

**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 #
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**Project Title:** Main Street Commercial Center  
**Lead Agency:** City of Hesperia **Contact Person:** Edgar Gonzalez  
**Mailing Address:** 9700 Seventh Avenue **Phone:** (760) 947-1330  
**City:** Hesperia **Zip:** 92345 **County:** San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Hesperia  
 Cross Streets: Main Street and Maple Avenue Zip Code: 92345  
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ' 34.3 " N / -117 ° 20 ' 52.0 " W Total Acres: 1.54  
 Assessor's Parcel No.: 3057-131-15, -22, & -28 Section: 24 Twp.: 4N Range: 5W Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: I-15 Waterways: California Aqueduct  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Mojave River Academy

**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: 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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>8</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>6</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> 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.