation measures incorporated, for the following environmental topics: 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 June 2, 2023, and end on July 17, 2023.

Copies of the Draft EIR are available for review online at the following website: <http://www.cityofhesperia.us/1466/Environmental-Documents>. 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.

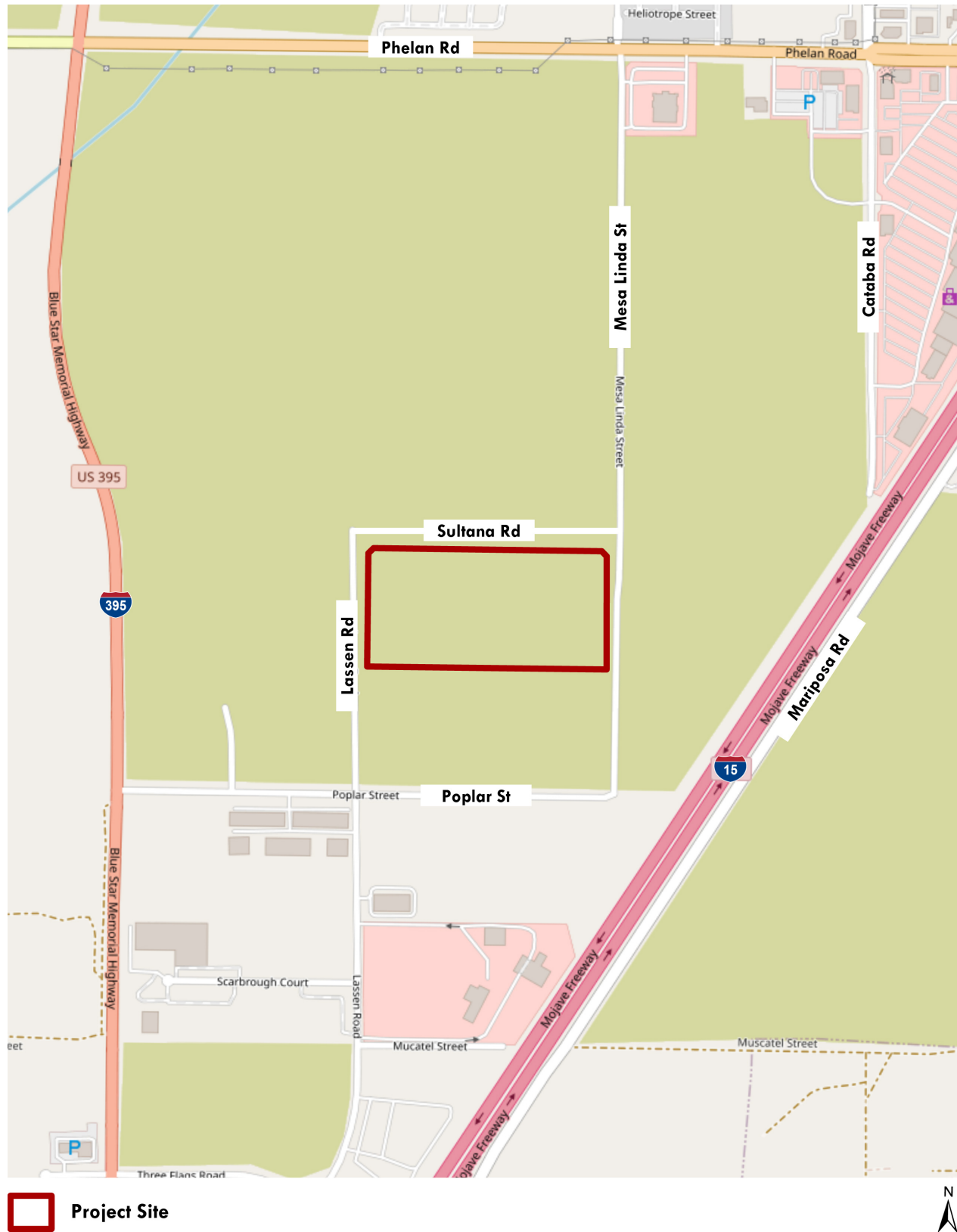
The City requests that comments pertaining to the content of the Draft EIR be made in writing and addressed to Ryan Leonard, Senior Planner at the City of Hesperia, Planning Department, 9700 Seventh Avenue, Hesperia, California 92345. Written comments may also be sent by email to Mr. Leonard at rleonard@cityofhesperia.us. Comment letters and emails must be received by 5:00 p.m. on July 17, 2023.

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

Project Location



Architectural site plan for a 405,997 SF Spec. Warehouse. The plan shows the building footprint, parking areas, and surrounding streets: LASSEN STREET, SULTANA STREET, and MESA LINDA STREET. Key features include 54 DOCK DOORS, 57 TRAILER POSITIONS, and a WATER BASIN. The plan also indicates various setbacks, easements, and landscaping areas.

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