

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 # 2024010366

Project Title: Elite Surplus Distributors, LLC (Site Plan Review [SPR] 22-00009)

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: Lemon Street and E Avenue Zip Code: 92345

Longitude/Latitude (degrees, minutes and seconds): 34 ° 26 ' 31.42" N / -117 ° 17 ' 17.48" W Total Acres: 2.18

Assessor's Parcel No.: 0410-011-18 Section: 22 Twp.: 4 North Range: 4 West Base: _____

Within 2 Miles: State Hwy #: _____ Waterways: _____
 Airports: _____ Railways: Cushenbury Branch Line Schools: Encore High School for the Arts

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: _____

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____
 Industrial: Sq.ft. 11,200 Acres 0.257 Employees 4-5
 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:

Industrial / Limited Manufacturing (I-1)

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

The proposed project would involve the construction and subsequent operation of a new metal storage building and office building within a 95,167 square foot (2.18-acre) property. The proposed developed area is 54,273 square feet, delimited by the west side of the entrance driveway. The project site would be occupied by Elite Surplus Distributors. The new metal storage building would consist of a total floor area of 11,200 square feet for warehousing and storage with an office portion of 1,000 square feet. The new building would consist of a single level with a maximum height of approximately 24 feet. The new 160-foot by 70-foot metal building would be erected in the northwestern portion of the project site while the parking area for employees and patrons would be located next to the new building in the northern portion of the site next to the office area. The southern portion of the site would remain open. The parking area would be located next to Lemon Street. A total of 25 parking spaces would be provided including 23 standard spaces and 2 ADA spaces. Landscaping would total 5,993 square feet and would be located along the Lemon Street and E Avenue frontages. A concrete masonry wall would be constructed along the project site's west, north, and east sides while landscape planters would be provided along the Lemon Street and E Avenue frontages. Access to the project site would be provided by a 30-foot-wide gated driveway connection with the west side of E Avenue. Elite Surplus Distributors (ESD) conducts sales of various types of store returns, liquidations, and overstock items. The inventory of ESD consists of home improvement items, as well as many brands of tools and the items are updated once a week, so stock is always changing. The facility would be open from Monday through Saturday. EDS caters to resale businesses.

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".


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| <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 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 # 8 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <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 type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 6 | <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"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date January 23, 2024 Ending Date February 22, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Hesperia</u>	Applicant: <u>Rogelio Ordaz</u>
Address: <u>9700 Seventh Avenue</u>	Address: <u>14953 Poplar Street</u>
City/State/Zip: <u>Hesperia, CA 92345</u>	City/State/Zip: <u>Hesperia, CA 92345</u>
Contact: <u>Ryan Leonard</u>	Phone: _____
Phone: <u>(760) 947-1651</u>	

Signature of Lead Agency Representative:  Date: 1/18/24

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