



# City of Hesperia

Gateway to the High Desert

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### Site Plan Review 24-00007

**Date:** May 6, 2025

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

**Project Title/Case Number:** Taylor Apartment Complex (SPR24-00007)

**Project Location:** The 4.71-acre project site is located in the central portion of the City of Hesperia. The site would consist of two parcels with Assessor Parcel Numbers (APNs) 0410-242-03 and 0410-242-04. The proposed project site is located to the east of "C" Avenue, 180 feet north of Lime Street and 890 feet south of Muscatel Street. The project site's latitude and longitude are 34°24'23.29" N -117°17'55.5"W. The project site is located within the United States Geological Survey (USGS) 7 ½ Minute, Hesperia, California Quadrangle (1956), Section 28, Township 4 North, Range 4 West.

**Project Description:** Andrew Taylor (Applicant) proposes to develop a 4.71-acre site with a new multiple-family residential development that would consist of 70-rental units. The proposed project would involve the development of a 70 unit apartment complex which would include 14 buildings consisting of the following: 8 eightplex buildings with 8 units each, 3 duplex buildings with 2 units each, 2 garage buildings with (22) non-livable garage units total, and 1 recreational building. The 14 new buildings would have a total floor area of approximately 92,984 square feet. The building footprint area would total approximately 54,802 square feet. The total site area would be 4.71 acres or 205,380 square feet. Vehicular access to the project site would be provided by two new driveway connections with the east side of "C" Avenue. A total of 160 parking spaces would be provided. Landscaping areas would be distributed among the project frontage between buildings and parking spaces with a total of 48,120 square feet.

**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 May 6, 2025 through June 4, 2025 at 5:00 p.m. Please submit comments in writing via email to [egonzalez@hesperica.gov](mailto:egonzalez@hesperica.gov) or via mail to:

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

**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,

Edgar Gonzalez, Senior Planner  
City of Hesperia

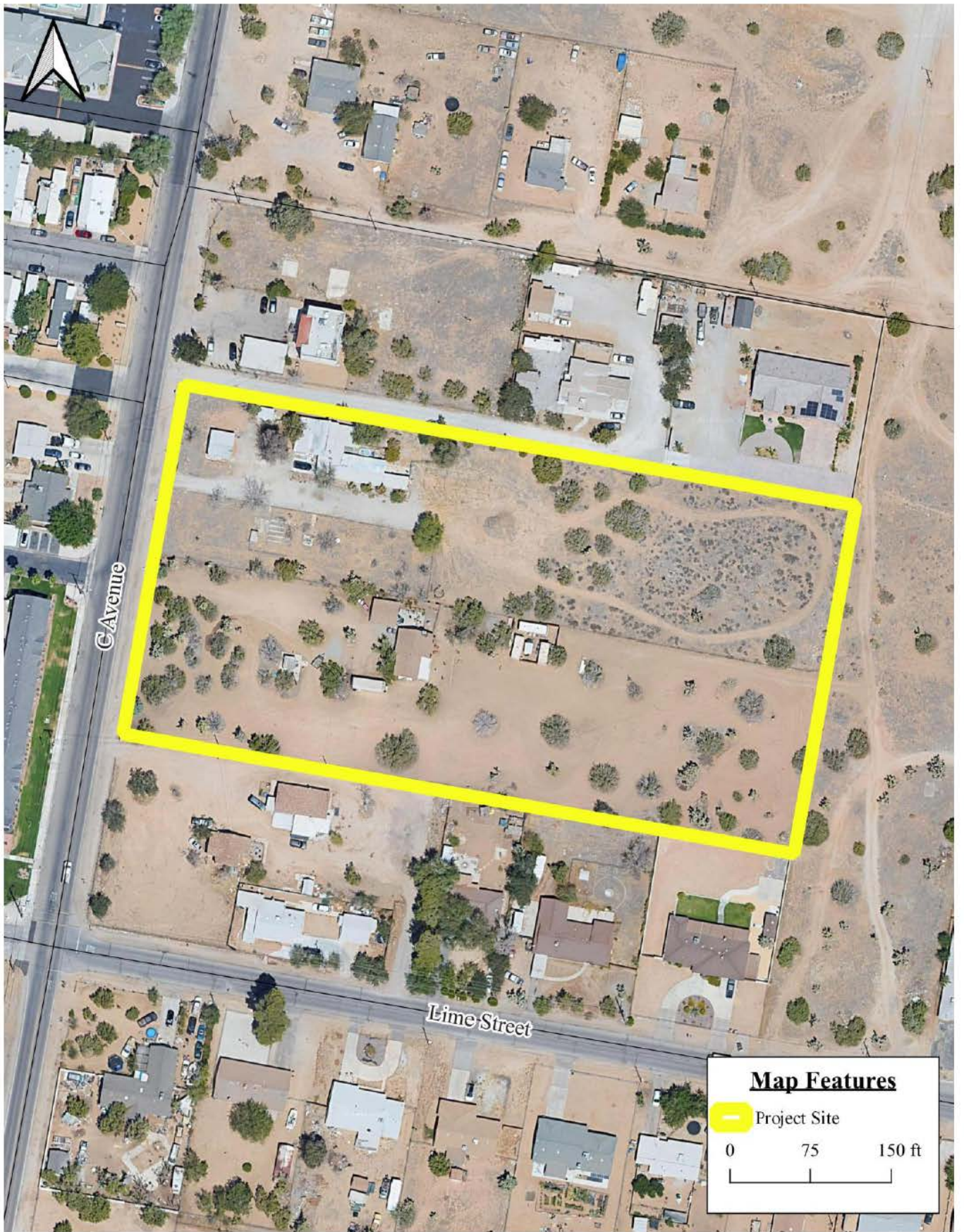
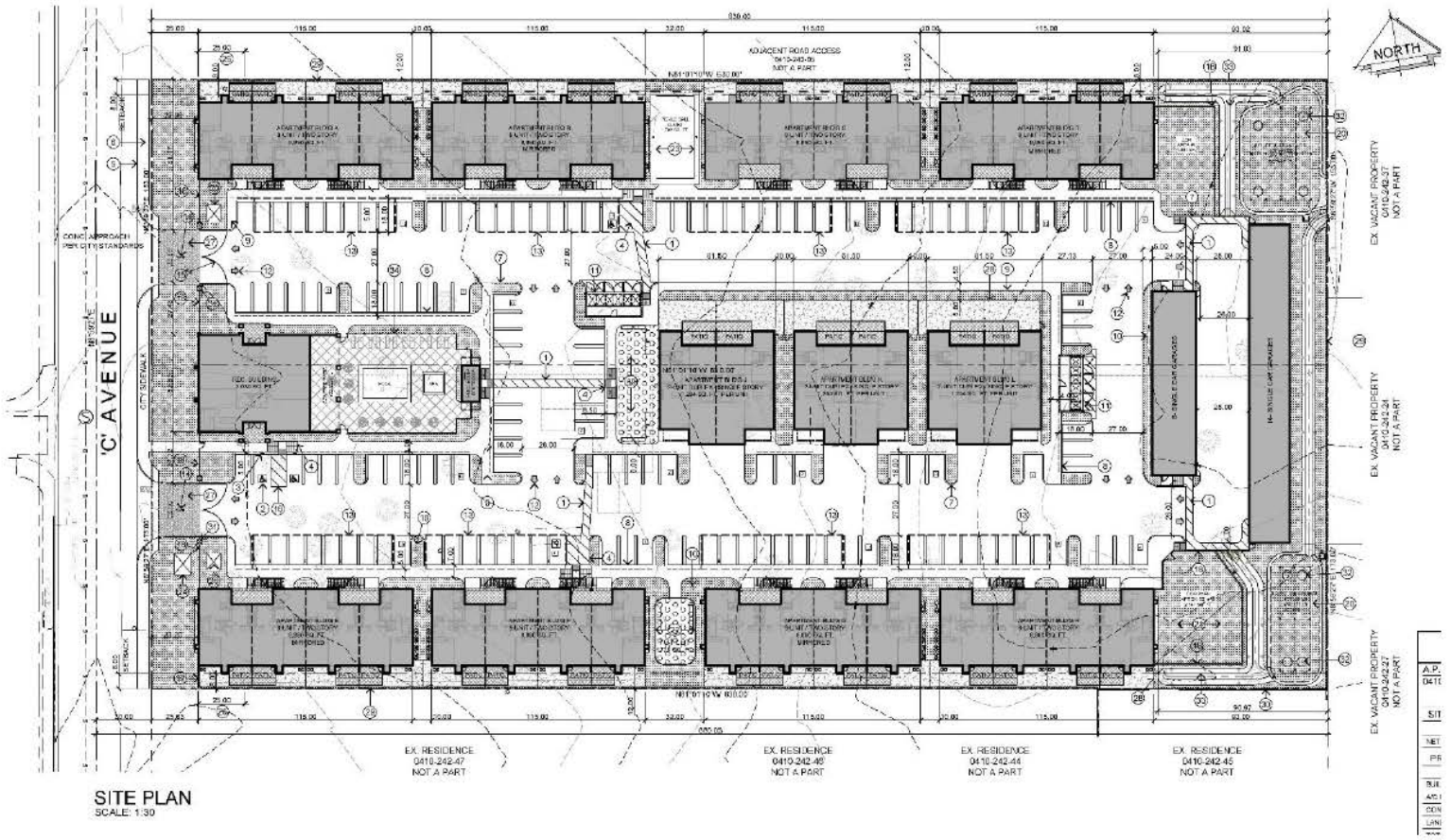


Figure 1 – Project Location

Figure 2 – Site Plan Schematic



SITE PLAN  
SCALE: 1:30