

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

NOTICE OF NEGATIVE DECLARATION ND18-00002

Name or Title of Project: Planned Development PPD18-00001, Conditional Use Permit CUP18-00007 and Tentative Parcel Map TPMN18-00002 (PM-19940).

Location: On the north side of Main Street, approximately 250 feet east of the California Aqueduct.

Entity or Person(s) Undertaking Project: Americana-Hesperia Retirement Project, LLC.

Description of Project: The proposed Planned Development PPD18-00001 will consist of 192 senior apartments; 192 unit assisted living facility with 120 studio units and 72 one bedroom units; 13,500 square foot medical office commercial building; and a 15,000 square foot retail building suited preferably for a drug store/pharmacy use such as Walgreens, CVS or Rite-Aid. The senior apartments will also have an approximately 3,600 square foot clubhouse with fitness and activity rooms and a kitchen. The assisted living facility will have approximately 9,300 square feet of multipurpose activity rooms, along with 9,300 square feet of restaurant, kitchen and dining rooms. The project is located on 21.5 gross acres within the previous PPD15-00001 and the Medium Density Residential (MDR) zone of the Main Street and Freeway Corridor Specific Plan. The Conditional Use Permit is required for the assisted living facility and for the off-site sale of alcohol. The parcel map would subdivide the property into 4 parcels.

The public hearing for this project is tentatively scheduled for April 12, 2019 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, ACTING PRINCIPAL PLANNER

Date of Determination