

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 # 2025110660

Project Title: Hesperia Gateway

Lead Agency: City of Hesperia Contact Person: Edgar Gonzalez, Senior Planner
 Mailing Address: 9700 Seventh Avenue Phone: 760-947-1330
 City: Hesperia Zip: 92345 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Hesperia

Cross Streets: Caliente Road (east), Farmington Street (south), Oro Grande Wash (west) Zip Code: 92344

Longitude/Latitude (degrees, minutes and seconds): 34 ° 22 ' 47 " N / 117 ° 25 ' 20 " W Total Acres: 90.13

Assessor's Parcel No.: 0357-591-58; 0357-591-59 Section: 5 Twp.: 3N Range: 5W Base: San Bern

Within 2 Miles: State Hwy #: I-15, US 395 Waterways: Oro Grande Wash

Airports: None Railways: UP Mojave Subdivision 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: SPA and DA

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. 60,700 Acres 8.61 Employees 188 Transportation: Type _____
 Industrial: Sq.ft. 1,061,780 Acres 64.38 Employees 889 Mining: Mineral _____
 Educational: _____ Power: Type _____ MW _____
 Recreational: _____ Waste Treatment: Type _____ MGD _____
 Water Facilities: 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: Energy, GHG, TCR

Present Land Use/Zoning/General Plan Designation:

Vacant undeveloped / Wash Protection Overlay, Rural Estate Commercial (RER), Auto Sales Commercial (ASC) / Wash Protection Overlay, RER, ASC

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

The proposed Project consists of applications for a Specific Plan Amendment (SPLA 25-00003), Conditional Use Permit (CUP 25-00005), Tentative Parcel Map (TPM 26-0001), Site Plan Review, and Development Agreement (DA 26-00001) to allow for the development of a 1,061,780 square foot (s.f.) warehousing building and a 5.5-acre retail development pad reasonably assumed to be developed with an 84-room hotel, 11,700 s.f. of in-line multi-tenant retail and food and beverage uses, a 16-pump vehicle fueling station associated with a 3,000 s.f. convenience store, and 3,000 s.f. fast food restaurant use with or without a drive-through lane, and associated site improvements.

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".

<input checked="" 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 # <u>8</u>	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>6</u>
<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 checked="" 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 checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" 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 checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 29, 2026 Ending Date July 13, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Covington Group, Inc.</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>19782 Macarthur Blvd. Suite 230</u>
City/State/Zip: <u>Irvine, CA 92660</u>	City/State/Zip: <u>Irvine, CA 92612</u>
Contact: <u>Nicole Morse</u>	Phone: <u>949-514-0274</u>
Phone: <u>714-505-6360</u>	

Signature of Lead Agency Representative:  Date: 5/28/2026

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