

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

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration

LEAD AGENCY: City of Hesperia, Development Services Department, 9700 Seventh Avenue, Hesperia, California 92345

PROJECT NAME: Tentative Tract Map No. 20450

PROJECT APPLICANT: ZAB, LLC c/o Mr. Luis Benitez
16502 Walnut Street, Ste. C
Hesperia CA 92345

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

LOCATION: The proposed project site is located on the northwest corner of Palm Street and Mesa Avenue, portion the City of Hesperia, California. The project site's latitude and longitude are 34°24'34.24"N; 117°22'10.58"W. The Project site is also identified by the following Assessor Parcel Numbers: 3046-011-07,08.

PROJECT DESCRIPTION: The proposed project would involve a Tentative Tract Map to subdivide approximately 10 gross acres into 36 single family residential lots with a minimum lot size of 7,200 square feet.

ENVIRONMENTAL INFORMATION: The proposed project site is located on approximately 10 gross acres (7,200 square feet) parcel that is currently vacant. The property currently has a Zoning land use designation of Single Family Residential. Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Vacant undeveloped land. This area is zoned as Single Family Residential
- *East of the project site:* Mesa Avenue followed by the Rick Novack Community Center and Palm Street Park. This area is zoned as Single Family Residential.
- *South of the project site:* Palm Street followed by single-family residential development. This entire area is zoned Single Family Residential.
- *West of the project site:* Vacant undeveloped land. This area is zoned Single Family Residential.

¹ Google Maps and City of Hesperia Zoning Map. Website accessed on June 7, 2022.

FINDINGS:

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

**PUBLIC REVIEW
AND COMMENT:**

The City of Hesperia invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins **September 29, 2022** and ends on **October 28, 2022**. Written comments must be received at the City of Hesperia Planning Division located at 9700 Seventh Avenue, Hesperia, California 92345. Attention: Edgar Gonzalez, Associate Planner or via email at egonzalez@cityofhesperia.us by **5:30 PM on October 28, 2022**. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Hesperia Planning Division
9700 Seventh Avenue
Hesperia, California 92345

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

Mr. Gonzalez's contact number with the City is (760) 947.1330

Date: September 29, 2022

EPC Environmental, CEQA Consultant to the City of Hesperia

² Ibid.

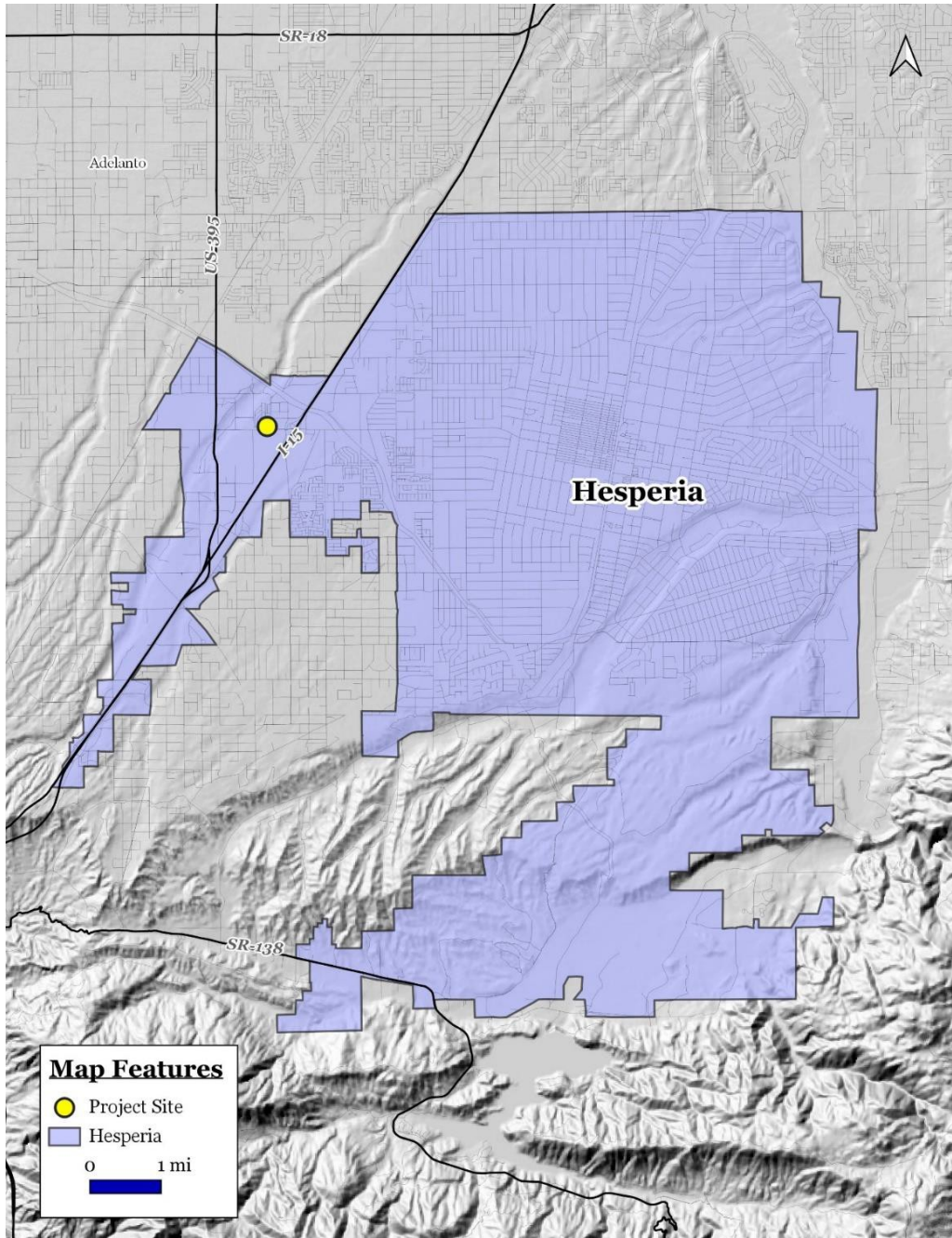


Figure 1: Citywide Map

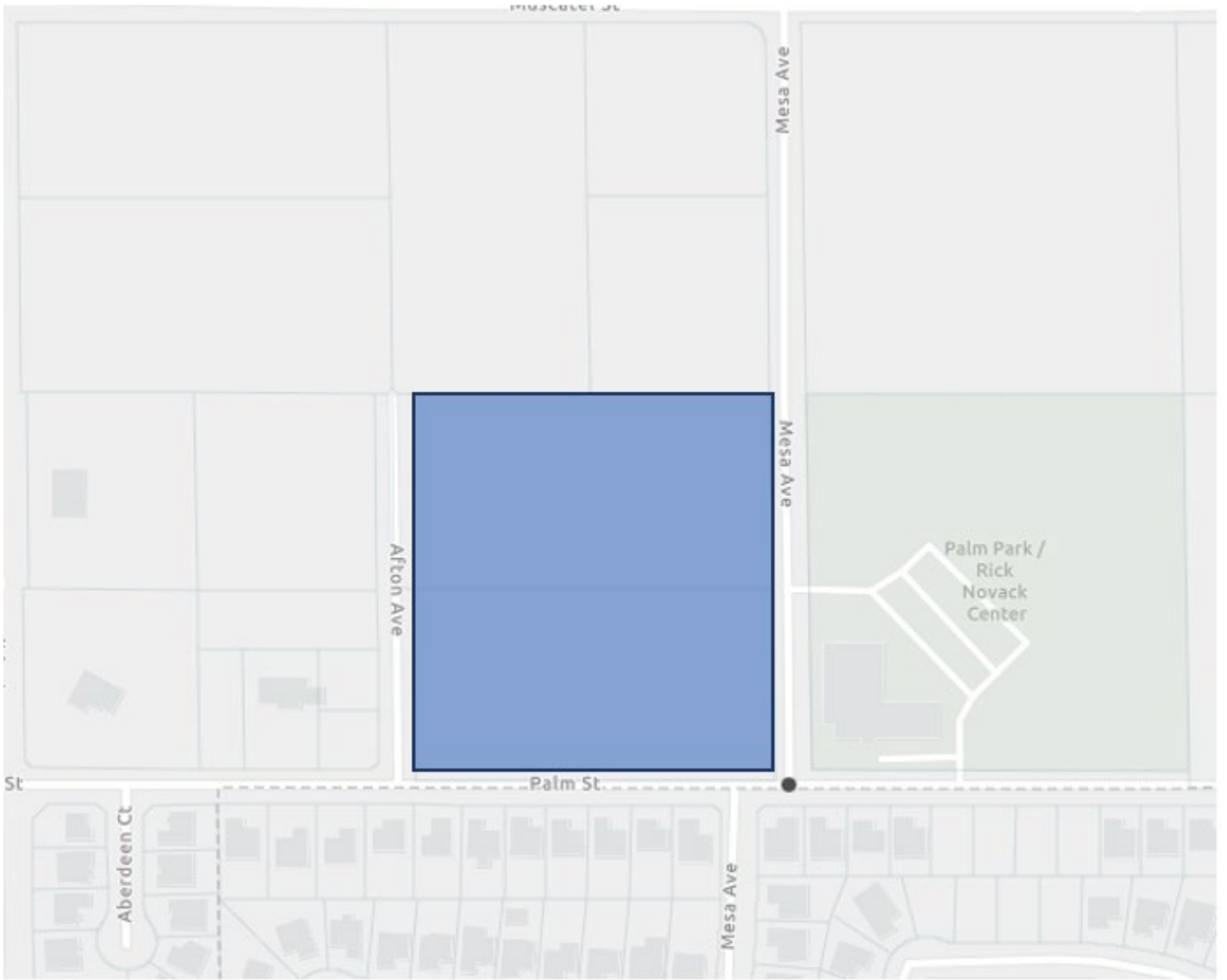


Figure 2: Project Site Location