



# City of Hesperia

Gateway to the High Desert

## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

### Primrose Residential Project

**Date:** August 1, 2025

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

**Project Title/Case Number:** Primrose Residential Project

**Project Location:** The project would be located on a 2.28-acre parcel (Assessor Parcel Number [APN] 3057-131-33) located in the city of Hesperia, California (herein referred to as the project site). The project site is located within the northwestern side of the city in the Medium Density Residential (MDR) zone and is located directly southwest of the intersection of Primrose Avenue and Yucca Street. The project site's latitude and longitude are 34°25'28.06"N, -117°20'57.68"W. The project site is located within the United States Geological Survey (USGS) 7 ½ Minute, Hesperia, California Quadrangle (1956), Section 24, Township 4 North, Range 5 West.

**Project Description:** San Luis Concrete Corp. (Applicant) is proposing to develop a 36-unit multi-family residential development consisting of nine two-story apartment buildings and associated site improvements including a paved access road and parking areas, a 3,398-square-foot leasing office building with a common recreation room, common outdoor recreation areas, a trash enclosure, a playground, a stormwater infiltration system, perimeter fencing, and other on-site improvements. The project would also include off-site utility improvements along the property frontages along Yucca Street and Primrose Avenue. Each apartment building would have four residential units, including two 2-bedroom units and two 3-bedroom units. The project would provide 82 total parking spaces on-site, including 72 standard spaces, 6 compact spaces, and 4 spaces compliant with the Americans with Disabilities (ADA) accessibility requirements. Thirty-eight of the parking spaces provided on-site would be covered.

**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 August 1, 2025, through August 31, 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

