

CITY OF HESPERIA PLANNING DIVISION
9700 Seventh Avenue, Hesperia, California 92345
(760) 947-1224 FAX (760) 947-1221

NOTICE OF INTENT TO ADOPT
PROPOSED MITIGATED NEGATIVE DECLARATION ND-2019-06

Site Plan Review SPR19-00015

Description of Project: The proposed project consists of the construction of a 123,748 square foot manufacturing/industrial building and an 8,865 square foot administrative office building with associated parking, landscaping, and sidewalk improvements. The project site is located on approximately 9.5 gross acres, of which approximately 1.26 acres (55,000 square feet) will remain vacant.

The project is within the Commercial Industrial Business Park zone of the Main Street and Freeway Corridor Specific Plan. The proposed project will be constructed in a single phase. The total area of the site that will be disturbed/developed is approximately 8.2 acres. Approximately 1.26 acres (55,000 square feet), which is located in the northwest portion of the site will remain vacant. Access to the site is proposed from two separate drive approaches on Popular Street (see Figure 1)

In addition, the project proposes a Lot Line Adjustment to modify the boundaries of the two existing parcels (APNs: 3064-591-01 & 03). The Lot Line Adjustment will create a 1.26-acre parcel (55,000 square feet) and an 8.2-acre parcel.

Location: The project site is in the northeast quarter of Section 22, Township 4 North, Range 5 West, as shown on the Hesperia, California USGS 7.5-minute quadrangle. The project site is located at the southeast corner of Highway 395 and Popular Street and encompasses all or portions of APNs 3064-591-01 & 03.

The site is not on any of the hazardous site lists enumerated under Section 65962.5 of the Government Code.

Public Review Period: February 10 through March 11, 2020.

Please submit your written comments no later than close of business March 11, 2020 to:

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The Initial Study and other documents used to support the proposed Mitigated Negative Declaration is available for review at the following location: CITY OF HESPERIA PLANNING DIVISION, 9700 Seventh Avenue, Hesperia, California 92345

The public hearing is tentatively scheduled before the Development Review Committee at 10:00 a.m. on March 18, 2020 in the Joshua Room at Hesperia City Hall located at 9700 Seventh Avenue.