

CITY OF HESPERIA PLANNING DIVISION
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PROPOSED NEGATIVE DECLARATION ND-20-02
Preparation Date: May 11, 2021

Name or Title of Project: Conditional Use Permit CUP20-00006

Location: The project site is in Section 14, Township 4 North, Range 5 West, as shown on the Hesperia, California USGS 7.5-minute quadrangle. The project site is located on the west side of Amargosa Road, north of the California Aqueduct (APN: 0405-062-51).

Entity or Person Undertaking Project: Pixior Warehouse

Description of Project: The proposed project consists of the development of a single large warehouse building and associated parking. The Site is currently high desert open space.

The warehouse building will be 444,000 square feet in size. There will be dock-high parking spaces for unloading areas for large trucks (approximately 81), three ground level truck doors and parking areas, and 258 spaces for employee and visitor vehicles. The building will be an L-shape with large truck docking on the north and west sides of the L, with employee and visitor vehicle parking on the northeast and east sides of the building. There will be a 16,500 square foot office within the building (included in the 444,000 square feet). The building will be powered primarily by solar energy from solar roof panels. Building height will be approximately 40 feet.

Fire lanes will be established around the perimeter of the building as required by City Code. Stormwater detention facilities will be provided in the northwest corner of the parcel. The parking areas will be paved with asphalt, with concrete truck dock aprons.

A concrete sidewalk will be installed along Amargosa Road. Small strips of irrigated landscaping will be installed on the east side of the project. Small strips of natural landscape will be retained on the south, west and north sides of the Project. The Project will be fully fenced and will include a security gate and guardhouse.

The project is within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan.

Statement of Findings: The Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no significant adverse environmental impacts to either the man-made or physical environmental setting with inclusion of the following mitigation measures and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

Mitigation Measures:

1. AES-1 - The building and accessory elements will be integrated with the same office exterior elevation architectural theme and color palette will unify the entire business park into a cohesive master plan along with the landscape palette.
2. AES-2 - The proposed project would involve the introduction of new lighting typically associated with business parks. This lighting would be similar to that which exists in the adjacent business

park and surrounding area. The Project design standards will be met as well as provisions of the City Code.

3. AQ-1 - During Project Construction, comply with an accepted Dust Control Plan to be prepared and submitted to the MDAQMD for approval.
4. AQ-2 - During Project construction and operation, limit idling of diesel vehicles to less than 10 minutes.
5. AQ-3 - The employees should be encouraged to ride-share to the extent feasible. Local employees should be encouraged to utilize public transportation when available.
6. AQ-4 - Use low VOC emitting architectural coatings (including compliance with MDAQMDD Rule 1113). Also use low VOC cleaning supplies. Maximize use of electrical landscaping equipment when feasible.
7. AQ-5 - BlueScape Environmental (2021) indicates that the facility will utilize 1,500 kw of on-site generated solar power and thus reduce Air Quality impacts normally associated with power generation.
8. BIO-1 - If project activities are planned during bird nesting season (February 1 to August 31), a nesting bird survey shall be conducted within thirty days prior to and ground-disturbing activities.
9. BIO-2 - Prior to the issuance of a grading permit, a pre-construction burrowing owl clearance survey must be conducted in accordance with the Staff Report on Burrowing Owl Mitigation, State of California Natural Resource Agency, Department of Fish and Game, May 7, 2012, by a qualified biologist within 14 days prior to the beginning of project construction, and a secondary survey must be conducted by a qualified biologist with 24 hours prior to the beginning of project construction to determine if the project site contains suitable burrowing habitat.
10. BIO-3 - If occupied burrows are found within the development footprint during the pre-construction clearance surveys, site-specific buffer zones shall be established by the qualified biologist through consultation with the California Department of Fish and Wildlife (CDFW).
11. BIO-4 - Prior to any on-site construction activities, the project proponent shall retain a qualified biologist to assess the condition of Joshua Trees to be transplanted (size, bark damage, location, etc.) which have been identified in the Protected Plant Preservation Plan (RCA 2020b). An Incidental Take Permit will need to be acquired from CDFW before relocating and Joshua Trees.
12. BIO-5 - To ensure that the transplanted Joshua trees are kept in compliance with the Joshua Tree Relocation Plan, the transplanted Joshua trees will be evaluated quarterly prior to final landscape planting. A "Special Inspector" is required to monitor all Joshua tree transplantation activities. The Special Inspector shall be an International Society of Arboriculture-certified arborist or registered botanist.
13. CR-1 - If previously unidentified cultural resources are encountered during project implementation, avoid altering the materials and their stratigraphic context. A qualified professional archaeologist should be contacted to evaluate the situation.
14. CR-2 - If human remains are encountered, all work must stop in the immediate vicinity of the discovered remains and the County Coroner and a qualified archaeologist must be notified

immediately so that an evaluation can be performed.

15. CR-3 - If paleontological resources are encountered during the course of ground disturbance, work in the immediate area of the find shall be redirected and a qualified paleontologist shall be retained to assess the find for scientific significance.
16. CR-4 - A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Hesperia prior to building final.
17. ENGY-1 - Use of glass materials on the front of the office areas to allow natural daylight in work areas.
18. ENGY-2 - Numerous skylights in the warehouse area to allow natural daylight use.
19. ENGY-3 - Use of motion activated lighting in the warehouse area to reduce energy use at night.
20. ENGY-4 - Coordinate with local utility to determine optimal design for the proposed 1,500 kw solar power generation (in coordination with the City of Hesperia). Incorporating this roof-mounted solar farm into Project design, for installation during project construction.
21. GEO-1 - Comply with requirements of Soils Engineering Investigations (AGI 2020).
22. GHG-1 - Greenhouse gases can be reduced during construction by not allowing diesel engines on construction equipment to idle more than 10 minutes at a time. During operation, this applies to large diesel trucks (unloading and loading).
23. HHM-1 - Comply with federal and state hazardous materials regulations regarding use, storage and transport of Hazardous Materials used during both construction and operation. Utilize Best Management Practices (BMPs) during Project construction. Conduct any vehicle maintenance or fueling operations off-site during construction and operation.
24. HYD-1 - Implement the Water Quality Management Plan in accordance with the Preliminary Hydrology Report and subsequent detailed engineering calculations and design plans. These measures will include erosion control during construction and control of stormwater via appropriate retention facilities following Project construction.
25. NS-1 - Limit construction to daylight hours (6:00a.m. to 10:00 p.m.). Comply with City of Hesperia Noise Requirements.
26. T-1 - The City of Hesperia may require transportation modifications (adding a bus stop near the facility, modification of public transportation routes, etc.) to reduce Vehicle Miles Travelled. Ride sharing requirements at the facility would also help in keeping VMT within the City's required limits.
27. CUL-1 - In the event that pre-contact cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find.
28. CUL-2 - If significant Native American historical resources, as defined by CEQA (as amended,

2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly. This measure shall be implemented to the satisfaction of the City Development Services Department.

29. CUL-3 - If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project. This measure shall be implemented to the satisfaction of the City Development Services Department.
30. TCR-1 - The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in Mitigation Measure CUL-1, of any pre-contact resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment.
31. TCR-2 - Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project. This measure shall be implemented to the satisfaction of the City Development Services Department.

A copy of the Initial Study and other applicable documents used to support the proposed Mitigated Negative Declaration is available for review at the City of Hesperia Planning Department.

Public Review Period: May 13, 2021 through June 12, 2021.

Tentative Planning Commission Meeting: July 8, 2021.

Attest:



RYAN LEONARD, AICP, SENIOR PLANNER