

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 # 2024041330

Project Title: Primaco Shopping Center

Lead Agency: City of Hesperia

Contact Person: Ryan Leonard

Mailing Address: 9700 Seventh Avenue

Phone: (760) 947-1651

City: Hesperia

Zip: 92345

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Hesperia

Cross Streets: Lemon Street and E Avenue

Zip Code: 92345

Longitude/Latitude (degrees, minutes and seconds): 34 ° 23 ' 1.83 " N / -117 ° 20 ' 58.59 " W Total Acres: 10.8

Assessor's Parcel No.: 0405-383-31

Section: 22

Twp.: 4 North

Range: 4 West

Base:

Within 2 Miles: State Hwy #:

Waterways: California Aqueduct

Airports: Hesperia Airport

Railways:

Schools: Oak Hills High School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EA ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Other:
☒ Mit Neg Dec Other:

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 _____ ☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____ ☐ Mining: Mineral _____
☒ Commercial: Sq.ft. 84,000 Acres 1.93 Employees 244 ☐ Power: Type _____ MW
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____ ☐ Waste Treatment: Type _____ MGD
☐ Educational: _____ ☐ Hazardous Waste: Type _____
☐ Recreational: _____ ☐ Other: _____
☐ Water Facilities: Type _____ MGD _____

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:

Convenience Commercial (C1)

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

The proposed project would involve the construction and operation of a new commercial shopping center. The proposed project site consists of approximately 10.8 acres that would include a shopping center with a supermarket and nine tenant spaces, a second commercial building with 15 tenant spaces that would include two restaurants, a fast-food restaurant with drive-through window, and a convenience market/gas station with 16 vehicle fueling positions. The shopping center would include a major anchor store, referred to as Building A, that would include a supermarket consisting of 32,000 square feet and nine tenant spaces (referred to as Unit A through Unit I) totaling 13,599 square feet. The second major commercial building, referred to as Building B totaling 26,448 square feet, would contain fifteen tenant spaces including two restaurants. A fast-food restaurant with a drive through window would be located in the south-central portion of the site and would consist of 3,400 square feet. Finally, a convenience store with 5,600 square feet of floor area, would be located in the western portion of the site. A fuel dispensing area, with 16 vehicle fueling positions, would be located south of the convenience store. There will be 188 parking spaces for Building A, 106 parking spaces for Building B, 23 parking spaces for the convenience store, and 34 parking spaces for the drive-thru restaurant. A total of 351 parking spaces would be provided. Landscaped areas will total 31,883 square feet. Vehicular access would be provided by a total of five driveway connections.

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 and "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 # 8	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☐ Regional WQCB # _____
☐ 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 # 6	☐ 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	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☐ Native American Heritage Commission	

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

Starting Date April 30, 2024 Ending Date May 30, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Hesperia</u>	Applicant: <u>Joseph Nguyen</u>
Address: <u>9700 Seventh Avenue</u>	Address: <u>5314 Barbette Avenue</u>
City/State/Zip: <u>Hesperia, CA 92345</u>	City/State/Zip: <u>Santa Ana, California 92704</u>
Contact: <u>Ryan Leonard</u>	Phone: _____
Phone: <u>(760) 947-1651</u>	

Signature of Lead Agency Representative:  Date: 4/25/24

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