

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 (Name and Title): Leilani Henry, Assistant Planner
Mailing Address: 9700 Seventh Avenue Phone and Email: 7609471231, lhenry@hesperiaca.gov
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, 1-15 Waterways: Oro Grande Wash, California Aqueduct
Airports: N/A Railways: Union Pacific Rail Schools: Canyon Ridge HS, Mission Crest ES, San Joaquin Valley Co

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: ☐ 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* ☐ Transportation: Type* ☐
☐ Office: Sq.ft.* ☐ Acres* Employees* ☐ Mining: Mineral* ☐
☐ Commercial: Sq.ft.* ☐ Acres* Employees* ☐ Power: Type* MW* ☐
☒ Industrial: Sq.ft.* 419,840 Acres* 9.6 Employees* 351 ☐ Waste Treatment: Type* MGD* ☐
☐ Educational: ☐ Hazardous Waste: Type* ☐
☐ Recreational: ☐ Other: ☐
☐ Water Facilities: Type* MGD* ☐

* Required field based on Development Type selected

Project Issues Discussed in Document:

☒ Aesthetics ☒ Energy ☐ Mandatory Findings of Significance ☒ Solid Waste
☒ Agriculture and Forestry ☐ Fiscal Impacts ☒ Mineral Resources ☒ Transportation
☒ Air Quality ☒ Flood Plain/Flooding ☒ Noise ☒ Tribal Cultural Resources
☒ Biological Resources ☒ Geology/Soils ☒ Population/Housing ☒ Utilities/Service Systems
☐ Coastal Zone ☒ Greenhouse Gas Emissions ☒ Public Services ☒ Vegetation
☒ Cultural Resources ☒ Growth Inducement ☒ Recreation ☒ Wetland/Riparian
☒ Cumulative Effects ☒ Hazards/Hazardous Materials ☒ Schools/Universities ☒ Wildfire
☒ Drainage/Absorption ☒ Hydrology/Water Quality ☒ Septic System ☐ Other: Paleontological Resources
☒ Economic/Jobs ☒ Land Use/Planning ☒ Sewer Capacity ☐

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.

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	
☐ 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 June 13, 2025 Ending Date August 1, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Covington Group Inc.</u>
Address: <u>605 Third Street</u>	Address: <u>19782 MacArthur Blvd. Suite 230</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact (Name and Title): <u>Carey Fernandes, Senior Practice Director</u>	Contact (Name and Title): <u>Danielle Graham, Project Manager</u>
Phone: <u>7604794299</u>	Phone: <u>7606685597</u>
Email: <u>cfernandes@dudek.com</u>	Email: <u>dgraham@covingtongroupinc.com</u>

Signature of Lead Agency Representative: _____

Date: 6/11/25

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