Print From

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 #: _____

Project Title: Hesperia North Avenal

Lead Agency: City of Hesperia

Contact Name: Edgar Gonzalez

Email: egonzalez@hesperiaca.gov Phone Number: 760-947-1330

Project Location: Hesperia (*City*) San Bernardino County (*County*)

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

The proposed Project consists of applications for a Tentative Parcel Map (TPM 21083), Site Plan Review (SPR), and a Conditional Use Permit (CUP25-00006) to allow for future industrial development. CUP25-00006 would conditionally permit an approximately 695,247 square-foot (s.f.) industrial warehouse building that is expected to operate as a high-cube fulfillment warehouse (sort facility) within the Main Street and Freeway Corridor Specific Plan area. The industrial warehouse building would be located in the central portion of the Project site and have a total of 99 dock-high doors for trucks, including 45 dock-high doors on the northern façade of the building and 54 dock-high doors on the southern façade of the building. Other associated improvements to the Project site would include, but are not limited to, frontage road improvements, drive aisles, passenger vehicle parking areas, truck and trailer parking areas, loading dock truck courts, utility infrastructure, landscaping, signage, lighting, screen walls, security gates, and fencing.

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

The Draft EIR will evaluate the probable environmental effects of the Project including the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Noise, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

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

At this time of the NOP for the proposed Project, there are no known areas of controversy regarding the proposed Project. The opinions of the public and other agencies will be solicited during the public Scoping Meeting and throughout preparation of the Draft EIR.

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

California Department of Fish and Wildlife
Lahontan Regional Water Quality Control Board (LRWQCB)
Mojave Desert Air Quality Management District (MDAQMD)
San Bernardino County Flood Control District
City of Hesperia Water District