

15166953

-----Do Not Write Above This Line-----

next to Family

04 | 09:03 | 2512 | 10/04/24 | 10:07 | 10:07

**RETURN TO
FIRST LEGAL BIN**

10

51376 | Dudek | BFAXFIL | 10 | 15166953 | 554

Marcel Fuentes | COVINGTON GROUP
pu info:=====

1/ 1
BOL#PDF TO RIV

10/04/24

Dudek
605 Third Street
ENCINITAS CA 92024
760 942-5147 Zns:382

PLEASE ADVANCE \$50
FOR THE CDFW FORM

10/04/24

** RE-PRINT **

del info:=====
SAN BERNARDINO COUNTY CLERK
385 N. ARROWHEAD AVENUE #2
SAN BERNARDINO CA 92415
Zns:424/70

10/04/24

2512

To:08:45

10/04/24 08:45

Yes

???

10/04/24 08:50:00 554 2019110418
10/04/24 08:50:01 554 HESPERIA COMMERCE CENTER II / COVINGTON GROUP
10/04/24 08:50:02 554 NOTICE OF DETERMINATION

74



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:
 36 — 10042024 — 761
 STATE CLEARINGHOUSE NUMBER (If applicable)
2019110418

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Hesperia	LEAD AGENCY EMAIL	DATE 10042024
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	

PROJECT TITLE
Hesperia Commerce Center II

PROJECT APPLICANT NAME Covington Group	PROJECT APPLICANT EMAIL	PHONE NUMBER (760)947-1651
PROJECT APPLICANT ADDRESS 9700 Seventh Avenue	CITY Hesperia	STATE CA
		ZIP CODE 92586

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input checked="" 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: #29321

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE Alicia Meza, Deputy Clerk
-----------------------	---

CLERK OF THE
BOARD OF SUPERVISORS

2024 OCT -6 PM 3:44

DATE FILED & POSTED

Posted On: 10-04-24

Removed On: 11-12-24

Receipt No: 36-10042024-761

Notice of Determination

TO:

Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044
Via CEQA Submit (CEQAnet)

San Bernardino County Clerk
385 N. Arrowhead Avenue #2
San Bernardino, CA 92415

SAN BERNARDINO COUNTY
CLERK OF THE BOARD OF SUPERVISORS

FROM:

Public Agency: City of Hesperia
Address: 9700 Seventh Avenue
Hesperia, CA 92586
Contact Person: Ryan Leonard, Principal Planner
Phone Number: 760-947-1651

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

State Clearinghouse Number: 2019110418

Project Title: Hesperia Commerce Center II

Project Applicant: Covington Group

Project Location: 177.8 acres located at the north side of Phelan Road, west of Caliente Road, South of Yucca Terrace Drive and east of the power line utility corridor Hesperia, San Bernardino County (Assessor Parcel Numbers 3064-351-03, 3064-361-01 & 3064-391-01)

Project Description: Two industrial/warehouse buildings along with office space totaling 2,517,413 square feet and associated improvements, including loading docks, tractor-trailer stalls, passenger vehicle parking spaces, and landscaping. Off-site improvements include street improvements along the Project frontage along Yucca Terrace, Phelan Road, and U.S. Highway 395, along with the construction of a new public roadway. Off-site improvements also include installation of new and upsizing of existing domestic water lines, storm drain lines, and sewer lines in the Project vicinity.

On May 17, 2024, the City of Hesperia's City Council approved Conditional Use Permit 19-00010 and Tentative Parcel Map 22-00002 for the Hesperia Commerce Center II project and introduced for first reading Ordinance 2022-09 relating to Development Agreement 22-00001. At that time, the City Council approved Resolution 2022-37 making environmental findings pursuant to the California Environmental Quality Act ("CEQA"), adopting a Statement of Overriding Considerations, certifying a Final Environmental Impact Report (SCH #2019110418), and adopting a Mitigation Monitoring and Reporting Plan for the Hesperia Commerce Center II project. On June 7, 2022, the City Council approved a second reading and adoption of Ordinance 2022-09. On June 8, 2022, the City filed and posted a Notice of Determination regarding these approvals.

This is to advise that the 10-day administration appeal period has expired for the City of Hesperia's Development Review Committee's ("DRC") September 18, 2024 approval of a Revised Conditional Use Permit CUPR24-00001 to modify the previously approved site design layout for a portion of the Hesperia Commerce Center II project. The approval of Revised Conditional Use Permit CUPR24-00001 became effective October 1, 2024. In connection with its approval of the Revised Conditional Use Permit CUPR24-00001, the DRC considered an Addendum to the EIR and determined based on substantial evidence that the proposed changes to the site design of the previously-approved project did not meet any of the criteria for preparation of a subsequent Environmental Impact Report set forth in 14 Cal. Code Regs. § 15162(a). The bases for this determination are set forth in the Addendum, the DRC's approval letter (dated September 18, 2024), and the administrative record.

The City of Hesperia has previously 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 and Addendum to the EIR were prepared for the project pursuant to the provisions of the CEQA.
3. Mitigation measures were previously made a condition of the approval of the project.

- 4. A Mitigation Monitoring and Reporting Plan was previously adopted for this project.
- 5. A statement of Overriding Considerations was previously adopted for the project.
- 6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the Final EIR with comments and responses and the Addendum to the Final EIR and record of project approval is available to the general public at the 9700 Seventh Avenue, Hesperia, California, 92345.



Signature

Ryan Leonard, Principal Planner
Title

10/3/24
Date

Date Received for Filing and Posting at OPR: _____

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

APPROVED FOR FILING
2024 OCT 3 11 28 AM
SANTA BARBARA COUNTY CLERK



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

CLERK OF THE BOARD OF SUPERVISORS

2024 OCT -4 PM 3:44

SAN BERNARDINO COUNTY

Print Remove Save

RECEIPT NUMBER:
 36 — 05/18/2022 — 352
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2019110418

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Hesperia	LEAD AGENCY EMAIL	DATE 05/18/2022
COUNTY/STATE AGENCY OF FILING San Bernardino	DOCUMENT NUMBER	
PROJECT TITLE		

Hesperia Commerce Center II

PROJECT APPLICANT NAME Main 395 Industrial LLC and Main Hesperia LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (760) 947-1651
PROJECT APPLICANT ADDRESS 1 Smith Street Building B, Suite 101	CITY Norwalk	STATE CT
		ZIP CODE 06851

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) | \$3,539.25 | \$ | 3,539.25 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,203.25 | \$ | 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:

- Cash
 Credit
 Check
 Other

#331 + #361

TOTAL RECEIVED \$ 3,589.25

SIGNATURE

Jennifer Luna

AGENCY OF FILING PRINTED NAME AND TITLE

Jennifer Luna, Deputy Clerk

SAN BERNARDINO COUNTY
 CLERK OF THE BOARD OF SUPERVISORS
 MAY 18 2022 PM 3:44