

Posted On:

1-30-26

Removed On:

3-9-26

Receipt No:

36-01302026-069

Appendix D

Notice of Determination

To:

☐ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: San Bernardino

Address: 222 West Hospitality Lane

San Bernardino, California 92415

From:

Public Agency: City of Hesperia

Address: 9700 Seventh Avenue

Hesperia, California 92345

Contact: Lellani Henry, Associate Planner

Phone: (760) 947-1231

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025120248

Project Title: Desert Breeze 12-Unit Condominium Project (SPR24-00005, TTM24-0001)

Project Applicant: Adam Musavvir, 3333 South Brea Canyon Road, Diamond Bar, CA 91765

Project Location (include county): Lime Street and E Avenue

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 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 lot. Landscaping would be located in the front yard, side yards, and rear yard areas and would total 4,492 square feet or 16.3%. A total of 27 parking spaces would be provided including 24 parking spaces in the enclosed garages and 3 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

This is to advise that the City of Hesperia

(☐ Lead Agency or ☐ Responsible Agency)

has approved the above

described project on 1/28/2026

(date)

and has made the following determinations regarding the above

described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

<https://www.hesperiacalifornia.gov/1466/Environmental-Review-Documents>

Signature (Public Agency):

TWO: ASSOCIATE PLANNER

Date: 1/28/2026

Date Received for filing at OPR: