



City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION TENTATIVE TRACT MAP NO. 20581

Site Plan Review and Tentative Tract: SPR22-00012 & TT22-00004 (TT 20581)

Date: June 6, 2023

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

Project Title/Case Number: Site Plan Review SPR-22-00012 & Tentative Tract TT22-00004 (TT 20581)

Project Location: The Project Site is generally situated at the southwest corner of Sultana Street and "G" Avenue in Hesperia—it is bounded by Sultana Street (paved road) to the north, "G" Avenue (paved road) to the east, "F" Avenue (dirt trail only) to the west, and no proposed future road along the south boundary. See *Figure 1, Local Vicinity* and *Figure 2, Aerial Photograph*. The site consists of one legal parcel—Assessor Parcel Number 0410-221-08.

Project Description: Park View Trail LLC ("Applicant") has submitted to the City of Hesperia ("City") applications for a Site Plan Review and Tentative Tract, to construct a 74-unit townhome development, each with an attached two-car garage, on 10.92± gross acres in four (4) Phases ("Project"). The density is 6.78 dwelling units per acre.

As shown in Figures 3 and 4, all buildings will be single story, and the 74 townhomes will include three different unit types, with two units per building. The Project will also include a clubhouse, recreation area (approximately 12,164 square feet), a stormwater retention basin (approximately 9,873 square feet), 173 parking spaces throughout the site, landscaping, and trash enclosures. A six-foot high split-faced block wall will be provided on all sides with gated entries on Sultana Street (primarily entry) and F Avenue (secondary entry and emergency access).

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 **June 6, 2023** through **July 6, 2023 at 5:00 p.m.** Please submit comments in writing via email to 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,

A handwritten signature in blue ink, appearing to read "Edgar Gonzalez", written in a cursive style.

Edgar Gonzalez, Associate Planner
City of Hesperia

Figure 1 - Regional Aerial



Figure 2 - Site Aerial



Figure 3 - Draft Tentative Tract

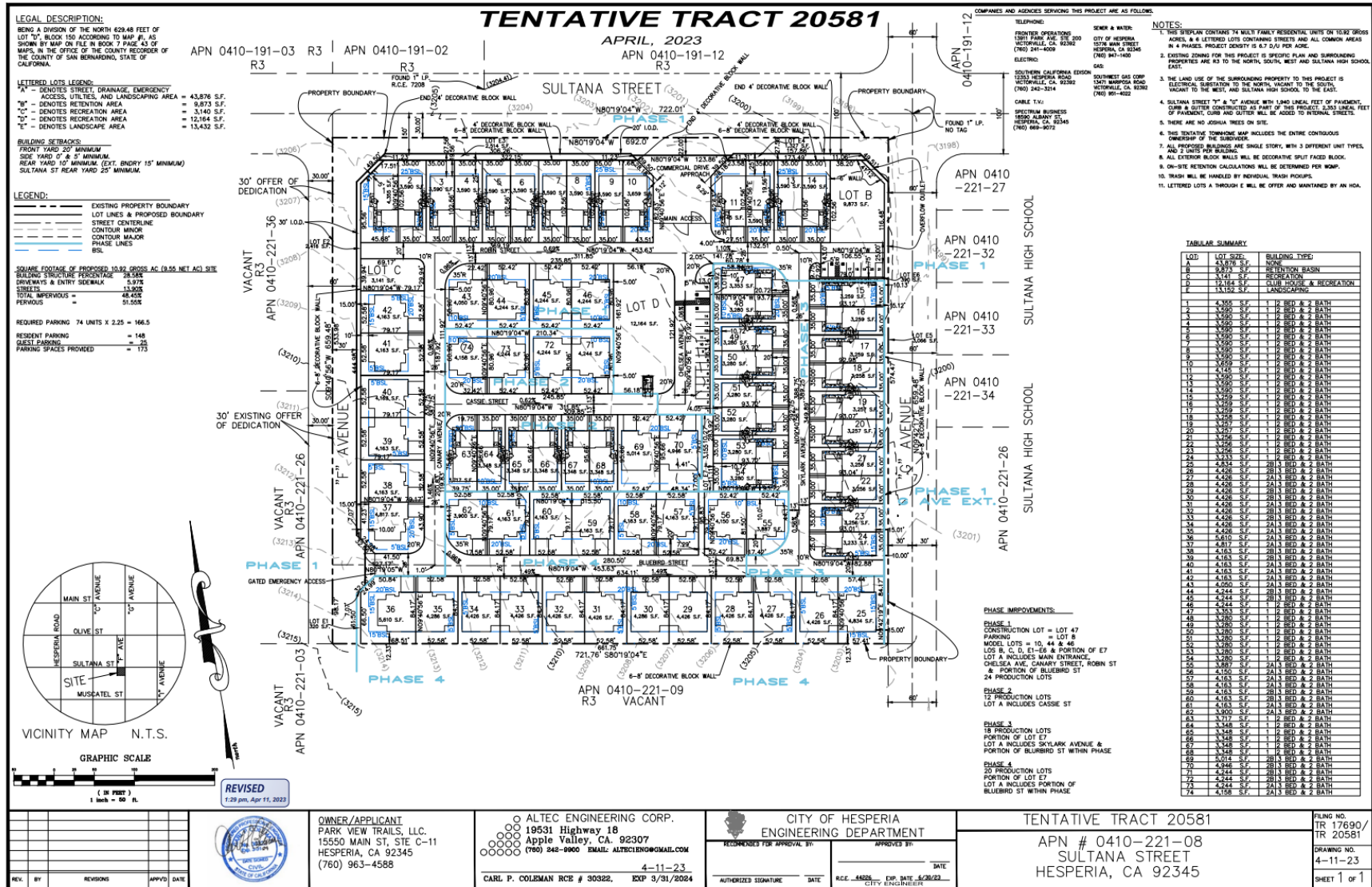
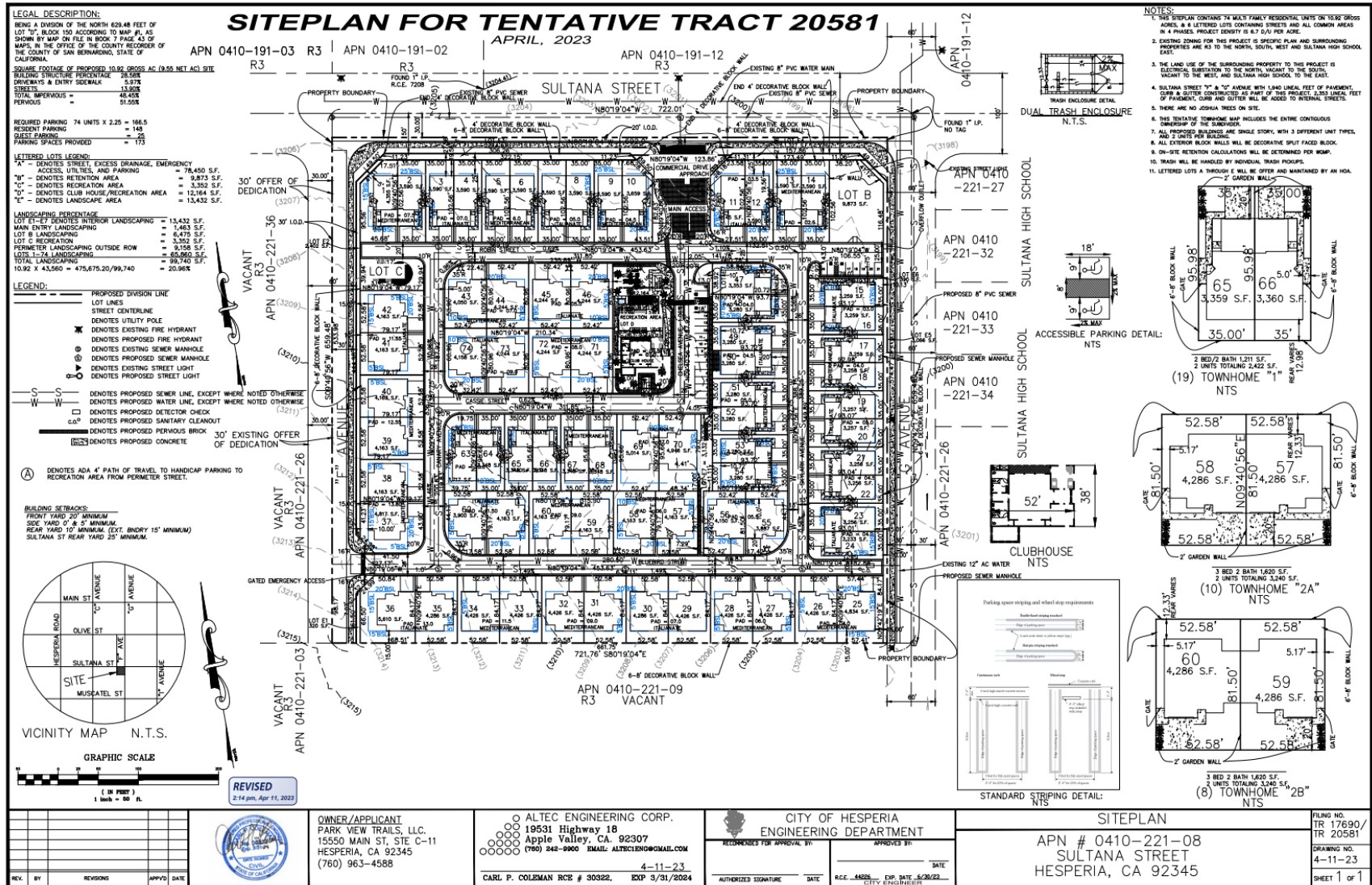


Figure 4 - Draft Site Plan



OWNER/APPLICANT PARK VIEW TRAILS, LLC. 15550 MAIN ST, STE C-11 HESPERIA, CA 92345 (760) 963-4588	ALTEC ENGINEERING CORP. 19531 Highway 18 Apple Valley, CA. 92307 (760) 242-9000 EMAIL: ALTECENGIN@GMAIL.COM 4-11-23 CARL P. COLEMAN RCE # 30322, EXP 9/31/2024	CITY OF HESPERIA ENGINEERING DEPARTMENT RECOMMENDED FOR APPROVAL BY: _____ APPROVED BY: _____ DATE: _____ AUTHORIZED SIGNATURE: _____ DATE: _____ R.C.E. #4826 EXP. DATE 6/30/23 CITY ENGINEER	SITEPLAN APN # 0410-221-08 SULTANA STREET HESPERIA, CA 92345	FILING NO. TR 17690/ TR 20581 DRAWING NO. 4-11-23 SHEET 1 of 1