



City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Conditional Use Permit: CUP25-00001

Date: October 6, 2025

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

Project Title/Case Number: Auto Lube Facility (CUP25-00001)

Project Location: The proposed project site is located on Main Street near the corner of Ninth Avenue in the central portion the City of Hesperia, California. The proposed project site is located to the west of Ninth Avenue and to the south side of Main Street. The project site's latitude and longitude are 34° 25' 26.44" N; -117° 19' 19.31"W. The project site is located within the Hesperia, California 7 ½ Minute USGS Quadrangle (Township 4 North, Range 4 West, Section 20) 1956.

Project Description: The proposed project would require the approval of a Conditional Use Permit (CUP25-00001) to construct a 1,515 square foot drive-thru oil change building with three service bays on a 1.01 acre lot within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located on the south side of Main Street, approximately 575 feet west of Ninth Avenue. The Project is subject to a Conditional Use Permit by the City of Hesperia (CUP25-00001).

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 October 7, 2025 through November 5, 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.hesperiacaca.gov/1466/Environmental-Review-Documents>

Sincerely,

Edgar Gonzalez, Senior Planner
City of Hesperia

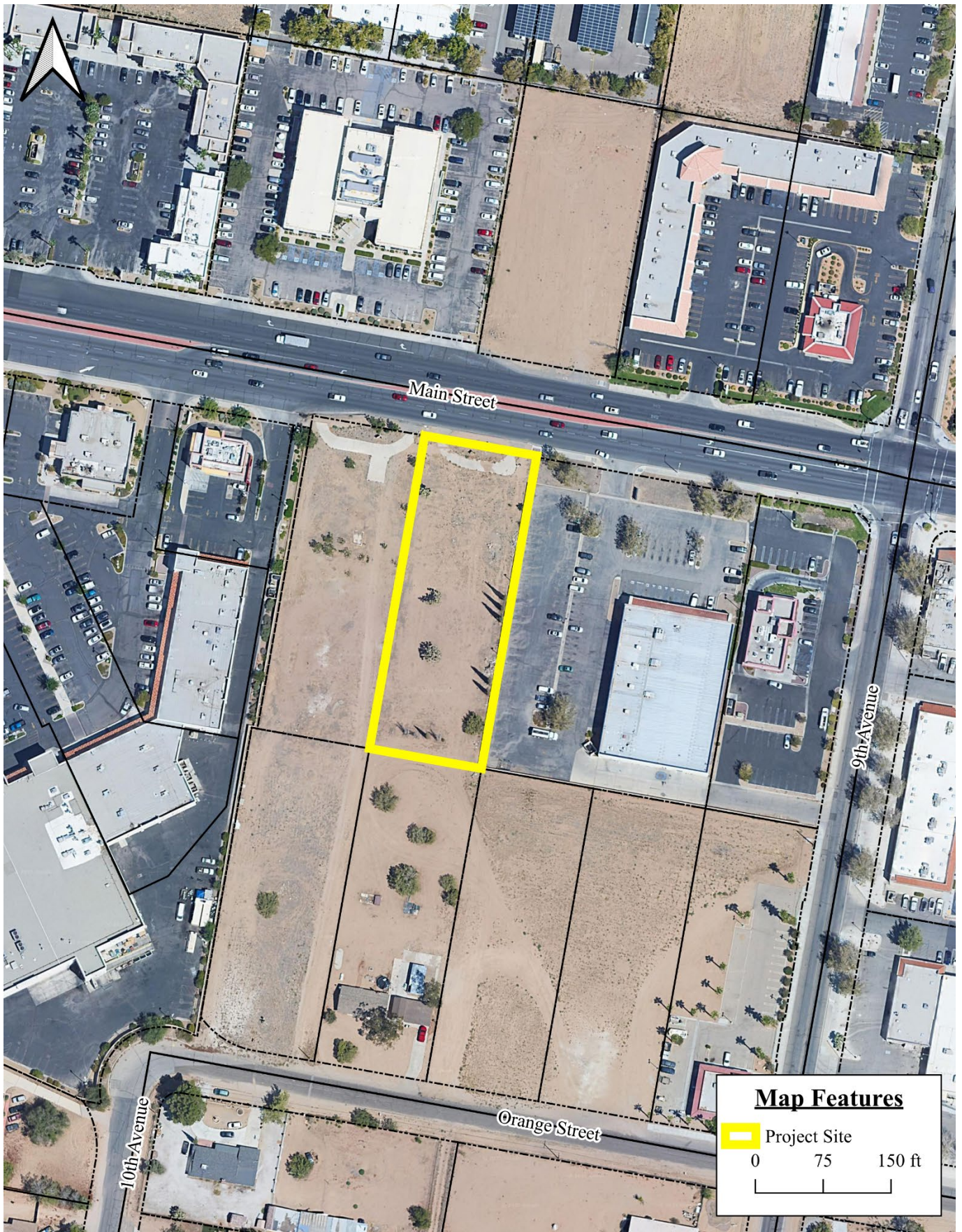


Figure 1 – Project Location

Figure 2 – Site Plan Schematic

