



City of Hesperia

Gateway to the High Desert

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: November 7, 2024
To: State Agencies, Responsible Agencies, Local and Public Agencies, and Interested Parties
From/Lead Agency: City of Hesperia, Planning Department
Subject: **Notice of Preparation of an Environmental Impact Report for the Hesperia Big Box Retail Project**

This Notice of Preparation (NOP) has been prepared to notify agencies and interested parties that the City of Hesperia (City), as lead agency, is commencing the preparation of an Environmental Impact Report (EIR) pursuant to the California Environmental Quality Act (CEQA) to evaluate the potential environmental effects associated with implementation of the Hesperia Big Box Retail Project (Project).

The City is requesting input from interested individuals, organizations, and agencies regarding the scope and content of the environmental analysis to be included in the EIR. In accordance with CEQA, the City requests that agencies provide comments on the environmental issues related to the statutory responsibilities of their particular agency. This NOP contains a description of the Project, its location, and a preliminary determination of the environmental resource topics to be addressed in the EIR.

Project Location

The approximately 27.25-acre project site is located in the western part of the City, within the Victor Valley region of San Bernardino County (see Figure 2-1 in the attached Initial Study). The project site is located north of Main Street, south of the California Aqueduct, east of Key Pointe Drive and Amargosa Road, and west of Interstate 15 (I-15). From I-15, access to the project site is provided via Main Street, Key Pointe Drive, and Amargosa Road. Regional access to the site is provided from I-15. The project site includes four parcels: Assessor Parcel Numbers (APNs) 0405-062-72, 0405-062-73, 3064-481-06, and 3064-481-07.

Project Summary

The Project would allow for the construction and operation of a 167,664-square-foot (sf) wholesale big box retail center with 774 parking spaces on a 16.7-acre parcel north of Amargosa Road (APN 0405-062-72). A 14-pump (28 fueling positions) fuel station with an approximately 205-sf office building and an approximately 2,623-sf automated carwash facility are proposed on 10.55 acres located south of Amargosa Road.

*Larry Bird, Mayor
Rebekah Swanson, Mayor Pro Tem
Cameron Gregg, Council Member
Brigit Bennington, Council Member
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To implement the Project, the Applicant would need to obtain, at a minimum, the following discretionary permits/approvals:

- Conditional Use Permit (CUP) to allow the retail center with alcoholic beverage sales, the fuel station, and carwash
- Certification of the Final Environmental Impact Report
- Approvals and permits necessary to execute the proposed Project, including but not limited to grading permits and building permits.

Additional permits could be required from the California Department of Fish and Wildlife (CDFW), San Bernardino County Flood Control, and/or the U.S. Army Corps of Engineers (USACE) if determined jurisdictional waters or protected species would be impacted as a result of the Project.

Potential Environmental Impacts of the Project

As discussed in the Initial Study, the EIR will evaluate whether Project implementation may potentially result in one or more significant environmental impacts. The potential environmental effects to be addressed in the EIR will include but may not be limited to the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
(Paleontological Resources)
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The EIR will also address all other CEQA-mandated topics, including cumulative impacts and alternatives.

Public Scoping Comment Period

The City has established a 30-day public scoping period from November 7, 2024, to December 6, 2024. During the scoping period, the City's intent is to disseminate Project information to the public and solicit comments from agencies, organizations, and interested parties, including nearby residents and business owners, regarding the scope and content of the environmental information to be included in the EIR, including mitigation measures or Project alternatives to reduce potential environmental effects.

During this period, this NOP and the attached Initial Study may be accessed electronically at the following website: <https://www.cityofhesperia.us/1466/CEQA--Environmental-Documents>

This NOP and the attached Initial Study are also available for review in person at Hesperia City Hall, Planning Department, 9700 Seventh Avenue, Hesperia, California 9234. All comments must be received in writing by December 6, by 5:00 p.m., which is the end of the 30-day public scoping period. All written comments should indicate an associated contact person for the agency or organization, if applicable, and reference the Project name in the subject line. Pursuant to CEQA, responsible agencies are requested to indicate their statutory responsibilities in connection with the Project when responding. Please mail or email comments and direct any questions to the following contact person:

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