



City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Conditional Use Permit: CUP24-00012

Date: January 20, 2026

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

Project Title/Case Number: Hesperia Phelan (CUP24-00012) (Project)

Project Location: The approximately 2.66-acre Project site is located on the northwest corner of United States (U.S.) Highway 395 and Phelan Road in the City of Hesperia (City) in San Bernardino County, California (Assessor's Parcel Number 3064-401-10), as depicted in Figure 1: Regional Location and Figure 2: Project Site. The Project is located on parcels zoned as Neighborhood Commercial in the City's Main Street and Freeway Corridor Specific Plan. The Project can be accessed by traveling west along Phelan Road from Interstate 15 or by traveling north or south along U.S. Highway 395. The Project site's latitude and longitude are 34°25'38.1"N, 117°24'02.9"W. The Project site is located within the U.S. Geological Survey 7.5 Minute, Baldy Mesa, California Quadrangle (2018), Section 16 of Township 4 North, Range 5 West.

Project Description: Au Energy, LLC proposes to construct and operate a 5,915-square-foot convenience store, five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, and a 1,968-square-foot automated car wash tunnel on an approximately 115,870-square-foot (2.66-acre) site, as depicted in Figure 3: Site Development Plan. In addition, the Project includes improvements to U.S. Highway 395 and the traffic signal on the northwestern corner of the Phelan Road and U.S. Highway 395 intersection.

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 **January 20, 2026**, through **February 18, 2026**, at 5:00 p.m. Please submit comments in writing via email to lhenry@hesperiaca.gov or via mail to:

Leilani Henry, Associate Planner
City of Hesperia
9700 Seventh Avenue,
Hesperia, CA 92345
(760) 947-1231

CLERK OF THE BOARD

Received on: 01-20-26

Remove on: 02-25-26

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: www.hesperiaca.gov/1466/Environmental-Review-Documents

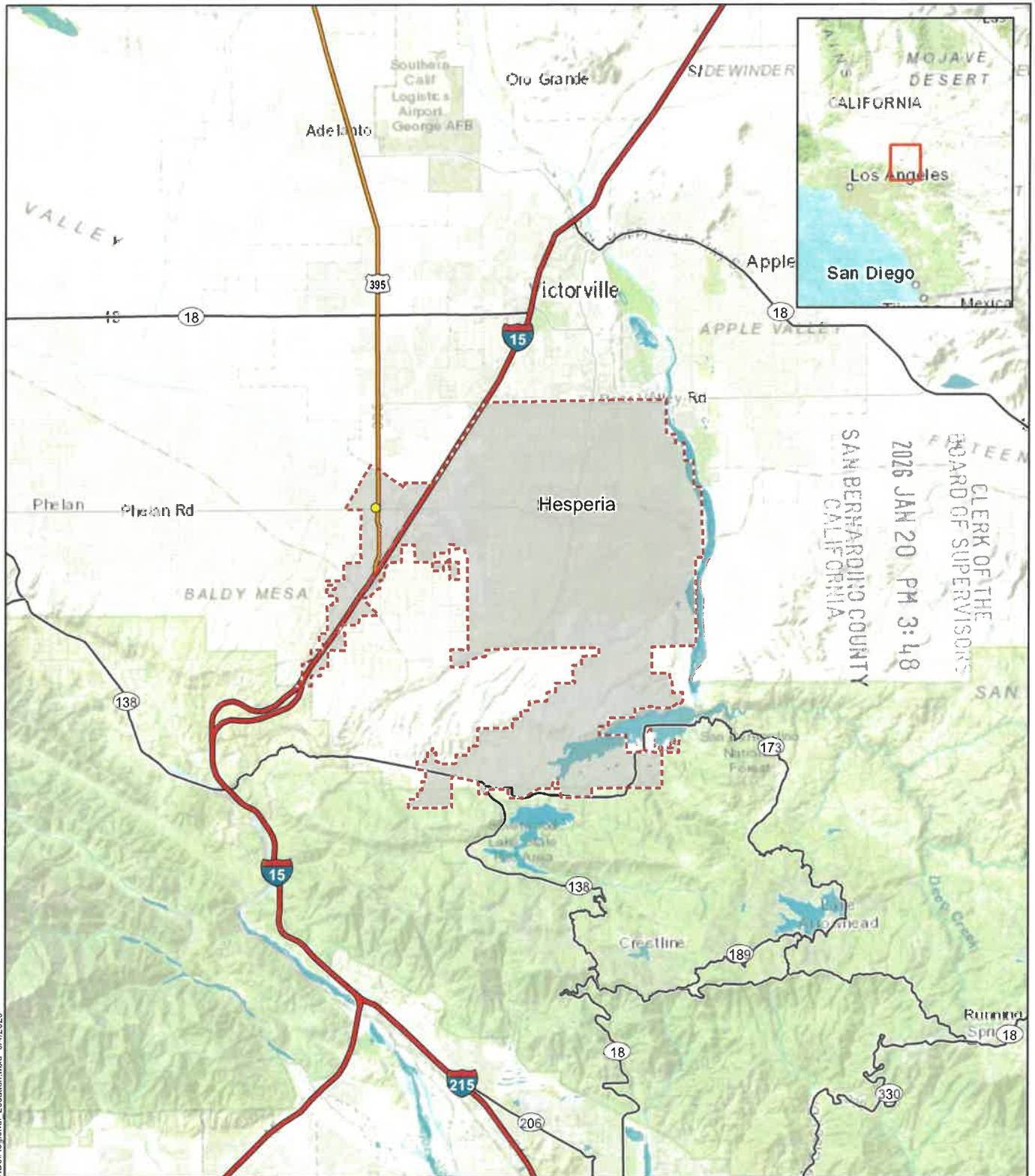
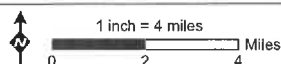


Figure 1: Regional Location

Hesperia Phelan

- Project Location
- Interstate
- U.S. Highway
- Major Road/State Highway
- - - City Boundary



INSIGNIA
ENVIRONMENTAL



Figure 2: Project Site

Hesperia Phelan

- Potential Temporary Access Road
- Proposed Sewer Line
- Project Site
- Parcel Boundary
- City Boundary



1:3,000
0 200 400 Feet



INSIGNIA
ENVIRONMENTAL

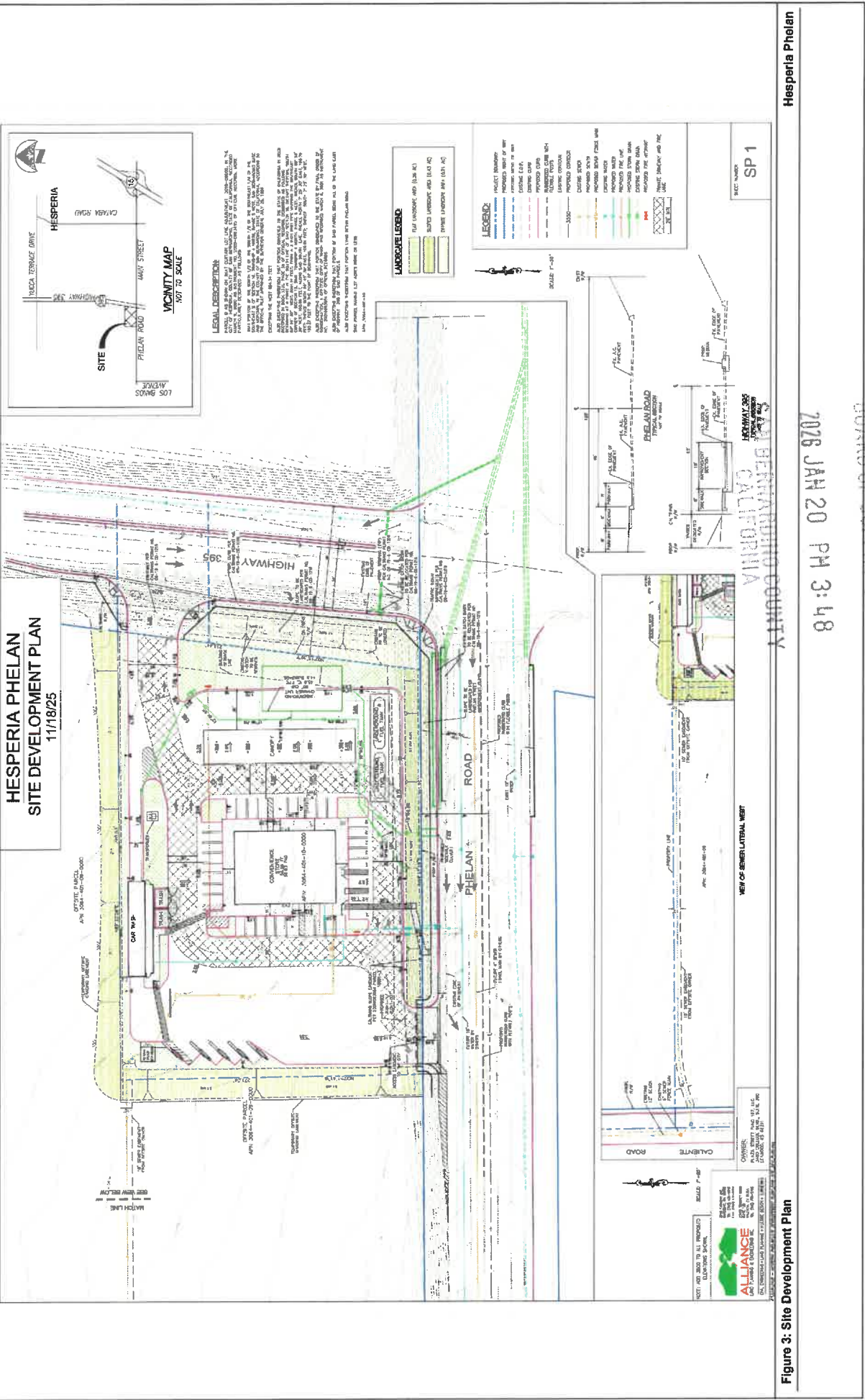


Figure 3: Site Development Plan