

NOTICE OF DETERMINATION

TO: _____ Office of Planning & Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: City of Hesperia
Attn: Ryan Leonard, Senior Planner
9700 Seventh Avenue
Hesperia, CA 92345

X Clerk of the Board of Supervisors
385 N. Arrowhead Avenue, 2nd Floor
San Bernardino, CA 92415-0130

Documentary Handling Fee: \$50.00

Receipt Number:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title:
Conditional Use Permit CUP20-00006

Applicant:
55555 Armargosa LLC
10300 Arrowhead Route, Apt 519
Rancho Cucamonga, CA 91730

State Clearinghouse Number:
2021050270

Project 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).

Project Description:
The 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.

This is to advise that the City of Hesperia has approved the above-described project on September 9, 2021 and has made the following determinations regarding the above-described project:

1. The project ___ will, X will not, have a significant effect on the environment.
2. ___ An Environmental Impact Report was prepared for this pursuant to the provisions of CEQA.
 X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures X were, ___ were not, made a condition of the approval of the project.
4. A Statement of Overriding Considerations ___ was, X was not, adopted for this project.
5. Findings X were, ___ were not, made pursuant to the provisions of CEQA.

This is to certify that the environmental documents and record of project approval are available to the general public at:

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

Date Received for Filing and Posting at OPR:



07/21/2022

Senior Planner

Signature (Public Agency)

Date

Title