



# City of Hesperia

Gateway to the High Desert

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### Site Plan Review: SPR22-00010

**Date:** February 12, 2024

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

**Project Title/Case Number:** Smoke Tree Townhouse Apartments (SPR22-00010)

**Project Location:** The 4.36-acre project site is located 15639 Smoke Tree Street, identified as Assessor Parcel Number (APN) 0407-251-12, in the City of Hesperia, which is located in San Bernardino, County. The parcel is currently vacant and is bounded by Smoke Tree Street on the north, followed by medium dense residential uses and a flood control channel on the north side of Smoke Tree Street, vacant land on the west and east, and rural residential along the south where the zoning is high-density residential.. The project site's latitude and longitude are Latitude: 34.428236° N, Longitude: -117.322899 W. The project site is located within the United States Geological Survey (USGS) 7 ½ Minute, Hesperia, California Quadrangle (1956), Section 17 of Township 4 North, Range 4 West.

**Project Description:** Site Plan Review SPR22-00010 by Hossein Mazi (Applicant) is the development of an 84-unit townhome style multi-family complex, consisting of eight one- and 76 two-bedroom units in nine separate buildings, on 4.36 gross acres (4 net acres), and associated road improvements on Smoke Tree Street located at 15639 Smoke Tree Street, approximately 220 feet east of Eleventh Avenue, identified as Assessor Parcel Number (APN) 0407-251-12, within the High Density Residential (HDR) zone of the Main Street and Freeway Corridor Specific Plan (Proposed Project). The Project also requires a permit from the CA Dept of Fish and Wildlife to remove six western Joshua trees.

**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 February 12, 2025 through March 14, 2025 at 5:00 p.m. Please submit comments in writing via email to [rleonard@hesperiacal.gov](mailto:rleonard@hesperiacal.gov) or via mail to:

City of Hesperia  
Development Services Department  
Attn: Ryan Leonard, Principal Planner  
9700 7th Avenue, Hesperia, California 92345  
Phone: (760) 947-1651

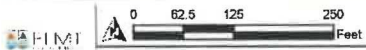
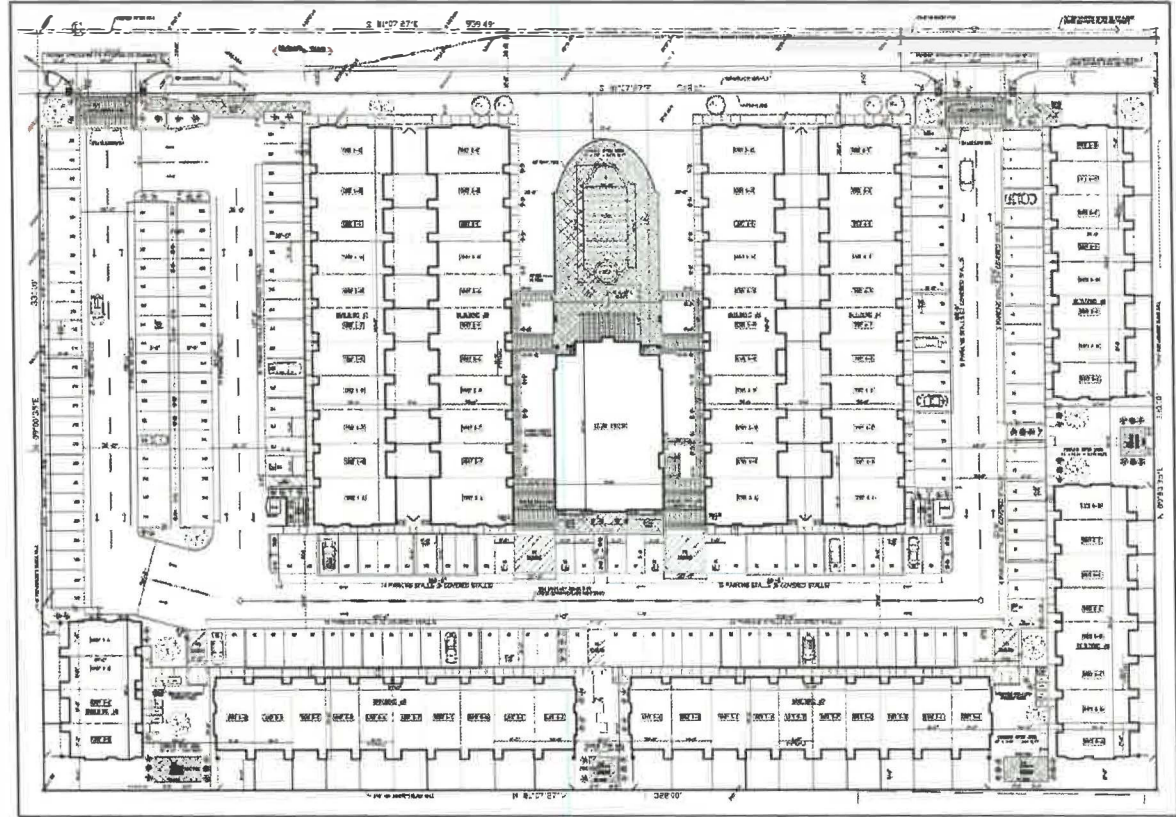
**Document Availability:** The IS/MND and other supporting documents are available for review at City of Hesperia Planning Division, 9700 Seventh Avenue Hesperia, CA 92345 and may also be accessed on the City of Hesperia's website at: <https://www.cityofhesperia.us/1466/CEQA--Environmental-Documents>.

Sincerely,

Ryan Leonard, Principal Planner  
City of Hesperia



## Smoke Tree Townhouse Apartments (SPR22-00010) Project Location and Project Schematic



SMOKE TREE TOWNHOUSE APARTMENTS  
Site Location - Aerial View



Not to Scale

SMOKE TREE TOWNHOUSE APARTMENTS  
Site Plan: Schematic