



City of Hesperia

Gateway to the High Desert

NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

Date: August 24, 2026

To: State Clearinghouse, Public Agencies, Organizations and Interested Parties

From: City of Hesperia (Lead Agency)

Project: Hesperia North Avenal Project

The City of Hesperia as lead agency under the California Environmental Quality Act (CEQA) will prepare an Environmental Impact Report (EIR) for the Hesperia North Avenal Project which involves a Tentative Parcel Map (TPM 21083), Site Plan Review (SPR), and a Conditional Use Permit (CUP25-00006) (herein, Project). In accordance with Section 15082 of the CEQA Guidelines, the City of Hesperia has issued this Notice of Preparation (NOP) to provide responsible agencies, trustee agencies, organizations and other interested parties with information describing the Project and its potential environmental effects. The City of Hesperia is requesting input from reviewing agencies and the public regarding the scope and content of the EIR.

The Notice of Preparation (NOP) is also available on the City's website at:

<https://www.hesperiacalifornia.gov/1466/Environmental-Review-Documents>

Due to time limits mandate by State Law, your responses must be sent at the earliest possible date but no later than 30 days after the date of this Notice.

DATE of NOTICE: August 24, 2026

NOP REVIEW PERIOD: August 24, 2026 to September 23, 2026

SCOPING MEETING: September 15, 2026

PROJECT LOCATION: The approximately 44.17 gross-acre property to be evaluated in the EIR is located within the City of Hesperia's Hesperia Main Street and Freeway Corridor Specific Plan area. The Project site is comprised of Assessor Parcel Numbers (APNs) 3064-411-02, -03, -04, -11, -12, -13, -14, and -15 located west of U.S. Highway 395 and north of Avenal Street.

PROJECT DESCRIPTION: The proposed Project consists of applications for a Tentative Parcel Map (TPM 21083), Site Plan Review (SPR), and a Conditional Use Permit (CUP25-00006) to allow for future industrial development. CUP25-00006 would conditionally permit an approximately 695,247 square-foot (s.f.) industrial warehouse building that is expected to operate as a high-cube fulfillment warehouse (sort facility) within the Main Street and Freeway Corridor Specific Plan area. The industrial warehouse building would be located in the central portion of the Project site and have a total of 99 dock-high doors for trucks, including 45 dock-high doors on the northern façade of the building and 54 dock-high doors on the southern façade of the building. Other associated improvements to the Project site would include, but are not limited to, frontage road improvements, drive aisles, passenger vehicle parking areas, truck and trailer parking areas, loading dock truck courts, utility infrastructure, landscaping, signage, lighting, screen walls, security gates, and fencing.

A location map, USGS Topographical Map, and Conceptual Site Plan for the proposed development of the subject property are attached hereto.

SCOPE OF THE EIR: In accordance with CEQA, the City of Hesperia requests that agencies review the description of the proposed Project provided in this NOP and provide comments or guidance on the scope of environmental issues related to the statutory responsibilities of the Lead Agency (City of Hesperia). The EIR will be used by the City of Hesperia when considering the Project for approval and by other Responsible and Trustee Agencies to support their discretionary actions related to the Project, as applicable. The City of Hesperia is seeking comments from other interested parties regarding issues they believe should be addressed in the EIR.

The City of Hesperia in its capacity as Lead Agency has determined that an EIR will be prepared. The Lead Agency opted not to prepare an Initial Study because it has determined that the environmental issue areas checked below could be potentially affected by the proposed Project, thereby requiring analysis in an EIR.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology / Soils	☒ Greenhouse Gas Emissions	☒ Hazards & Hazardous Materials
☒ Hydrology / Water Quality	☐ Land Use / Planning	☐ Mineral Resources
☒ Noise	☐ Population / Housing	☒ Public Services
☐ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☒ Utilities/Service Systems	☐ Wildfire	☒ Mandatory Findings of Significance

The EIR will assess the effects of the proposed Project on the environment, identify potential significant impacts, identify feasible mitigation measures to reduce or eliminate potentially significant environmental impacts, and discuss potentially feasible alternatives to the Project that may accomplish the basic objectives of the Project while lessening or eliminating any potentially significant impacts that may occur as a result of implementation of the Project.

The Project site is not located on a known listed toxic hazardous waste site pursuant to Government Code Section 65962.5.

PUBLIC SCOPING MEETING: Pursuant to California Public Resources Code Section 21083.9(a)(2) of the CEQA Statute and Section 15082(c) of the CEQA Guidelines, the City of Hesperia will hold a virtual public scoping meeting, where public agencies, organizations and other interested parties will receive a brief presentation on the Project, the scope of environmental review, and the overall CEQA compliance process for an EIR. The scoping meeting will include time for attendees to provide input on the scope and content of the EIR, including any input regarding potential mitigation measures or possible alternatives to the Project. While the issues raised in the public scoping meeting will be summarized in the required EIR, anyone wishing to make formal comments on the NOP must do so in writing.

The public scoping meeting will be held via zoom as follows:

Date and Time: September 15, 2026 at 3:00 PM

Meeting ID: 829 5258 1340

Passcode: 538792

Link: <https://us06web.zoom.us/j/82952581340?pwd=lf0C7dL01NXW5MhjbHaB0FYHUko3BK.1>

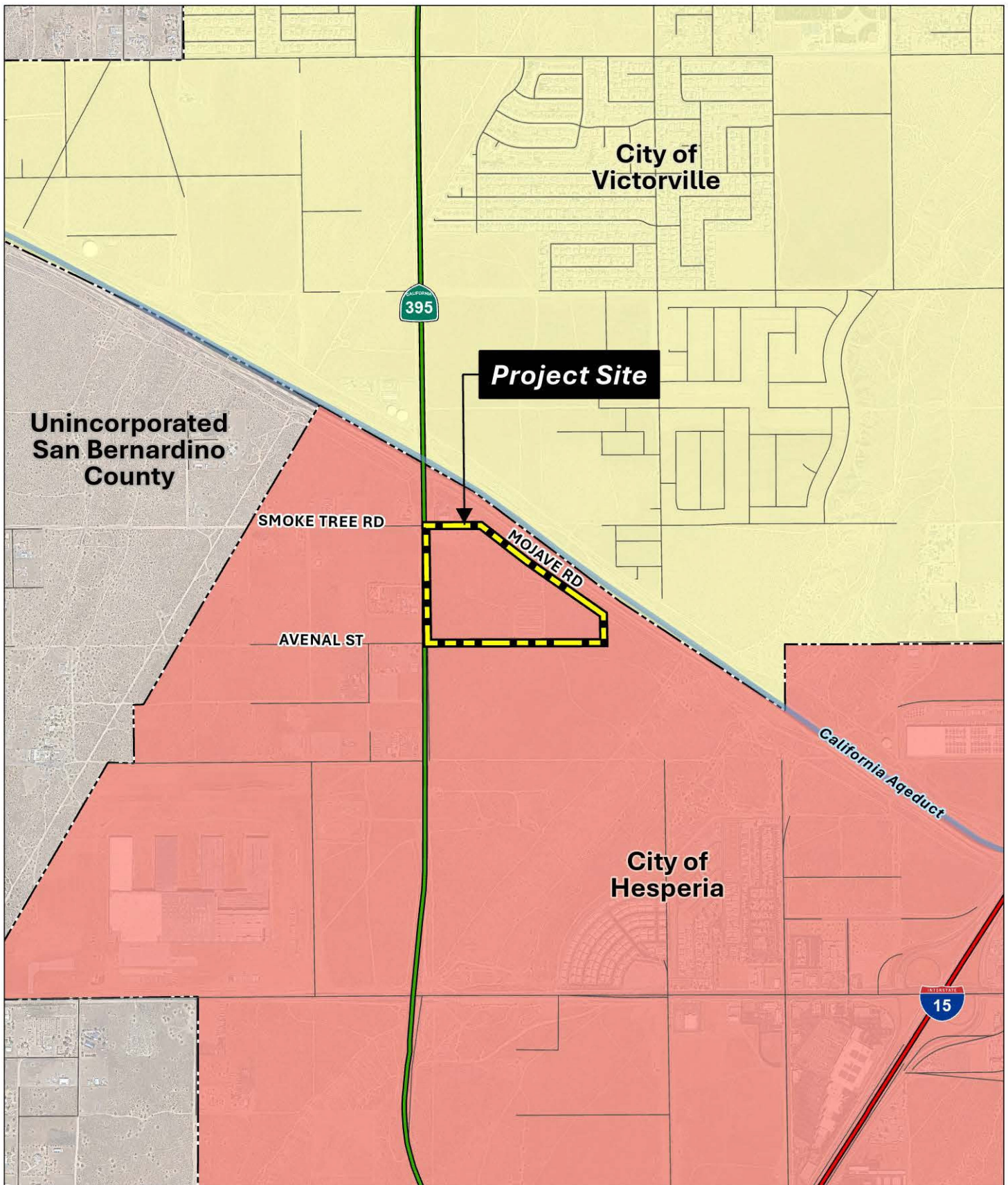
Opportunity for Public Review and Comment: The issuance of this NOP begins a 30-day public scoping period. The Scoping period begins on **August 24, 2026** and ends on **September 23, 2026**. Comments may be sent to the City of Hesperia during the 30-day public scoping period. Please focus comments on issues related to the scope and content of the environmental analysis that will be included in the EIR.

All scoping comments must be received by the City of Hesperia or postmarked by September 23, 2026. Due to the time limits mandated by State Law, the City of Hesperia recommends that your feedback is provided at the earliest possible date, but not later than 30 days from the date of this Notice. Trustee and Responsible Agencies are asked to identify their statutory authorities pertaining to the Project. If applicable, please include the name and contact information of a contact person for your agency. Please direct all comments to the following:

Edgar Gonzalez, Senior Planner
City of Hesperia Planning Department
9700 Seventh Ave.
Hesperia, CA 92345
egonzalez@hesperiaca.gov

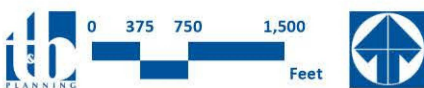
Attachments:

Location Map
USGS Topographical Map
Proposed Conceptual Site Plan



Source(s): Esri; Nearmap Imagery, September 2025; San Bernardino County, n.d.

Figure 1



Location Map



Source(s): Esri; USGS, n.d.

Figure 2



USGS Topographical Map

Hesperia North Arenal

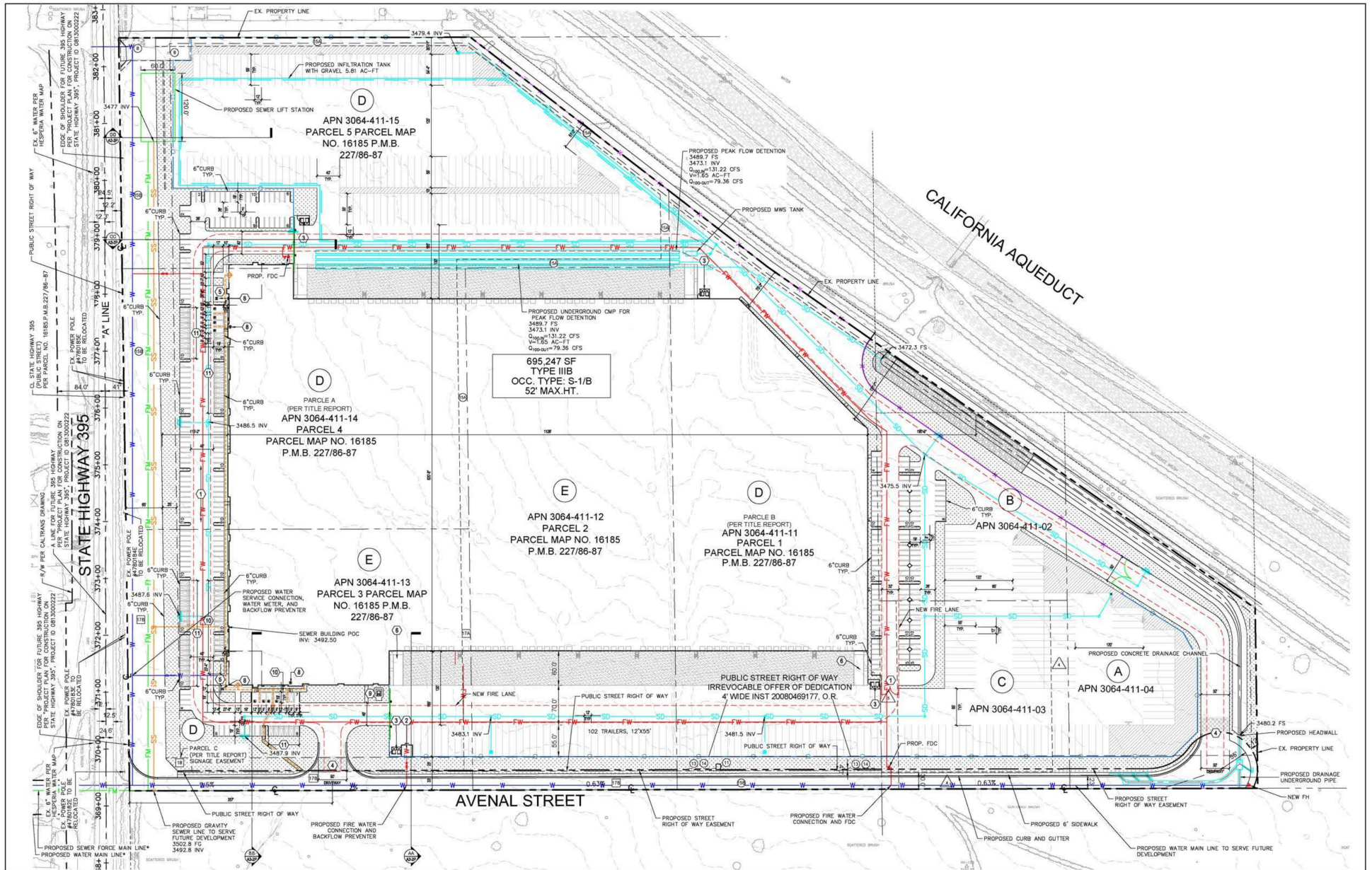


Figure 3