



City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Topaz Residential Project

Date: May 13, 2025

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

Project Title/Case Number: Topaz Residential Project

Project Location: The 2.51-acre project site is located on the northwestern side of the City of Hesperia, California. The project site is located on undeveloped land. The proposed project site is located within the Low Density Residential (LDR) zone and is located directly west of Topaz Avenue, northwest of the intersection of Topaz Avenue and Courtney Street. The site consists of eight lots on a 2.51-acre property (Assessor Parcel Numbers [APNs] 0405-556-01, 0405-556-02, 0405-556-03, 0405-556-04, 0405-556-05, 0405-556-06, 0405-556-07, and 0405-556-08). The project site's latitude and longitude are 34°26'10.5828"N, -117°21'21.5202"W. The project site is located within the United States Geological Survey (USGS) 7 ½ Minute, Hesperia, California Quadrangle (1956), Section 13 Township 4 North, Range 5 West.

Project Description: San Luis Concrete Corp. (Applicant) is proposing to develop seven single-family residences, a 0.42-acre-foot retention basin, paved site access driveway and cul-de-sac, and other associated on-site improvements on a 2.51-acre property and off-site improvements along the property frontage. The project site consists of eight total lots ranging from 7,210 to 13,924 square feet in size. The lot located in the northeastern corner of the project site would be developed with a proposed 0.42-acre-foot stormwater retention basin, while the remaining seven lots would be developed with residential single-family uses.

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 13, 2025, through June 12, 2025, at 5:00 p.m. Please submit comments in writing via email to 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

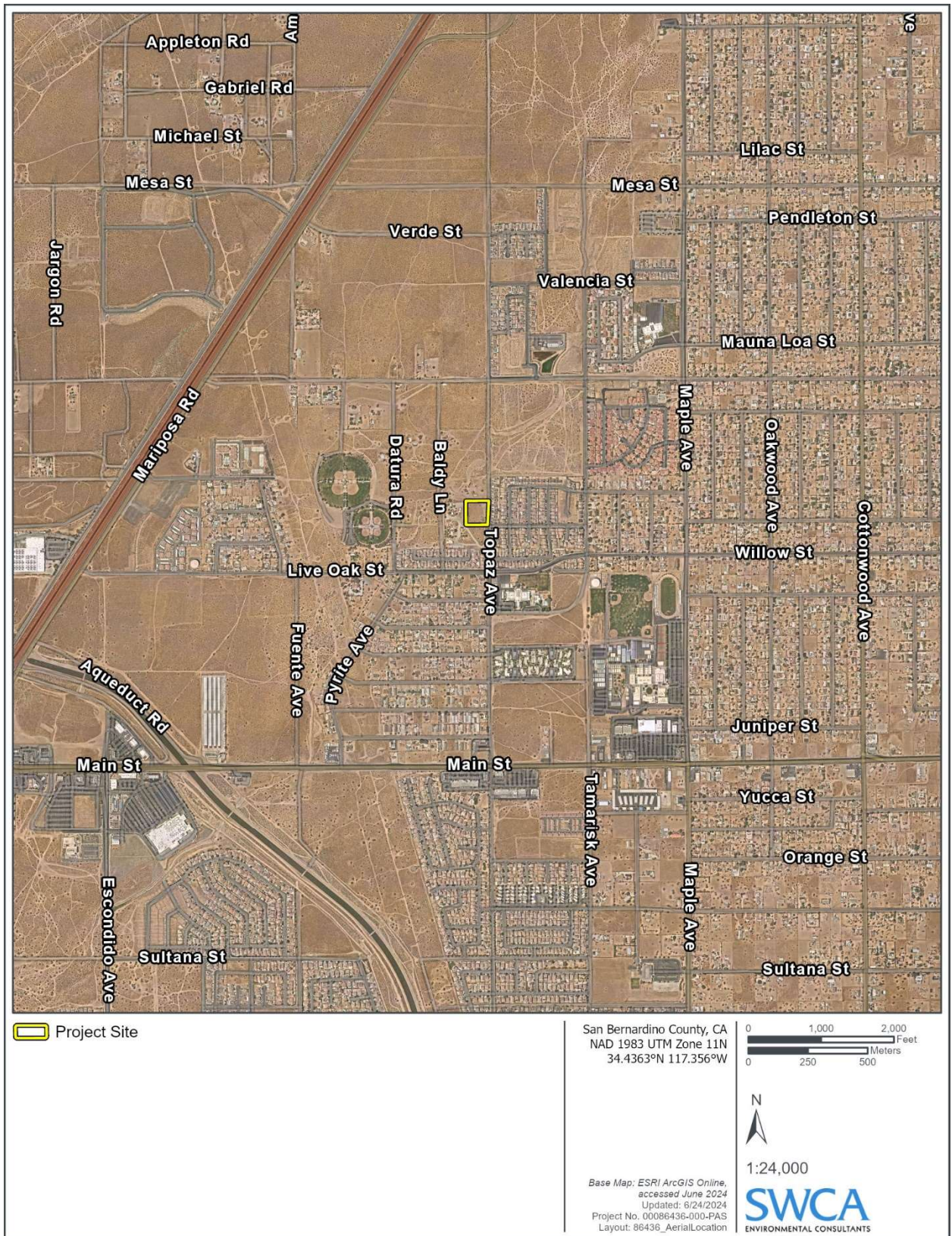


Figure 1 – Project Location

The site plan shows San Luis St. running horizontally through the center. To the north of the street are buildings 2, 3, and 4. Building 2 has FF=88.27, PAD=87.60, PLAN 2188. Building 3 has FF=88.87, PAD=88.20, PLAN 2715. Building 4 has FF=89.97, PAD=89.30, PLAN 2979. To the south of the street are buildings 5, 6, and 7. Building 5 has FF=88.37, PAD=87.70, PLAN 2188. Building 6 has FF=86.87, PAD=86.20, PLAN 2715. Building 7 has FF=85.57, PAD=84.90, PLAN 2188. The plan also includes various utility lines, easements, and topographic features. A red rectangle highlights the project site area.

Project Site

San Bernardino County, CA
NAD 1983 UTM Zone 11N
34.4363°N 117.356°W

Base Map: ESRI ArcGIS Online,
accessed September 2024
Updated: 9/16/2024
Project No. 00086436-000-PAS
Layout: 86436_SitePlanMap

SWCA
ENVIRONMENTAL CONSULTANTS