



City of Hesperia

Gateway to the High Desert

DATE: July 8, 2021

TO: Responsible Agencies and Interested Parties

SUBJECT: Notice of Availability/Completion of a Draft Environmental Impact Report

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

Project Title: United States Cold Storage Project, State Clearinghouse Number: 2020069036

Project Location: The 78.70-acre Project Site occurs on the east side of US-395, between Yucca Terrace Drive to the south and Avenal Street to the north in the City of Hesperia. The Project Site Assessor's Parcel Numbers are 3064-421-01, -02 & -03, and it is located in Section 15, Township 4 North, Range 5 West, SBB&M, USGS Baldy Mesa, 7.5-minute quadrangle. Regional access to the Project Site includes Highway 395 immediately adjacent to the west, and Interstate 15, located approximately one mile to the east.

Project Description: The Proposed Project evaluated in the Draft EIR would include one building on the northern portion of the Project Site that is proposed to be a total of 515,334 square-feet. It would include both two-story and high bay warehousing areas and 31,594 square-feet of office space. The second building on the southern portion of the property is proposed to be a total of 531,434 square-feet and would include a two-story warehousing area and 31,594 square-feet of office space. Each building would also include a 71,352 square-foot loading dock for truck trailers that includes a 23,522 square-foot area for driver services. The maximum height of the two warehouse buildings is proposed to be approximately 150 feet. The Proposed Project also includes a bioretention basin on the northeast corner of the site to capture and treat stormwater. A solar array field is proposed in the east portion of the Project Site to generate approximately 2.35 MW to serve the facility; no energy generated would be sold to the grid. Also proposed are passenger vehicle parking spaces and landscaping. Among the Project Alternatives in the Draft EIR is the preferred Alternative #4 – “Reduced Footprint with Phasing” that would develop an estimated 515,334 square-foot warehouse distribution project on approximately 40 acres on the north portion of the Project Site in accordance with a transportation phasing plan.

Environmental Topics Evaluated: The Draft EIR examines the potential impacts generated by the proposed project in relation to the following environmental topics:

- Aesthetics
- Air Quality
- Biological Resources
- Energy

- Cultural Resources
- Geology and Soils
- Greenhouse Gas Emissions
- Hydrology and Water Quality
- Hazards and Hazardous Materials
- Traffic and Circulation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

In addition, the Draft EIR evaluates four project alternatives that include:

Alternative #1 - No Project – No Development

Alternative #2 - Non-Cold Storage Warehouse

Alternative #3 - Reduced Footprint

Alternative #4 – Reduced Footprint with Phasing

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 8, 2021 through August 23, 2021. Written comments on the Draft EIR and technical studies must be received no later than 5:00 pm on August 23, 2021.

Submit written comments to:

Ryan Leonard, Senior Planner City of Hesperia Planning Department

9700 Seventh Avenue

Hesperia, California 92345

Phone: (760) 947-1651

Email: rleonard@cityofhesperia.us

The Draft EIR is available for review in-person at Hesperia City Hall, Planning Department, 9700 Seventh Avenue, Hesperia, California 92345 or online at <http://www.cityofhesperia.us/312/Planning>.

Please include the name, phone number, and address of the contact person in your response.

Sincerely,



Ryan Leonard, Senior Planner
City of Hesperia Planning Department