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 # 2022090381

Project Title: Mesa Linda Street Development

Lead Agency: City of Hesperia
Contact Person: Ryan Leonard
Mailing Address: 9700 Seventh Avenue
Phone: 760-947-1651
City: Hesperia
Zip: 92345
County: San Bernardino

Project Location: County: San Bernardino
City/Nearest Community: Hesperia
Cross Streets: Poplar Street and Mesa Linda Street
Zip Code: 92344
Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ′ 6.6642 ″ N / -117 ° 23 ′ 33.5646 ″ W
Total Acres: 18.16
Assessor's Parcel No.: 306-458-102 and 306-458-103
Section: 22
Twp.: 4N
Range: 5W
Base:
Within 2 Miles: State Hwy #: I-15, HWY 395
Waterways: Oro Grande Wash
Airports:
Railways:
Schools: San Joaquin Valley College Victor valley

Document Type:

CEQA:
- ☐ NOP
- ☐ Early Cons
- ☐ Neg Dec
- ☐ Mit Neg Dec
- ☒ Draft EIR
- ☐ Supplement/Subsequent EIR (Prior SCH No.) ____
- Other: ____

NEPA:
- ☐ NOI
- ☐ EA
- ☐ Draft EIS
- ☐ FONSI

Other:
- ☐ Joint Document
- ☐ Final Document
- ☐ Other: ____

Local Action Type:

- ☐ General Plan Update
- ☐ General Plan Amendment
- ☐ General Plan Element
- ☐ Community Plan
- ☐ Specific Plan
- ☐ Master Plan
- ☐ Planned Unit Development
- ☒ Site Plan
- ☐ Rezone
- ☐ Prezone
- ☐ Use Permit
- ☐ Land Division (Subdivision, etc.)
- ☐ Annexation
- ☐ Redevelopment
- ☐ Coastal Permit
- ☐ Other: ____

Development Type:

- ☐ Residential: Units ____ Acres ____
- ☐ Office: Sq.ft. ____ Acres ____ Employees ____
- ☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
- ☒ Industrial: Sq.ft. 408,997 Acres ____ Employees 342
- ☐ 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
- ☒ Agricultural Land
- ☒ Air Quality
- ☒ Archeological/Historical
- ☒ Biological Resources
- ☐ Coastal Zone
- ☒ Drainage/Absorption
- ☒ Economic/Jobs
- ☐ Fiscal
- ☒ Flood Plain/Flooding
- ☒ Forest Land/Fire Hazard
- ☒ Geologic/Seismic
- ☒ Minerals
- ☒ Noise
- ☒ Population/Housing Balance
- ☒ Public Services/Facilities
- ☐ Recreation/Parks
- ☒ Schools/Universities
- ☒ Septic Systems
- ☒ Sewer Capacity
- ☒ Soil Erosion/Compaction/Grading
- ☒ Solid Waste
- ☒ Toxic/Hazardous
- ☒ Traffic/Circulation
- ☒ Vegetation
- ☒ Water Quality
- ☒ Water Supply/Groundwater
- ☒ Wetland/Riparian
- ☒ Growth Inducement
- ☒ Land Use
- ☒ Cumulative Effects
- ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

The Project site has a General Plan land use designation of Main Street and Freeway Corridor Specific Plan (MSFC-SP). Within the MSFC-SP, the site is zoned as Commercial/Industrial Business Park (CIDB)

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

The proposed Project would include development of a one-story, 408,997 SF warehouse building on the 18.16-acre site. The proposed warehouse building would have a building footprint of 402,997 SF and a mezzanine of 6,000 SF. The building would include 54 loading dock doors along the north side of the Project site and 57 trailer stalls opposite of the loading dock doors on the south side of the Project site. Additionally, the building would provide 213 vehicle parking stalls with 7 electric vehicle/clean air/carpool spaces. The proposed building would result in an FAR of 0.52. Additional improvements would include landscaping, sidewalks, utility connections, implementation of stormwater facilities, and pavement of parking areas and driveways.

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

x Air Resources Board
___ Boating & Waterways, Department of
___ California Emergency Management Agency
___ California Highway Patrol
x Caltrans District # 8
___ Caltrans Division of Aeronautics
___ Caltrans Planning
___ Central Valley Flood Protection Board
___ Coachella Valley Mtns. Conservancy
___ Coastal Commission
___ Colorado River Board
___ Conservation, Department of
___ Corrections, Department of
___ Delta Protection Commission
___ Education, Department of
___ Energy Commission
x Fish & Game Region # 6
___ Food & Agriculture, Department of
___ Forestry and Fire Protection, Department of
___ General Services, Department of
___ Health Services, Department of
___ Housing & Community Development
x Native American Heritage Commission

___ Office of Historic Preservation
___ Office of Public School Construction
___ Parks & Recreation, Department of
___ Pesticide Regulation, Department of
___ Public Utilities Commission
x Regional WQCB # 6
___ Resources Agency
___ Resources Recycling and Recovery, Department of
___ S.F. Bay Conservation & Development Comm.
___ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
___ San Joaquin River Conservancy
___ Santa Monica Mtns. Conservancy
___ State Lands Commission
___ SWRCB: Clean Water Grants
___ SWRCB: Water Quality
___ SWRCB: Water Rights
___ Tahoe Regional Planning Agency
x Toxic Substances Control, Department of
x Water Resources, Department of

___ Other: ___
___ Other: ___

Local Public Review Period (to be filled in by lead agency)

Starting Date June 2, 2023 Ending Date July 17, 2023

Lead Agency (Complete if applicable):

Consulting Firm: EPD Solutions
Address: 3333 Michelson Dr. | Suite 500
City/State/Zip: Irvine, CA, 92612
Contact: Konnie Dobreva
Phone: 949.794.1183

Applicant: Newcastle Partners, Inc.
Address: 4740 Green River, Ste. 110
City/State/Zip: Corona, CA 92880
Phone: 951.582.9800

Signature of Lead Agency Representative: Mariah Montes **Date:** ___

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