

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

From:

Public Agency: City of Hesperia
Address: 9700 Seventh Avenue
Hesperia, CA 92345
Contact: Leilani Henry
Phone: (760) 947-1231

County Clerk

County of: San Bernardino
Address: 385 N. Arrowhead Avenue
San Bernardino, CA 92415

Lead Agency (if different from above):

Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024020980

Project Title: Phelan 20 Project

Project Applicant: Cambria 60 Partners LLC

(Name and Address)

Project Applicant Contact: Leilani Henry, Project Manager

(Name/Title)

760-668-5597

(Phone)

dalves@covingtongroupinc.com

(Email)

Project Location (include county): West of United States Highway 395, east of Los Banos Avenue, and south of Phelan Road in City of Hesperia and San Bernardino County. APN 3084-531-08-000

Project Description:

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

This is to advise that the City of Hesperia has approved the above (Lead Agency or Responsible Agency)

described project on April 9, 2026 and 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 the 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, or the negative Declaration, is available to the General Public at:

https://www.hesperia.ca.gov/DocumentCenter/View/32031/Phelan-20-Final-EIR?bidId=

Signature (Public Agency): Associate Planner Title:

Date: 4/14/26 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code. Reference Section 21000-21174, Public Resources Code.

CLERK OF THE BOARD OF SUPERVISORS
SAN BERNARDINO COUNTY
CALIFORNIA
028 APR 15 AM 1:05

DATE FILED & POSTED
Posted On: 4-15-2026
Removed On: 5-21-2026
Receipt No: 3e-04152026-239



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

[Print](#) [StartOver](#) [Save](#)

RECEIPT NUMBER:
 36 — 04/15/2026 — 239
 STATE CLEARINGHOUSE NUMBER (If applicable)
 202402098

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Hesperia	LEAD AGENCY EMAIL	DATE 04/15/2026
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE

Phelan 20 Project

PROJECT APPLICANT NAME Cambria 60 Partners LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (760) 668-5597
PROJECT APPLICANT ADDRESS 9700 Seventh Ave.	CITY Hesperia	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:

- | | | | |
|---|------------|----|----------|
| <input checked="" type="checkbox"/> Environmental Impact Report (EIR) | \$4,227.50 | \$ | 4,227.50 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |
|
 | | | |
| <input type="checkbox"/> Exempt from fee | | | |
| <input type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |

- | | | | |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD: #241306
 #241307

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED
 \$ 4,277.50

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Cynthia Merendon, Deputy Clerk
--------------------	---