

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024020980

Project Title: Phelan 20 Project

Lead Agency: City of Hesperia

Contact Name: Leilani Henry

Email: lhenry@hesperiaca.gov Phone Number: (760) 947-1231

Project Location: Hesperia San Bernardino
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project would include construction of an industrial warehouse building and associated improvements on 19.2 acres of vacant land. 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 the approval of a Conditional Use Permit.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially Significant Effects include the following resource areas: air quality, biological resources, cultural, tribal cultural, and paleontological resources, greenhouse gas emissions, hazards and hazardous materials, and transportation.

Mitigation Measures (MM) implemented to reduce potential impacts would include: M-AQ-1, M-BIO-1, MM-BIO-2, MM-BIO-3, MM-BIO-4, MM-BIO-5, MM-BIO-6, MM-BIO-7, MM-BIO-8, MM-BIO-9, MM-BIO-10, MM-BIO-11, MM-BIO-12, MM-BIO-13, MM-BIO-14, MM-BIO-15, MM-CUL-1, MM-CUL-2, MM-CUL-3, MM-CUL-4, MM-CUL-5, MM-CUL-6, MM-GHG-1, MM-GHG-2, MM-GHG-3, MM-HAZ-1, and MM-TRANS-1.

However, while the Project would implement MM-AQ-1, MM-GHG-1, MM-GHG-2, and MM-GHG-3 to reduce potential impacts, impacts related to greenhouse gas emissions (green house gas emissions, directly or indirectly, that may have a significant impact on the environment and cumulative effects) would be significant and unavoidable. In addition, the Project would implement MM-TRANS-1 to reduce potential impacts to transportation, however impacts related to transportation (conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b) and cumulative effects) would be significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

- Concerns regarding warehouse development and the potential impact on air pollution and public health (state agencies)
- Concerns regarding number of warehouse developments in the area and the potential impact on biological diversity and greenhouse gas emissions (private organization)
- Concerns regarding transportation impacts (private organization)
- Concerns regarding building height (private organization)
- Concerns regarding range of alternatives analyzed (private organization)
- Concerns regarding cumulative impacts analyzed (air quality, land use, and transportation) (private organization)

Provide a list of the responsible or trustee agencies for the project.

- Lahontan Regional Water Quality Control Board
- Caltrans
- California Department of Fish and Wildlife
- California Department of Water Resources
- Air Resources Board
- Native American Heritage Commission
- California Department of Toxic Substances Control