

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 #

Project Title: SPR19-00015

Lead Agency: City of Hesperia

Contact Person: Ryan Leonard

Mailing Address: 9700 Seventh Street

Phone: 760-947-1651

City: Hesperia

Zip: 92395

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: City of Hesperia

Cross Streets: SE Corner of U.S. Highway 395 and Popular Street

Zip Code: 92395

Longitude/Latitude (degrees, minutes and seconds): 34 ° 24 ' 54 " N / 117 ° 23 ' 53 " W Total Acres: 9.5

Assessor's Parcel No.: 3064-591-01 & 03

Section: 22

Twp.: 4N

Range: 5W

Base: San Bernardino

Within 2 Miles: State Hwy #: Hwy 395 and Interstate 15

Waterways: California Aqueduct

Airports: None

Railways: Union Pacific

Schools: None

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other: recirculated MND

☐ 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. 8,865

Acres

Employees

☐ Transportation: Type☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral☐ Industrial: Sq.ft. 142,732

Acres 9.5

Employees 70

☐ Power: Type

MW

☐ Educational:☐ Waste Treatment: Type

MGD

☐ Recreational:☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ 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: Greenhouse Gas**Present Land Use/Zoning/General Plan Designation:**

Commercial Industrial Business Park (CIBP)

Project Description: (please use a separate page if necessary)

See attached.

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".

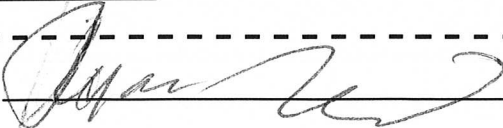
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> 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 checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #6
<input checked="" type="checkbox"/> Caltrans Planning	<input checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 May 12, 2020 Ending Date June 11, 2020

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Steen Design Studio</u>
Address: _____	Address: <u>11774 Hesperia Road, #B1</u>
City/State/Zip: _____	City/State/Zip: <u>Hesperia, CA 92345</u>
Contact: _____	Phone: <u>760 244 5001</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 05/05/2020

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

Introduction:

An Initial Study/Mitigated Negative Declaration was previously prepared for the proposed project and was circulated for a 30-day public review period from February 10, 2020 through March 11, 2020. Copies of the document were distributed to the State Clearinghouse. Regional agencies, local agencies, and interested organizations and individuals were also notified that the IS/MND was available for review. Comment letters on the IS/MND were received from two State agencies (Department of Water Resources and Department of Fish and Wildlife) as well as from the San Manuel Band of Mission Indians.

After the public review period ended, the applicant modified the project to include a 19,600 square foot storage building on a portion of the site that was previously proposed as undeveloped. The applicant also submitted a revised hydrology study to account for the new building. Therefore, as a result of the changes to the project, as well as comments received during the public review, the City has chosen to revise portions of the IS/MND and re-circulate this revised version in order to offer the public an opportunity to fully review the proposed changes.

Differences between the previously circulated IS/MND and the revised version include the following changes:

- Revised the project description to include a 19,600 square foot storage building that was not previously analyzed;
- Revised the project description to include a variance as a part of the project because the modified project will exceed the maximum floor area ratio;
- Included a revised site plan exhibit (Attachment 2);
- Expanded and modified the discussion of biological resources and added new mitigation measures;
- Expanded and modified the discussion of hydrology/water quality resources;
- The hydrology study was updated and it is now included as an attachment to the IS/MND.

Description of project:

The proposed project consists of the construction of a 123,132 square foot manufacturing/industrial building, a 19,600 square foot storage building, and an 8,865 square foot office building along with paved parking areas, drive aisles, landscaping, and curb, gutter and sidewalk improvements.

The project site is located on approximately 9.5 gross acres and is zoned Commercial Industrial Business Park (CIBP) within the Main Street and Freeway Corridor Specific Plan (MSFCSP). The proposed project will be constructed in three phases; the 123,132 square foot industrial building will be constructed first, followed by the 8,865 square foot office administration building, and then the 19,600 square foot storage building. Access to the site is proposed from two separate drive approaches on Popular Street (see Figure 1)

In addition, the project proposes a variance to exceed the maximum floor area ratio (FAR) that is allowed in the MSFCSP. The CIBP zone allows a maximum F.A.R of 0.35 (based on gross acres) and the project proposes a 0.37 F.A.R.

Surrounding land uses and setting: (Briefly describe the project's surroundings.) The subject property is vacant. The properties to the south and east of the site are built with

industrial uses. The properties to the north, on the opposite side of Popular Street are vacant. Highway 395 is to the west of the site. The surrounding properties are also within the CIBP Zone of the Main Street and Freeway Corridor Specific Plan.