

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 # 2024110259**Project Title:** Hesperia Big Box Retail ProjectLead Agency: City of HesperiaContact Person: Edgar GonzalezMailing Address: 9700 Seventh AvenuePhone: (760)-947-1330City: HesperiaZip: 92345County: San Bernardino County**Project Location:** County: San Bernardino CountyCity/Nearest Community: HesperiaCross Streets: Amargosa Road and Key Pointe DriveZip Code: 92345Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ' 46.2 " N / 117 ° 22 ' 52.7 " W Total Acres: 25.4Assessor's Parcel No.: 0405-062-72, 0405-062-73, 3064-481-06, and 3064-481-07Section: 14Twp.: T04NRange: R05W

Base: _____

Within 2 Miles: State Hwy #: I-15Waterways: California AqueductAirports: N/ARailways: N/ASchools: Mission Crest Elementary School, Canyon Ridge High Sc**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: Conditional Use Permit, Lot Merger**Development Type:**☐ Residential: Units _____ Acres _____☐ Office: Sq.ft. _____ Acres _____ Employees _____☒ Commercial: Sq.ft. 170,492 Acres 25.4 Employees 260☐ 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:**

Vacant/Regional Commercial (RC) within the Main Street and Freeway Corridor Specific Plan Zoning District/Main Street and Freeway Corridor Specific Plan

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

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.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☒ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>8</u>	☒ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>6</u>
☒ Caltrans Planning	☒ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☒ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☒ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>6</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☒ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	☐ Other: _____
☒ Native American Heritage Commission	

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

Starting Date November 24, 2025 Ending Date January 14, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>Kimley-Horn and Associates</u>	Applicant: <u>Kimley-Horn and Associates</u>
Address: <u>1100 W Town and Country Road, Suite 700</u>	Address: <u>1100 W Town and Country Road, Suite 700</u>
City/State/Zip: <u>Orange, CA 92868</u>	City/State/Zip: <u>Orange, CA 92868</u>
Contact: <u>Dana Privitt</u>	Phone: <u>714-786-6322</u>
Phone: <u>714-786-6128</u>	

Signature of Lead Agency Representative: _____ Date: 11/19/2025

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