City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Site Plan Review (SPR24-00028)

Date: August 4, 2025

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

Project Title/Case Number: 2 Phase Warehouse Distribution Facility Project (SPR24-00028)

Project Location: The proposed project site is located in the central portion in the City of Hesperia, California. The project site's latitude and longitude are 34°25'53.22"N, -117°17'52.48"W. The project site's address is 16801 Hercules Street. The site's Accessor Parcel Numbers (APN) include 0410-081-02. The project site is located within the United States Geological Survey (USGS) 7 ½ Minute, Hesperia, California Quadrangle (1956), Section 16, Township 4 North, Range 4 West.

Project Description: The project proposes a two-phase warehouse facility located in the City of Hesperia. The proposed project site consists of approximately 8.67 acres. The project would be constructed within two phases. Phase 1 of the development would occur on the eastern half of the parcel while Phase 2 would occur on the western half. Phase 1 involves the renovation of a 5,000 square foot office and warehouse building and the development of a 30,000 square foot warehouse, a 14,550 cubic foot retention basin, a solar array, and a 50,526 square foot storage yard. Phase 2 would be developed with a 2,207 square foot office building, a 30,744 square foot warehouse, a solar array, and a 59,697 square foot storage yard. Landscaping would total 53,174 square feet, including 21,412 square feet in Phase 1 and 31,762 square feet in Phase 2. A total of 81 parking spaces would be provided, including 42 spaces in Phase 1 and 39 spaces in Phase 2.

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 19, 2025 through September 17, 2025 at 5:00 p.m. Please submit comments in writing via email to lhenry@hesperiaca.gov or via mail to:

Leilani Henry, Associate Planner
City of Hesperia
9700 Seventh Avenue, Hesperia, CA 92345
(760) 947-1231

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,

Leilani Henry, Associate Planner
City of Hesperia



Figure 1 – Project Location

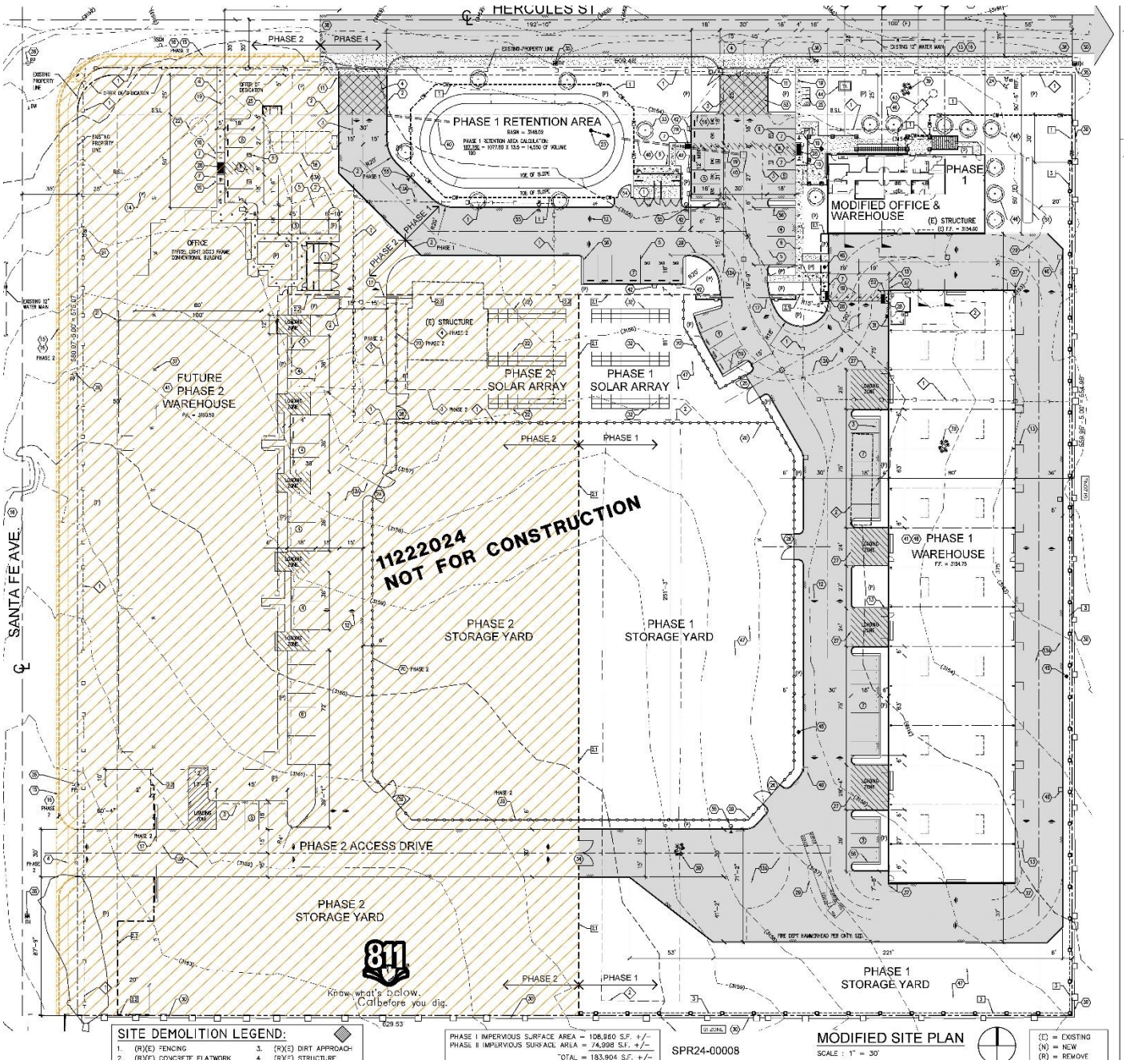


Figure 2 – Site Plan Schematic