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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 #: _____

Project Title: Hesperia Gateway

Lead Agency: City of Hesperia

Contact Name: Edgar Gonzalez

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

Project Location: City of Hesperia, San Bernardino County

City *County*

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

The proposed Project consists of applications for a Specific Plan Amendment (SPLA 25-00003) and Conditional Use Permit (CUP 25-00005) to allow for future retail/commercial and industrial development. SPLA 25-00003 would change the zoning of the site from Auto Sales Commercial to Commercial/Industrial Business Park and Regional Commercial within the Main Street and Freeway Corridor Specific Plan. CUP 25-00005 would conditionally permit one approximately 1,061,780 square-foot (s.f.) industrial warehouse building that is expected to operate as a high-cube fulfillment warehouse (sort facility) within the Specific Plan area. The EIR will analyze a reasonable mix of uses for the Regional Commercial zone consisting of an 84-room hotel and 17,700 s.f. of other retail uses.

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

The Draft EIR has not yet been prepared; however, the Draft EIR shall address the following environmental subject areas: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Energy; Geology / Soils; Greenhouse Gas Emissions; Hazards & Hazardous Materials; Hydrology / Water Quality; Land Use / Planning; Noise;Transportation; Tribal Cultural Resources; and Utilities / Service Systems. Mitigation measures, if required, will be identified by the forthcoming EIR.

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

At this time of the NOP for the proposed Project, there are no known areas of controversy regarding the proposed Project. The opinions of the public and other agencies will be solicited during the public Scoping Meeting and throughout preparation of the Draft EIR.

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

Responsible and Trustee Agencies will be identified as part of the forthcoming Draft EIR.