



# City of Hesperia

Gateway to the High Desert

## NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

**Date:** June 11, 2025  
**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 Phelan 20 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 Phelan 20 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 approximately 21.4-acre Project, including the 19.2-acre Project site and 2.2-acre off-site improvement area, is located in the western part of the City of Hesperia (City), which is within the Victor Valley region of San Bernardino County (County) (Figure 1, Vicinity Map). The Project site is located on the southwest quadrant of Interstate (I) 15 and Main Street, south of Phelan Road, west of U.S. Highway 395, north of Hollister Road and vacant land, and east of Los Banos Avenue. The Project site consists of one parcel, Assessor's Parcel Number 3064-531-06-0000, and a portion of the off-site improvement area is located on the neighboring parcel, Assessor's Parcel Number 3064-531-07-0000. 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.

### Project Summary

The Project would include construction of an industrial warehouse building and associated improvements on 19.2 acres of vacant land (see Figure 2, Site Plan). The net acreage of 19.2 acres represents the total site acreage minus the required setbacks from the centerlines of the adjacent roadways. The Project would provide 419,840 square feet of industrial/warehouse space and include associated improvements, such as loading docks, tractor-trailer stalls, passenger vehicle parking spaces, stormwater detention basins, and landscape area. The Project would also include 5,000 square feet of office space. The building would have a maximum height of 50 feet, measured from the finished floor to the top of the building parapets, and would have a gross floor area ratio of 47.7% and a net floor area ratio of 53.1%.

The Project would include off-site improvements along Phelan Road, including frontage landscaping and pedestrian improvements. A variety of trees, shrubs, plants, and land covers would be planted within the Project frontage's landscape setback area, as well as within the landscape areas found around the proposed industrial/warehouse buildings and throughout the Project site. Phelan Road would be widened along the Project frontage. New Caliente Road would extend south from Phelan Road. The Project would require approval of a Conditional Use Permit.

Allison Lee, Mayor  
Cameron Gregg, Mayor Pro Tem  
Chris Ochoa, Council Member  
Josh Pullen, Council Member  
Brigit Bennington, Council Member

Rachel Molina, City Manager

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## **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: aesthetics, agricultural and forestry resources, energy, geology and soils, 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: air quality; biological resources; cultural, tribal cultural, and paleontological resources; and hazardous materials.

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 and 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 June 13, 2025, and end on August 1, 2025

Copies of the Draft EIR are available for review online at the following website: <https://www.cityofhesperia.us/1466/CEQA--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.

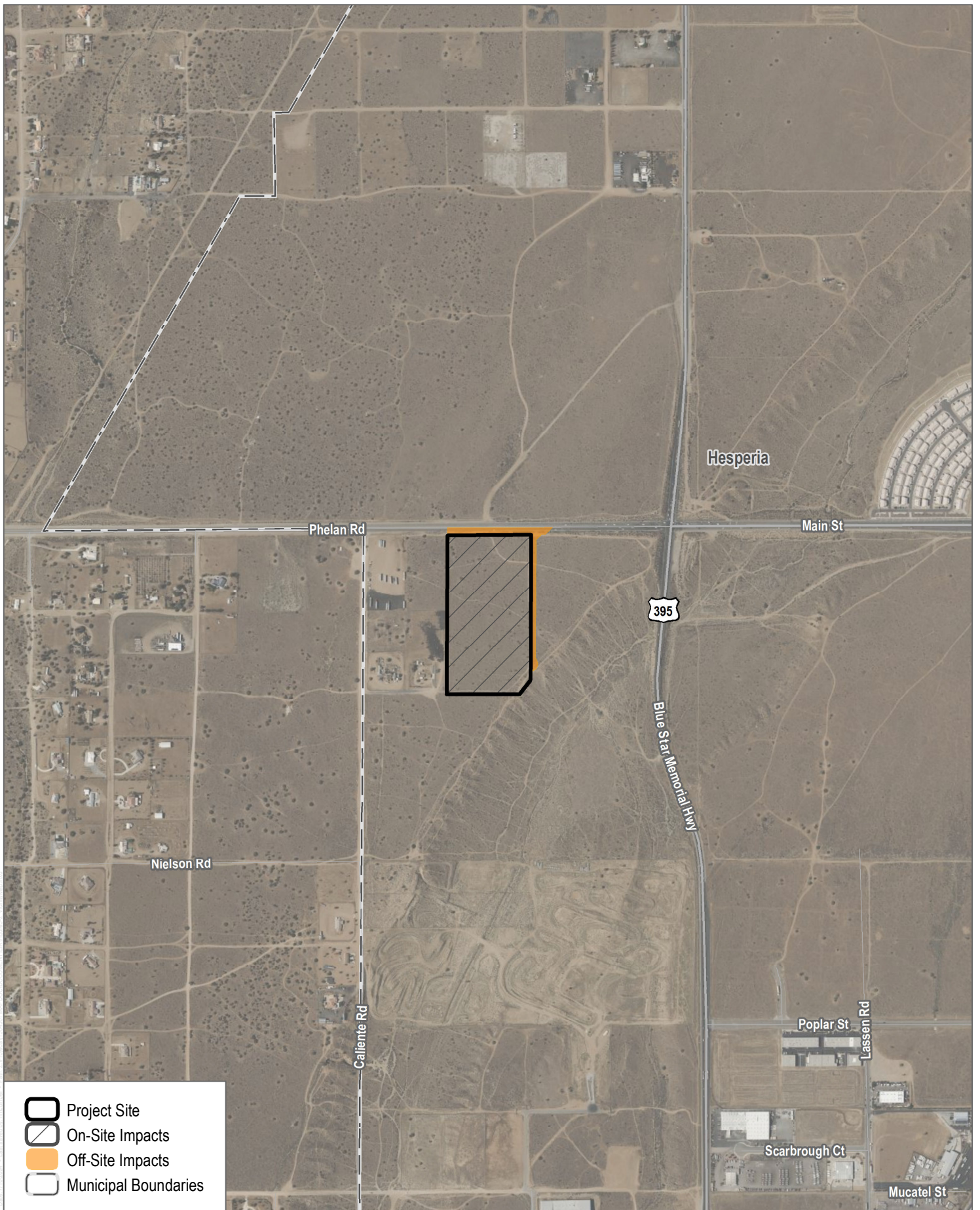
The City requests that comments pertaining to the content of the Draft EIR be made in writing and addressed to Leilani Henry, Assistant Planner at the City of Hesperia, Planning Department, 9700 Seventh Avenue, Hesperia, California 92345. Written comments may also be sent by email to Ms. Henry at [lhenry@hesperiacalifornia.gov](mailto:lhenry@hesperiacalifornia.gov). Comment letters and emails must be received by 5:00 p.m. on August 1, 2025.

## **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, Vicinity Map  
Figure 2, Site Plan





SOURCE: Bing Imagery 2022

**FIGURE 1**  
Vicinity Map  
Phelan 20 Project



