



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE OF A PUBLIC SCOPING MEETING

Date: February 26, 2024

To: State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties

From/Lead Agency: City of Hesperia, Planning Department

Subject: Notice of Preparation of an Environmental Impact Report for the Phelan 20 Project

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Hesperia (City), as lead agency, is commencing preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with implementation of the Phelan 20 Project (Project).

The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the upcoming EIR. In accordance with CEQA, the City requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

Project Location

The 22.14-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 south of Phelan Road, west of U.S. Highway 395, north of Hollister Road and vacant land, and east of Los Banos Avenue and a residential lot and fleet services business. The Project site consists of one parcel: Assessor's Parcel Number (APN) 3064-531-06-0000. 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 Interstate (I)-15 and U.S. Highway 395.

Project Summary

The Project would include construction of an industrial/warehouse building and associated improvements on approximately 22.61 acres of vacant land, 22.14 acres would consist of on-site impacts and 0.47 acres would consist of off-site improvements (see Figure 2, Site Plan). The Project would provide 419,840 square feet of industrial/warehouse building and include associated improvements, including loading docks, truck and vehicle parking, landscaped areas, and an 8-foot tube steel fence along the eastern, western, and southern boundaries of Project site. 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 building to a tenant that would require refrigerated space.

The Project site's Land Use Designation and Zoning is Commercial/Industrial Business Park (CIBP). Project development is consistent with the General Plan and the Main Street and Freeway Corridor Specific Plan. Implementation of the Project would require the following discretionary actions from the City:

- **Conditional Use Permit** to permit the construction and operation of a warehousing and distribution center of a size greater than 200,000 square feet in the Commercial/Industrial Business Park zone.
- **Street Easement** to permit the construction of New Caliente Road on the east side of the Project site.
- While not a discretionary action that would be requested of the City, the Project will either obtain a **Western Joshua Tree Conservation Act Incidental Take Permit** or **Section 2081 Incidental Take Permit** from the California Department of Fish and Wildlife to authorize relocation and removal of western Joshua Tree

Potential Environmental Impacts of the Project

As discussed in the attached Initial Study, the EIR will evaluate whether implementation of the Project may potentially result in one or more significant environmental impacts. The potential environmental effects to be addressed in the EIR will include, but may not be limited to, the following:

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| • Aesthetics | • Hazards and Hazardous Materials |
| • Air Quality | • Hydrology and Water Quality |
| • Biological Resources | • Noise |
| • Cultural, Tribal, and Paleontological Resources | • Transportation |
| • Energy | • Utilities and Service Systems |
| • Geology and Soils | • Wildfire |
| • Greenhouse Gas Emissions | |

The EIR will also address all other CEQA-mandated topics, including cumulative impacts and Project alternatives.

Public Scoping Comment Period and Meeting

Public Scoping Comment Period

The City has established a 30-day public scoping period from February 26, 2024, to March 27, 2024. During the scoping period, the City's intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners, regarding the scope and content of the environmental information to be included in the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects.

During this period, this NOP and the Project's Initial Study may be accessed electronically at the following website:

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

This NOP and the Project's Initial Study are also available for review in person at Hesperia City Hall, Planning Department, 9700 Seventh Avenue, Hesperia, California 9234.

Public Scoping Meeting

During the 30-day public scoping period, the City will also hold a public scoping meeting on March 14, 2024, at 5:30 p.m. at Hesperia City Hall, Planning Department, 9700 Seventh Avenue, Hesperia, California 92345. The public scoping meeting will provide an additional opportunity to receive and disseminate information, identify potential environmental issues of concern, and discuss the scope of analysis to be included in the EIR. The scoping meeting is not a public hearing, and no decisions on the Project will be made at this meeting. It is an additional opportunity for agencies, organizations, and the public to provide scoping comments in person on what environmental issues should be addressed in the EIR. All public agencies, organizations, and interested parties are encouraged to attend and participate in this meeting.

Scoping Comments

All scoping comments must be received in writing by 5:00 p.m. on March 27, 2024, which marks the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

**Leilani Henry, Assistant Planner
City of Hesperia Planning Department
9700 Seventh Avenue
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Phone: (760) 947-1231
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Attachments:

Figure 1, Project Location

Figure 2, Site Plan
