

**CITY OF HESPERIA
9700 Seventh Avenue
Hesperia, CA 92345**

NOTICE OF NEGATIVE DECLARATION

Name or Title of Project: 2020 Growth Management Ballot Initiative

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

Entity or Person(s) Undertaking Project: City of Hesperia.

Description of Project: The Hesperia City Council has been grappling with several issues involving: the 5% rampdown of water allotments to Mojave River Valley purveyors; a 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. The Council agreed 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 (LDR) 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.

The public hearing for this project is tentatively scheduled for June 11, 2020 before the Planning Commission, in the Council Chambers at the above address.

Documentation for the above-referenced project is available for public inspection in the Community Development Department.

Pursuant to provisions of the California Environmental Quality Act, the above-referenced project has been determined not to have a significant effect upon the environment. An Environmental Impact Report will not be required.

Reasons to support this finding are included in the written Initial Study prepared by the City of Hesperia Planning Division.

This decision may be appealed by any aggrieved person, organization or agency. Appeals shall be filed before the effective date of the Negative Declaration listed above. The Notice of Appeal shall be in writing and shall be filed with the appropriate fee at the City of Hesperia's public counter during normal business hours.



Chris Borchert, Principal Planner



Date of Determination