

**CITY OF HESPERIA  
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

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**SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration

**LEAD AGENCY:** City of Hesperia Development Department, Planning Division  
9700 Seventh Avenue, Hesperia, California 92345

**PROJECT NAME:** Summit Business Center.

**PROJECT APPLICANT:** Sumit Brahmbhatt  
AKA Leed, Brahmbhatt Architects  
980 Corporate Center Drive  
Pomona, California 91768

**CITY/  
COUNTY:** City of Hesperia, San Bernardino County

**LOCATION:** The proposed project site is located at 8899 Three Flags Avenue in the northwestern portion of the City of Hesperia, California. The corresponding Assessor Parcel Number (APN) is 3064-591-014. The proposed project site is located to the east of the Three Flags Avenue between two access roads that provide a connection to the commercial uses located to the east of the project site. The project site's latitude and longitude are 34°41'32.13" N; -117°39'38.15" W. The project site's is located within the Baldy Mesa, California 7 1/2 Minute USGS Quadrangle (Township 4 North, Range 5 West, Section 22) 1956.

**PROJECT DESCRIPTION:** The proposed project would involve the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.

**ENVIRONMENTAL INFORMATION:** An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act. Pursuant to CEQA Guidelines Section 15072, the Project site is not on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.

**FINDINGS:** The City of Hesperia's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California

Environmental Quality Act (CEQA). The City has prepared an Initial Study and Mitigated Negative Declaration to evaluate the project impacts and has concluded the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

**PUBLIC REVIEW  
AND COMMENT:**

The City of Hesperia invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins March 1, 2022 and ends on April 1, 2022. Written comments must be received at the City of Hesperia Development Department, Planning Division located at 9700 Seventh Avenue, Hesperia, California 92345. Attention: Ryan Leonard, Senior Planner or via email at [rleonard@cityofhesperia.us](mailto:rleonard@cityofhesperia.us) by 5:30 PM on April 1, 2022. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Pico Rivera Community Development Department, Planning Division  
9700 Seventh Avenue, Hesperia, California 92345

Copies of the IS/MND can also be found online  
at: <http://www.cityofhesperia.us/312/Planning>

Mr. Leonard's contact number with the City is Direct (760) 947-1651 or Office (760) 947-1224. A Planning Commission hearing is tentatively scheduled for April 14, 2022.

*Ryan Leonard*  
Ryan Leonard, Senior Planner

Date: February 24, 2022

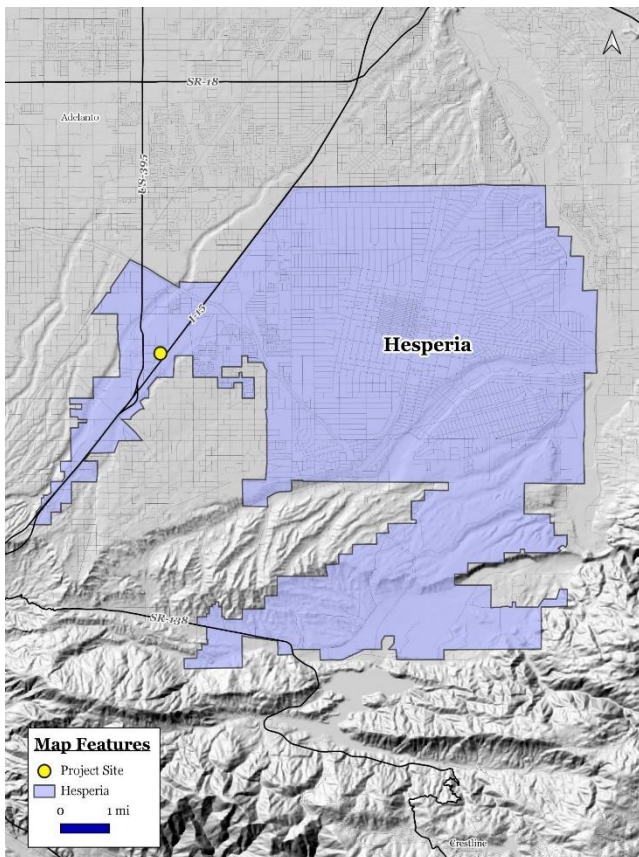


Figure 1: Citywide Map

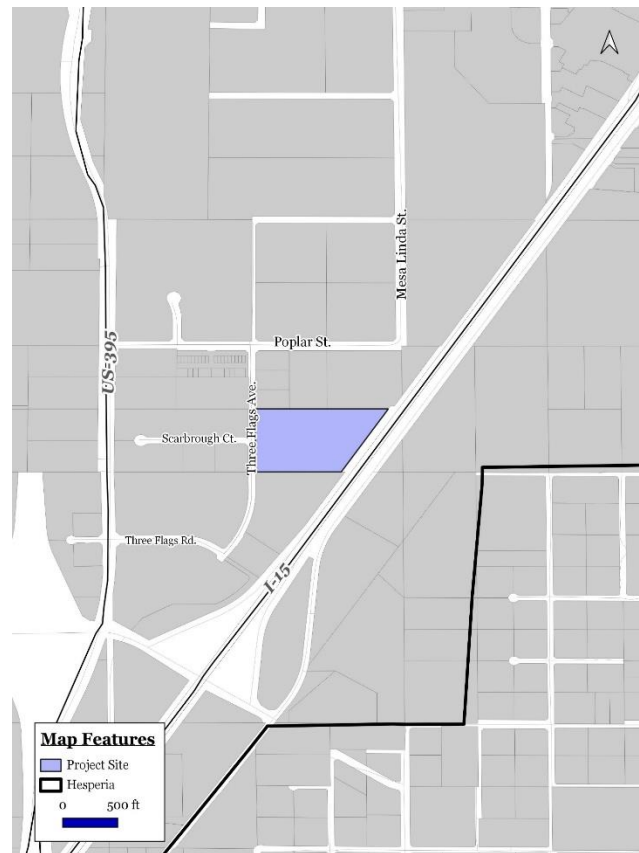


Figure 2: Local Map