

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:** Hesperia North AvenalLead Agency: City of HesperiaContact Person: Edgar GonzalezMailing Address: 9700 Seventh AvePhone: 760-947-1330City: HesperiaZip: 92345County: San Bernardino**Project Location:** County: San BernardinoCity/Nearest Community: HesperiaCross Streets: US Highway 395 and Avenal StreetZip Code: 92344Longitude/Latitude (degrees, minutes and seconds): 34 ° 26 ' 21.8 " N / 117 ° 23 ' 51.3 " W Total Acres: 44.17Assessor's Parcel No.: 3064-411-02, -03, -04, -11, -12, -13, -14, and -15Section: 15Twp.: 4NRange: 5WBase: San BernWithin 2 Miles: State Hwy #: 395Waterways: California Aqueduct; Oro Grande WashAirports: N/ARailways: N/ASchools: Hesperia Unified School District**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: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☐ Commercial: Sq.ft. _____

Acres _____

Employees _____

☐ Mining: Mineral _____☒ Industrial: Sq.ft. 695,247Acres 44.17Employees 582☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ 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: GHG, Energy, TCR**Present Land Use/Zoning/General Plan Designation:**

Vacant undeveloped; Commercial/Industrial Business Park (CIBP) under Hesperia Main Street and Freeway Corridor Specific Plan; CIBP

Project Description: *(please use a separate page if necessary)*

The proposed Project consists of applications for a Tentative Parcel Map (TPM 21083), Site Plan Review (SPR), and a Conditional Use Permit (CUP25-00006) to allow for future industrial development. CUP25-00006 would conditionally permit an approximately 695,247 square-foot (s.f.) industrial warehouse building that is expected to operate as a high-cube fulfillment warehouse (sort facility) within the Main Street and Freeway Corridor Specific Plan area. The industrial warehouse building would be located in the central portion of the Project site and have a total of 99 dock-high doors for trucks, including 45 dock-high doors on the northern façade of the building and 54 dock-high doors on the southern façade of the building. Other associated improvements to the Project site would include, but are not limited to, frontage road improvements, drive aisles, passenger vehicle parking areas, truck and trailer parking areas, loading dock truck courts, utility infrastructure, landscaping, signage, lighting, screen walls, security gates, and fencing.

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	☐ 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 August 24, 2026 Ending Date September 23, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc</u>	Applicant: <u>Covington Group, Inc.</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>19782 MacArthur Blvd. Suite 230</u>
City/State/Zip: <u>Irvine, CA 92660</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Nicole Morse</u>	Phone: <u>(972) 238-7410</u>
Phone: <u>714-505-6360</u>	

Signature of Lead Agency Representative: _____ Date: 8/19/2026

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