

DATE FILED & POSTED

Posted On: 5.30.2025

Removed On: 7.7.2025

Receipt No: 36.05302025

387

Appendix D

Notice of Determination

To:

☒ Office of Planning and Research
 U.S. Mail: Street Address:
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
 County of: San Bernardino County Clerk
 Address: 385 N. Arrowhead Avenue #2
 San Bernardino, CA 92415

From:

Public Agency: City of Hesperia
 Address: 9700 Seventh Avenue
 Hesperia, CA 92345
 Contact: Ryan Leonard, Principal Planner
 Phone: (760) 947-1651

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2025020275

Project Title: Smoke Tree Townhouse Apartments-SPR22-00010

Project Applicant: Hossein Mazi

Project Location (include county): 15639 Smoke Tree Street, Hesperia, CA, 92345, San Bernardino County

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

This is to advise that the City of Hesperia has approved the above
☒ Lead Agency or ☐ Responsible Agency

described project on May 8, 2025 and has made the following determinations regarding the above
 (date)
 described project.

1. The project ☐ will ☒ will not have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures ☒ were ☐ were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan ☒ was ☐ was not adopted for this project.
5. A statement of Overriding Considerations ☐ was ☒ was not adopted for this project.
6. Findings ☒ were ☐ were not made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of Hesperia, Planning Division, 9700 Seventh Ave, Hesperia, CA 92345

Signature (Public Agency): Ryan Leonard Title: Principal Planner

Date: 5/29/2025

Date Received for filing at OPR: