

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: Primaco Shopping Center

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: _____ Zip Code: 92345

Longitude/Latitude (degrees, minutes and seconds): 34 ° 23 ' 1.83 " N / -117 ° 20 ' 58.59 " W Total Acres: 10.8

Assessor's Parcel No.: 0405-383-31

Section: 22

Twp.: 4 North

Range: 4 West

Base: _____

Within 2 Miles: State Hwy #: _____

Waterways: California Aqueduct

Airports: Hesperia Airport

Railways: _____

Schools: Oak Hills High School

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. 84,000 Acres 1.93 Employees 244
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 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:

Convenience Commercial (C1)

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

The proposed project would involve the construction and operation of a new commercial shopping center. The proposed project site consists of approximately 10.8 acres that would include a shopping center with a supermarket and nine tenant spaces, a second commercial building with 15 tenant spaces that would include two restaurants, a fast-food restaurant with drive-through window, and a convenience market/gas station with 16 vehicle fueling positions. The shopping center would include a major anchor store, referred to as Building A, that would include a supermarket consisting of 32,000 square feet and nine tenant spaces (referred to as Unit A through Unit I) totaling 13,599 square feet. The second major commercial building, referred to as Building B totaling 25,448 square feet, would contain fifteen tenant spaces including two restaurants. A fast-food restaurant with a drive through window would be located in the south-central portion of the site and would consist of 3,400 square feet. Finally, a convenience store with 5,600 square feet of floor area, would be located in the western portion of the site. A fuel dispensing area, with 16 vehicle fueling positions, would be located south of the convenience store. There will be 188 parking spaces for Building A, 108 parking spaces for Building B, 23 parking spaces for the convenience store, and 34 parking spaces for the drive-thru restaurant. A total of 351 parking spaces would be provided. Landscaped areas will total 31,863 square feet. Vehicular access would be provided by a total of five driveway connections.

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"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date April 30, 2024 Ending Date May 30, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Hesperia</u>	Applicant: <u>Joseph Nguyen</u>
Address: <u>9700 Seventh Avenue</u>	Address: <u>5314 Barbette Avenue</u>
City/State/Zip: <u>Hesperia, CA 92345</u>	City/State/Zip: <u>Santa Ana, California 92704</u>
Contact: <u>Ryan Leonard</u>	Phone: _____
Phone: <u>(760) 947-1651</u>	

Signature of Lead Agency Representative:  Date: 4/25/24

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