

CITY OF VICTORVILLE DEVELOPMENT DEPARTMENT
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MITIGATED NEGATIVE DECLARATION
Preparation Date: March 8, 2024
Revised Date:

Name or Title of Project: PLAN22-00038 – Fort Amethyst Storage Facility

Location: East of Amethyst Road and approximately 635 feet (0.12 miles) south of Palmdale Road, Victorville, CA. APN: 3105-291-01.

Entity or Person Undertaking Project: Westgate Plaza LLC; 1006 Straightaway Court, Oceanside, CA 92057; (619) 395-0907

Description of Project: The proposed Fort Amethyst Storage Project is a development of a self-storage facility on a 6.84-acre triangular site in Victorville, CA. The Fort Amethyst Self Storage facility will include 24 structures offering an industry standard range of storage unit sizes. The proposed total building area will be 121,899 square feet, which will consist of a 1,254 square-foot office and on-site manager's apartment building and 120,645 square feet of self-storage buildings. Seven parking spaces will be provided on the site.

Statement of Findings: The City of Victorville Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting if the following mitigation measures are implemented in conformance with the Mitigation Monitoring Policy and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Division.

Mitigation Measures:

- (BIO-1) If construction (including ground-disturbing activities and vegetation trimming and/or removal) would occur during the nesting bird season (1 January to 15 September), a qualified biologist shall conduct preconstruction nesting bird surveys within 30 days of construction start-up and continuing weekly up to three days before startup. The survey area shall include the Project area (disturbance footprint) and a surrounding 300-foot buffer area. Active bird nests shall be protected by installation of temporary physical barriers that define a buffer area of 100 feet surrounding each nest. Buffer size may be reduced or increased based on the bird species present and on the advice of the qualified biologist (e.g., smaller buffer for songbirds, larger buffer for raptors). In no case shall buffers be less than 50 feet. No construction work, equipment, or personnel shall enter the buffer area. Protective buffers shall remain in place until the biologist determines that the nest(s) are no longer active, and the chicks have permanently fledged (left the nest) and a second nesting attempt has not begun.**
- (CUL-1) Prior to any ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement, construction excavation, excavation for utility and irrigation lines, and landscaping), and prior to the issuance of grading permits, the Applicant shall retain a qualified archaeologist who meets the U.S.**

Secretary of the Interior Standards (SOI). Development of a Monitoring Plan may be required should any evidence of archaeological deposits be found.

- 3. (CUL-2) Prior to any ground disturbance, the archaeologist will conduct Cultural Resource Sensitivity Training, in conjunction with the appropriate Tribe[s] Tribal Historic Preservation Officer (THPO), and/or designated Tribal Representative. The training session will focus on the archaeological and tribal cultural resources that may be encountered during ground-disturbing activities as well as the procedures to be followed in such an event.**
- 4. (CUL-3) Prior to any ground-disturbing activities, the Project archaeologist shall develop a Cultural Resource Management Plan (CRMP) to address the details, timing, and responsibilities of all archaeological and cultural resource activities that occur on the Project site. This Plan shall be written in consultation with the consulting Tribe(s) and shall include the following: approved Mitigation Measures and procedures to be followed, contact information for all pertinent parties, parties' responsibilities, and an overview of the Project schedule.**
- 5. (CUL-4) The Project area will be re-surveyed by a qualified archeologist during vegetation removal and grubbing to identify any archaeological materials on the surface of the site that may not have been visible during the initial survey. During all ground-disturbing activities, the qualified archaeologist shall be on-site full-time as well as the Native American monitor, if available. Archaeological and TCR monitoring can be discontinued when the depth of grading and the soil conditions no longer retain the potential to contain cultural deposits. The qualified archaeologist, in consultation with the Native American monitor, shall be responsible for determining the duration and frequency of monitoring.**
- 6. (CUL-5) In the event that cultural resources are exposed during construction, work in the immediate vicinity of the find (within a 60-foot buffer) must stop until a qualified archaeologist can evaluate the significance of the find. Construction activities may continue in other areas. The tribal monitor or representative shall be contacted regarding any pre-contact and/or historic-era cultural resources discovered during Project construction and shall be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. If significant pre-contact and/or historic-era cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to Tribal representatives for review and comment.**
- 7. (CUL-6) If human remains or funerary objects are encountered during any ground disturbing activities, 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. The area around the find shall be protected and personnel/observers will be restricted. No photographs are to be taken except by the coroner. If the human remains are determined to be prehistoric, the coroner will notify the NAHC, which will determine and notify a Most Likely Descendant (MLD). The MLD shall complete the inspection of the site within 24 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials.**
- 8. (GEO-1) Retain a Society of Vertebrate Paleontology (SVP)-qualified Paleontologist to oversee implementation of paleontological mitigation and to obtain a curation agreement with an accredited repository prior to the start of construction activities.**

9. **(GEO-2) Conduct worker training to educate the construction crew on the legal requirements and procedures to follow in the event of a fossil discovery.**
10. **(GEO-3) Have an SVP-qualified paleontological monitor conduct full-time paleontological monitoring during ground-disturbing activities that have the potential to impact previously undisturbed sediments (earthwork impacting only previously disturbed sediments should not need to be monitored regardless of depth).**
11. **(GEO-4) Prepare a paleontological resources monitoring report upon the conclusion of ground-disturbing activities to document the paleontological monitoring efforts for the project and to describe any discoveries observed and/or recorded. If paleontological resources are curated, submit the final monitoring report and any associated data pertinent to the curated specimen(s) to the designated repository.**
12. **(TCR-1) Prior to the issuance of grading permits, the applicant shall enter into a Tribal Monitoring Agreement with the appropriate tribal representative for the Project. Arrangements will be made such that the Tribal Monitor may be on-site during all ground-disturbing activities (including, but not limited to, clearing, grubbing, tree and bush removal, grading, trenching, fence post placement and removal, construction excavation, excavation for all utility and irrigation lines, and landscaping). The Tribal Monitor shall have the authority to temporarily divert, redirect, or halt the ground-disturbing activities to allow identification, evaluation, and potential recovery of cultural resources.**
13. **(TCR-2) All archaeological/cultural documents created as a part of the project (CRMP, isolate records, site records, survey reports, testing reports, final report, etc.) shall be submitted to the Lead Agency and Consulting Tribe(s) for review and comment. After approval of the final report(s) by all involved parties, the final report(s) are to be submitted to the SCCIC and the Consulting Tribe(s).**

Public Review Period:

Tentative Public Hearing Date: