



City of Hesperia

CLERK OF THE BOARD

Received on: 11/17/2025

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Gateway to the High Desert

NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT AND SCOPING MEETING

Date: November 17, 2025

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

From: City of Hesperia (Lead Agency)

Project: Hesperia Gateway

CLERK OF THE
BOARD OF SUPERVISORS
SANTA BERNARDINO COUNTY
CALIFORNIA
2025 NOV 17 AM 8:50

The City of Hesperia as lead agency under the California Environmental Quality Act (CEQA) will prepare an Environmental Impact Report (EIR) for the Hesperia Gateway Project which involves a Specific Plan Amendment (SPLA 25-00003) to the Main Street and Freeway Corridor Specific Plan and a Conditional Use Permit (CUP 25-00005) (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.hesperiacal.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: November 17, 2025

NOP REVIEW PERIOD: November 17, 2025 to December 17, 2025

SCOPING MEETING: December 3, 2025

PROJECT LOCATION: The approximately 90.13 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) 0357-591-58 and 0357-591-59 located west of Caliente Road and north of Farmington Street. The site is not located on a known listed toxic hazardous waste site pursuant to Government Code Section 65962.5.

PROJECT DESCRIPTION: 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.

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.

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

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.

<input checked="" type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture and Forestry Resources	<input checked="" type="checkbox"/> Air Quality
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Cultural Resources	<input checked="" type="checkbox"/> Energy
<input checked="" type="checkbox"/> Geology / Soils	<input checked="" type="checkbox"/> Greenhouse Gas Emissions	<input checked="" type="checkbox"/> Hazards & Hazardous Materials
<input checked="" type="checkbox"/> Hydrology / Water Quality	<input checked="" type="checkbox"/> Land Use / Planning	<input type="checkbox"/> Mineral Resources
<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Public Services
<input type="checkbox"/> Recreation	<input checked="" type="checkbox"/> Transportation	<input checked="" type="checkbox"/> Tribal Cultural Resources
<input checked="" type="checkbox"/> Utilities/Service Systems	<input type="checkbox"/> Wildfire	<input checked="" type="checkbox"/> 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.

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: December 3, 2025 at 3:00PM

Meeting ID: 831 6249 2434

Passcode: 175807

Link: <https://us06web.zoom.us/j/83162492434?pwd=bpaCEaDdS4vkFo8lF6ukmEmGi4W8ml.1>

Opportunity for Public Review and Comment: The issuance of this NOP begins a 30-day public scoping period. The Scoping period begins on **November 17, 2025** and ends on **December 17, 2025**. 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.

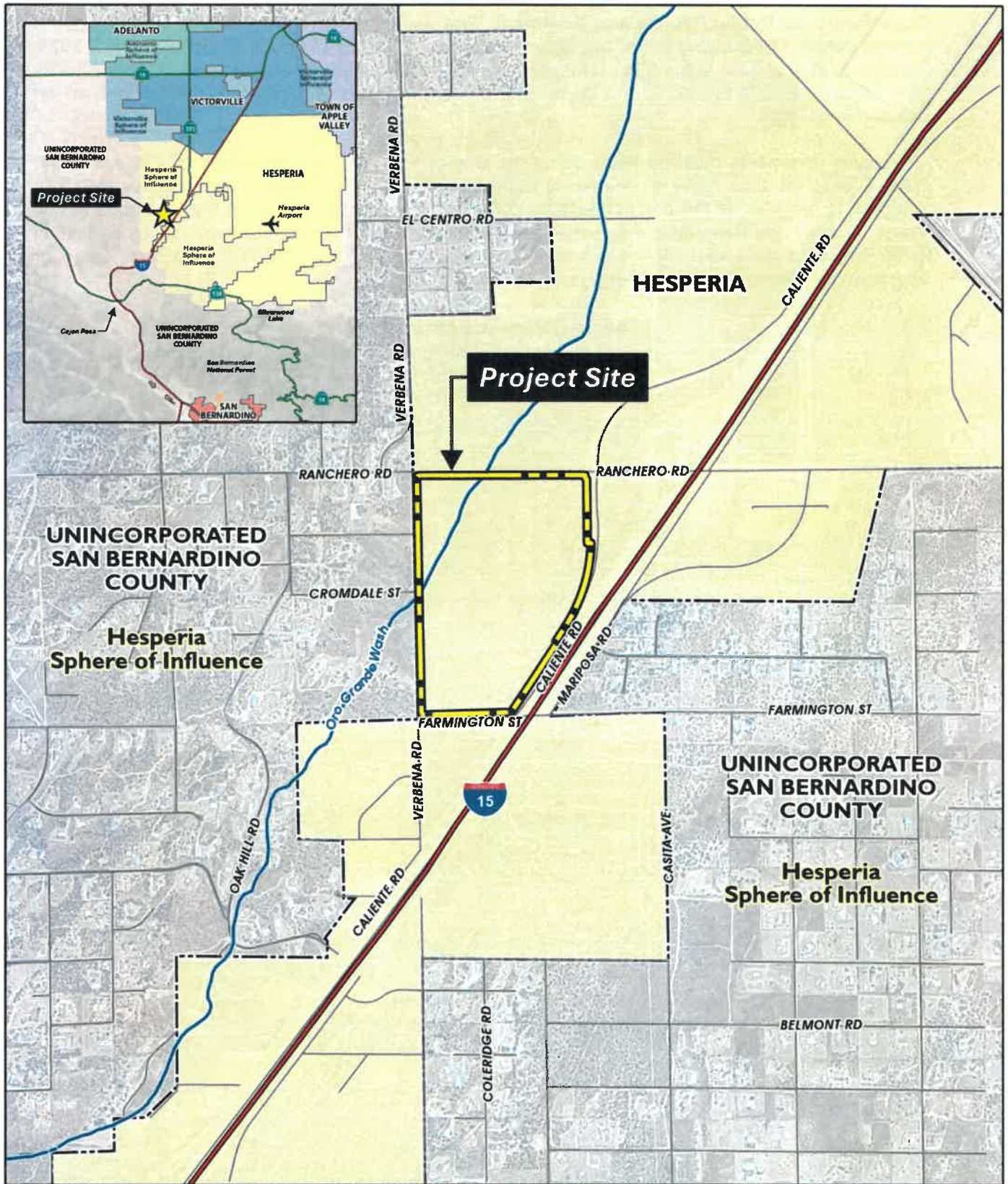
All scoping comments must be received by the City of Hesperia or postmarked by December 17, 2025. Due to the time limits mandated by State Law, the City of Hesperia recommends that your feedback is provided at the earliest possible date, but not later than 30 days from the date of this Notice. Trustee 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 Gonzales, Senior Planner
City of Hesperia Planning Department
9700 Seventh Ave.
Hesperia, CA 92345
egonzalez@hesperiaca.gov

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Attachments:

Location Map
USGS Topographical Map
Proposed Conceptual Site Plan



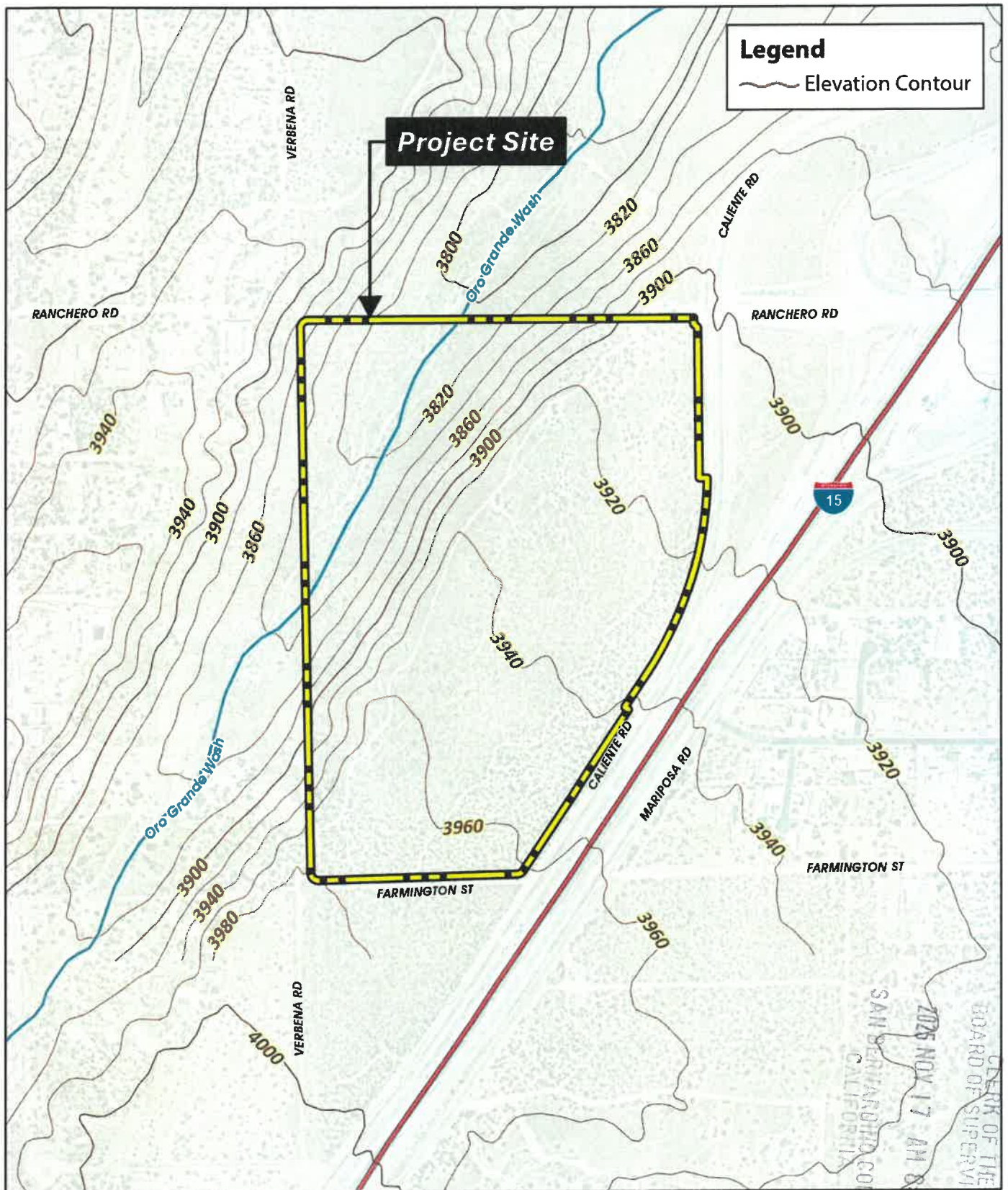
Source(s): ESRI, Nearmap Imagery (July 2024), San Bernardino County Open Data Portal (2025)

Figure 1



Location Map

Hesperia Gateway Project



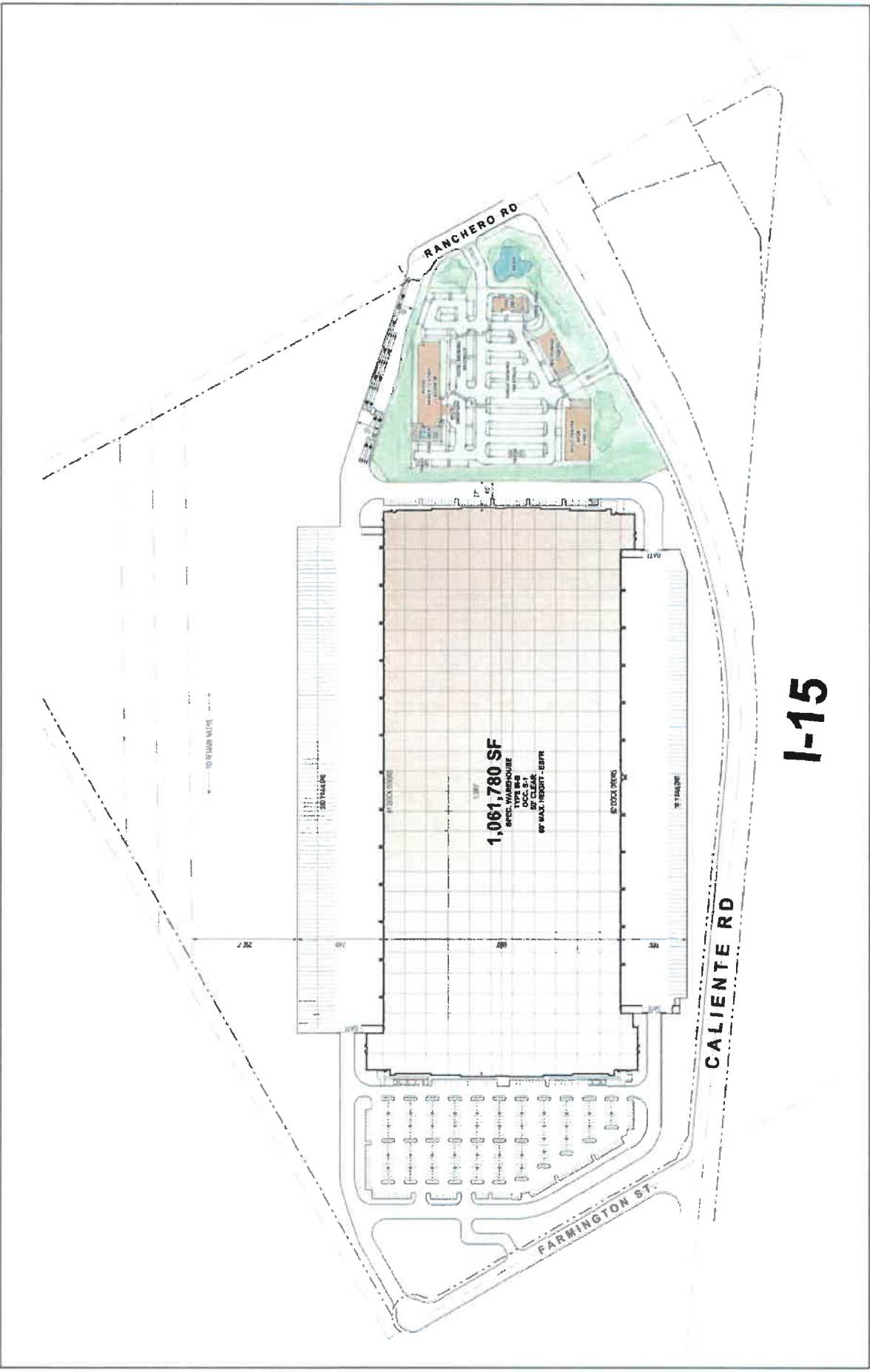
Source(s): ESRI, Nearmap Imagery (July 2024), San Bernardino County Open Data Portal (2025),
USGS The National Map (June 2025)

Figure 2



USGS Topographical Map

Hesperia Gateway Project



Source(s): RGA (09-26-2025)



Figure 3

Conceptual Site Plan