

## Notice of Determination

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**To:**

Office of Planning and Research  
Via CEQA Submit (CEQAnet)

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

**From:**

Public Agency: City of Hesperia  
9700 Seventh Avenue  
Hesperia, California 92345  
Contact: Ryan Leonard, Senior Planner  
760.947.1651

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

**State Clearinghouse Number:** 2019110418

**Project Title:** Hesperia Commerce Center II

**Project Applicant:** Main 395 Industrial LLC and Main Hesperia LLC

**Project Location:** 195 acres located at the northwest corner of Phelan/Main Street, Hesperia, San Bernardino County (Assessor Parcel Numbers 306-435-103, 306-436-101, 306-439-101, and 306-440-102)

**Project Description:** Three industrial/warehouse buildings totaling 3,745,429 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. 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.

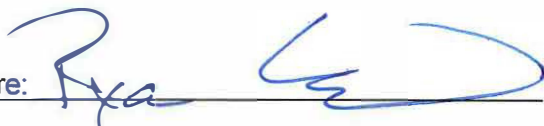
This is to advise that on May 17, 2022, the City of Hesperia, acting as Lead Agency, (i) approved Conditional Use Permit 19-00010 and Tentative Parcel Map 22-00002 to implement the Project, and (ii) introduced for first reading Ordinance 2022-09, pertaining to Development Agreement 22-00001.

On June 7, 2022, the City of Hesperia approved the second reading of Ordinance 2022-09, pertaining to Development Agreement 22-00001. The City of Hesperia 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 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 is available to the General Public at 9700 Seventh Avenue, Hesperia, California, 92345.

Signature: \_\_\_\_\_



Title: Ryan Leonard, Senior Planner

Date: \_\_\_\_\_ June 7, 2022 \_\_\_\_\_

Date Received for filing at OPR: \_\_\_\_\_

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Signature: 

Title: Ryan Leonard, Senior Planner

Date: June 7, 2022

Date Received for filing at OPR: \_\_\_\_\_

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

**DATE FILED & POSTED**

Posted On: 10/8/22

Removed On: 7/21/22

Receipt No: 316-06082022-403

COUNTY OF SAN BERNARDINO  
CLERK OF THE BOARD OF SUPERVISORS  
2022 JUN -8 AM 11:23  
CALIFORNIA



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

**Print** **StartOver** **Save**

RECEIPT NUMBER:  
 36 — 06082022 — 403  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
 2019110418

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY City of Hesperia	LEAD AGENCY EMAIL	DATE 06082022
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 9700 Seventh Avenue	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:**

- Environmental Impact Report (EIR) \$3,539.25 \$ \_\_\_\_\_ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ \_\_\_\_\_ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ \_\_\_\_\_ 0.00
- Exempt from fee
  - Notice of Exemption (attach)
  - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ \_\_\_\_\_ 0.00
- County documentary handling fee \$ \_\_\_\_\_ 50.00
- Other \$ \_\_\_\_\_

**PAYMENT METHOD:** # 174379

Cash     Credit     Check     Other    **TOTAL RECEIVED** \$ \_\_\_\_\_ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Jessica Ruiz, Deputy Clerk
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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

**Print**   **StartOver**   **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)		
<input type="checkbox"/> Local Public Agency	<input type="checkbox"/> School District	<input type="checkbox"/> Other Special District
<input type="checkbox"/> State Agency	<input checked="" type="checkbox"/> Private Entity	

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- County documentary handling fee      \$ 50.00
- Other      \$

PAYMENT METHOD: #331 + #361

Cash    Credit    Check    Other      **TOTAL RECEIVED**      \$ 3,589.25

SIGNATURE <i>Jennifer Luna</i>	AGENCY OF FILING PRINTED NAME AND TITLE Jennifer Luna, Deputy Clerk
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