

**CITY OF HESPERIA
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

SUBJECT:	Notice of Intent to Adopt a Mitigated Negative Declaration
LEAD AGENCY:	City of Hesperia Planning Division 9700 Seventh Avenue, Hesperia, California 92345.
PROJECT NAME:	Quick Quack Car Wash
PROJECT APPLICANT:	Doug Livingston 1380 Lead Hill Boulevard # 260 Roseville, California 95661.
CITY/ COUNTY:	City of Hesperia, San Bernardino County
LOCATION:	The proposed project site is located on Main Street near the corner of Cataba Road in the northwestern portion the City of Hesperia, California. The proposed project site is located to the west of Cataba Road and to the north of Main Street. The project site's latitude and longitude are 34.427303" N; -117.387490 W. The project site is located within the Baldy Mesa, California 7 ½ Minute USGS Quadrangle (Township 4 North, Range 5 West, Section 22) 1956.
PROJECT DESCRIPTION:	The proposed project would involve the construction of a car wash in the northwestern portion in the City of Hesperia. The project site is approximately 1.19 acres (52,219 square feet) located at the northwest corner of Cataba Road and Main Street. The building area consists of 3,596 square feet and the project site will allow three lanes, merging into one, into the building. The site is zoned as Regional Commercial. 2 parking stalls and 18 vacuum stalls will be provided. One two-lane and a single-lane driveway will allow access to the project site through Cataba Road and Main Street.
ENVIRONMENTAL INFORMATION:	<p>The proposed project site is located on a 1.19 acres (52,219 square feet) parcel that is currently vacant. The property currently has a Zoning land use designation of Regional Commercial. Land uses and development located in the vicinity of the proposed project are outlined below:</p> <ul style="list-style-type: none">• <i>North of the project site:</i> The Willow Oaks Estates are located adjacent to the project site on the north with Desert Willow RV Resort located further north. This area is zoned as Low Density Residential.¹• <i>East of the project site:</i> Abutting the project site to the east, is the Mattress Firm store that is also located next to Cataba Road. This area is zoned as Regional Commercial.• <i>South of the project site:</i> A Shell gas station is located to the south of the project site. A Tractor Supply Co. store is located to the southwest of the project site and a retail plaza is located to the southeast of the project site. This entire area is zoned Regional Commercial.• <i>West of the project site:</i> A vacant undisturbed parcel abuts the project site to the

¹ Google Maps and City of Hesperia Zoning Map. Website accessed on June 7, 2022.

west. This site is zoned as Regional Commercial. Willow Oak Estates is located further west of the project site. This area is zoned as Low Density Residential.²

FINDINGS:

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts. The following findings can be made regarding the Mandatory Findings of Significance set forth in Section 15065 of the CEQA Guidelines based on the results of this Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

**PUBLIC REVIEW
AND COMMENT:**

The City of Hesperia invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins August 29, 2022 and ends on September 28, 2022. Written comments must be received at the City of Hesperia Planning Division located at 9700 Seventh Avenue, Hesperia, California 92345. Attention: Ryan Leonard, Contract Planner or via email at rleonard@cityofhesperia.us by 5:30 PM on September 28, 2022. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

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

Copies of the IS/MND can also be found online at:
<https://www.cityofhesperia.us/312/Planning>

Mr. Leonard's contact number with the City is (760) 947-1651.



Marc Blodgett, CEQA Consultant to the City of Adelanto

Date: August 29, 2022

² Ibid.

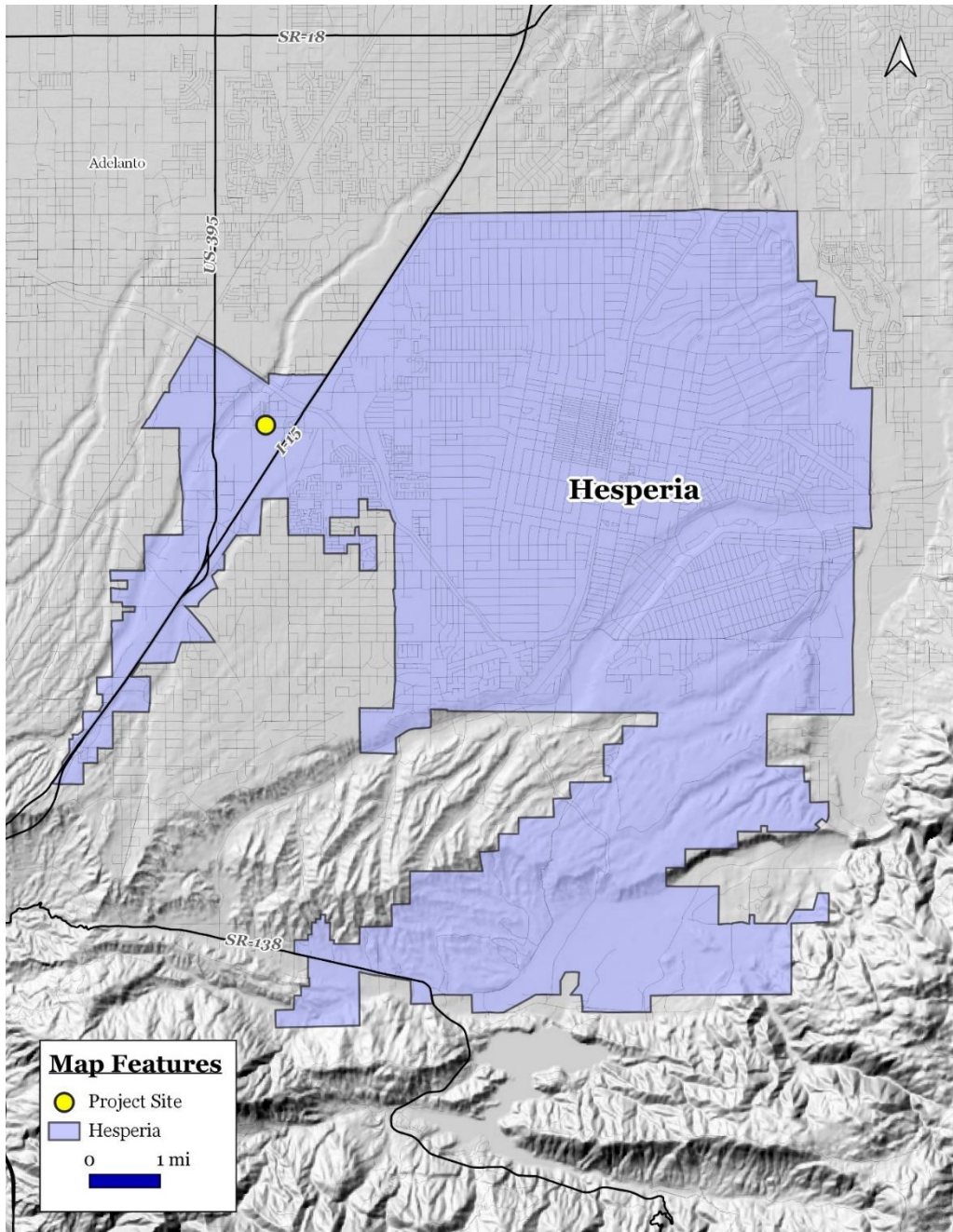


Figure 1: Citywide Map

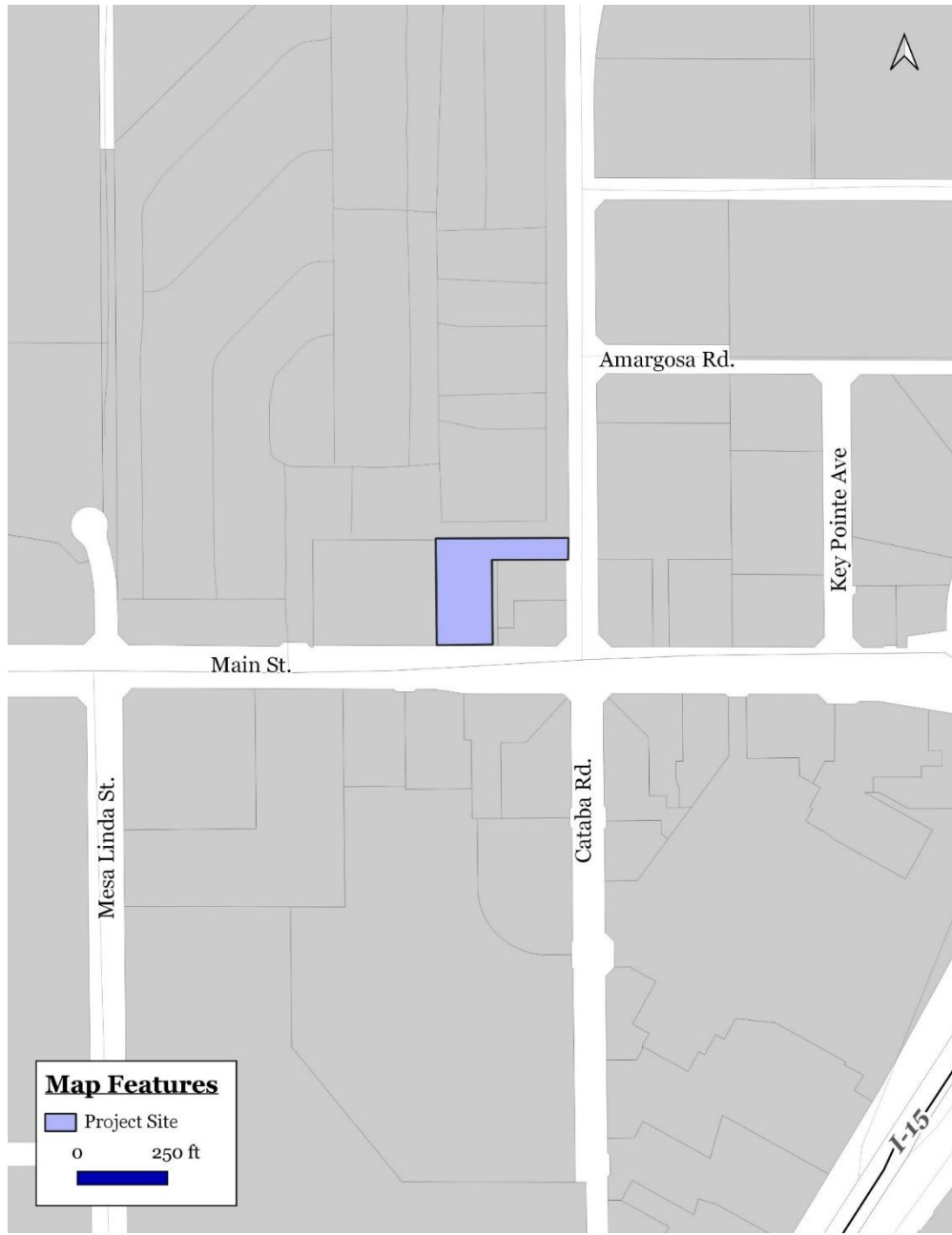


Figure 2: Project Site Location