

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 #: 2025110660

Project Title: Hesperia Gateway

Lead Agency: City of Hesperia

Contact Name: Edgar Gonzalez, Senior Planner

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Project Location: 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), 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.

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

The DEIR found that the proposed Project would result in significant and unavoidable impacts under the environmental issue of Air Quality, Greenhouse Gas (GHG) Emissions, and Transportation. Although mitigation measures are identified in the DEIR to reduce Air Quality, GHG emissions, and Transportation, mitigation measures are not available to reduce the impacts to below a level of significance. The DEIR concludes that the Project's impacts to all other environmental issue areas listed in Appendix G to the State CEQA Guidelines either would be less than significant or would be reduced to less-than-significant levels with implementation of the mitigation measures identified in the DEIR in the following areas: Aesthetics (reflective materials), Biological Resources (Western Joshua Tree, Short-Joint Beavertail Cactus, California juniper, nesting birds and associated habitat; special species wildlife, burrowing owl burrows and associated habitat); Cultural Resources (archaeological and historical resources); Geology and Soils (unstable geologic units, potential soil expansion, and paleontological resources); and Tribal Cultural Resources. A summary of all impacts and mitigation measures are shown in Table S-1 of the DEIR.

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

The Lead Agency has not identified any issues of controversy. Notwithstanding, the Lead Agency has identified several issues of local concern including impacts to biological resources and greenhouse gas emissions among others identified in the DEIR.

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

California Department of Fish and Wildlife (CDFW)
Lahontan Regional Water Quality Control Board (LRWQCB)
Mojave Desert Air Quality Management District (MDAQMD)
San Bernardino County Flood Control District
County Service Area 70 J