

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



PROJECT NAME: Primaco Shopping Center

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: Joseph Nguyen, Primaco Inc., 5314 W. Barbette Avenue, Santa Ana, California 92704

CITY/COUNTY: City of Hesperia, San Bernardino County

LOCATION: The proposed project site is located near the northeast corner of Rancho Road and Tamarisk Avenue in the central western portion the City of Hesperia, California. The project site's latitude and longitude are 34.383841; -117.349608. The site's Accessor Parcel Number (APN) is 0405-383-31 with a zoning designation of Convenience Commercial (C1). 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 operation of a new commercial shopping center. The proposed project site consists of approximately 10.8 acres that would include a shopping center with a supermarket and nine tenant spaces, a second commercial building with 15 tenant spaces that would include two restaurants, a fast-food restaurant with drive-through window, and a convenience market/gas station with 16 vehicle fueling positions. The shopping center would include a major anchor store, referred to as Building A, that would include a supermarket consisting of 32,000 square feet and nine tenant spaces (referred to as Unit A through Unit I) totaling 13,599 square feet. The second major commercial building, referred to as Building B totaling 26,448 square feet, would contain fifteen tenant spaces including two restaurants. A fast-food restaurant with a drive through window would be located in the south-central portion of the site and would consist of 3,400 square feet. Finally, a convenience store with 5,600 square feet of floor area, would be located in the western portion of the site. A fuel dispensing area, with 16 vehicle fueling positions, would be located south of the convenience store. There will be 188 parking spaces for Building A, 106 parking spaces for Building B, 23 parking spaces for the convenience store, and 34 parking spaces for the drive-thru restaurant. A total of 351 parking spaces would be provided. Landscaped areas will total 31,883 square feet. Vehicular access would be provided by a total of five driveway connections. Primary access to the project site would be provided by two 30-foot wide driveway connections consisting of a two lane ingress and egress with the north side of Rancho Road. The two driveway connections with Rancho Road would be "right turn in" and "right turn out." A third driveway connection consisting of two lanes with a total width of 34-feet, would be located in the site's northeast portion connecting with the south side of Wello Fargo Street. A fourth 36-foot wide driveway would connect with the east side Tamarisk Avenue would be provided. Truck access to the loading docks located in the eastern portion of the site would be provided in the site's northeastern corner.

ENVIRONMENTAL

INFORMATION: The proposed project site is located on a vacant, 10.8-acre parcel. No special status wildlife species were observed on the property; however, 25 Joshua trees, which are listed as a State threatened species, are present on the site. Plants that were observed

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



included Joshua trees (*Yucca brevifolia*), creosote bush (*Larrea tridentata*), Juniper (*Juniperus communus*), rubber rabbitbrush (*Ericameria nauseosa*), white-bursage (*Ambrosia dumosa*), flatspine bur ragweed (*Ambrosia acanthicarpa*), kelch grass (*Schismus barbatus*), and cheatgrass (*Bromus tectorum*). Land uses and development located in the vicinity of the proposed project are outlined below:

- North of the project site: Vacant land abuts the project site to the north. This area is zoned as Residential (R1).
- South of the project site: Directly across Ranchero Road to the south is vacant land with residential uses to the southeast and southwest. The area directly south and to the southwest is zoned as Residential (R1-18000) with Residential (RR-2.5) land usage to the southeast.
- East of the project site: Abutting the project site to the east is vacant Residential (RR-2.5) land usage with a water tank and utility building on Utility Corridor (UC) dedicated land along Maple Avenue.
- West of the project site: Residential usage and vacant land abuts the project site to the west. This area is zoned as Residential (RR-2.5).

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.


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



REVIEW: The City of Hesperia invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins April 30, 2024 and ends on May 30, 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 by 5:00 PM on May 30, 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 May 30, 2024.



Ryan Leonard, Principal Planner

4/25/24

Date

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

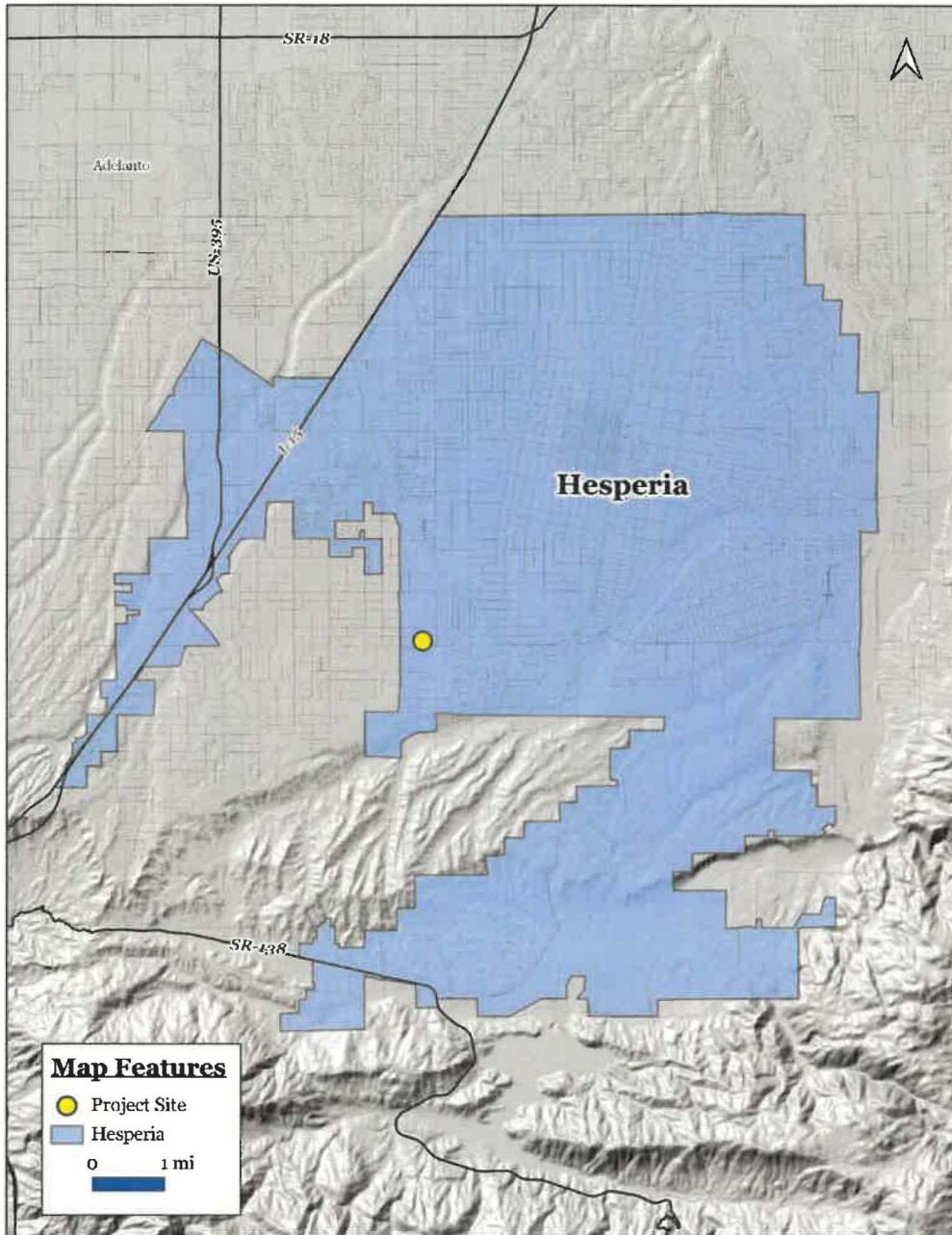


FIGURE 1. CITYWIDE MAP



FIGURE 2. VICINITY MAP