

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: Phelan 20 ProjectLead Agency: City of HesperiaContact Person: Leilani HenryMailing Address: 9700 Seventh StreetPhone: (760) 947-1231City: HesperiaZip: 92345County: San Bernardino**Project Location:** County: San Bernardino City/Nearest Community: HesperiaCross Streets: Phelan Road & Los Banos AvenueZip Code: 92345Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ' 30 " N / 117 ° 24 ' 18 " W Total Acres: 22.61Assessor's Parcel No.: 3064-531-06-0000Section: 21Twp.: 4NRange: 5WBase: SBBMWithin 2 Miles: State Hwy #: US Highway 395, I-15Waterways: Oro Grande Wash & California AqueductAirports: N/ARailways: Union PacificSchools: Canyon Ridge HS & Mission Crest ESI, SJVC**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 Agreement & Incidental Take**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. _____ Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Industrial: Sq.ft. 419,840 Acres 9.64 Employees 199 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: Paleontological Resources**Present Land Use/Zoning/General Plan Designation:****Commercial/Industrial Business Park (CIBP)****Project Description:** (please use a separate page if necessary)

The Project would include construction of an industrial/warehouse building and associated improvements on approximately 22.61 acres of vacant land (see Figure 4, Site Plan). The Project would provide 419,840 square feet of industrial/warehouse building and include associated improvements, including loading docks, truck and vehicle parking, landscaped areas, and a small office space. It is anticipated that the facilities would be operated 24 hours a day, 7 days a week. At this time, the Project Applicant does not anticipate leasing any portion of the building to a tenant that would require refrigerated space.

The Project site's Land Use Designation and Zoning is Commercial/Industrial Business Park (CIBP). Project development is consistent with the General Plan and the Main Street and Freeway Corridor Specific Plan.

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".

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| <input checked="" 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 checked="" type="checkbox"/> Regional WQCB # 6 |
| <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. |
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| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
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| <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 checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date February 26, 2024 Ending Date March 27, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Cambria 60 Partners LLC</u>
Address: <u>605 Third Street</u>	Address: <u>14180 Dallas Parkway, Suite 730</u>
City/State/Zip: <u>Encinitas, California 92024</u>	City/State/Zip: <u>Dallas, Texas 75254</u>
Contact: <u>Carey Fernandes</u>	Phone: _____
Phone: <u>(760) 479-4299</u>	

Signature of Lead Agency Representative: _____ Date: 2/21/2024

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