

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

From:

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 Public Resources Code.

State Clearinghouse Number: 2021060397

Project Title: I-15 Industrial Park Project

Project Applicant: Mesa Linda 68 LLC and Poplar 35 LLC

Project Location: 96.1 acres located at the southwest quadrant of I-15 and Main Street, Hesperia, San Bernardino County (Assessor Parcel Numbers 306-458-101, 306-462-101, and 306-460-107)

Project Description: Two industrial/warehouse buildings totaling 1,850,000 square feet and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, stormwater detention basins, and landscaping. Off-site improvements include street improvements along the Project frontage along Sultana Street, Mesa Linda, and Catapa 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 January 17, 2023, the City of Hesperia, acting as Lead Agency, (i) approved Conditional Use Permits 21-00004 and 21-00005 and Tentative Parcel Map 22-00010 to implement the Project, and (ii) introduced for first reading Ordinances 2023-03 and 2023-04, pertaining to Specific Plan Amendment (SPLA) 21-00001 and Development Agreement 22-00002.

On February 7, 2023, The City of Hesperia approved the second reading of Ordinances 2023-03 and 2023-04, pertaining to Specific Plan Amendment (SPLA) 21-00001 and Development Agreement 22-00002. 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.

Signature: _____

Title: Ryan Leonard, Senior Planner

Date: February 7, 2023

Date Received for filing at OPR: _____

DATE FILED & POSTED

Posted On: 2/8/23

Removed On: 3/16/23

Receipt No: 36-02082023-079

COUNTY OF SAN BERNARDINO
CLERK OF THE
BOARD OF SUPERVISORS
2023 FEB -8 AM 11:44



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

36 — 02082023 — 079

STATE CLEARINGHOUSE NUMBER (If applicable)

2021060397

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

City of Hesperia

LEAD AGENCY EMAIL

DATE

02082023

COUNTY/STATE AGENCY OF FILING

San Bernardino

DOCUMENT NUMBER

PROJECT TITLE

I-15 Industrial Park Project

PROJECT APPLICANT NAME

Mesa Linda 68, LLC and Poplar 35 LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(760) 947-1651

PROJECT APPLICANT ADDRESS

9700 Seventh Avenue

CITY

California

STATE

CA

ZIP CODE

92345

PROJECT APPLICANT (Check appropriate box)



Local Public Agency



School District



Other Special District



State Agency



Private Entity

CHECK APPLICABLE FEES:



Environmental Impact Report (EIR)

\$3,839.25

\$

0.00



Mitigated/Negative Declaration (MND)(ND)

\$2,764.00

\$

0.00



Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,305.25

\$



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

\$

0.00



County documentary handling fee

\$

50.00



Other

\$

PAYMENT METHOD:



Cash



Credit



Check



Other

TOTAL RECEIVED

\$

50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

Jessica Ruiz Deputy Clerk