



City of Hesperia

Gateway to the High Desert

NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: October 3, 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 KISS Logistics Center 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 Kiss Logistics Center 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 western portion of the City of Hesperia, on three parcels northwest of the intersection of Interstate 395 (I-395) and Main Street. Regional access to the project site is provided by I-395 and Interstate 15 (I-15). Local access to the site is provided from Caliente Road (see Figure 1, Project Location). Specifically, the project site is located within Section 16, 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 single-story, 655,468-square foot (SF) industrial building on the 29.61-acre site. The proposed building would consist of a new industrial building that would support warehouse, manufacturing, and office uses. The proposed building area would provide a total of 655,468 SF, inclusive of 639,468 SF of warehouse, 11,000 SF of ground floor office space, and a 5,000 SF mezzanine for additional office use. The gross lot acreage is defined in the City municipal code to include the property dimensions up to the centerline of the street. Therefore, based upon the gross lot acreage of 1,355,149 SF, the proposed building would result in an FAR of 0.48. Additional improvements proposed include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and drive aisles. Approximately 8.9 acres of offsite improvements would be required for necessary roadway and utility infrastructure to support the Project (Figure 2, Site Plan). It is anticipated that the facilities would be operational 24 hours a day, 7 days a week. The Project would be operated as a combination of high cube warehouse, manufacturing, and office use. This Draft EIR assumes 75 percent would be used for warehouse, 20 percent for manufacturing and five percent of floor space dedicated to cold storage. The Project site has a General Plan land use designation of Main Street

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and Freeway Corridor Specific Plan (MSFC-SP). Within the MSFC-SP, the Project site is zoned as Commercial/Industrial Business Park (CIBP) and Neighborhood Commercial (NC). The Project would require the following discretionary actions and subsequent approvals: a Specific Plan Amendment (SPA) to change the site's MSFC-SP designation from NC to CIBP, a Development Plan Review, a Lot Merger, a Conditional Use Permit (CUP), Certification of the Environmental Impact Report.

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; aesthetics, air quality; energy; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; 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: biological resources; cultural resources; geology and soils; 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: greenhouse gas emissions, 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 October 3, 2023, and end on November 16, 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 November 16, 2023.

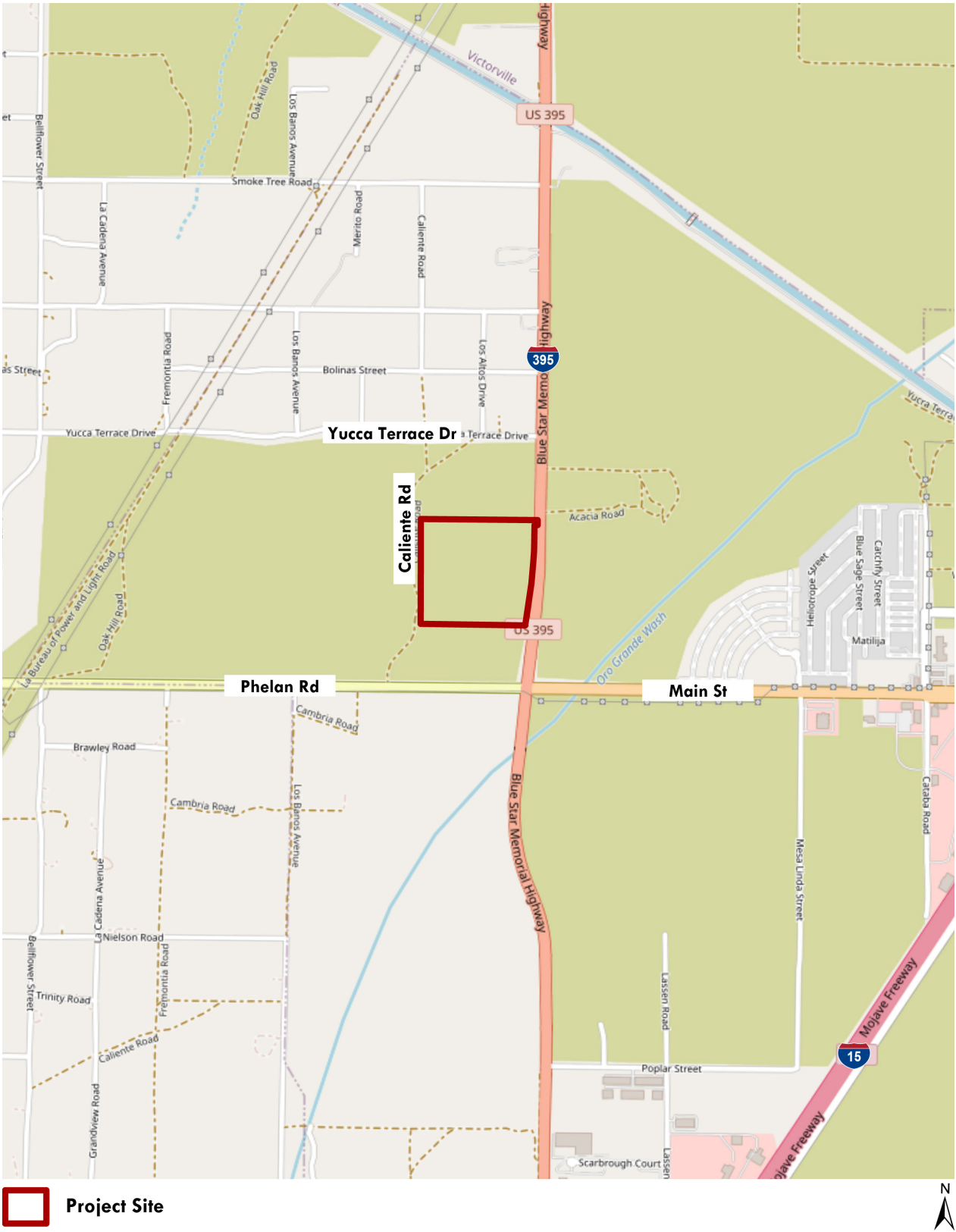
Public Hearing

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.

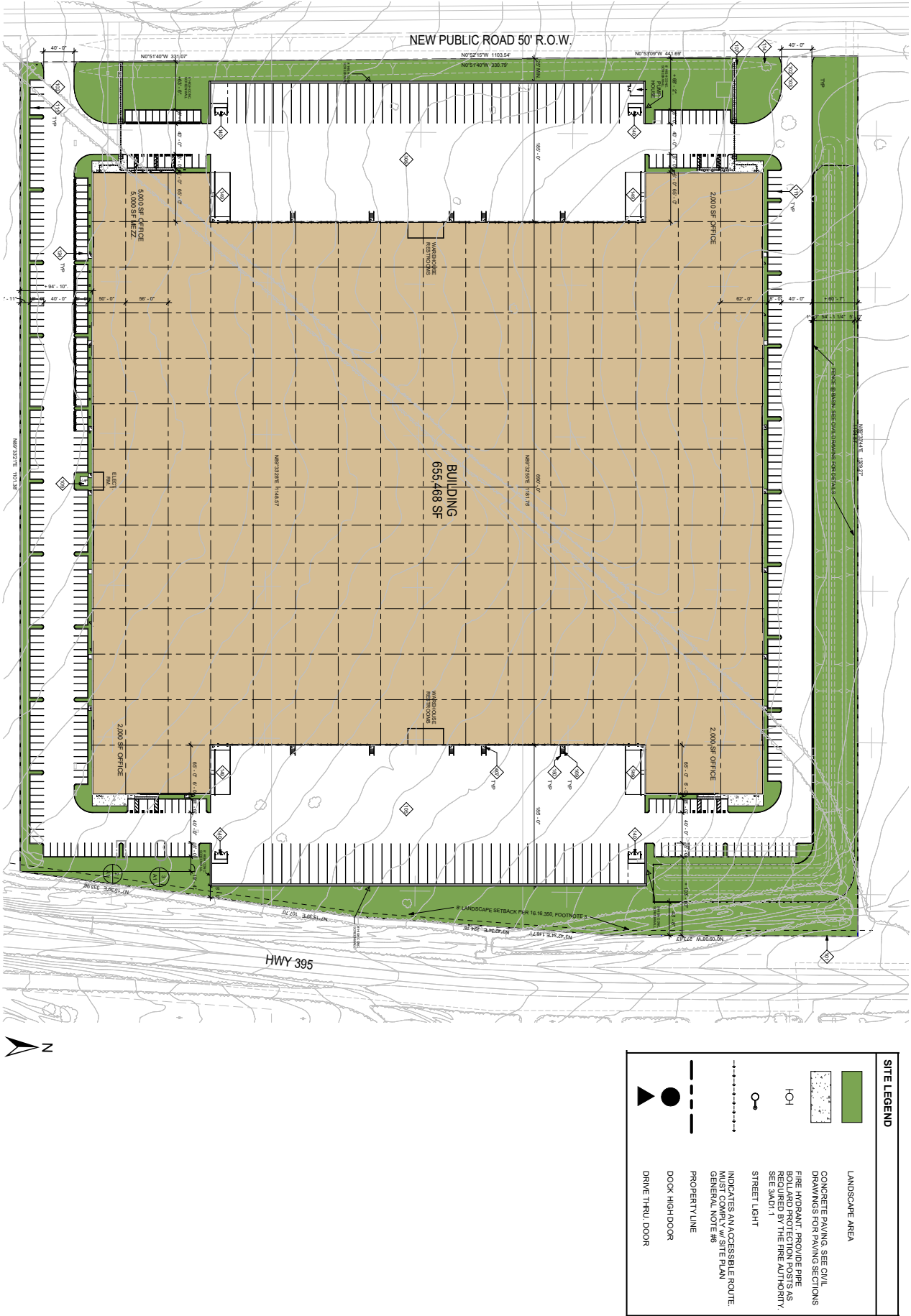
Attachments: Figure 1, Project Location

Figure 2, Site Plan

Project Location



Site Plan



KISS Logistics Center Project
City of Hesperia

Figure 2