

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2019110418**Project Title:** Hesperia Commerce Center IILead Agency: City of HesperiaContact Person: Ryan LeonardMailing Address: 9700 Seventh AvenuePhone: (760) 947-1651City: HesperiaZip: 92345County: San Bernardino County**Project Location:** County: San Bernardino County City/Nearest Community: HesperiaCross Streets: Phelan/Main Street and LA Bureau of Power and Light Road Zip Code: 92344Longitude/Latitude (degrees, minutes and seconds): 34 ° 26 ' 1.7 " N / 117 ° 24 ' 28.1 " W Total Acres: 194.8Assessor's Parcel No.: 306435103, 306436101, 306439101, and 306440102Section: 16 Twp.: 4N Range: 5W Base: San BernardinoWithin 2 Miles: State Hwy #: 1-15, US HWY 395Waterways: Oro Grande Wash and Manzanita WashAirports: n/aRailways: Union Pacific Rail Schools: n/a**Document Type:**

CEQA: ☐ NOP ☒ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other: _____
☐ Mit Neg Dec Other: _____ ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Community Plan ☒ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 3,745,429 Acres _____ Employees _____
☐ Educational: _____
☐ Recreational: _____
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW
☐ Waste Treatment: Type _____ MGD
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☒ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☒ Other: Paleontological Resources

Present Land Use/Zoning/General Plan Designation:**Commercial/Industrial Business Park****Project Description:** (please use a separate page if necessary)

The Project would include construction of three industrial/warehouse buildings and associated improvements on vacant land. Building 1 (the northwesternmost building) would be 1,567,317 square feet; Building 2 (the southernmost building) would be 2,065,987 square feet, which would potentially be divided between two spaces within the same building; and Building 3 (the easternmost building) would be 112,125 square feet. Office space within each building would total up to 20,000 square feet. In total, the Project would provide 3,745,429 square feet of industrial/warehouse space and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, and landscaping.

Off-site improvements associated with the Project include street improvements along the Project frontage along Yucca Terrace, Phelan Road, and U.S. Highway 395. Off-site improvements also include installation of new and upsizing of existing domestic water lines, storm drain lines, and sewer lines in the Project vicinity.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 8	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 6
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 6	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date September 16, 2020 Ending Date October 31, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>DUDEK</u>	Applicant: <u>Main 395 Industrial I, LLC</u>
Address: <u>38 N Marengo Avenue</u>	Address: <u>14180 Dallas Parkway, Suite 730</u>
City/State/Zip: <u>Pasadena, CA 91101</u>	City/State/Zip: <u>Dallas, Texas 75254</u>
Contact: <u>Collin Ramsey</u>	Phone: <u>dana@mcwhitproperties.com</u>
Phone: <u>(800) 450-1818</u>	

Signature of Lead Agency Representative: Collin Ramsey Date: 09/14/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.