



City of Hesperia

Notice of Intent to Adopt a Mitigated Negative Declaration

To: Agencies, Organizations, and Interested Parties
From: City of Hesperia
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the Cargo Solutions Truck Warehouse Hesperia Project

The City of Hesperia ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed project and finds issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

AGENCIES: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

ORGANIZATIONS AND INTERESTED PARTIES: The City requests your comments and concerns regarding the environmental issues associated with the proposed project.

Project Title: Cargo Solutions Truck Warehouse Hesperia Project

Project Description: The City of Hesperia (City) is processing a request to implement a series of discretionary actions that would ultimately allow for the development of a truck warehouse development (project) at the southeast intersection of Poplar Street and Three Flags Avenue in the City of Hesperia in San Bernardino County, California (APNs: 3064-591-17, -18, -12, and -13 and 3064-631-01). The project proposes development of two truck warehouse buildings and a surface parking lot on an approximately 20.32-acre site.

The City's General Plan Land Use and zoning designation for the project site is Com/Ind Business Park (CIBP) within the Main Street and Freeway Corridor Specific Plan. The CIBP zoning designation is to create employment-generating uses in a business park setting. This zone is intended to provide for service commercial, light industrial, light manufacturing, and industrial support uses, mainly conducted in enclosed buildings, which will produce only a small environmental impact, such as noise, vibration, air pollution, glare or waste disposal. Permitted uses include commercial storage facilities, manufacturing, offices, repair shops, warehousing and wholesale distribution centers, and other similar uses. Additionally, the CIBP zoning designation would allow vehicle wash facilities with a conditional use permit (CUP). The entire 20.32-acre project site is currently undeveloped land. The project site is located in a semi-rural, lightly developed portion of the city with undeveloped land to the north; industrial, commercial, and undeveloped land uses to the south; the Interstate 15 (I-15) freeway to the east; and commercial and undeveloped land uses to the west.

Project Location: Southeast intersection of Poplar Street and Three Flags Avenue in the City of Hesperia in San Bernardino County, California (APNs: 3064-591-17, -18, -12, and -13 and 3064-631-01)

Significant Environmental Effects: The IS/MND concludes that no significant unavoidable environmental effects would occur as a result of the proposed project. Potentially significant impacts related to biological resources, cultural resources, geology and soils, hazards and hazardous materials, transportation, tribal cultural resources, and mandatory findings of significance would be mitigated to a less than significant level.

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept responses and comments for 30 days, starting on **June 18, 2025 to July 21, 2025**. All comments must be submitted in writing; either in a letter or email. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Hesperia Planning Department
Attn: Ryan Leonard, Senior Planner
9700 Seventh Avenue
Hesperia, CA 92345
Email: rleonard@cityofhesperia.us

DOCUMENT AVAILABILITY: This IS/MND and associated materials are available for review during regular business hours at the following location:

- City of Hesperia Planning Department, 9700 Seventh Avenue, Hesperia, CA 92345

The document is available online on the City's website at: <https://www.cityofhesperia.us/1466/Environmental-Documents>