



City of Hesperia

Gateway to the High Desert

May 21, 2020

Cabazon Band of Mission Indians
Jacquelyn Barnum, Environmental Director
84-245 Indo Springs Parkway
Indio, CA, 92203

**Re: *Formal Notification for the Hesperia Commerce Center II Project,
Pursuant to Assembly Bill 52***

Dear Ms. Barnum,

Pursuant to California Assembly Bill (AB) 52, the City of Hesperia (City) is providing you with notification of the Hesperia Commerce Center II Project (Project), located in the City of Hesperia, San Bernardino County, California.

Project Location and Description

The approximately 194.8-acre Project site is located in the eastern part of the City, which is found within the Victor Valley region of San Bernardino County. The Project site is located on the northwest quadrant of Highway 395 and Phelan Road/Main Street, and is bound by Yucca Terrace Drive to the north, Highway 395 to the east, Phelan Road to the south, and a utility corridor to the west. The Project site consists of Assessor's Parcel Numbers 306435103, 306436101, 306439101, and 306440102. Specifically, the Project is located in Section 16, Township 4 North, Range 5 West, as depicted on the U.S. Geological Survey Baldy Mesa, California 7.5-minute topographic quadrangle map. Regional access to the Project site includes Highway 395, immediately adjacent to the east, and Interstate (I) 15, located approximately 1 mile east (see Project Location Map).

The Project would include construction of three industrial/warehouse buildings and associated improvements on 194.8-acres of vacant land. Building 1 (the northwesternmost building) would be 1,567,317 square feet, Building 2 (the southernmost building) would be 2,045,987 square feet, which would potentially be divided between two spaces within the same building, and Building 3 (the easternmost building) would be 103,125 square feet. Office space within each building would total up to 20,000 square feet. In total, the Project would provide 3,716,429 square feet of industrial/warehouse space and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, and approximately 7 percent landscape area coverage.

Larry Bird, Mayor
Cameron Gregg, Mayor Pro Tem
Bill Holland, Council Member
Rebekah Swanson, Council Member
Brigit Bennington, Council Member

9700 Seventh Avenue
Hesperia, CA 92345

760-947-1000
TD 760-947-1119

Nils Bentsen, City Manager

www.cityofhesperia.us

The Project would also include off-site improvements, including improvements to surrounding streets, upsizing of existing water lines, and the installation of approximately 3,300 linear feet of underground sewer and storm drain line within Yucca Terrace Drive to Oro Grande Wash.

The Project would require discretionary approvals from the City, including: (1) approval of Conditional Use Permit (CUP19-00010); (2) approval of a Tentative Parcel Map; and (3) approval of a Development Agreement.

If you have any comments or concerns regarding potential impacts to tribal cultural resources (as defined in Public Resources Code § 21074) in relation to the Project, please provide a written request for consultation to the address above or via email to rleonard@cityofhesperia.us within 30 days of receipt of this notice and include the name of a designated lead contact person.

Respectfully,

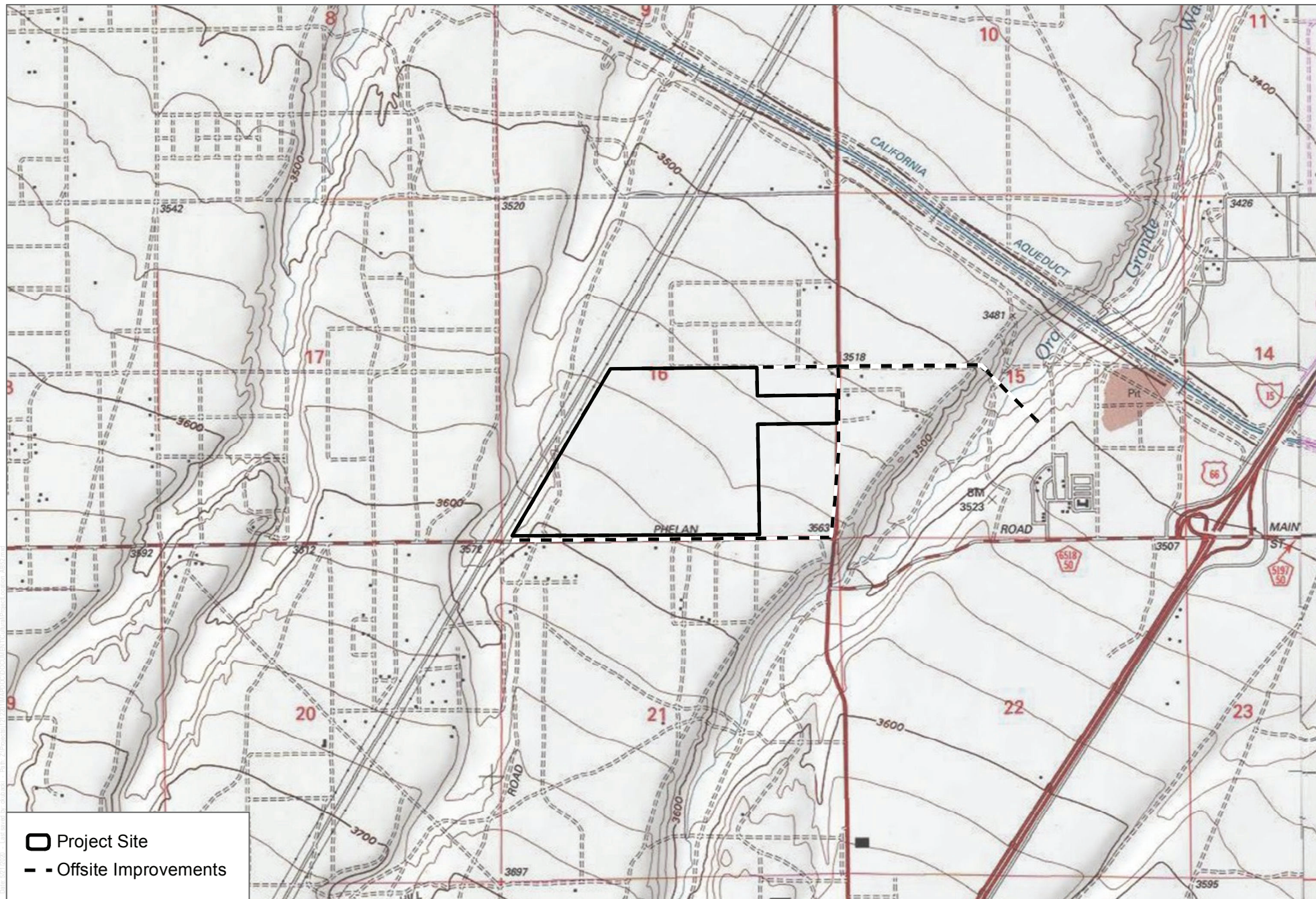
Ryan Leonard, AICP Planner
City of Hesperia, Planning Department
9700 Seventh Avenue
Hesperia, California 92345

Attachments:

Figure 1. Project Location Map.

Appendix E-3

Tribal Consultation Records



SOURCE: USGS 7.5-Minute Series Baldy Mesa Quadrangle
Township 4N; Range 5W; Sections 15, 16, and 21

DUDEK  0 1,000 2,000 Feet

Project Location Map
Hesperia Commerce Center II



City of Hesperia

Gateway to the High Desert

May 21, 2020

Torres Martinez Desert Cahuilla Indians
Michael Mirelez, Cultural Resources Coordinator
PO BOX 1160
Thermal, CA 92274

**Re: *Formal Notification for the Hesperia Commerce Center II Project,
Pursuant to Assembly Bill 52***

Dear Mr. Mirelez,

Pursuant to California Assembly Bill (AB) 52, the City of Hesperia (City) is providing you with notification of the Hesperia Commerce Center II Project (Project), located in the City of Hesperia, San Bernardino County, California.

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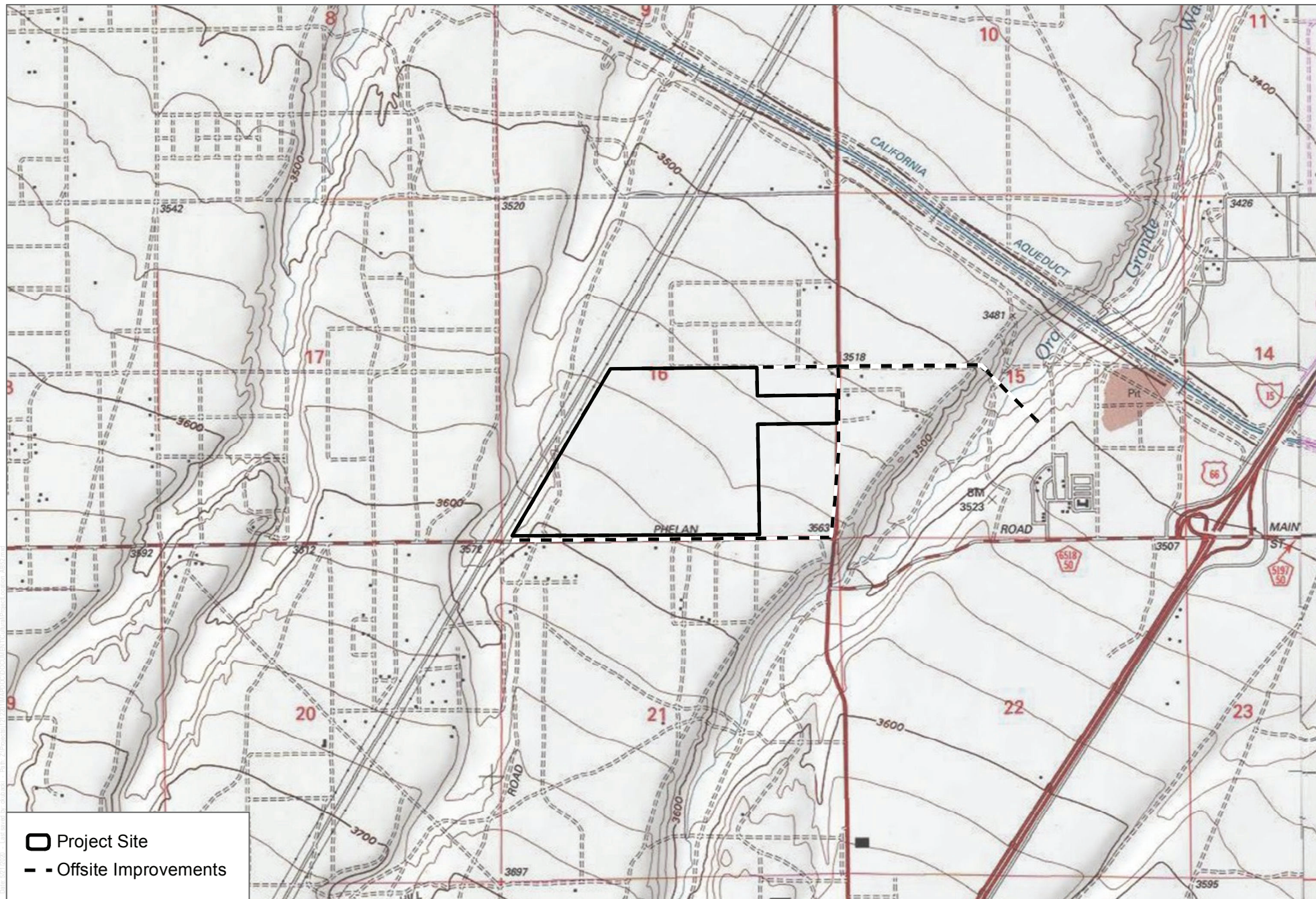
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Respectfully,

Ryan Leonard, AICP Planner
City of Hesperia, Planning Department
9700 Seventh Avenue
Hesperia, California 92345

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Figure 1. Project Location Map.



SOURCE: USGS 7.5-Minute Series Baldy Mesa Quadrangle
Township 4N; Range 5W; Sections 15, 16, and 21

DUDEK  0 1,000 2,000 Feet

Project Location Map
Hesperia Commerce Center II



City of Hesperia

Gateway to the High Desert

May 21, 2020

San Manuel Band of Mission Indians
Jessica Mauck, Director of Cultural Resources Management
26569 Community Center Drive
Highland, CA, 92346

**Re: *Formal Notification for the Hesperia Commerce Center II Project,
Pursuant to Assembly Bill 52***

Dear Ms. Mauck,

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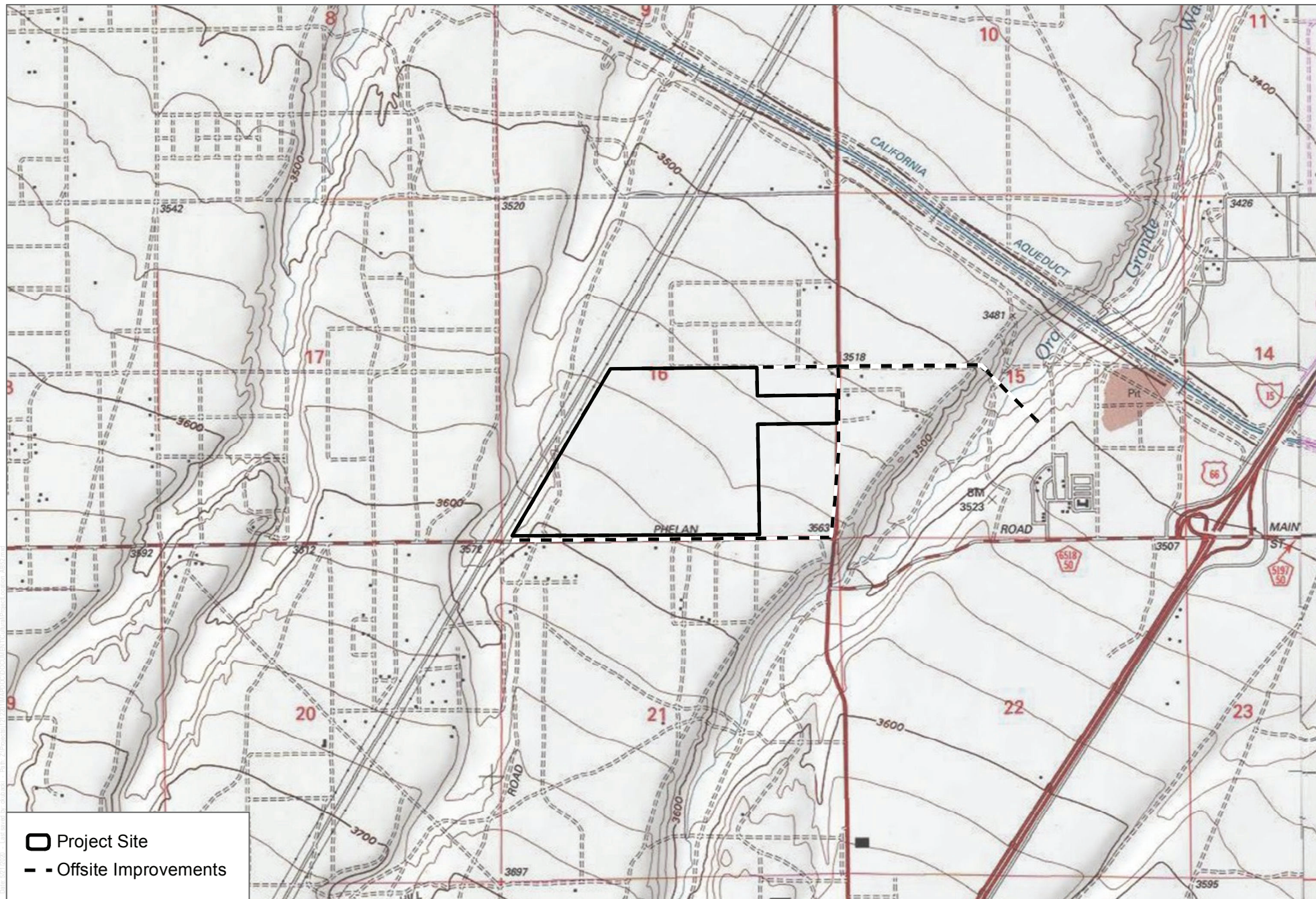
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Ryan Leonard, AICP Planner
City of Hesperia, Planning Department
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Hesperia, California 92345

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Figure 1. Project Location Map.
Cultural Resources Report



SOURCE: USGS 7.5-Minute Series Baldy Mesa Quadrangle
Township 4N; Range 5W; Sections 15, 16, and 21

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Project Location Map
Hesperia Commerce Center II

