NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: November 21, 2025

To: State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties

From/Lead Agency: City of Hesperia, Planning Department

Subject: Notice of Availability of a Draft Environmental Impact Report for Hesperia Big Box Retail Project (SCH No. 2024110259)

The City of Hesperia (City), acting as Lead Agency under the California Environmental Quality Act (CEQA), has prepared a Draft Environmental Impact Report (Draft EIR) pursuant to the California Public Resources Code and CEQA Guidelines to evaluate the potential environmental effects associated with the proposed Hesperia Big Box Retail Project (Project). This Notice of Availability (NOA) has been issued to inform interested parties that the Draft EIR is available for public review and comment during a 52-day review period. Pursuant to CEQA Guidelines Section 15087, the City is soliciting comments on the Draft EIR from responsible and trustee agencies, interested public agencies, organizations, and the members of the public. The Draft EIR evaluates the potential environmental impacts resulting from construction and operation of the Project, including any required off-site improvements.

Project Location

The project site is located in the City of Hesperia in the western part of San Bernardino County, California (Figure 1, Vicinity Map). The approximately 25.4-acre site includes four parcels: Assessor Parcel Numbers (APNs) 0405-062-72, 0405-062-73, 3064-481-06, and 3064-481-07. The site is generally bounded by Main Street to the south, the California Aqueduct to the north, Key Pointe Drive and Amargosa Road to the west, and Interstate 15 (I-15) to the east. APN 0405-062-72 is located north of Amargosa Road, while APNs 0405-062-73, 3064-481-06, and 3064-481-07 are located south of Amargosa Road and north of Main Street.

Project Summary

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) (Figure 2, Conceptual Site Plan). 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 Cataba 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

Allison Lee, Mayor
Cameron Gregg, Mayor Pro Tem
Chris Ochoa, Council Member
Josh Pullen, Council Member
Brigit Bennington, Council Member

Rachel Molina, City Manager

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Project Impacts

The Draft EIR determines that the Project would result in no impact or less than significant impacts for the following environmental issue areas: aesthetics and visual resources; agricultural and forestry resources; air quality; energy; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; mineral resources; population and housing; public services; recreation; utilities and service systems; and wildfire.

The Draft EIR identifies potentially significant impacts in the areas of biological resources, cultural resources, geology and soils, noise, and tribal cultural resources; however, with implementation of the mitigation measures specified in the Draft EIR, these impacts would be reduced to less than significant.

The Draft EIR concludes that the Project would result in a significant and unavoidable impact related to transportation, specifically with respect to vehicle miles traveled (VMT). No feasible mitigation measures are available that would reduce this impact to a less-than-significant level.

CEQA Guidelines requires this notice to indicate whether the Project site is included on any of the lists of sites enumerated under Section 65962.5 of the Government Code (the "Cortese List"). As further discussed in the Initial Study that accompanied the Notice of Preparation and the Draft EIR, the Project site is not included on the Cortese List.

Public Comment Period

The public comment period for this Draft EIR begins on November 24, 2025, and ends on January 14, 2026.

The Draft EIR is available for review online at: https://www.hesperiaca.gov/1466/Environmental-Review-Documents. Hard copies are available for public review at the following locations:

- City of Hesperia - Planning Department
  9700 Seventh Avenue, Hesperia, CA 92345
  Monday - Thursday: 7:30 a.m. to 5:30 p.m.
  Friday: 7:30 a.m. - 4:30 p.m.

Written comments on the Draft EIR should be addressed to:

Edgar Gonzalez, Senior Planner
City of Hesperia, Planning Department
9700 Seventh Avenue
Hesperia, CA 92345

Comments may also be submitted by email to: egonzalez@hesperiaca.gov

Comment letters and emails must be received by 5:00 p.m. on January 14, 2026.

Public Hearing

No public hearing is scheduled at this time. Once a hearing before the Hesperia Planning Commission to consider the requested Project entitlements and the Draft EIR is scheduled, a separate Notice of Public Hearing will be circulated consistent with all applicable public noticing requirements set forth by the City.

Attachments: Figure 1, Vicinity Map; Figure 2, Conceptual Site Plan

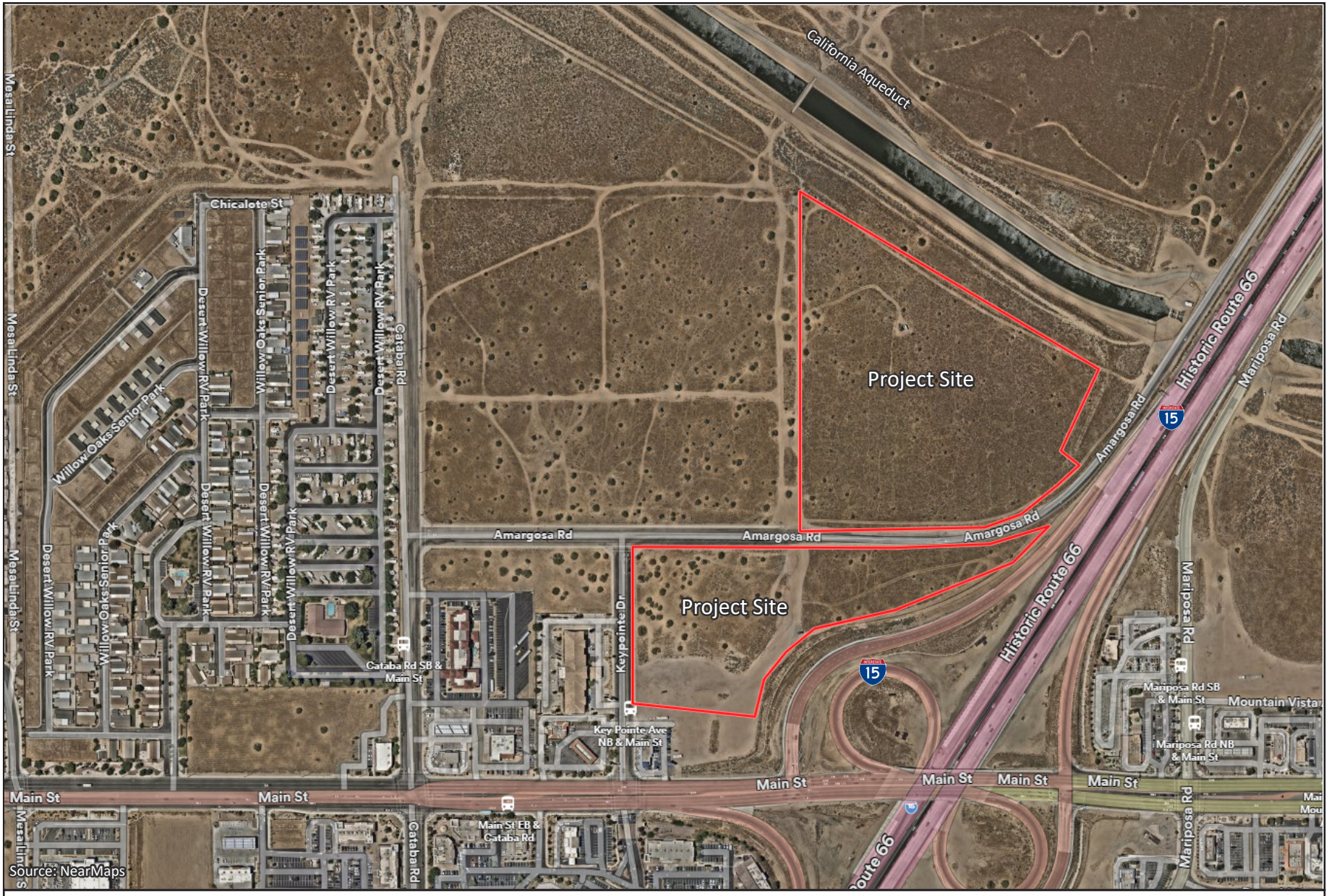
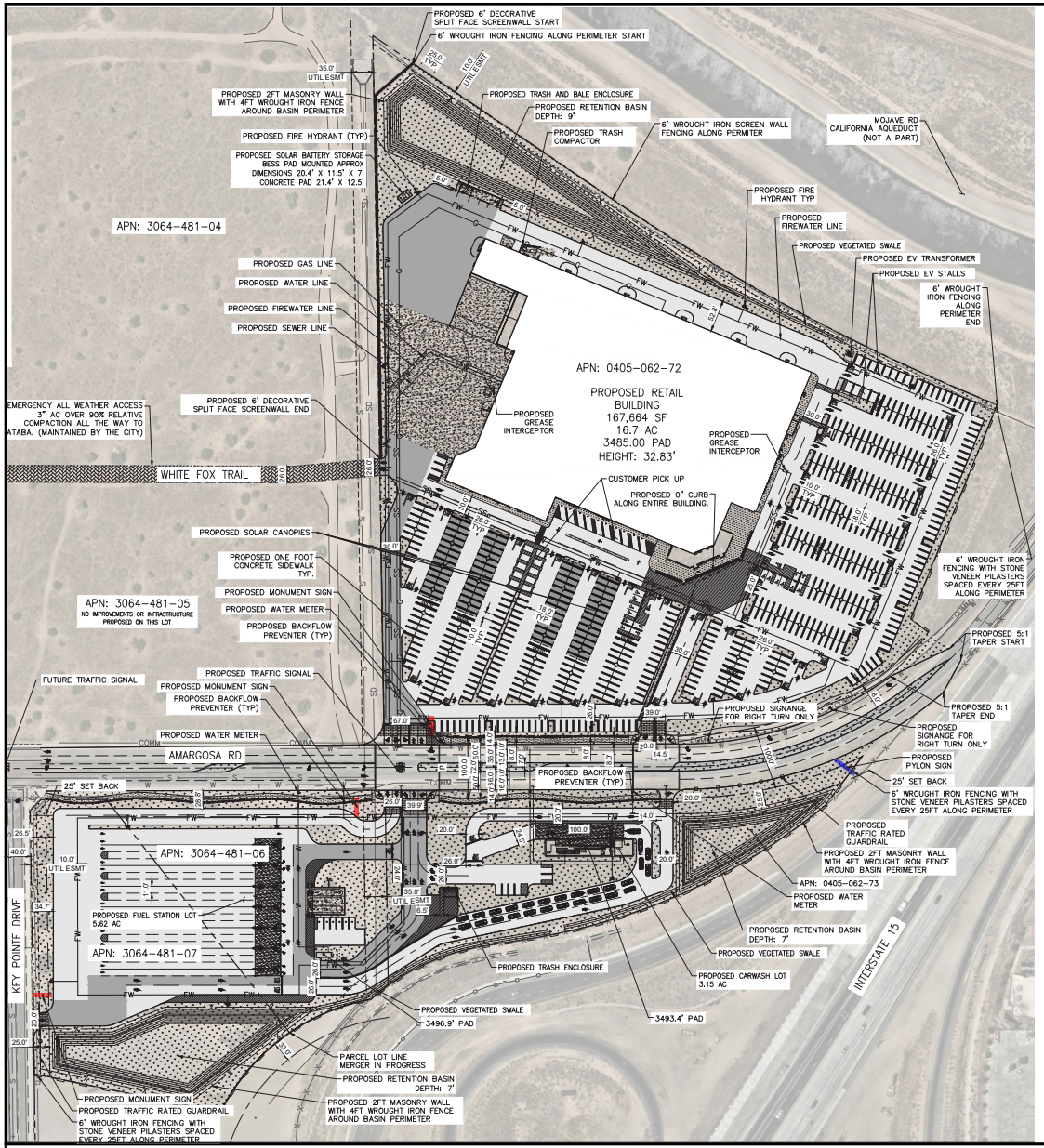


Figure 1: Vicinity Map
Hesperia Big Box Retail Project

Not to scale



CLUB SITE DATA	
TOTAL SITE ADJUSTED GROSS AND NET ACREAGE	25.37
BUILDING SIZE	167,664 SF
CLUB TOTAL ADJUSTED GROSS AND NET ACREAGE	16.70
LANDSCAPE COVERAGE RATIO	16.28%
CITY REQUIRED PARKING	559
PROPOSED PARKING	671
PROPOSED PARKING RATIO ($\frac{671}{167664}$ * 1000)	4.00:1000
PROPOSED ADA VAN	5
PROPOSED ADA STANDARD	14
ADA TOTAL	19

FUEL SITE DATA	
ADJUSTED GROSS AND NET ACREAGE	5.52
BUILDING SIZE	205 SF
CITY REQUIRED PARKING	6
PROPOSED PARKING	6
LANDSCAPE COVERAGE RATIO	39.00%

CARWASH SITE DATA	
ADJUSTED GROSS AND NET ACREAGE	3.15
BUILDING SIZE	2,623 SF
CITY REQUIRED PARKING	6
PROPOSED PARKING	6
LANDSCAPE COVERAGE RATIO	48.00%

LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED FIRE WATER LINE
- PROPOSED 25' SETBACK
- PROPOSED DECORATIVE SPLIT FACE SCREEN WALL
- PROPOSED WROUGHT IRON FENCE
- CONCRETE PAVEMENT. REFER TO STRUCTURAL PLANS FOR MORE INFORMATION.
- PROPOSED HEAVY DUTY ASPHALT PAVING
- PROPOSED REGULAR DUTY ASPHALT PAVING
- PROPOSED LANDSCAPING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED DECORATIVE CONCRETE PAVEMENT

Figure 2: Conceptual Site Plan
Hesperia Big Box Retail Project

Not to scale