City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Site Plan Review: SPR23-00001

Date: August 20, 2024

To: State Agencies, Responsible and Trustee Agencies, Local and Public Agencies, and Interested Organizations and Individuals

Project Title/Case Number: 92 Apartment Unit Development (SPR23-00001)

Project Location: The 5.26-acre project site is located in the north-central portion of the City of Hesperia which is located in San Bernardino, County. The project site is undeveloped and has not been assigned a legal address as of this time. The Assessor's Parcel Number (APN) that is applicable to the project site is 0407-052-03. The proposed project site is located to the north of Willow Street and east of 3rd Avenue. The project site's latitude and longitude are 34°25'57.11"N, -117°18'13.03"W. The project site is located within the United States Geological Survey (USGS) 7 ½ Minute, Hesperia, California Quadrangle (1956), Section 16 of Township 4 North, Range 4 West.

Project Description: The proposed project would involve the development of the 5.26-acre with a new multiple-family residential development that would consist of 92-units. Of the total number of units, 40 units would be one-bedroom units and 52 units would be two bedroom units. The residential units would be located within 10 new, two level buildings. In addition, a community center would be located in the site's southeast corner. Landscaping would total 45,994 square feet. A total of 221 parking spaces would be provided. Vehicular access to the project site would be provided by new driveway connections with the north side of Willow Street and the east side of 3rd Avenue.

Environmental Review and Public Comments: Circulation of the Initial Study/Mitigated Negative Declaration (IS/MND) is to encourage written public comments. The comment period on the IS/MND is available for a 30-day public review period beginning August 23, 2024 through September 23, 2024 at 5:00 p.m. Please submit comments in writing via email to egonzalez@hesperiaca.gov or via mail to:

Edgar Gonzalez, Senior Planner
(760) 947-1330
City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345

Document Availability: The IS/MND and other supporting documents are available for review at City of Hesperia Planning Division, 9700 Seventh Avenue Hesperia, CA 92345 and may also be accessed on the City of Hesperia's website at: https://www.cityofhesperia.us/1466/Environmental-Documents

Sincerely,

Edgar Gonzalez, Senior Planner

City of Hesperia

Figure 1 - Local Map

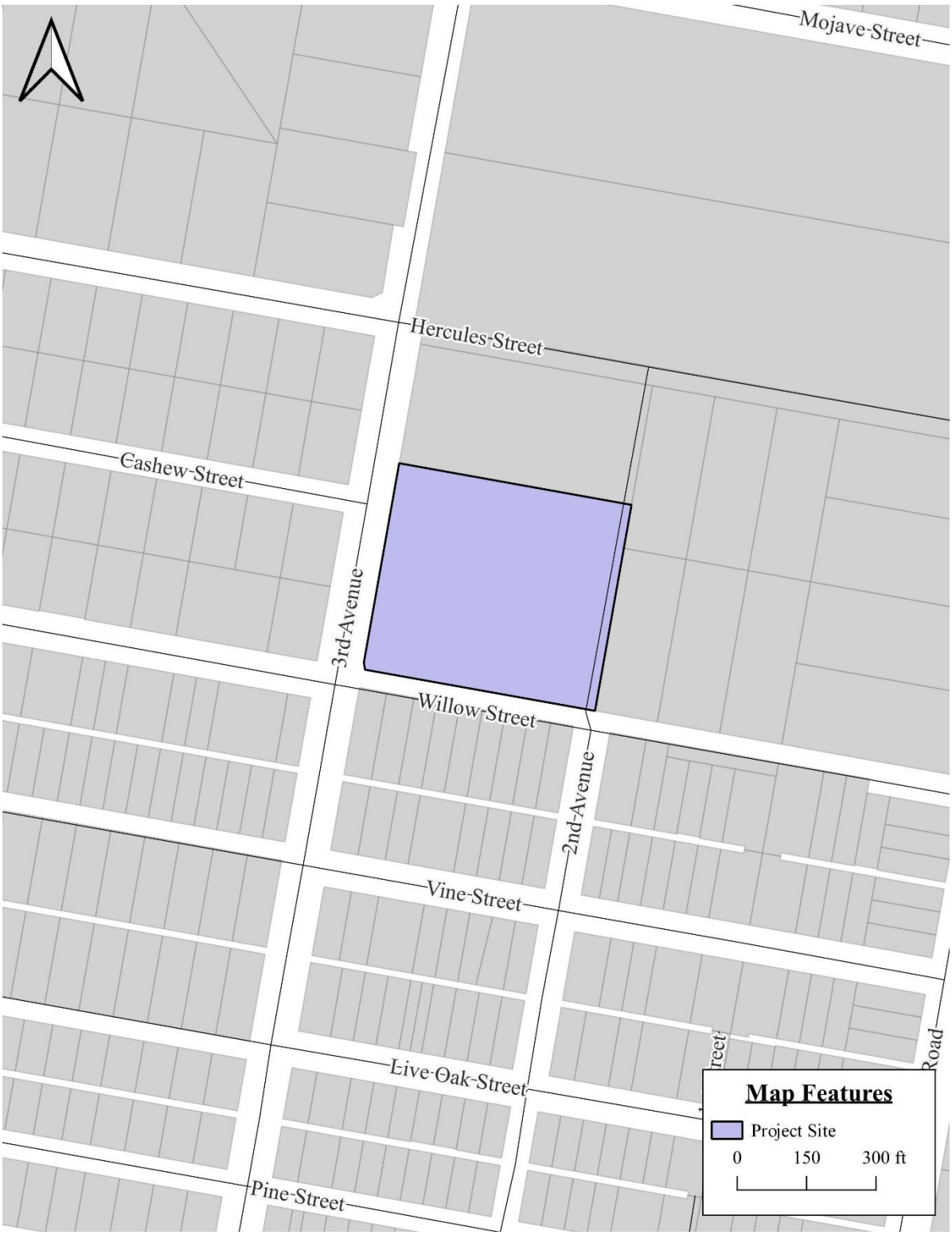

Figure 2 - Aerial View

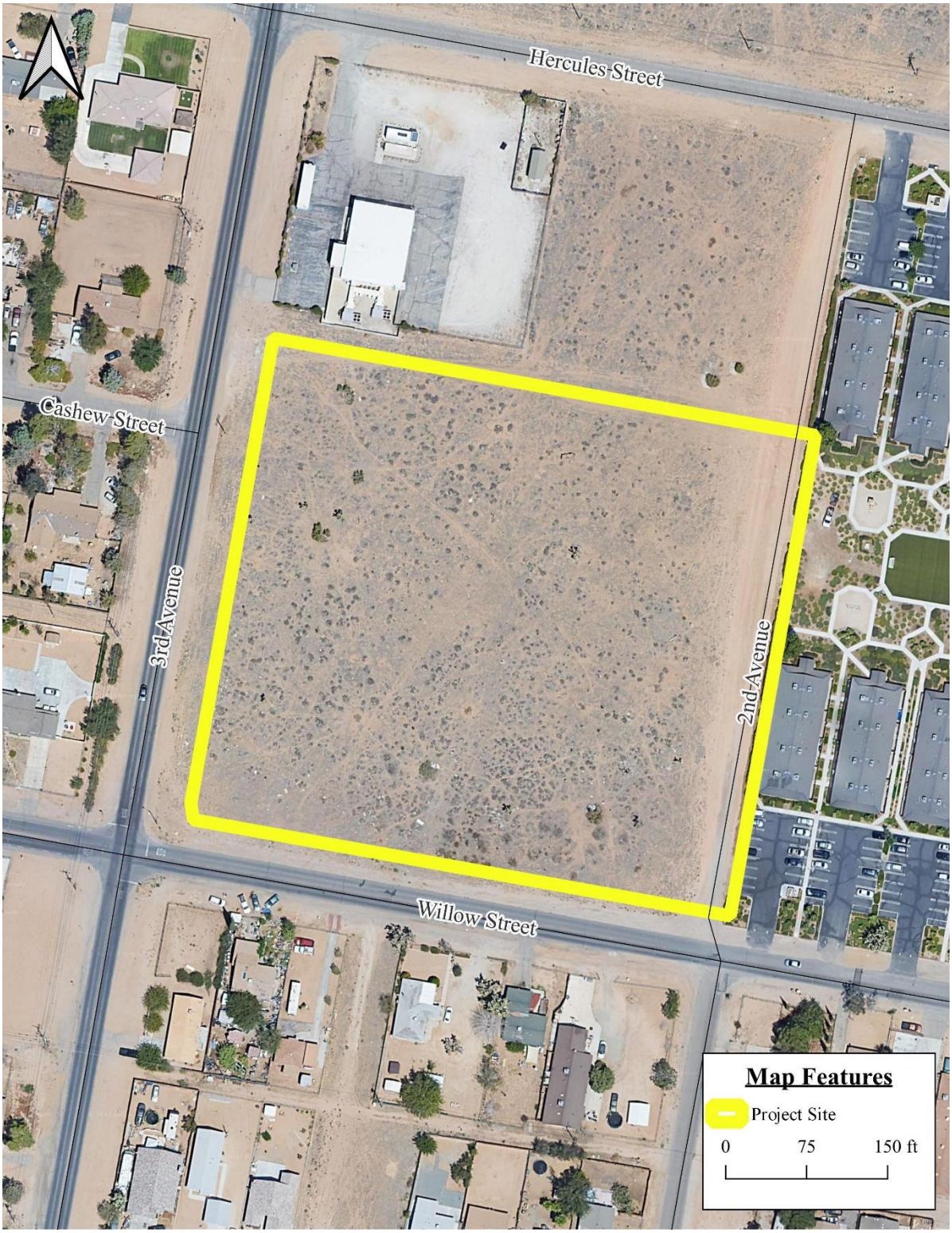
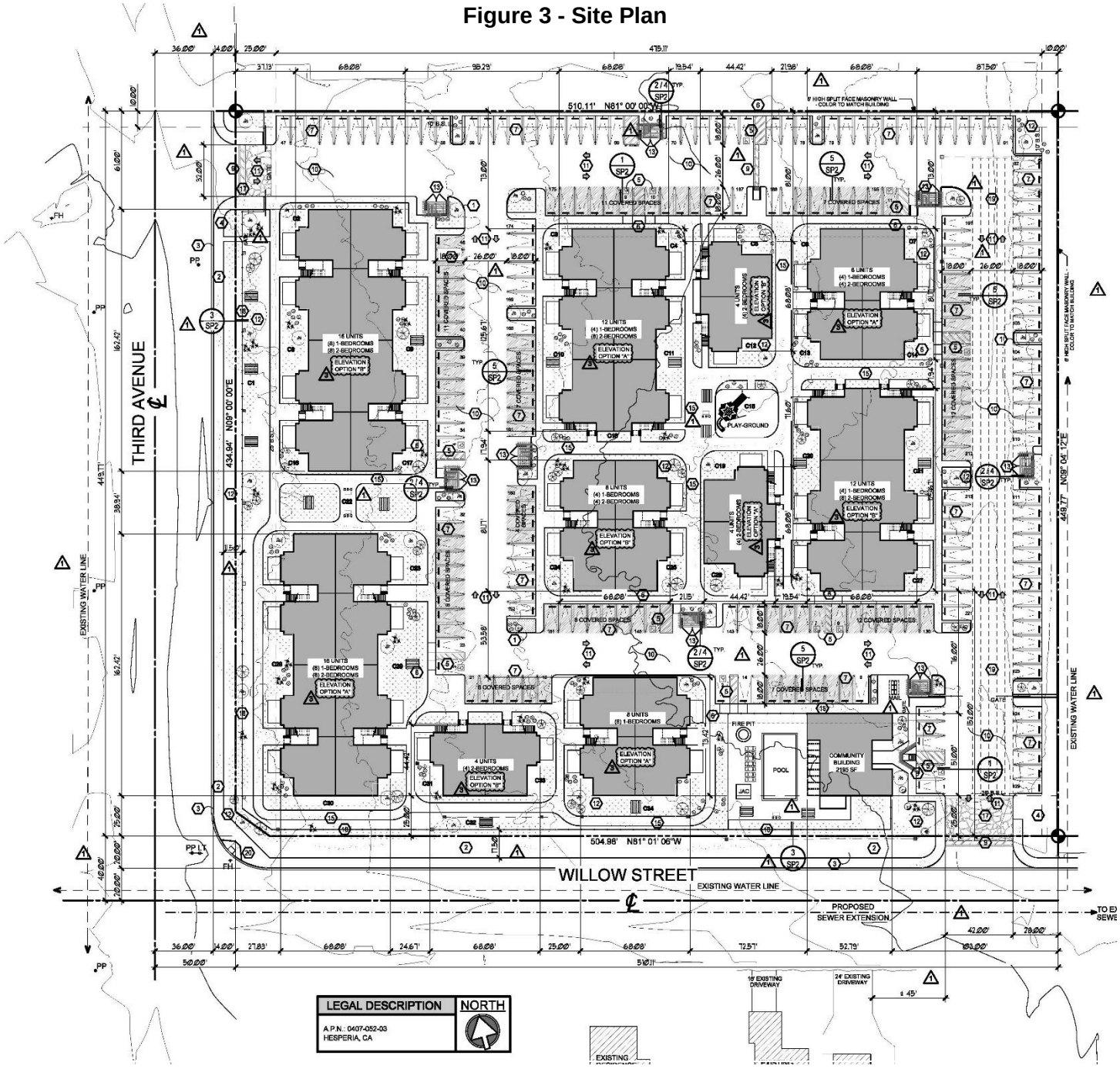
Figure 3 - Site Plan