



# City of Hesperia

Gateway to the High Desert

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### Conditional Use Permit: CUP23-00010

**Date:** April 2, 2025

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

**Project Title/Case Number:** United Holdings Trucking Facility (CUP23-00010)

**Project Location:** The 8.67 acre project site is located in the central portion of the City of Hesperia, California. The project site was previously developed as a lumber truss yard that is undergoing conversion to a truck parking facility. The site's address is 9927 C Avenue. The proposed project site is located on the southeast corner of Hercules Street and C Avenue. Hercules Street extends along the project site's north side and C Avenue extends along the site's west side. The project site's latitude and longitude are 34°25'51.35"N, -117°17'36.7"W. The project site is located within the United States Geological Survey (USGS) 7 ½ Minute, Hesperia, California Quadrangle (1956), Section 15 Township 4 North, Range 4 West.

**Project Description:** Jasdeep Singh (Applicant) proposes to convert an existing lumber truss yard to a truck parking facility. The proposed changes include renovations to three (3) existing buildings, installing sidewalks, landscaping, street improvements to Hercules Street and C Avenue along the street frontages, repairing asphalt, repairing the existing chain-link fence and installing a new screening steel or block wall, adding additional street lighting on existing poles on Hercules Street, and installing a new trash enclosure. Block walls or steel fencing would be installed along the Hercules Street and C Avenue landscaping area, and to provide security and screen views of trailers from the streets. No additional building footprint or area would be added. The Project is subject to a Conditional Use Permit by the City of Hesperia (CUP23-00010).

**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 April 2, 2025 through May 1, 2025 at 5:00 p.m. Please submit comments in writing via email to [egonzalez@hesperiaca.gov](mailto:egonzalez@hesperiaca.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

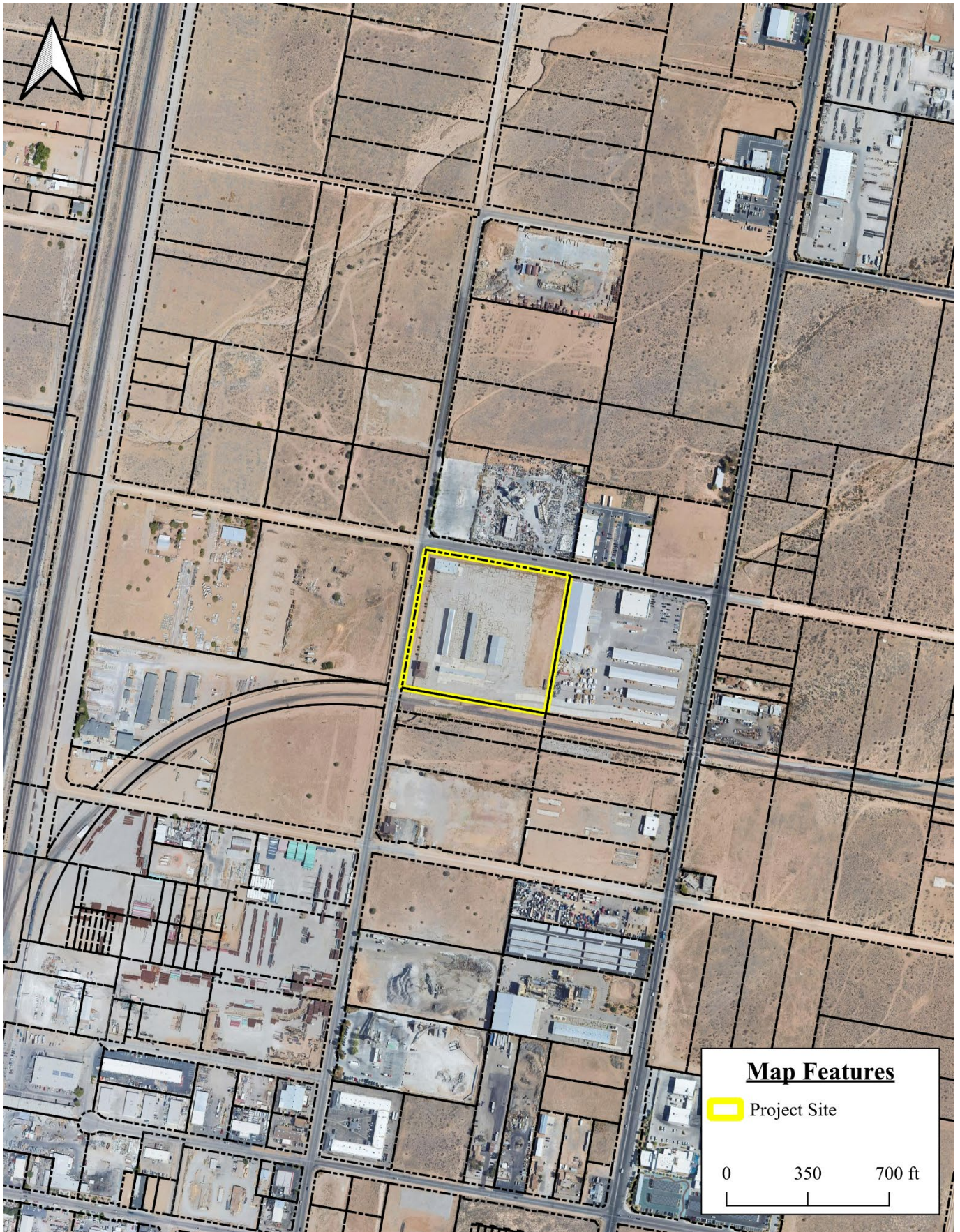


Figure 1 – Project Location

Figure 2 – Site Plan Schematic

