



City of Hesperia

Gateway to the High Desert

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

CLERK OF THE BOARD

Received on:

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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

Nils Bentsen, City Manager

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9700 Seventh Avenue
Hesperia, CA 92345

760-947-1000
TD 760-947-1119

www.cityofhesperia.us