

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

PROPOSED NEGATIVE DECLARATION ND-07  
Preparation Date: October 8, 2020

Name or Title of Project: Conditional Use Permit CUP20-00007

Location: The project site is in Section 28, 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 Caliente Road, 400 feet north of Joshua Road (APN: 3039-321-08).

Entity or Person Undertaking Project: Thatcher Engineering and Associates

Description of Project: The proposed project consists of a Conditional Use Permit (CUP20-00007) to develop a professional auto transport facility on approximately 10.7 gross acres. Proposed improvements include the construction of a 12,765 square foot service garage with related onsite paving, parking, landscaping, drainage and access improvements. The 12,765 square foot service garage will include 3 service bays and 5,130 square feet of office space. The northerly approximate 3.98 acres of the site is proposed to remain vacant, however it will be paved and fenced in the interim.

Off-site improvements for the project consist of new curb, gutter, sidewalk, parkway and street improvements across the project frontage along Caliente Road. Access to the site will be from two drive approaches located off of Caliente Road.

Approximately 12 employees are anticipated to work at the facility each day, with a maximum of 40 truck drivers leaving and returning to the site each day.

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. Three copies of a protected plant plan shall be submitted to the Building and Safety Division showing the present location and proposed treatment of all smoke tree, species in the Agavacea family, mesquite, large creosote bushes, Joshua trees, and other plants protected by the State Desert Native Plant Act. Prior to issuance of a grading permit, the grading plan shall require transplanting of all protected plants as specified in the approved protected plant plan.
2. A pre-construction survey for the burrowing owl shall be conducted by a City approved and licensed biologist, no more than 30 days prior to ground disturbance to determine if any owls have moved onto the site since the February 4, 2020 surveys.
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.

4. In the event that Native American 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. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, San Manuel Band of Mission Indians will be contacted by the Lead Agency if any such find occurs and be provided, by the Lead Agency, the information collected by the archaeologist, and be permitted/invited to perform a site visit prior to treatment and disposition, so as to provide Tribal input.
5. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, an SOI-qualified archaeologist shall be retained to develop an cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, the drafts of which shall be provided to San Manuel Band of Mission Indians for review and comment.
  - a. All in-field investigations, assessments, and/or data recovery enacted pursuant to the finalized Treatment Plan shall be monitored by a San Manuel Band of Mission Indians Tribal Participant(s).
  - b. The Lead Agency and/or applicant shall, in good faith, consult with San Manuel Band of Mission Indians on the disposition and treatment of any artifacts or other cultural materials encountered during the project.

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: October 9, 2020 through November 9, 2020..

Tentative Planning Commission Meeting: November 12, 2020.

Attest:

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RYAN LEONARD, AICP, SENIOR PLANNER