

CITY OF HESPERIA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

- PROJECT NAME:** Smoke Tree Self Storage, CUP 2200025
- SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)
- LEAD AGENCY:** City of Hesperia
Development Department, Planning Division
9700 Seventh Avenue
Hesperia, California 92345
- APPLICANT:** The Applicant is Rene Jacober, Inland Self Storage Management. The mailing address is P.O. Box 8008, Newport Beach, California 92658.
- CITY/COUNTY:** City of Hesperia, San Bernardino County
- LOCATION:** The project site is located on the southwest corner of Smoke Tree Street and "I" Avenue in the east-central portion of the City of Hesperia, California. The project site's legal address is 9434 "I" Avenue. The proposed project site is located to the south of Smoke Tree Street and west of "I" Avenue. The project site's latitude and longitude are 34°42'23.25" N; -117°28'31.74" W. The project site is located within the United States Geological Survey (USGS) Hesperia, California Quadrangle (1956), Township 4 North, Range 4 West, Section 22. The project site's Assessor Parcel Numbers (APNs) are 0410-135-07, -08, -09, & -10).
- DESCRIPTION:** The 2.32-acre project would involve the construction and subsequent operation of a 48,783 square feet self-storage facility. There would be five new proposed new self-storage buildings, referred to as Building A through Building F. Building A's floor area would be 8,679 square feet, Building B's floor area would be 11,873 square feet, Building C's floor area would be 10,893 square feet, Building D's floor area would be 9,458 square feet, and Building E's floor area would be 8,890 square feet. A small, 660 square foot office would be located at the west end of Building E. Landscaping would total 10,622 square feet and would be located along the Smoke Tree Street and "I" Avenue frontages. Access to the project site would be provided by a 28-foot-wide driveway connection with the west side of "I" Avenue. A second shared access would be provided by a 40-foot-wide driveway connection with the south side of Smoke Tree Street. A 26-foot-wide internal drive aisle would provide access to the individual storage units. A total of six parking spaces would be provided near the office.

**ENVIRONMENTAL
INFORMATION:**

The proposed project site is located on a 2.32-acre site that is currently vacant. Current conditions on the property include a disturbed desert scrub community and moderate signs of human disturbances. The biological resources on the site consist of a desert scrub community typical of the area with creosote bush (*Larrea tridentata*), rubber rabbitbrush (*Ericameria nauseosa*), white-bursage (*Ambrosia dumosa*), flatspine bur ragweed (*Ambrosia acanthicarpa*), Joshua trees (*Yucca brevifolia*), kelch grass (*Schismus barbatus*), and cheatgrass (*Bromus tectorum*) observed on the site. The project site's General Plan designation is Commercial Industrial Business Park (CIBP). The property currently has a Zoning land use designation of CIBP. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Smoke Tree Street extends along the project site's north side. Vacant undeveloped land is located further north, north of the aforementioned roadway. This area is designated as Commercial Industrial

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Business Park (CIBP) in the Hesperia General Plan and is area is zoned as CIBP.¹

- *West of the project site:* Abutting the project site to the west, is a vacant, undeveloped property. This area is designated as Commercial Industrial Business Park (CIBP) in the Hesperia General Plan and is area is zoned as CIBP.
- *South of the project site:* A self-storage business, Universal Self Storage (9312 “I” Avenue), is located to the south of the project site. This area is designated as Commercial Industrial Business Park (CIBP) in the Hesperia General Plan and is area is zoned as CIBP.
- *East of the project site:* “I” Avenue extends along the project site’s east side. Further east is the Juniper Elementary School campus. This area is designated as Public Institutional (PIO) in the Hesperia General Plan and is area is zoned as PIO.

FINDINGS:

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the City of Hesperia determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

¹ Google Maps and City of Hesperia Zoning Map. Website accessed on April 1, 2023.

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REVIEW: The City of Hesperia invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins July 05, 2023 and ends on August 07, 2023. Written comments must be received at the City of Hesperia Planning Division located at 9700 Seventh Avenue, Hesperia, California 92345. Attention: Ryan Leonard, Senior Planner or via email at rleonard@cityofhesperia.us by 5:30 PM on August 07, 2023. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Hesperia, Planning Division
9700 Seventh Avenue
Hesperia, California 92345

Copies of the IS/ND can also be found online at <http://www.cityofhesperia.us/>. Please send your comments to the attention of Ryan Leonard, Senior Planner, City of Hesperia, Development Department – Planning Division, 9700 Seventh Avenue, Hesperia, California 92345. Your responses are requested by August 07, 2023.

Marc Blodgett

Marc Blodgett, Environmental Consultant

July 05, 2023

Date

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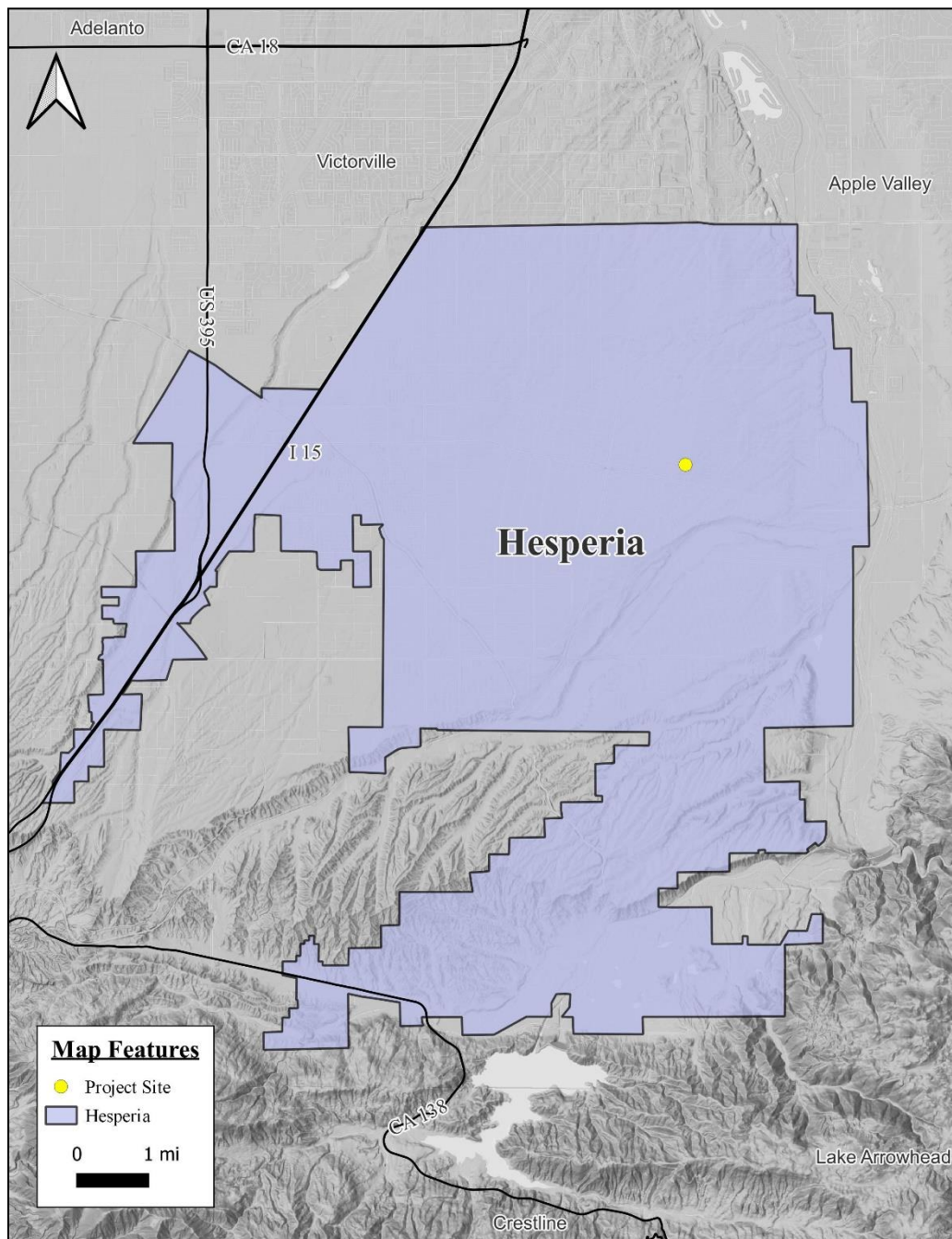


FIGURE 1. CITYWIDE MAP

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FIGURE 2. VICINITY MAP