



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

- PROJECT NAME:** Elite Surplus Distributors, LLC (Site Plan Review [SPR] 22-00009)
- SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)
- LEAD AGENCY:** City of Hesperia  
Development Department, Planning Division  
9700 Seventh Avenue  
Hesperia, California 92345
- APPLICANT:** The Applicant is Rogelio Ordaz. The mailing address is 14953 Poplar Street, Hesperia, California 92345.
- CITY/COUNTY:** City of Hesperia, San Bernardino County
- LOCATION:** The 2.18-acre project site is located in the north-central portion of the City of Hesperia, California. The project site is undeveloped and does not have a legal address assigned to the property. The proposed project site is located on the southwest corner of Lemon Street and "E" Avenue. Lemon Street extends along the site's north side and "E" Avenue extends along the project site's east side. The project site's latitude and longitude are 34°26'31.42" N; -117°17'17.48" W. The site's Assessor Parcel Number (APN) is 0410-011-18. The project site is located within the United States Geological Survey (USGS) Hesperia, California Quadrangle (1956), Township 4 North, Range 4 West.
- DESCRIPTION:** The proposed project would involve the construction and subsequent operation of a new metal storage building and office building within a 95,167 square foot (2.18-acre) property. The proposed developed area is 54,273 square feet, delimited by the west side of the entrance driveway. The project site would be occupied by Elite Surplus Distributors. The new metal storage building would consist of a total floor area of 11,200 square feet for warehousing and storage with an office portion of 1,000 square feet. The new building would consist of a single level with a maximum height of approximately 24 feet. The new 160-foot by 70-foot metal building would be erected in the northwestern portion of the project site while the parking area for employees and patrons would be located next to the new building in the northern portion of the site next to the office area. The southern portion of the site would remain open. The parking area would be located next to Lemon Street. A total of 25 parking spaces would be provided including 23 standard spaces and 2 ADA spaces. Landscaping would total 5,993 square feet and would be located along the Lemon Street and "E" Avenue frontages. A concrete masonry wall would be constructed along the project site's west, north, and east sides while landscape planters would be provided along the Lemon Street and E Avenue frontages. Access to the project site would be provided by a 30-foot-wide gated driveway connection with the west side of "E" Avenue. Elite Surplus Distributors (ESD) conducts sales of various types of store returns, liquidations, and overstock items. The inventory of ESD consists of home improvement items, as well as

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many brands of tools and the items are updated once a week, so stock is always changing. The facility would be open from Monday through Saturday. EDS caters to resale businesses.

**ENVIRONMENTAL  
INFORMATION:**

The proposed project site is located on a 2.18-acre site that is currently vacant. Current conditions on the property include a disturbed desert scrub community and moderate signs of human disturbances. The site is generally level and much of the property has been graded. The biological resources on the site consist of a desert scrub community typical of the area with creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), white-bursage (*Ambrosia dumosa*), flatspine bur ragweed (*Ambrosia acanthicarpa*), Joshua trees (*Yucca brevifolia*), kelch grass (*Schismus barbatus*), and cheatgrass (*Bromus tectorum*) are also located onsite. The project site's General Plan designation is *Industrial*. The property currently has a Zoning land use designation of *Limited Manufacturing (I-1)*. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Lemon Street extends along the project site's north side. A commercial development, Betos Truck and Auto Dismantlers is located on the north side of the aforementioned street at 10592 "E" Street. This area is designated as *Industrial* in the General Plan and is Zoned as *General Manufacturing (I-2)*.
- *West of the project site:* Abutting the project site to the west, is a vacant, undeveloped property. This area is designated as *Industrial* in the General Plan and is Zoned as *Limited Manufacturing (I-1)*.
- *South of the project site:* Abutting the project site to the west, is a vacant, undeveloped property. This area is designated as *Industrial* in the General Plan and is Zoned as *Limited Manufacturing (I-1)*.
- *East of the project site:* "E" Avenue extends along the project site's east side. Further east, on the east side of "E" Avenue, is a business park with several businesses. This area is designated as *Industrial* in the General Plan and is Zoned as *Limited Manufacturing (I-1)*.

**FINDINGS:**

The environmental analysis provided in the Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the City of Hesperia determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached 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.

The environmental analysis prepared for the proposed project is provided in the Initial Study prepared for the project. The project is also described in greater detail in the Initial Study.

**REVIEW:**

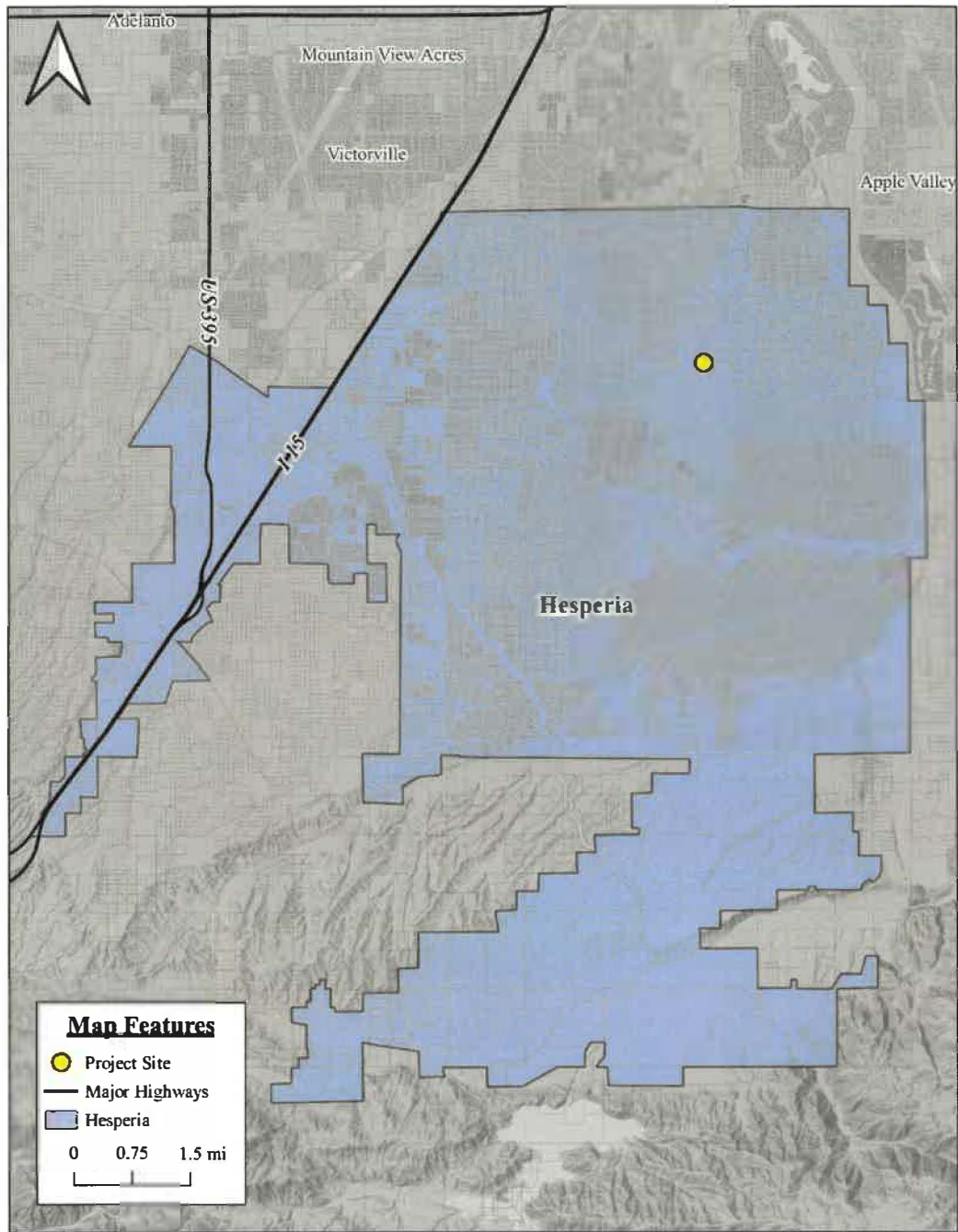
The City of Hesperia invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins January 23, 2024 and ends on February 22, 2024. Written comments must be received at the City of Hesperia Planning Division located at 9700 Seventh Avenue, Hesperia, California 92345. Attention: Ryan Leonard, Senior Planner or via email at [rleonard@cityofhesperia.us](mailto:rleonard@cityofhesperia.us) by 5:30 PM on February 22, 2024. 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/ND can also be found online at <http://www.cityofhesperia.us/>. Please send your comments to the attention of Ryan Leonard, Senior Planner, City of Hesperia, Development Department – Planning Division, 9700 Seventh Avenue, Hesperia, California 92345. Your responses are requested by February 22, 2024.

  
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Ryan Leonard, Principal Planner

1/18/24  
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Date



**FIGURE 1. CITYWIDE MAP**



**FIGURE 2. VICINITY MAP**