

Notice of Determination

Appendix D

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 County Clerk
Address: 385 N. Arrowhead Ave #2
San Bernardino, CA 92415

From:

Public Agency: City of Hesperia
Address: 9700 Seventh Avenue
Hesperia, CA 92345
Contact: Edgar Gonzalez
Phone: (760) 947-1330

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): 2026020360

Project Title: Tentative Tract Map No. 20637 (TT23-00004)

Project Applicant: Hesperia Canyon, LLC

Project Location (include county): Southwest corner of Oak Valley St. and Fuente Ave. (SB County)

Project Description:

The proposed Tentative Tract Map would involve the construction of 22 single family homes and two lettered lots on a 4.1 gross acre parcel, including an 18 inch deep retention basin as Lot A, and a landscaped easement area along Fuente Avenue and Hollister Street as Lot B. The subdivision will include a new street in the center of the tract to terminate as a cul-de-sac named "Canyon View Avenue". The lots would range in area from approximately 5,391 square feet to 7,691 square feet.

This is to advise that the City of Hesperia has approved the above (Lead Agency or Responsible Agency)

described project on 5-14-2026 and has made the following determinations regarding the above described project.

- 1. The project 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 made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were 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:

City of Hesperia, Development Services Department, 9700 7th Avenue, Hesperia, CA 92345

Signature (Public Agency): [Signature] Title: Senior Planner

Date: 5-18-2026 Date Received for filing at OPR: