

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

**NOTICE OF NEGATIVE DECLARATION ND-20-02**

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

**Location:** The project site is located on the west side of Amargosa Road, north of the California Aqueduct (APN: 0405-062-51).

**Entity or Person(s) 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.

The public hearing for this project is tentatively scheduled for July 8, 2021 at 6:30 p.m. before the Planning Commission, in the Council Chambers at Hesperia City Hall located at 9700 Seventh Avenue, Hesperia, CA 92345. If approved, the project would become effective on July 20, 2021.

Documentation for the above-referenced project is available for public inspection in the Planning Department located at Hesperia City Hall.

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.

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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.

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RYAN LEONARD, SENIOR PLANNER

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Date of Determination