

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 # 2024020980**Project Title:** Phelan 20 Project

Lead Agency: City of Hesperia

Contact Person: Leilani Henry

Mailing Address: 9700 Seventh Avenue

Phone: (760) 947-1231

City: Hesperia

Zip: 92345

County: San Bernardino

Project Location: County: San Bernardino

City/Nearest Community: Hesperia

Cross Streets: Phelan Road & Los Banos Avenue

Zip Code: 92345

Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ' 30 " N / 117 ° 24 ' 18 " W Total Acres: 22.61

Assessor's Parcel No.: 3064-531-06-0000

Section: 21

Twp.: 4N

Range: 5W

Base: SBBM

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

Waterways: Oro Grande Wash, California Aqueduct

Airports: N/A

Railways: Union Pacific Rail

Schools: Canyon Ridge HS, Mission Crest ES
San Joaquin Valley College**Document Type:**

CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec

☒ Draft EIR
☐ Supplement/Subsequent EIR
 (Prior SCH No.) _____
 Other: _____

NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSI

Other: ☐ Joint Document
☐ Final Document
☐ Other: _____

Local Action Type:

☐ General Plan Update
☐ General Plan Amendment
☐ General Plan Element
☐ Community Plan

☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☒ Site Plan

☐ Rezone
☐ Prezone
☒ Use Permit
☐ Land Division (Subdivision, etc.)

☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☐ Other: _____

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☒ Industrial: Sq.ft. 419,840 Acres _____ Employees 351
☐ 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
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☒ Economic/Jobs

☒ Fiscal
☒ Flood Plain/Flooding
☒ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☒ Population/Housing Balance
☒ Public Services/Facilities

☒ Recreation/Parks
☒ Schools/Universities
☒ Septic Systems
☒ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☒ Traffic/Circulation

☒ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☒ Wetland/Riparian
☒ Growth Inducement
☒ Land Use
☒ Cumulative Effects
☒ Other: Paleontological Resources

Present Land Use/Zoning/General Plan Designation:**Commercial/Industrial Business Park (CIBP)****Project Description:** (please use a separate page if necessary)

The Project would include construction of an industrial warehouse building and associated improvements on 19.2 acres of vacant land. The net acreage of 19.2 acres represents the total site acreage minus the required setbacks from the centerlines of the adjacent roadways. The Project would provide 419,840 square feet of industrial/warehouse space and include associated improvements, such as loading docks, tractor-trailer stalls, passenger vehicle parking spaces, stormwater detention basins, and landscape area. The Project would also include 5,000 square feet of office space. The building would have a maximum height of 50 feet, measured from the finished floor to the top of the building parapets, and would have a gross floor area ratio of 47.7 % and a net floor area ratio of 53.1%.

The Project would include off-site improvements along Phelan Road, including frontage landscaping and pedestrian improvements. A variety of trees, shrubs, plants, and land covers would be planted within the Project frontage's landscape setback area, as well as within the landscape areas found around the proposed industrial/warehouse buildings and throughout the Project site. Phelan Road would be widened along the Project frontage. New Caliente Road would extend south from Phelan Road. The Project would require the approval of a Conditional Use Permit.

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.

Revised 2010

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 # 6
☐ 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	☐ 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 _____ Ending Date _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>DUDEK</u>	Applicant: <u>Cambria 60 Partners LLC</u>
Address: <u>605 Third Street</u>	Address: <u>14180 Dallas Parkway, Suite 730</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Dallas, Texas 75254</u>
Contact: <u>Carey Fernandes</u>	Phone: _____
Phone: <u>(760) 479-4299</u>	

Signature of Lead Agency Representative: _____ Date: 6/11/25

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