



# City of Hesperia

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Gateway to the High Desert

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION GUARD DOG OF HESPERIA SELF-STORAGE AND RV PARKING EXPANSION

### Conditional Use Permit CUP22-00018

**Date:** March 15, 2023

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

**Project Title/Case Number:** Guard Dog of Hesperia Self-Storage and RV Parking Expansion/CUP22-00018

**Project Location:** The Project Site is located on a ±5.24-acre parcel of undeveloped land (APN #0410-011-32 and #0410-011-33) and is located directly west of the existing Guard Dog Storage of Hesperia and directly south of Lemon Street in the City of Hesperia, CA. This Project would be an expansion of the existing Guard Dog Storage of Hesperia facility located directly east at 17147 Lemon Street. Figure 1 shows the regional location, Figure 2 shows the project location and Figure 3 shows the site plan.

**Project Description:** Guard Dog Storage of Hesperia, LLC (“Applicant”) has submitted to the City of Hesperia (“City”) an application for a Conditional Use Permit (CUP) to construct an enclosed self-storage and RV parking facility (“Project”). The Project would develop 7,340 square-feet of enclosed self-storage units (29 self-storage units located within two metal buildings) along the northern boundary of the Project site and approximately 156 RV parking stalls (see Figure 3).

The ±5.24-acre parcel of undeveloped land was purchased by the applicant with the intent to expand the existing Guard Dog Storage of Hesperia facility and develop additional leasable self-storage units, RV parking stalls, and sale of items needed for storage uses. The rapidly growing population in the City of Hesperia and geographical location of the Project provides an ideal opportunity to provide additional storage services for City residents.

The Project site would be accessed from Lemon Street via the main gate located on the northeast corner of the Project site. The Project site can also be accessed by proposed access gates that are accessible from the existing Guard Dog Storage of Hesperia facility on the southeast and northeast corners of the Project site. The Project would also include a sliding access gate for emergency access that would be located on the northeast corner of the Project site. The emergency access gate would be accessed from Lemon Street. The Project would include 65 standard parking stalls located on the eastern boundary of the Project site (including 3 ADA parking spaces).

Professional management personnel would be on-site during normal operating hours. Normal operating office hours would be Tuesday through Saturday, 9:30 a.m. to 6:00 p.m. The office would be closed Sundays and Mondays. The security gate access for established self-storage customers with current account status would be accessible from 7:00 a.m. to 7:00 p.m., seven days a week, except for major holidays.

**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 **March 15, 2023** through **April 14, 2023 at 5:00 p.m.** Please submit comments in writing via email to [egonzalez@cityofhesperia.us](mailto:egonzalez@cityofhesperia.us) or via mail to:

Edgar Gonzalez, Associate Planner  
(760) 947-1330  
City of Hesperia  
9700 Seventh Avenue  
Hesperia, CA 92345

**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.cityofhesperia.us/1466/Environmental-Documents>

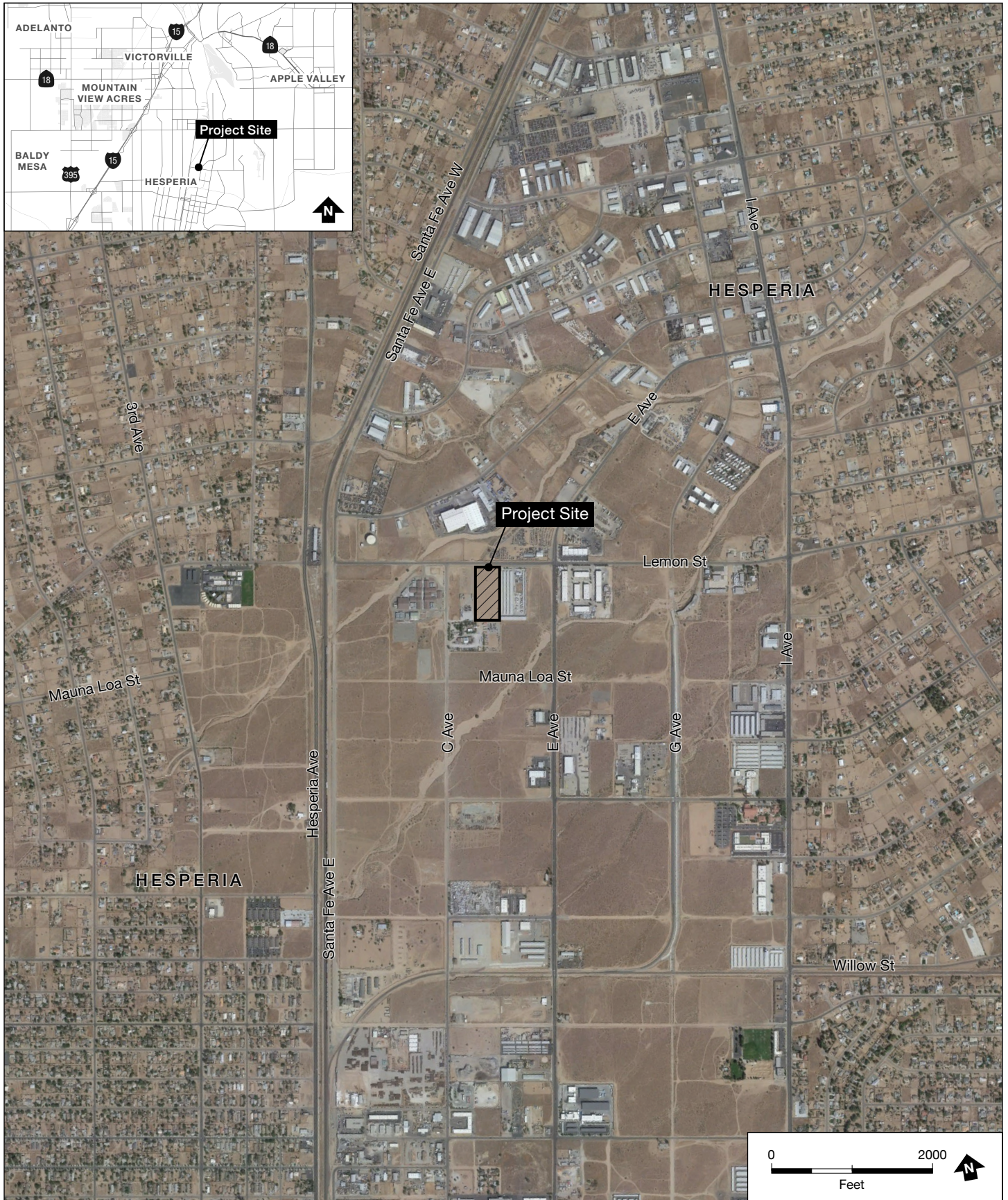
Sincerely,



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Edgar Gonzalez, Associate Planner  
City of Hesperia

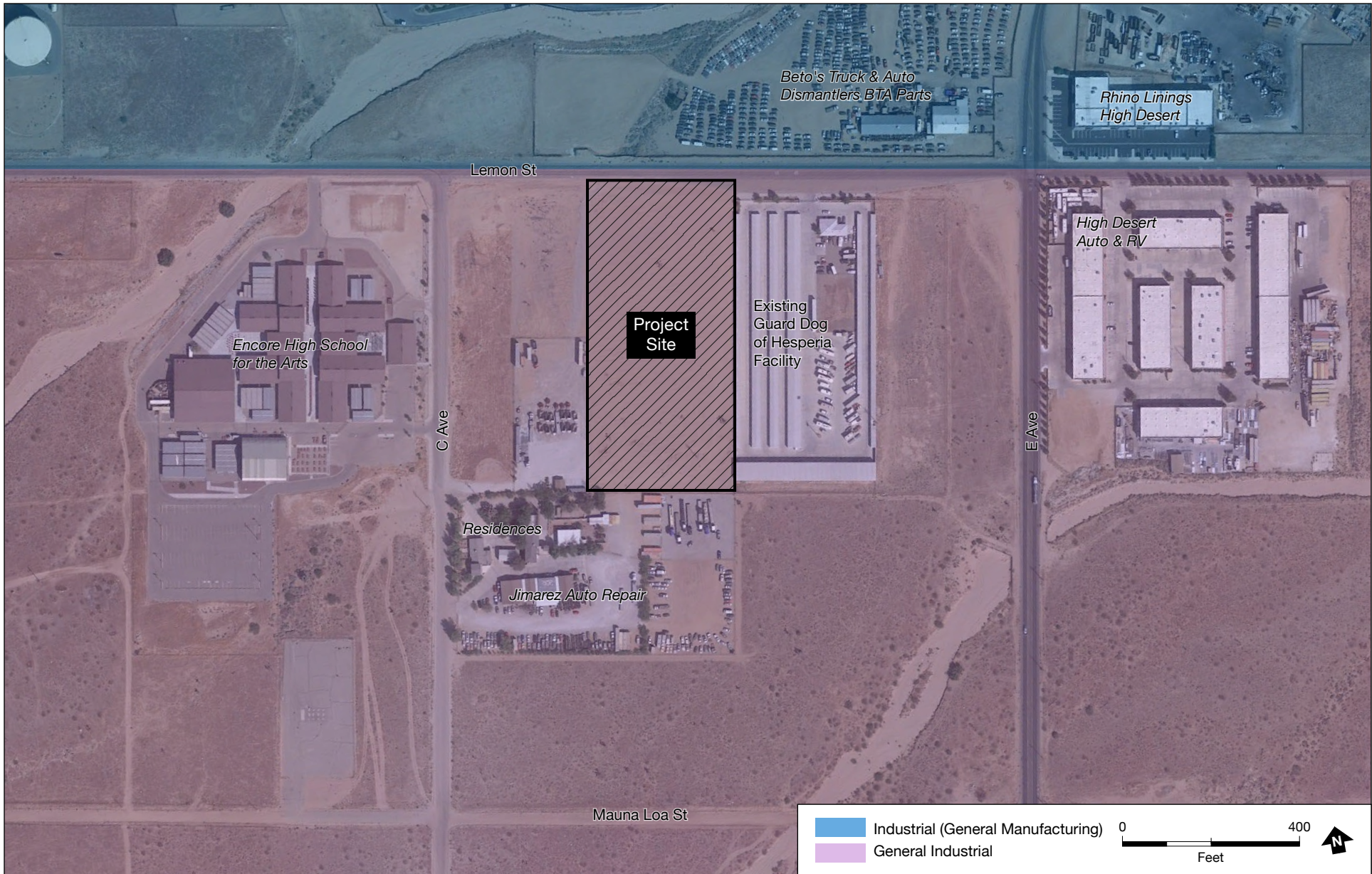




Source: RCH Group, Google Earth Pro, 2022

**Figure 1**  
Regional Location

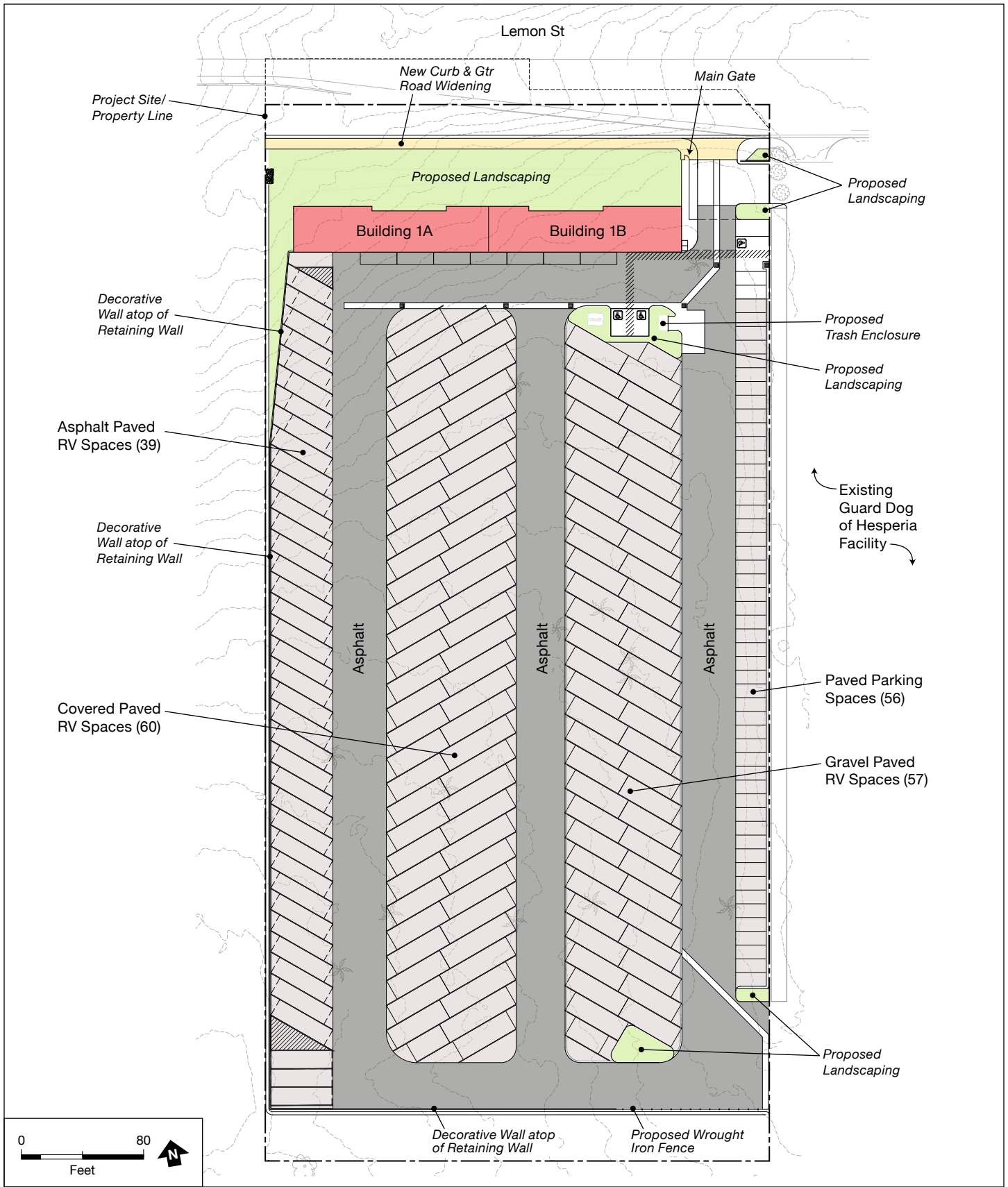




Source: RCH Group, Google Earth Pro, 2022; City of Hesperia, 2020

**Figure 2**  
Project Location





Source: Omega Engineering Consultants, Magellan Architecture, 2022

**Figure 3**  
Site Plan