

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: Main Street Commercial CenterLead Agency: City of HesperiaContact Person: Edgar GonzalezMailing Address: 9700 Seventh AvenuePhone: (760) 947-1330City: HesperiaZip: 92345County: San Bernardino**Project Location:** County: San Bernardino City/Nearest Community: HesperiaCross Streets: Main Street and Maple AvenueZip Code: 92345Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ' 34.3 " N / -117 ° 20 ' 52.0 " W Total Acres: 1.54Assessor's Parcel No.: 3057-131-15, -22, & -28Section: 24Twp.: 4NRange: 5W

Base: _____

Within 2 Miles: State Hwy #: I-15Waterways: California Aqueduct

Airports: _____

Railways: _____

Schools: Mojave River Academy**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: Minor Exception**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 20,500 Acres 1.54 Employees 48☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☐ Educational: _____☐ Recreational: _____☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☐ 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:**Neighborhood Commercial (NC) in the Main Street and Freeway Corridor Specific Plan (MSFC-SP)**Project Description:** (please use a separate page if necessary)

The project proposes a new commercial building located in the City of Hesperia. The proposed project site consists of approximately 1.54 acres. Once developed, the proposed project would include a commercial building with 20,500 square feet of floor area and 9 tenant spaces. The commercial building would be constructed in the southern portion of the site as a "u" shaped building while the rest of the site would be covered by the parking lot, landscape, and utilities. Out of the 82 parking spaces required, the site will provide 79 parking spaces with a minor exception for the reduction of 3 parking spaces. A total of 4 spaces would be ADA accessible, and 10 bicycle parking spaces would be provided. Landscaped areas would total 6,751 square feet accounting for 10.4% of the total site area. Primary vehicular access to the project site would be provided by one 35-foot wide decorative driveway connection consisting of a two-lane ingress and egress on the south side of Main Street. A trash enclosure would be located on the east side of the parking lot. A 6-foot tall decorative block wall would surround the property on the east, west, and a small portion on the south boundary.

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 # <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 June 10, 2025 Ending Date July 10, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Blodgett Baylosis Environmental Planning</u>	Applicant: <u>Hieu H. Tran</u>
Address: <u>2211 S Hacienda Blvd</u>	Address: <u>4833 Schaefer Avenue</u>
City/State/Zip: <u>Hacienda Heights, CA 91745</u>	City/State/Zip: <u>Chino, California 91710</u>
Contact: <u>Marc Blodgett</u>	Phone: <u>(713) 591-6906</u>
Phone: <u>(626) 336-0033</u>	

Signature of Lead Agency Representative:  Date: 6/9/2025

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