

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024110259

Project Title: Hesperia Big Box Retail Project

Lead Agency: City of Hesperia

Contact Name: Edgar Gonzalez

Email: egonzalez@hesperiaca.gov Phone Number: (760) 947-1330

Project Location: Hesperia San Bernardino
City *County*

Project Description (Proposed actions, location, and/or consequences).

The Project would remove all existing on-site vegetation and grade the site to accommodate the construction and operation of a 167,664-square-foot (sf) big box retail center with 683 parking spaces on an approximately 16.7-acre parcel north of Amargosa Road (APN 0405-062-72). A 14-pump (28 fueling positions) fuel station with an approximately 205-sf office building and an approximately 2,623-sf automated carwash facility is proposed on approximately 8.67 acres located south of Amargosa Road (APNs 0405-062-73, 3064-481-06, and 3064-481-07). The parcel containing the retail center is referred to as the northern parcel, while the parcel containing the fuel station and carwash is referred to as the southern parcel. Access to the project site would be provided from five new driveways along Amargosa Road and one new driveway along Key Pointe Drive. The northern parcel would have two driveway access points on Amargosa Road, and an emergency-only 26-foot-wide access road would be provided from the west side of the northern parcel to Catapa Road. The southern parcel would have two new driveways on Amargosa Road and one new driveway on Key Pointe Drive. The discretionary actions required to implement the Project include a Conditional Use Permit and Lot Merger.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The proposed project could result in potentially significant impacts to the following resource areas: Biological Resources, Cultural Resources, Geology and Soils, Noise, Transportation, and Tribal Cultural Resources. Mitigation would reduce potential impacts to less than significant for all of the above listed resource areas, with the exception of Transportation. The Project's impacts related to vehicle miles traveled (VMT) would remain significant and unavoidable because the Project's Origin Destination VMT per service population exceeds the applicable thresholds established by San Bernardino County under both existing and cumulative conditions. Although the Project includes pedestrian improvements that are estimated to reduce VMT by approximately two percent, no additional feasible mitigation measures have been identified that would reduce the Project's VMT impact below the threshold of significance. Therefore, the VMT impact would remain significant and unavoidable despite implementation of all reasonably available measures.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

Lahontan Regional Water Quality Control Board
Mojave Desert Air Quality Management District
California Department of Fish and Wildlife