

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

Background: An Initial Study/Mitigated Negative Declaration was previously prepared for the project and was circulated for a 30-day public review period from February 10, 2020 through March 11, 2020. After the public review period ended, the applicant modified the project to include a 19,600 square foot storage building on a portion of the site that was previously proposed as undeveloped. The applicant also submitted a revised hydrology study to account for the new building. Therefore, as a result of the changes to the project, as well as comments received during the public review, the City has chosen to revise portions of the IS/MND and re-circulate a revised IS/MND in order to offer the public an opportunity to fully review the proposed changes.

Differences between the previously circulated IS/MND and the revised version include the following changes:

- Revised the project description to include a 19,600 square foot storage building that was not previously analyzed;
- Revised the project description to include a variance as a part of the project because the modified project will exceed the maximum floor area ratio;
- Included a revised site plan exhibit (Attachment 2);
- Expanded and modified the discussion of biological resources and added new mitigation measures;
- Expanded and modified the discussion of hydrology/water quality resources;
- The hydrology study was updated and it is now included as an attachment to the IS/MND.

Description of project:

The proposed project consists of the construction of a 123,132 square foot manufacturing/industrial building, a 19,600 square foot storage building, and an 8,865 square foot office building along with paved parking areas, drive aisles, landscaping, and curb, gutter and sidewalk improvements.

The project site is located on approximately 9.5 gross acres and is zoned Commercial Industrial Business Park (CIBP) within the Main Street and Freeway Corridor Specific Plan (MSFCSP). The proposed project will be constructed in three phases; the 123,132 square foot industrial building will be constructed first, followed by the 8,865 square foot office administration building, and then the 19,600 square foot storage building. Access to the site is proposed from two separate drive approaches on Popular Street (see Figure 1)

In addition, the project proposes a variance to exceed the maximum floor area ratio (FAR) that is allowed in the MSFCSP. The CIBP zone allows a maximum F.A.R of 0.35 (based on gross acres) and the project proposes a 0.37 F.A.R.

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: May 12, 2020 through June 11, 2020.

Please submit your written comments no later than close of business June 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 Planning Commission at 6:30 p.m. on June 11, 2020 in the Council Chambers at Hesperia City Hall located at 9700 Seventh Avenue.