Notice of Determination

To:

Office of Planning and Research Via CEQA Submit (CEQAnet)

San Bernardino County Clerk 385 N. Arrowhead Avenue #2 San Bernardino, California 92415

Public Agency: City of Hesperia 9700 Seventh Avenue Hesperia, California 92345 Contact: Ryan Leonard, Senior Planner 760.947.1651

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Resources Code. OF SAN BERNARBING

State Clearinghouse Number: 2019110418

Project Title: Hesperia Commerce Center II

Project Applicant: Main 395 Industrial LLC and Main Hesperia LLC

Project Location: 195 acres located at the northwest corner of Phelan/Main Street, Hesperia, San Bernardino County (Assessor Parcel Numbers 306-435-103, 306-436-101, 306-439-101, and 306-440-102)

Project Description: Three industrial/warehouse buildings totaling 3,745,429 square feet and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, and landscaping. Off-site improvements 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.

This is to advise that on May 17, 2022, the City of Hesperia, acting as Lead Agency, (i) approved Conditional Use Permit 19-00010 and Tentative Parcel Map 22-00002 to implement the Project, and (ii) introduced for first reading Ordinance 2022-09, pertaining to Development Agreement 22-00001, which will return for second reading and final approval on June 7, 2022. The City of Hesperia has made the following determinations regarding the above described Project.

- 1. The Project will have a significant effect on the environment.
- 2. An Environmental Impact Report was prepared for this Project pursuant to the provisions of CEQA.
- 3. Mitigation measures were made a condition of approval of the Project.
- 4. A mitigation reporting or monitoring plan was adopted for this Project.
- 5. A statement of Overriding Considerations was adopted for this Project.
- 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and record of Project approval is available to the General Public at 9700 Seventh Avenue, Hesperia, California, 92345.

Title: Ryan Leonard, Senior Planner

Date:

May 17, 2022

Date Received for filing at OPR:

Authority Cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.



☐ Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ 0.6 ☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ 0.6 ☐ Exempt from fee ☐ Notice of Exemption (attach) ☐ CDFW No Effect Determination (attach) ☐ Fee previously paid (attach previously issued cash receipt copy) ☐ Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ ☐ Other # 331 + # 361	DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a		Print		StartOver	Save	
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