

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

NOTICE OF INTENT TO ADOPT  
NEGATIVE DECLARATION

2020 Growth Management Ballot Initiative

Description of project:

The Hesperia City Council has been grappling with several issues involving: the 5% ramp down of water allotments to Mojave River Valley purveyors; as somewhat sudden surge in apartment construction and the consistent impact to Fire and Police services being caused by the small lot tract home developments more recently built within the city. They agree to put forward a ballot initiative to allow the voters within the City of Hesperia decide on several growth management related development standards which include the following:

Single Family Residential Lot Sizes:

- Change the minimum lot size required in all R1, R1-4500 and Low Density Residential (LOR) zones of the city to 1/3 of an acre or specifically 14,520 square feet.
- Current large lot single family zones require minimums of 18,000; 20,000; 1 acre & 2.5 acres.

Multi-family Density:

- Change the maximum density for all multi-family zones to a maximum of 8 units per acre.
- Currently R3 and Medium Density Residential allow 15 units per acre and High Density Residential allows 20 dwelling units per acre. Also, in the Main Street/interstate 15 District of the Freeway Corridor Specific Plan, Regional Commercial allows 25 dwelling units per acre.

Entitlement Length:

- Restrict the entitlement length of residential tract maps and parcel maps, and residential site plans and conditional use permits to the minimum required.
- The Subdivision Map Act requires a minimum 2 year approval for tract and parcel maps.
- The Municipal Code allows up to a 3 year approval for site plans and conditional use permits.

Location: Citywide in small lot size single family residential and all multi-family residential zones.

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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9700 Seventh Avenue  
Hesperia, California 92345  
(760) 947-1231  
(760) 947-1221 (FAX)  
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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.