



City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Site Plan Review (SPR24-00005), Tentative Tract Map (TTM24-00001)

Date: December 3, 2025

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

Project Title/Case Number: Desert Breeze 12-Unit Condominium Project (SPR24-00001, TTM24-00001)

Project Location: The proposed project site consists of 1.0-acre and is located on the north side of Lime Street in the north-central portion of the City of Hesperia. The project site's assessor's parcel number (APN) is 0410-242-27. The project site is located between "C" Avenue (on the west) and "E" Avenue (on the east). The project site's latitude and longitude are 34° 24' 20.74" N; -117° 17' 51.41" W. The project site is located within Township 4 North, Range 4 West, Section 28, USGS Hesperia, California Quadrangle, (1956).

Project Description: The proposed project would involve the construction of 12 condominium units within the 1.0-acre site. Of the total number of units, 10 units would consist of two-levels and 2 units would be single-level units. The residential units would be located in two new buildings that would be located on the north and south sides of a new internal drive aisle. Each building would contain 6 units. This drive aisle would provide vehicular access to the north side of Lime Street and the parking spaces and garages within the project site. The two-level units would have a total living area of 1,911 square feet while the one level units would have a total living area of 1,846 square feet. All of the units would have 3-bedrooms. A 2,400 square foot tot-lot and open space area would be located in the site's south-central portion of the site near the entry. A covered pavilion, consisting of 320 square feet would be located next to the tot lot. Landscaping would be located in the front yard, side yards, and rear yard areas and would total 4,492 square feet or 10.3%. A total of 27 parking spaces would be provided including 24 parking spaces in the enclosed garages and 5 guest parking spaces (including 1 ADA space). Water and connections would be provided by new connections with water connections to lines located in Lime Street and sewer connections would be made by a new sewer main from C 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 December 5, 2025 through January 12, 2026 at 5:00 p.m. Please submit comments in writing via email to lherry@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.hesperiaca.gov/1466/Environmental-Review-Documents>.

Sincerely,

Leilani Henry, Associate Planner
City of Hesperia



Figure 1 – Project Location

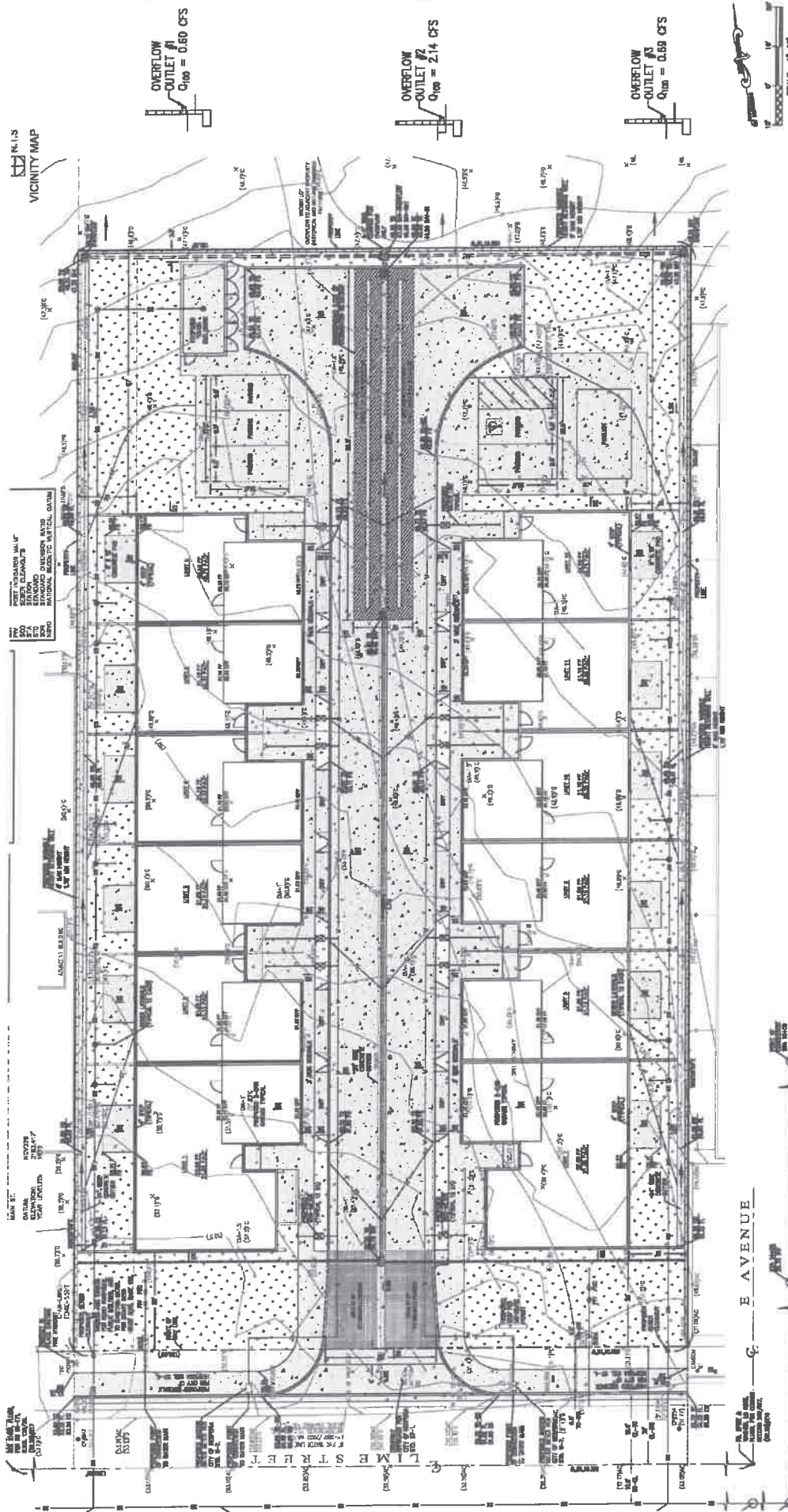


Figure 2 – Site Plan Schematic