

CITY OF HESPERIA PLANNING DIVISION
9700 Seventh Avenue, Hesperia, California 92345
(760) 947-1224 FAX (760) 947-1221

NOTICE OF INTENT TO ADOPT
PROPOSED MITIGATED NEGATIVE DECLARATION ND-20-02

Conditional Use Permit CUP20-00006

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.

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).

The site is not on any of the hazardous site lists enumerated under Section 65962.5 of the Government Code.

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

Please submit your written comments no later than close of business June 12, 2021 to:

Ryan Leonard, AICP, Senior Planner
City of Hesperia Development Services Department
9700 Seventh Avenue
Hesperia, California 92345
(760) 947-1651
(760) 947-1221 (FAX)
rleonard@cityofhesperia.us

The Initial Study and other documents used to support the proposed Mitigated Negative Declaration is available for review at the following location: CITY OF HESPERIA PLANNING DIVISION, 9700 Seventh Avenue, Hesperia, California 92345

The public hearing is tentatively scheduled before the Planning Commission at 6:30 p.m. on July 8, 2021 in the Council Chambers at Hesperia City Hall located at 9700 Seventh Avenue.