

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:** Mesa Linda Street Development

Lead Agency: City of Hesperia

Contact Person: Ryan Leonard

Mailing Address: 9700 Seventh Avenue

Phone:

City: Hesperia

Zip: 92345

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Hesperia

Cross Streets: Poplar Street and Mesa Linda Street

Zip Code: 92344

Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ' 6.6642 " N / -117 ° 23 ' 33.5646 " W Total Acres: 18.16

Assessor's Parcel No.: 306-458-102 and 306-458-103

Section: 22 Twp.: 4N

Range: 5W

Base:

Within 2 Miles: State Hwy #: I-15, Hwy 395

Waterways: Oro Grande Wash

Airports:

Railways:

Schools: San Joaquin Valley College Victor Valley

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:

☐ 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

☐ Transportation: Type☐ Commercial: Sq.ft.

Acres

Employees

☐ Mining: Mineral☒ Industrial: Sq.ft. 408,997

Acres

Employees 342

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

The Project site has a General Plan land use designation of Main Street and Freeway Corridor Specific Plan (MSFC-SP). Within the MSFC-SP, the site is zoned as Commercial/Industrial Business Park (CIBP).

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

The proposed Project would include development of a one-story, 408,997 SF warehouse building on the 18.16-acre site. The proposed warehouse building would have a building footprint of 402,997 SF and a mezzanine of 6,000 SF. The building would include 54 loading dock doors along the north side of the Project site and 57 trailer stalls opposite of the loading dock doors on the south side of the Project site. Additionally, the building would provide 213 vehicle parking stalls with 7 electric vehicle/clean air/carpool spaces. The proposed building would result in an FAR of 0.52. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways.

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".

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

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

Starting Date September 23, 2022 Ending Date October 23, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions</u>	Applicant: <u>Newcastle Partners, Inc.</u>
Address: <u>2355 Main Street, Suite 100</u>	Address: <u>4740 Green River, Ste. 118</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Corona, CA 92880</u>
Contact: <u>Konnice Dobrev</u>	Phone: <u>951-582-9800</u>
Phone: <u>949.794.1183</u>	

Signature of Lead Agency Representative: _____

Date: 9/20/22

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