



City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Site Plan Review (SPR23-00028)

Date: June 10, 2025

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

Project Title/Case Number: Main Street Commercial Project (SPR23-00028)

Project Location: The proposed project site is located in the central western portion the City of Hesperia, California. The project site's latitude and longitude are 34.42618, -117.347771. The site's Accessor Parcel Numbers (APN) include 3057-131-15, -22, and -28. The project site is located within the United States Geological Survey (USGS) 7 ½ Minute, Hesperia, California Quadrangle (1956), Section 24, Township 4 North, Range 5 West.

Project Description: The project proposes a new commercial building located in the City of Hesperia. The proposed project site consists of approximately 1.54 acres. Once developed, the proposed project would include a commercial building with 20,500 square feet of floor area and 9 tenant spaces. The commercial building would be constructed in the southern portion of the site as a "u" shaped building while the rest of the site would be covered by the parking lot, landscape, and utilities. Out of the 82 parking spaces required, the site will provide 79 parking spaces with a minor exception for the reduction of 3 parking spaces. A total of 4 spaces would be ADA accessible, and 10 bicycle parking spaces would be provided. Landscaped areas would total 6,751 square feet accounting for 10.4% of the total site area. Primary vehicular access to the project site would be provided by one 35-foot wide decorative driveway connection consisting of a two-lane ingress and egress on the south side of Main Street. A trash enclosure would be located on the east side of the parking lot. A 6-foot tall decorative block wall would surround the property on the east, west, and a small portion on the south boundary.

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 June 10, 2025 through July 10, 2025 at 5:00 p.m. Please submit comments in writing via email to egonzalez@hesperiaca.gov or via mail to:

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

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/CEQA--Environmental-Documents>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Edgar Gonzalez", is written over a light blue horizontal line.

Edgar Gonzalez, Senior Planner
City of Hesperia



Figure 1 – Project Location

M A I N S T

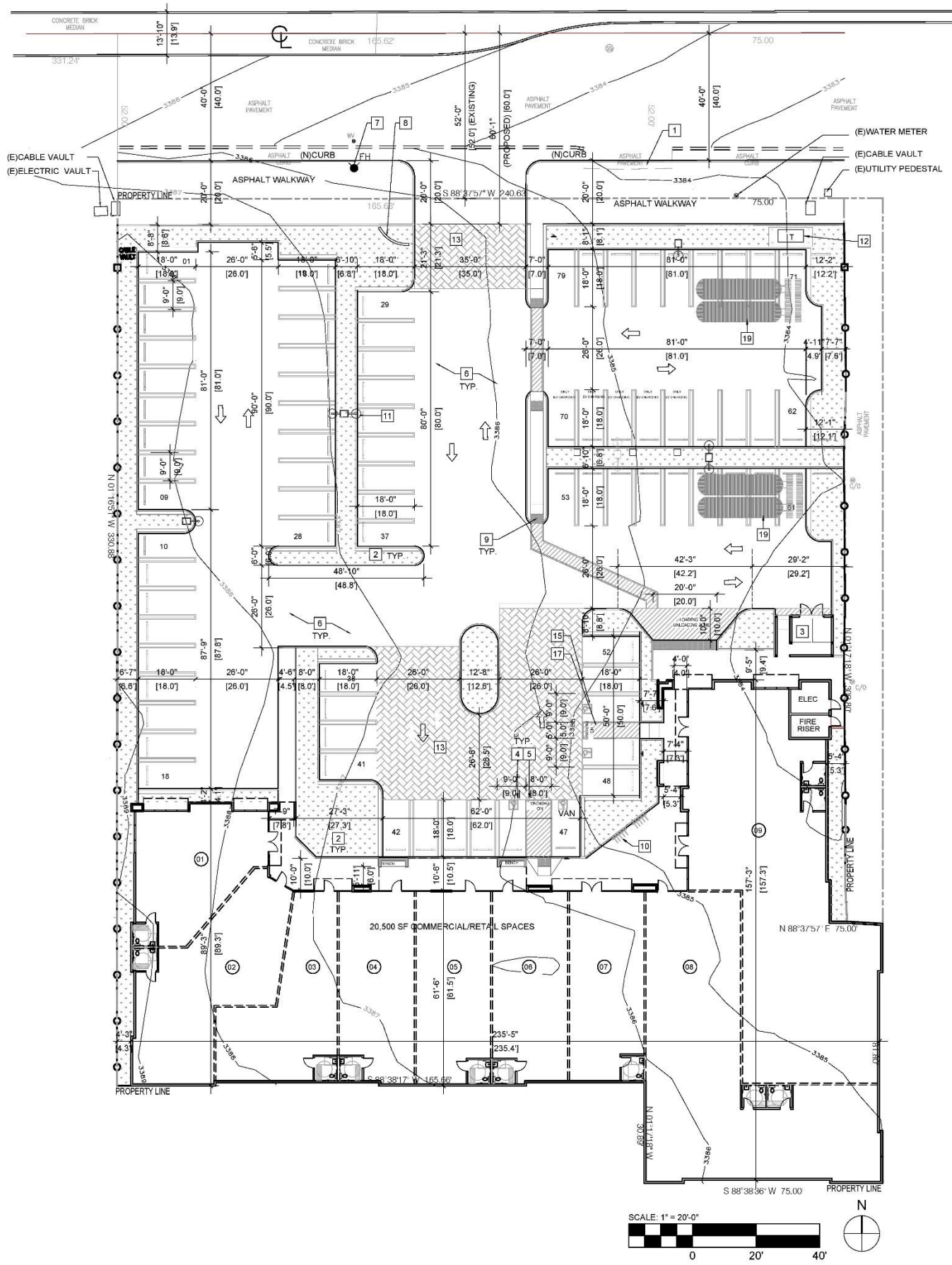


Figure 2 – Site Plan Schematic