

PLANNING COMMISSION REGULAR MEETING



Meeting Agenda

Thursday, August 11, 2022

6:30 PM

**Council Chambers
9700 Seventh Avenue,
Hesperia, CA 92345**

Planning Commission Members

**Roger Abreo, Chair
Sophie Steeno, Vice Chair
Don Bartz, Commissioner
Dale Burke, Commissioner
Jon Dunbar, Commissioner**

**Ryan Leonard, Senior Planner
Brian Wright-Bushman, Assistant City Attorney**



NOTE: In compliance with the Americans with Disability Act, if you need special assistance to participate in this meeting, please contact the Planning Department at (760) 947-1224. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility.

AGENDA
HESPERIA PLANNING COMMISSION
9700 Seventh Ave., Council Chambers, Hesperia, CA 92345

As a courtesy, please silence your cell phones, pagers, and other electronic devices while the meeting is in session. Thank you.

Prior to action of the Planning Commission, any member of the audience will have the opportunity to address the legislative body on any item listed on the agenda, including those on the Consent Calendar. PLEASE SUBMIT A COMMENT CARD TO THE COMMISSION SECRETARY WITH THE AGENDA ITEM NUMBER NOTED.

CALL TO ORDER - 6:30 PM

- A. Pledge of Allegiance to the Flag**
- B. Invocation**
- C. Roll Call**
- D. Agenda Revisions and Announcements by Planning Secretary**

JOINT PUBLIC COMMENTS

Please complete a "Comment Card" and give it to the Commission Secretary. Comments are limited to three (3) minutes per individual. State your name for the record before making your presentation. This request is optional, but very helpful for the follow-up process.

Under the provisions of the Brown Act, the Commission is prohibited from taking action on oral requests. However, Members may respond briefly or refer the communication to staff. The Commission may also request the Commission Secretary to calendar an item related to your communication at a future meeting.

CONSENT CALENDAR

- 1. Page 1** Consideration of the July 14, 2022, Planning Commission Meeting Minutes.
Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on July 14, 2022.

Staff Person: Office Assistant Maricruz Montes

Attachments: [Draft PC Minutes July 14, 2022](#)

PUBLIC HEARINGS

2. Page 3

Consideration of Conditional Use Permit CUP22-00006 to construct an RV storage and self-storage facility consisting of a 1,632 square foot office building with a caretakers residence and 428 enclosed storage units totaling 97,250 square feet in conjunction with tentative parcel map No. 20405 (TPM21-00005) to create a 7.3 acre parcel from 15.6 acres within the Commercial Industrial Business Park zone of the Main Street and Freeway Corridor Specific Plan located at 8899 Three Flags Avenue.(Applicant: Industrial Builders; APN: 3064-591-14).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2022-12, approving CUP22-00006 and TPM21-00005.

Staff Person: Senior Planner Ryan Leonard

Attachments: [Staff Report](#)

[Attachment 1 - Site Plan](#)

[Attachment 2 - General Plan Map](#)

[Attachment 3 - Aerial photo](#)

[Attachment 4 - Color Elevations](#)

[Attachment 5- Negative Declaration 22-01](#)

[Attachment 5- IS/MND](#)

[Resolution No. PC-2022-12](#)

[Exhibit A- Conditions of Approval \(CUP\)](#)

[Exhibit A-Conditions of Approval \(TPM\)](#)

3. Page 149

Consideration of Conditional Use Permit CUP22-00010 to demolish a portion of an existing building to construct a 3,596 square foot carwash and establish a gym in the remainder 40,790 square foot portion of the building on 5.72 acres within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located at 16968 Main Street (Applicant: Midtown Square, LLC; APN: 0410-142-61)

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2022-13, approving CUP22-00010.

Staff Person: Associate Planner Edgar Gonzalez

Attachments: [PC Staff Report.docx](#)

[Attachment 1 - Site Plan.doc](#)

[Attachment 2 - General Plan Map.doc](#)

[Attachment 3 - Aerial photo.doc](#)

[Attachment 4 - Color Elevations.doc](#)

[Attachment 4 - Color Elevations \(2\).doc](#)

[Attachment 5 - PC Reso.docx](#)

[Conditions of Approval.pdf](#)

4. Page 169

Negative Declaration ND22-02; Applicant: Loyal Brothers; APNs: 3064-561-15

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2022-15 approving an Initial Study/Mitigated Negative Declaration (IS/MND) for a previously approved project in order to comply with the requirements of an Incidental Take Permit (ITP) with the California Department of Fish and Wildlife (CDFW).

Staff Person: Senior Planner Ryan Leonard

Attachments: [Staff Report](#)

[Attachment 3-Resolution No. PC-2022-15](#)

[Attachment 1-April 8 2021 Planning Commission Staff Report with Attachments](#)

[Attachment 2-Initial Study and Mitigated Negative Declaration](#)

PLANNING DIVISION REPORT

The Planning staff may make announcements or reports concerning items of interest to the Commission and the public.

A. DRC Comments

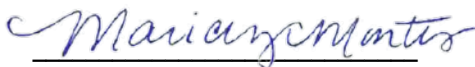
B. Major Project Update

PLANNING COMMISSION COMMENTS

The Commission Members may make comments of general interest to the City.

ADJOURNMENT

I, Maricruz Montes, Planning Commission Secretary of the City of Hesperia, California do hereby certify that I caused to be posted the foregoing agenda on Thursday, August 4, 2022 at 5:30 p.m. pursuant to California Government Code §54954.2.



Maricruz Montes,
Planning Commission Secretary

THIS PAGE LEFT INTENTIONALLY BLANK



City of Hesperia

Meeting Minutes - Draft

PLANNING COMMISSION REGULAR MEETING

Council Chambers
9700 7th Avenue
Hesperia, CA 92345

Thursday, July 14, 2022

CALL TO ORDER - 6:30 PM

A. Pledge of Allegiance to the Flag

Commissioner Dunbar led the Pledge of Allegiance.

B. Invocation

Chair Abreo led the Invocation.

C. Roll Call

Present 5 - Commissioner Burke, Commissioner Abreo, Commissioner Steeno, Commissioner Dunbar, and Commissioner Bartz

D. Agenda Revisions and Announcements by Planning Secretary

There were no revisions to the Agenda.

JOINT PUBLIC COMMENTS

Public comments opened at 6:32 pm.

There were no white cards.

Public comments closed at 6:32 pm.

CONSENT CALENDAR

1. Consideration of the June 9, 2022, Planning Commission Meeting Draft Minutes.

Recommended Action:

It is recommended that the Planning Commission approve the Draft Minutes from the regular meeting held on June 9, 2022.

Sponsor: Senior Office Specialist Maricruz Montes

A motion was made by Burke, seconded by Steeno, that this item be approved. The motion carried by the following vote:

Aye: 4 - Burke, Abreo, Steeno and Dunbar

Nay: 0

Abstain: 1 - Bartz

PUBLIC HEARINGS

2. Consideration of an appeal to the Planning Commission to overturn the Development Review Committee's decision to deny Tentative Tract Extension TTE22-00001, a third extension of time for Tentative Tract No. 17243 (Applicant: Pacific Communities Builder; APN:0405-042-23)

Recommended Action:

That the Planning Commission adopt Resolution No. PC-2022-11, denying appeal APP22-00001 and upholding the Development Review Committee's (DRC's) denial of a third extension of time for Tentative Tract No. 17243 (TTE22-00001).

Sponsors: Senior Planner Ryan Leonard

A motion was made by Dunbar, seconded by Burke, that this item be approved. The motion carried by the following vote:

Aye: 3 - Burke, Abreo and Dunbar

Nay: 2 - Steeno and Bartz

3. Consideration of Development Code Amendment DCA22-00003 making minor modifications to development standards associated with Accessory Dwelling Units for the purpose of providing added clarity and general clean up items (Applicant: City of Hesperia; area affected: City Wide).

Recommended Action:

It is recommended that the Planning Commission adopt Resolution No. PC-2022-10 recommending that the City Council introduce and place on first reading an ordinance approving DCA22-00003, modifying development standards associated with Accessory Dwelling Units (ADUs).

Sponsors: Assistant Planner Yuying Ma

A motion was made by Dunbar, seconded by Steeno, that this item be approved. The motion carried by the following vote:

Aye: 5 - Burke, Abreo, Steeno, Dunbar and Bartz

Nay: 0

PLANNING DIVISION REPORT

A. DRC Comments

Senior Planner Ryan Leonard gave a quick update of multiple projects DRC is currently reviewing.

B. Major Project Update

Housing Element.

PLANNING COMMISSION COMMENTS

Commissioner Burke dedicated the meeting to Mr. Lantsberger and Lucy Johnson.

Chiar Abreo welcomed new Assistant Planner Yuying Ma, and thanked her for preparing the agenda.

ADJOURNMENT

Meeting was adjourned until next regularly scheduled meeting on August 11, 2022 at 6:30 pm.

Maricruz Montes,
Planning Commission Secretary

Roger Abreo
Chair

City of Hesperia

STAFF REPORT



DATE: August 11, 2022
TO: Planning Commission
FROM: Rachel Molina, Assistant City Manager
BY: Ryan Leonard, Senior Planner
SUBJECT: Conditional Use Permit CUP22-00006; Applicant: Industrial Builders; APN: 3064-591-14

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2022-12, approving CUP22-00006 and TPM21-00005.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow the development of a self-storage and RV storage facility. The proposed project would include the construction of a two-story building that will consist of a 1,673 square foot office on the first floor, and a 1,632 square foot manager's residence on the second floor. A total of 457 storage units would be provided, totaling 91,047 square feet. The RV storage would consist of 63 covered and 10 non-covered spaces. The project is located on approximately 7.3 acres of an existing 15.6 acre site (Attachment 1). A tentative parcel map has also been filed to create a new 7.3 acre parcel.

Current General Plan, Zoning and Land Uses: The site (8899 Three Flags Avenue) is within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan. The surrounding land is all designated as Commercial Industrial Business Park as noted on Attachment 2. The 15.6 acre site is developed with the Little Sister's Truck Wash, an RV supply center, a truck and RV oil change center, and an RV storage lot. Approximately 7.3 acres of the 15.6 site is vacant. Light industrial/warehouse facilities exist to the north and west. The property to the south consists of truck parking and retail uses. The I-15 freeway is located immediately to the east of the site (Attachment 3).

ISSUES/ANALYSIS

The project conforms to the policies of the City's General Plan as is consistent with the standards in the Specific Plan. Project specifics are analyzed below:

Land Use: The proposed project consists of the development of a self-storage and RV storage facility. A total of 457 storage units would be provided totaling 91,047 square feet. The storage buildings would be located around the perimeter of the site and would range in size from 10 feet by 10 feet, to 10 feet by 20 feet. The RV storage is proposed to be concentrated in the center of the site and would consist of both covered and non-covered spaces. A total of 63 covered and 10 non-covered spaces would be provided.

Development of the site also includes the construction of a two-story building that will consist of a 1,673 square foot office on the first floor, and a 1,632 square foot manager's residence on the second floor. The first-floor office would contain a sales and rental office, public restrooms, and a storage area. The manager's residence would consist of a two-bedroom, two-bathroom unit.

Access to the site would be provided by two separate driveway approaches located off Three Flags Ave. The project requires a minimum of 6 parking spaces based on current regulations. As proposed, the project provides 11 conventional parking spaces.

The architecture of the proposed self-storage facility complies with the architectural requirements of the Specific Plan (Attachment 4). The enclosed storage units that are adjacent to Three Flags Avenue are designed as concrete tilt-up buildings that feature stacked stone columns, decorative trellises and multiple expansion joints. A complementary dark bronze metal roof is planned over each of the buildings. Overall, the concrete tilt-up buildings exhibit a clean corporate look and adequacy screen the site from public view. The project also provides a surplus of landscaping. The minimum required landscape coverage is 5% of the total site; the project provides 40,230 square feet (12%) of total landscape coverage.

Tentative Parcel Map: The 15.6 acre site is currently developed with the Little Sister's Truck Wash, an RV supply center, an oil change center, and an RV storage lot. Approximately 7.3 acres of the 15.6 site is vacant. The parcel map will create a new 7.3 acre parcel from the existing 15.6 acre site. The tentative parcel map is consistent with the site design and is in accordance with the Development Code and the Subdivision Map Act.

Drainage: Runoff created on-site will be conveyed by proposed concrete gutters and will discharge into a proposed infiltration basin at the eastern end of the site. The infiltration system will be sized to handle the additional storm water due to the additional impervious area created by the buildings and parking lot.

Water and Sewer: The development will connect to an existing 8-inch sewer and a 12-inch water line located in Lassen Road.

Environmental: Approval of this development requires adoption of an Initial Study/Mitigated Negative Declaration (IS/MND) pursuant to the California Environmental Quality Act (CEQA). The IS/MND prepared for the project (Attachment 5) concluded that the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

A biological assessment and protected plant plan were prepared for the project. The biological report shows that the site does not contain habitat for the desert tortoise nor any other threatened or endangered species. However, a pre-construction survey for the burrowing owl will be conducted prior to issuance of a grading permit. A protected plant plan was also submitted, which found 11 Joshua Trees on the site, 1 of which is deemed to be transplantable. California Department of Fish and Wildlife will need to approve an Incidental Take Permit for Joshua Trees on the site to reduce impacts to Biological Resources to less than significant.

The environmental analysis also concluded that the proposed project would not result in any impacts to known archaeological resources or tribal cultural resources. However, there is a potential for project-related construction to impact unknown or previously unrecorded archaeological resources. For this reason, mitigation measures are proposed in the event that cultural resources are inadvertently encountered during excavation activities. If cultural resources

are found during grading, then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law.

The mitigated negative declaration was circulated for public review from March 1, 2022 thru April 1, 2022. During the public review period one comment letter was received from California Department of Fish and Wildlife who requested that the proposed mitigation measures in the IS/MND be revised to ensure that potential project impacts remain less than significant. These revised mitigation measures are incorporated in the conditions of approval and the Mitigation Monitoring and Reporting Program.

FISCAL IMPACT

None.

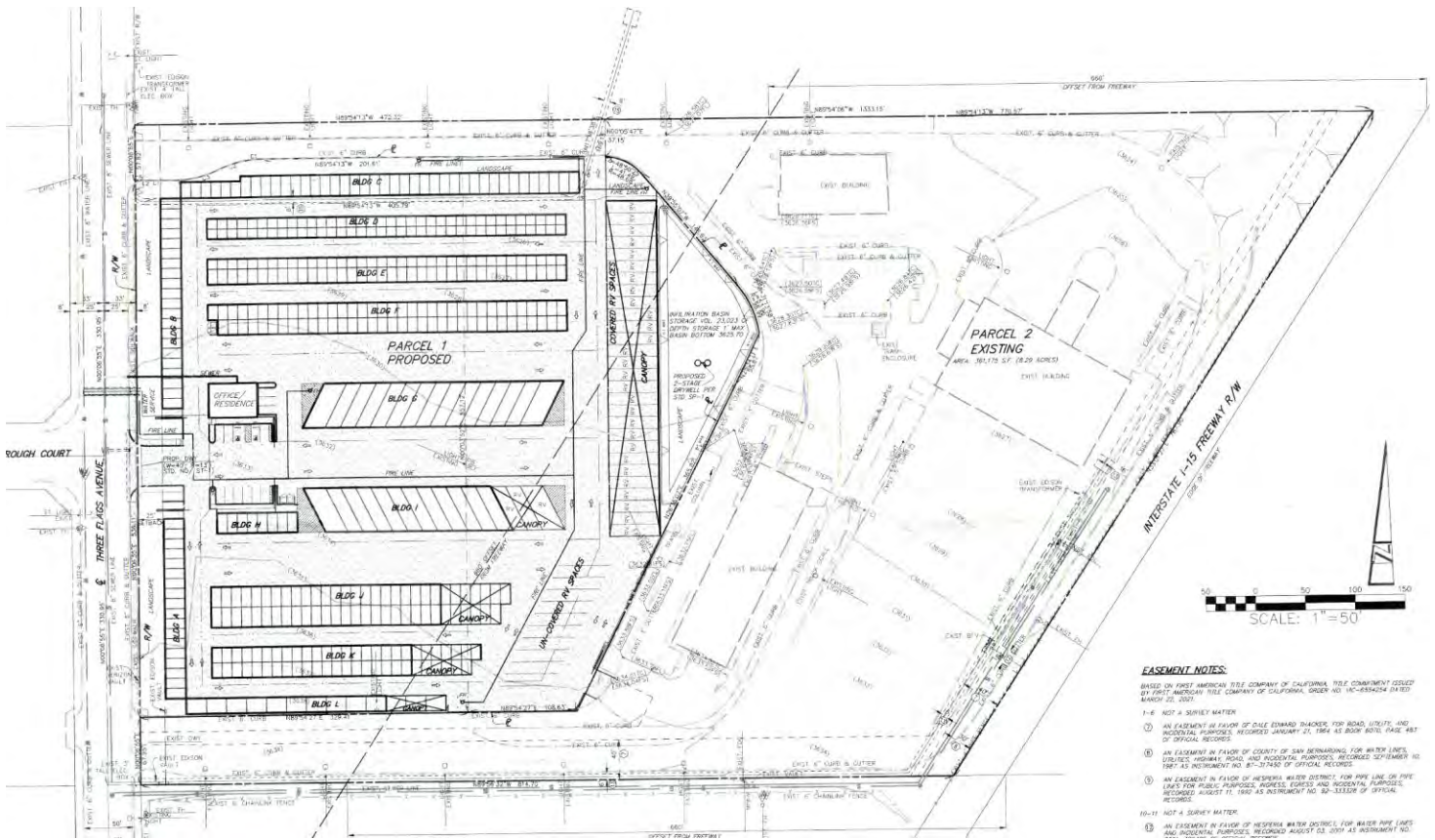
ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan/Specific Plan Zoning
3. Aerial photo
4. Elevations
5. Negative Declaration ND22-01 and its initial study
6. Resolution No. PC-2022-12, with list of conditions

ATTACHMENT 1



APPLICANT(S): INDUSTRIAL BUILDERS

FILE NO(S): CUP22-00006

LOCATION: 8899 THREE FLAGS AVENUE

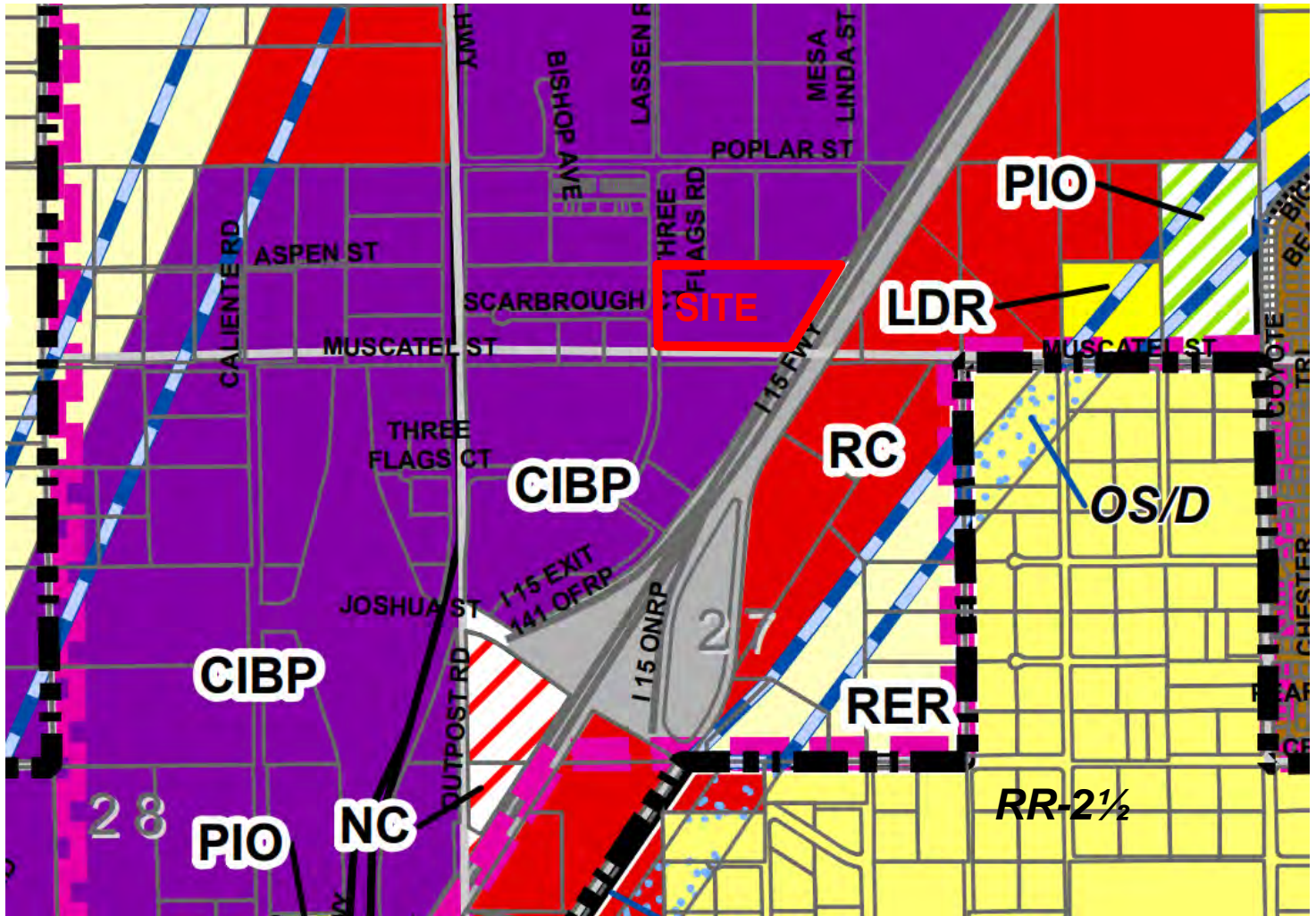
APN(S): 3064-591-14

PROPOSAL: CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00006 TO CONSTRUCT A SELF STORAGE AND RV STORAGE FACILITY CONSISTING OF A 3,264 SQUARE FOOT OFFICE BUILDING WITH A MANAGERS RESIDENCE AND 457 ENCLOSED STORAGE UNITS TOTALING 91,047 SQUARE FEET IN CONJUNCTION WITH TENTATIVE PARCEL MAP NO. 20405 (TPM21-00005) TO CREATE A 7.3 ACRE PARCEL FROM 15.6 ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN



SITE PLAN

ATTACHMENT 2



APPLICANT(S): INDUSTRIAL BUILDERS

FILE NO(S): CUP22-00006

LOCATION: 8899 THREE FLAGS AVENUE

APN(S):
3064-591-14

PROPOSAL: CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00006 TO CONSTRUCT A SELF STORAGE AND RV STORAGE FACILITY CONSISTING OF A 3,264 SQUARE FOOT OFFICE BUILDING WITH A MANAGERS RESIDENCE AND 457 ENCLOSED STORAGE UNITS TOTALING 91,047 SQUARE FEET IN CONJUNCTION WITH TENTATIVE PARCEL MAP NO. 20405 (TPM21-00005) TO CREATE A 7.3 ACRE PARCEL FROM 15.6 ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN



GENERAL PLAN MAP

ATTACHMENT 3



APPLICANT(S): INDUSTRIAL BUILDERS

FILE NO(S): CUP22-00006

LOCATION: 8899 THREE FLAGS AVENUE

APN(S):
3064-591-14

PROPOSAL: CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00006 TO CONSTRUCT A SELF STORAGE AND RV STORAGE FACILITY CONSISTING OF A 3,264 SQUARE FOOT OFFICE BUILDING WITH A MANAGERS RESIDENCE AND 457 ENCLOSED STORAGE UNITS TOTALING 91,047 SQUARE FEET IN CONJUNCTION WITH TENTATIVE PARCEL MAP NO. 20405 (TPM21-00005) TO CREATE A 7.3 ACRE PARCEL FROM 15.6 ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR
SPECIFIC PLAN



AERIAL PHOTO

ATTACHMENT 4



APPLICANT(S): INDUSTRIAL BUILDERS

FILE NO(S): CUP22-00006

LOCATION: 8899 THREE FLAGS AVENUE

APN(S):
3064-591-14

PROPOSAL: CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00006 TO CONSTRUCT A SELF STORAGE AND RV STORAGE FACILITY CONSISTING OF A 3,264 SQUARE FOOT OFFICE BUILDING WITH A MANAGERS RESIDENCE AND 457 ENCLOSED STORAGE UNITS TOTALING 91,047 SQUARE FEET IN CONJUNCTION WITH TENTATIVE PARCEL MAP NO. 20405 (TPM21-00005) TO CREATE A 7.3 ACRE PARCEL FROM 15.6 ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN

COLOR ELEVATIONS

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

PROPOSED NEGATIVE DECLARATION ND-22-01
Preparation Date: February 22 2022

Name or Title of Project: Conditional Use Permit CUP22-00006

Location: The proposed project site is located at 8899 Three Flags Avenue in the northwestern portion of the City of Hesperia, California. The corresponding Assessor Parcel Number (APN) is 3064-591-014. The proposed project site is located to the east of Three Flags Avenue between two access roads that provide a connection to the commercial uses located to the east of the project site. The project site's latitude and longitude are 34°41'32.13" N; -117°39'38.15" W. The project site's is located within the Baldy Mesa, California 7 1/2 Minute USGS Quadrangle (Township 4 North, Range 5 West, Section 22) 1956.

Entity or Person Undertaking Project: Industrial Builders

Description of Project: The proposed project would involve the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.

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. Pre-construction surveys for burrowing owls and nesting birds shall be conducted prior to the commencement of Project activities as follows:
 - a. Nesting Birds. If construction occurs during the non-nesting season (typically September 16 through December 31), a pre-construction sweep shall be performed to verify absence of nesting birds. A qualified biologist shall conduct the pre-activity sweep within the Project areas (including access routes) and a 300-foot buffer surrounding the Project areas, within 2 hours prior to initiating Project activities. If Project activities are planned during bird nesting season (generally, raptor nesting season is January 1 through September 15; and passerine bird nesting season is February 1 through September 1), a nesting bird survey shall be conducted by a qualified biologist no more than three (3) days prior to the initiation of Project activities, including, but not limited to clearing, grubbing, and/or rough grading to prevent impacts to birds and their nests. If nesting bird activity is present, a no

disturbance buffer zone shall be established by the qualified biologist around each nest. The buffer shall be a minimum of 300 feet for raptors and 100 feet for songbirds, unless a smaller buffer is specifically determined by a qualified biologist familiar with the nesting phenology of the nesting species. The buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

- b. Burrowing Owl. No less than 14 days prior to the initiation of any Project activities within suitable habitat, a qualified biologist shall conduct take avoidance surveys in accordance with the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012). If no burrowing owl(s) are observed on site during the take avoidance survey, a letter shall be prepared by the qualified biologist documenting the results of the survey. The letter shall be submitted to CDFW. If burrowing owl(s) are observed on site during the take avoidance survey, areas occupied by burrowing owls shall be avoided. If burrowing owls cannot be avoided by the Project, then the qualified biologist shall prepare and submit a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012) to CDFW for review/approval prior to the commencement of disturbance activities onsite and proposed mitigation for permanent loss of occupied burrow(s) and habitat consistent with the 2012 Staff Report on Burrowing Owl Mitigation. Survey results shall be submitted to CDFW within 30 days of completion of surveys following the guidelines provided in Appendix D of the Staff Report on Burrowing Owl Mitigation (Department of Fish and Game, March 2012).
2. A comprehensive survey and evaluation of the Joshua trees on the site will need to be conducted and preparation of a Protected Plant Plan. The report shall identify methods, locations, and criteria for transplanting those trees that would be removed prior to ground disturbance activities and Project construction.
3. The Joshua trees will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the city where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded as per City requirements.
4. Earthen berms will be created around each tree by the biologist prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.
5. Each tree will be moved to a pre-selected location which has already been excavated and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered. As noted in Section 3.0, a numbered metal tag was placed on the north side of the trees and the trees were also flagged with surveyor's flagging. The biologist will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation.
6. CDFW recommends that a California Endangered Species Act (CESA) Incidental Take Permit (ITP) be obtained if the Project has the potential to result in "take" (California Fish and Game Code Section 86 defines "take" as "hunt, pursue, catch, capture, or kill, or

attempt to hunt, pursue, catch, capture, or kill”) of western Joshua tree, a Candidate for Threatened CESA-listed species. Take of any CESA-listed species is prohibited except as authorized by state law (Fish and Game Code, §§ 2080 & 2085). Permanent protection and perpetual management of compensatory habitat is necessary and required pursuant to CESA to fully mitigate Project-related impacts of the taking of CESA-listed species. CDFW recommends permanent protection through a conservation easement, development of a long-term management plan, and funding sufficient to implement management plan tasks in perpetuity which should be completed before starting Project ground-disturbing activities or by providing financial security. In order to execute an ITP, CDFW requires documentation of CEQA compliance. CDFW requires the CEQA document have a state clearing house number, show proof of filing fees, and proof the document has been circulated.

7. In the event that 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, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
8. 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 SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
9. 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.
10. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.
11. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.
12. The project must employ, as much as possible, the use of glass or translucent plastic materials on building roof and gables to allow natural daylight in work areas.

13. The project must use motion activated lighting in the storage units to reduce energy use at night.

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: March 1, 2022 through April 1, 2022.

Tentative Planning Commission Meeting: August 11, 2022.

Attest:

RYAN LEONARD, AICP, SENIOR PLANNER

DRAFT

INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

SUMMIT RV & STORAGE
8899 THREE FLAGS AVENUE
HESPERIA, CALIFORNIA 92344
APN 3064-591-14



LEAD AGENCY:

CITY OF HESPERIA
PLANNING DIVISION
9700 SEVENTH AVENUE
HESPERIA, CALIFORNIA 92345

REPORT PREPARED BY:

BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING
2211 S. HACIENDA BOULEVARD, SUITE 107
HACIENDA HEIGHTS, CALIFORNIA 91745

FEBRUARY 22, 2022

HESP 001

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Summit RV and Storage

PROJECT APPLICANT: **The Applicant for the proposed project is** Mr. Sumit Brahmbhatt, President, AIA, LEED, Brahmbhatt Architects, 980 Corporate Center Drive Pomona, California, 91768.

PROJECT LOCATION: **The proposed project site is located at 8899 Three Flags Avenue in the northwestern portion of the City of Hesperia, California. The corresponding Assessor Parcel Number (APN) is 3064-591-014. The proposed project site is located to the east of the Three Flags Avenue between two access roads that provide a connection to the commercial uses located to the east of the project site. The project site's latitude and longitude are 34°41'32.13" N; -117°39'38.15" W. The project site's is located within the Baldy Mesa, California 7 ½ Minute USGS Quadrangle (Township 4 North, Range 5 West, Section 22) 1956.**

CITY AND COUNTY: City of Hesperia, San Bernardino County.

PROJECT: The proposed project would involve the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, **consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet.** Storage buildings would **be located around the site's perimeter** while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.

FINDINGS: The environmental analysis provided in the attached **Initial Study** indicates that the proposed project will not result in any significant adverse unmitigable impacts. For this reason, the City of Hesperia determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached **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 a rare or endangered plant or animal 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 substantial adverse effects on human beings, either directly or indirectly.

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

TABLE OF CONTENTS

<u>Section No.</u>	<u>Page</u>
1.0 INTRODUCTION	7
Purpose of this Initial Study	7
Initial Study's Organization	8
2.0 PROJECT DESCRIPTION	9
Project Overview	9
Project Location.....	9
Environmental Setting	9
Project Description.....	9
Discretionary Actions.....	16
3.0 ENVIRONMENTAL ANALYSIS	19
Aesthetics.....	20
Agriculture & Forestry Resources	23
Air Quality.....	26
Biological Resources	32
Cultural Resources	38
Energy	43
Geology & Soils.....	46
Greenhouse Gas Emissions.....	51
Hazards & Hazardous Materials.....	53
Hydrology & Water Quality	56
Land Use & Planning.....	60
Mineral Resources.....	63
Noise	65
Population & Housing.....	68
Public Services	70
Recreation.....	72
Transportation.....	74
Tribal Cultural Resources	77
Utilities.....	80
Wildfire	83
Mandatory Findings of Significance	86
4.0 CONCLUSIONS	87
Findings	87
Mitigation Monitoring	87
5.0 REFERENCES.....	89
Preparers.....	89
References.....	89
APPENDIX A - AIR QUALITY WORKSHEETS	91

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

1. INTRODUCTION

OVERVIEW OF THE PROPOSED PROJECT

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of **1,632 square feet**, and a **manager's residence, consisting of 1,482 square feet**. **Storage buildings would be located around the site's perimeter while the RV storage would be concentrated** in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.¹

PURPOSE OF THIS STUDY

The City of Hesperia is the designated *Lead Agency*, and as such, the City will be responsible for the project's environmental review. Section 21067 of California Environmental Quality Act (CEQA) defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.² As part of the proposed project's environmental review, the City of Hesperia has authorized the preparation of this Initial Study.³ The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. An additional purpose of this Initial Study is to ascertain whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the City of Hesperia with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated the proposed project.

¹ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

² California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions*. as Amended 2001. §21067.

³ Ibid. (CEQA Guidelines) §15050.

Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the City of Hesperia, in its capacity as the Lead Agency. The City determined, as part of this Initial Study's preparation, that a Mitigated Negative Declaration is the appropriate environmental document for the proposed project's CEQA review. Certain projects or actions may also require oversight approvals or permits from other public agencies. These other agencies are referred to as *Responsible Agencies* and *Trustee Agencies*, pursuant to Sections 15381 and 15386 of the State CEQA Guidelines.⁴ This Initial Study and the *Notice of Intent to Adopt (NOIA) a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. This Initial Study and Mitigated Negative Declaration will be forwarded to the State of California Office of Planning Research (the State Clearinghouse). A 30-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of this Initial Study.⁵ Questions and/or comments should be submitted to the following:

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

INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction* provides the procedural context surrounding this Initial Study's preparation and insight into its composition.
- *Section 2 Project Description* provides an overview of the existing environment as it relates to the project area and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis* includes an analysis of potential impacts associated with the construction and the subsequent operation of the proposed project.
- *Section 4 Conclusions* summarizes the findings of the analysis.
- *Section 5 References* identifies the sources used in the preparation of this Initial Study.

⁴ California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069.* 2000.

⁵ California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.6, Section 2109(b).* 2000.

2. PROJECT DESCRIPTION

PROJECT LOCATION

The proposed project site is located in the southwest portion of the City of Hesperia. The City of Hesperia is located in southwestern portion of San Bernardino County in the southwestern Mojave Desert physiographic subregion. This physiographic subregion is more commonly referred to as either the "Victor Valley" or the "High Desert" due to its approximate elevation of 2,900 feet above sea level. The Victor Valley is separated from the more populated areas of coastal Southern California by the San Bernardino and San Gabriel mountains.

The City of Hesperia is bounded on the north by Victorville and Apple Valley, unincorporated San Bernardino County (Oro Grande); on the east by Apple Valley and unincorporated San Bernardino County (Bell Mountain); the south by the City of Hesperia and unincorporated San Bernardino County (Oak Hills); and on the west by unincorporated San Bernardino County (Baldy Mesa).⁶ Regional access to the City of Hesperia is provided by three area highways: the Mojave Freeway (Interstate 15), extending in a southwest to northeast orientation through the center of the City; U.S. Highway 395, traversing the western portion of the City in a northwest to southeast orientation; and Palmdale Road (State Route 18), which traverses the southern portion of the City in an east to west orientation.⁷ The location of Hesperia, in a regional context, is shown in Exhibit 2-1. A citywide map is provided in Exhibit 2-2.

The proposed project site is located at 8899 Three Flags Avenue in the northwestern portion of the City of Hesperia, California. The corresponding Assessor Parcel Number (APN) is 3064-591-014. The proposed project site is located to the east of the Three Flags Avenue between two access roads that provide a connection to the commercial uses located to the east of the project site. The project site's latitude and longitude are 34°41'32.13"; -117°39'38.15". The project site is located within the Baldy Mesa, California 7 ½ Minute USGS Quadrangle (Township 4 North, Range 5 West, Section 22) 1956. A local vicinity map is provided in Exhibit 2-3. An aerial photograph of the site and the surrounding area is provided in Exhibit 2-4.

ENVIRONMENTAL SETTING

The proposed project site is located on a 7.33-acre (319,295 square-feet) parcel that is currently vacant though it has been used for vehicle storage. The property currently has a Zoning land use designation of Commercial Industrial Business Park (CIBP). Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* A private road extends along the project site's north side. Further north is the Velocity Truck Center® (8995 Three Flags Avenue). This property is zoned as Commercial Industrial Business Park (CIBP).⁸

⁶ Blodgett Baylosis Environmental Planning. 2022.

⁷ Google Earth. Website accessed January 17, 2022.

⁸ Google Maps and City of Hesperia Zoning Map. Website accessed on January 17, 2022.

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

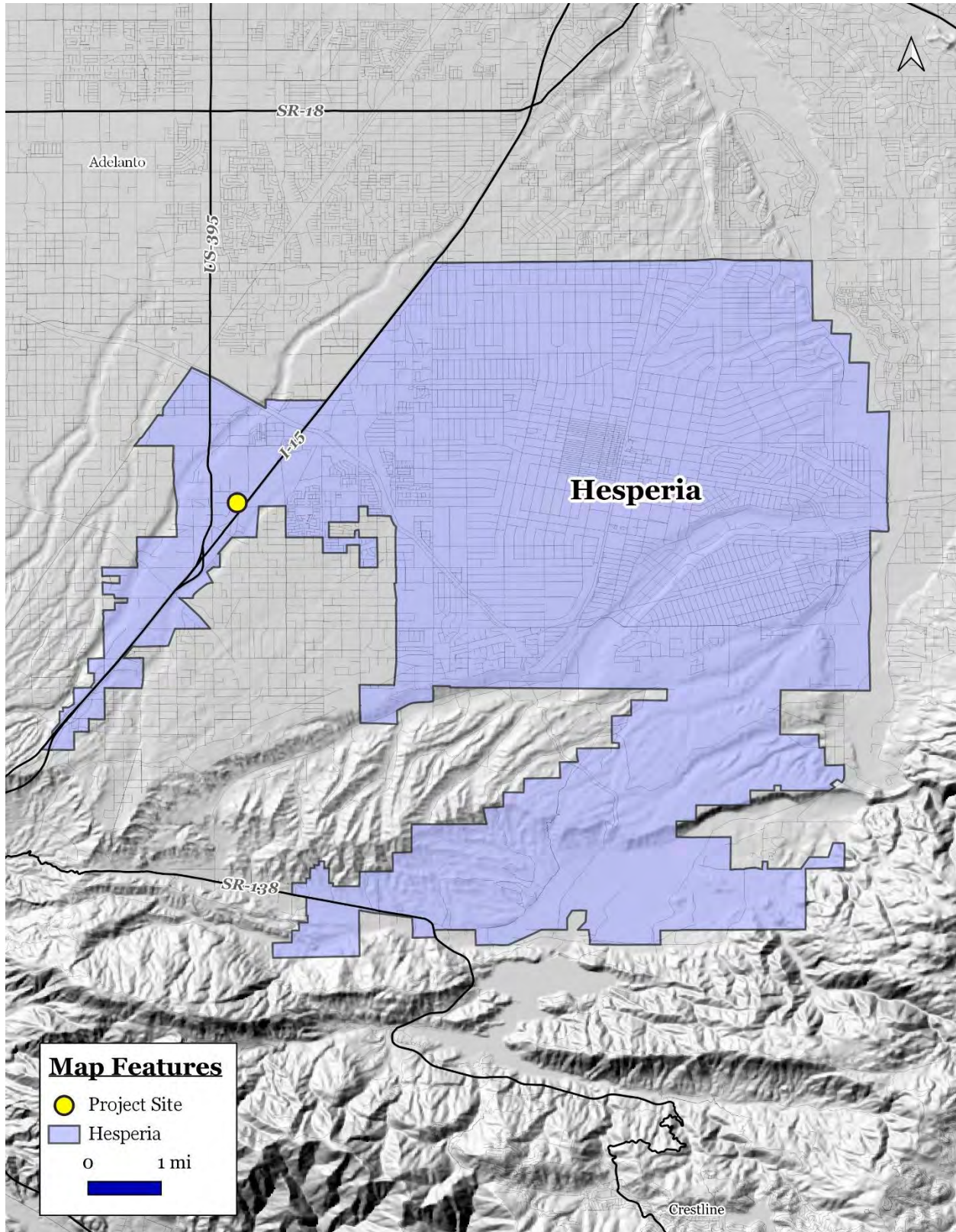


EXHIBIT 2-2 CITYWIDE MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 2-3 LOCAL MAP

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING



EXHIBIT 2-4
AERIAL IMAGE OF PROJECT SITE
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

- *East of the project site:* Abutting the project site to the east commercially developed land that includes **Little Sister's Truck Wash® (8899 Three Flags Avenue) and Goodyear Commercial Tire and Service Center® (8893 Three Flags Avenue)**. To the east of these uses is the Interstate 15 Freeway. This area is zoned as Commercial Industrial Business Park (CIBP).⁹
- *South of the project site:* A vacant lot that is being used for the storage of truck trailers is located to the south of the project site. This area is zoned Commercial Industrial Business Park (CIBP).¹⁰
- *West of the project site:* **Three Flags Avenue extends along the project site's west side. A vacant lot and a commercial office use, Riverside Asset Management (12269 Scarbrough Court) is located along the east side of this roadway.** This area is zoned as Commercial Industrial Business Park (CIBP).¹¹

An aerial photograph of the project site and the surrounding area is provided in Exhibit 2-4.

PHYSICAL CHARACTERISTICS OF THE PROPOSED PROJECT

The key physical elements of the proposed project are outlined below. A copy of the site plan is illustrated in Exhibit 2-5.

- *Site Plan.* The development site is a 7.33-acre property that will be developed as a RV storage and personal storage facility. **Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site.** A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided.¹²
- *Office and Manager's Residence.* The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet.¹³ The office building would include both offices and a work shop. **The manager's residence will consist of a two-bedroom, two-bathroom unit.**
- *Storage Facilities.* **Storage buildings would be located around the site's perimeter. A total of 428 storage units would be provided, totaling 97,250 square feet.**¹⁴ The individual storage units would range in size from 10 feet by 10 feet to 10 feet by 20 feet. The units would consist of prefabricated construction and would be assembled onsite.

⁹ Google Maps and City of Hesperia Zoning Map. Website accessed on January 17, 2022.

¹⁰ Ibid.

¹¹ Google Maps and City of Hesperia Zoning Map. Website accessed on January 17, 2022.

¹² Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

¹³ Ibid.

¹⁴ Ibid.

- *RV Storage.* The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided.¹⁵
- *Parking.* A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking.¹⁶ The parking area would be located immediately to the south and east of the office.
- *Access and Circulation.* Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet.¹⁷
- A total of 40,415 square feet would be landscaped. The area not covered over in pervious surfaces would consist of asphalt/concrete (A/C).¹⁸

The proposed site plan is illustrated in Exhibit 2-5.

OPERATIONAL CHARACTERISTICS OF THE PROPOSED PROJECT

The proposed project is anticipated to employ between 6 to 8 persons. The hours of operation for the proposed project would be seven days a week, 24-hours a day.

CONSTRUCTION CHARACTERISTICS

The construction for the current proposed project is assumed to commence in August 2022 and would take approximately five months to complete.¹⁹ The key construction phases are outlined in the paragraphs that follow.

- *Grading and Site Preparation Phase.* **The project site would be graded and readied for the construction. This phase would require two to three months to complete. During this phase,** the building footings, utility lines, and other underground infrastructure would be installed. **This phase would require one month to complete.**
- *Building Construction Phase.* The new **buildings would** be installed during this phase. This phase will take approximately three months to complete. The new structures would be transported and assembled on the project site.
- *Paving, Landscaping, and Finishing Phase* The site will be paved during this phase and the improvements will be painted. This phase will take approximately one to one month to complete.

¹⁵ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

¹⁶ Ibid.

¹⁷ Ibid.

¹⁸ Ibid.

¹⁹ Ibid.

DISCRETIONARY ACTIONS

A Discretionary Action is an action taken by a government agency (for this project, the government agency is the City of Hesperia) that calls for an exercise of judgment in deciding whether to approve a project. The following discretionary approvals are required:

- Approval of a Conditional Use Permit; and
- Approval of the Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP).

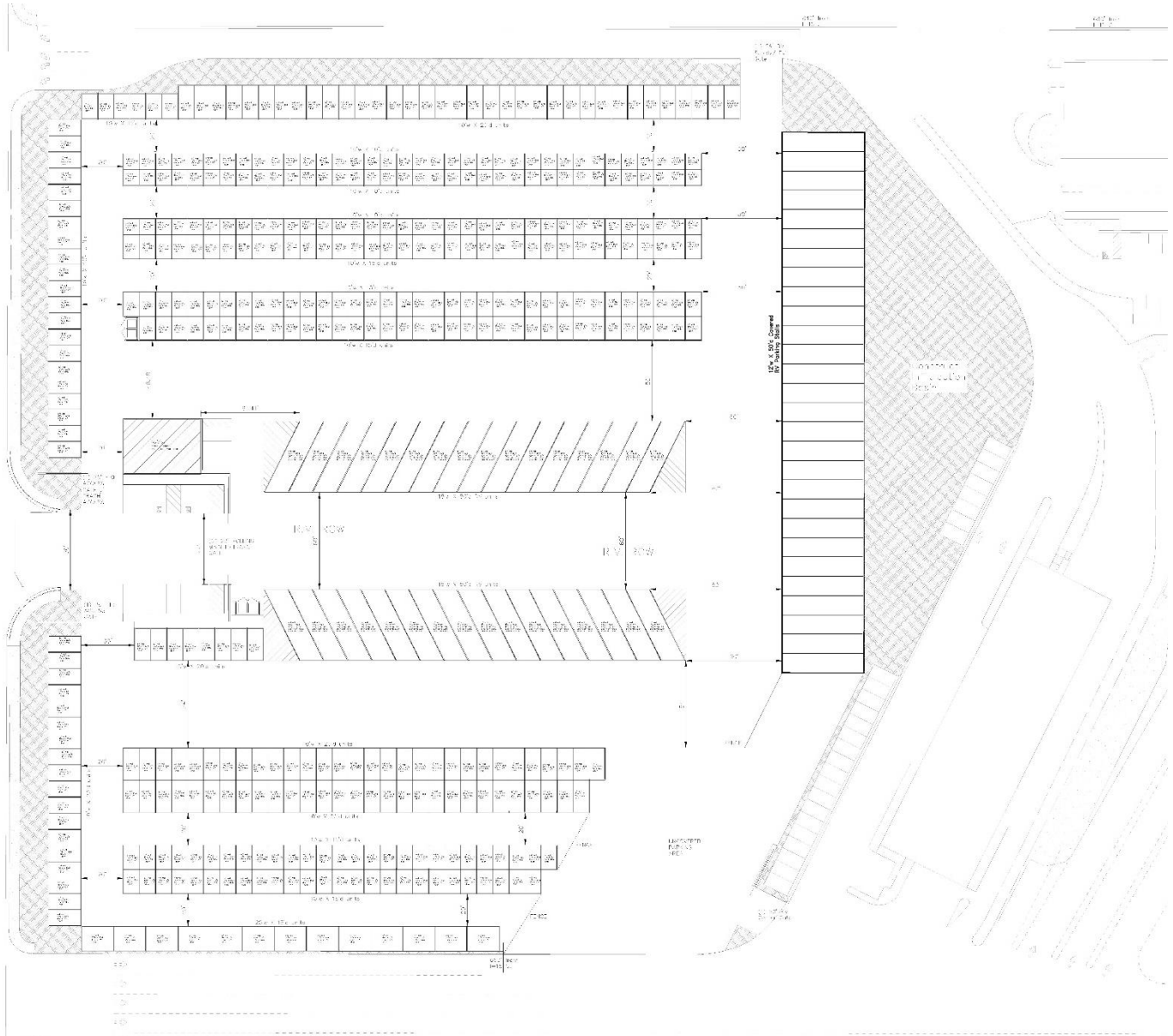


EXHIBIT 2-5
SITE PLAN OF PROJECT SITE
SOURCE: LAND DEVELOPMENT DESIGN COMPANY

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

3. ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include the following:

Aesthetics;	Mineral Resources ;
Agricultural & Forestry Resources;	Noise ;
Air Quality;	Population & Housing;
Biological Resources;	Public Services;
Cultural Resources;	Recreation;
Energy;	Transportation;
Geology & Soils;	Tribal Cultural Resources;
Greenhouse Gas Emissions;	Utilities;
Hazards & Hazardous Materials;	Wildfire; and,
Hydrology & Water Quality;	Mandatory Findings of Significance.
Land Use & Planning;	

The environmental analysis included in this section reflects the Initial Study Checklist format used by the City of Hesperia in its environmental review process (refer to Section 1.3 herein). Under each issue area, an analysis of impacts is provided in the form of questions followed by corresponding detailed responses. For the evaluation of potential impacts, questions are stated, and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the City of Hesperia or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

This Initial Study will assist the City of Hesperia in deciding as to whether there is a potential for significant adverse impacts on the environment associated with the implementation of the proposed project.

AESTHETICS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?			✗	
B. Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?				✗
C. Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from a publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				✗
D. Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Except as provided in Public Resources Code Section 21099, would the project have a substantial adverse effect on a scenic vista?* • **No Impact**

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an **office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet.** Storage buildings would be located around the site's **perimeter while the RV storage would be concentrated** in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 40,415 square feet would be landscaped.²⁰ The property currently has a Zoning land use designation of Commercial Industrial Business Park (CIBP). Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* **A private road extends along the project site's north side. Further north is the Velocity Truck Center® (8995 Three Flags Avenue).** This property is zoned as Commercial Industrial Business Park (CIBP).²¹
- *East of the project site:* Abutting the project site to the east commercially developed land that **includes Little Sister's Truck Wash® (8899 Three Flags Avenue) and Goodyear Commercial Tire**

²⁰ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

²¹ Google Maps and City of Hesperia Zoning Map. Website accessed on January 17, 2022.

and Service Center® (8893 Three Flags Road). To the east of these uses is the Interstate 15 Freeway. This area is zoned as Commercial Industrial Business Park (CIBP).²²

- *South of the project site:* A vacant lot that is being used for the storage of truck trailers is located to the south of the project site. This area is zoned Commercial Industrial Business Park (CIBP).²³
- *West of the project site:* **Three Flags Avenue extends along the project site's west side. A vacant lot and a commercial office use, Riverside Asset Management (12269 Scarbrough Court) is located along the east side of this roadway. This area is zoned as Commercial Industrial Business Park (CIBP).**²⁴

The **dominant scenic views from the project site include the views of the San Bernardino and San Gabriel Mountains, located south, southwest and southeast of the site.** In addition, local views are already dominated by neighboring development and the nearby I-15 freeway. The proposed project shall be designed, constructed, and operated in accordance with General Plan Policy LU-8.5 of the Land Use Element, which requires all development within the City to “Adopt design standards which will assure land use compatibility and enhance the visual environment, by providing attractive, aesthetically pleasing development which is sensitive to the unique local characteristics of the Hesperia community.”

In accordance with City policy, the Applicant shall provide replacement landscaping or vegetation to disturbed areas consistent with the natural surroundings, and in accordance with City Municipal Code Section 16.24.150 (Subject Desert Native Plants) and County Codes 88.01.050 (Tree or Plant Removal Permits) and 88.01.060 (Desert Native Plant Protection). Pursuant to these codes, landscaping shall be selected and incorporated to be drought-tolerant and shall complement existing natural and manmade features, including the dominant landscaping of surrounding areas. Through compliance with the City General Plan and Municipal Code, the proposed project would minimize the contrast between project features and the surrounding Mojave Desert landscape and ensure adverse effects on scenic vistas remain less than significant. No mitigation is required. In addition, **views from the mountains will not be obstructed. Once operational, views of the aforementioned mountains will continue to be visible from the public right-of-way. As a result, the impacts will be less than significant.**

B. *Except as provided in Public Resources Code Section 21099, would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* • **No Impact.**

According to the California Department of Transportation, none of the streets located adjacent to the proposed project site are designated scenic highways and there are no state or county designated scenic highways in the vicinity of the project site.²⁵ There are no officially designated highways located near the City. The nearest highways that are eligible for designation as a scenic highway include SR-2 (from SR-210 to SR-138), located 10.74 miles southwest of the City; SR-58 (from SR-14 to I-15), located 35.63 miles north of the City; SR-138 (from SR-2 to SR-18), located 6.23 miles south of the City; SR-173 (from SR-138 to SR-18), located 7.69 miles southeast of the City; and, SR-247 (from SR-62 to I-15), located 25.75 miles east of

²² Google Maps and City of Hesperia Zoning Map. Website accessed on January 17, 2022.

²³ Ibid.

²⁴ Google Maps and City of Hesperia Zoning Map. Website accessed on January 17, 2022.

²⁵ California Department of Transportation. [Official Designated Scenic Highways](#).

the project site. The City of Hesperia General Plan identifies prominent view sheds within the City. These view sheds are comprised primarily of undeveloped desert land, the Mojave River, and distant views of the mountains.²⁶ The Oro Grande Wash is the nearest visually sensitive area located nearest to the site though it will not be visually impacted by the proposed project **due to the site's distance and separation**. The entire wash is located within the Oak Hills community and is used as a buffer between the commercial/industrial uses located adjacent to the freeway and the rural residential uses within the Oak Hills community. The proposed project site itself does not contain any sensitive habitats. **Lastly, the project site does not contain any buildings listed in the State or National registry. As a result, no impacts will occur.**

C. *Except as provided in Public Resources Code Section 21099, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings (public views are those that are experienced from a publicly accessible vantage point)? If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?* • **No Impact**

There are no protected views in the vicinity of the project site and the City does not contain any scenic vistas in the vicinity of the project site. In addition, the City does not have any zoning regulations or other regulations governing scenic quality other than the development standards for which the new building will conform to. **As a result, no impacts will occur.**

D. *Except as provided in Public Resources Code Section 21099, would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* • **No Impact**

The proposed project would not expose any sensitive receptors to daytime or nighttime light trespass, since there are no light-sensitive land uses located adjacent to the property. Project-related sources of nighttime light would include parking area exterior lights, security lighting, and vehicular headlights. In addition, the City of Hesperia Municipal Code Section 16.16.415 includes design standards for outdoor lighting that apply to industrial development in the City (the site is located in the Commercial Industrial Business Park (CIPD) zone district). The site's development will require installation of outdoor lighting necessary for safety and security as well as to accommodate night-time business operations.

All lighting will comply with the development standards contained in the City's Zoning Code. The Municipal code lighting standards govern the placement and design of outdoor lighting fixtures to ensure adequate lighting for public safety while also minimizing light pollution and glare and precluding nuisance (e.g., blinking/flashing lights, unusually high intensity or needlessly bright lighting). Therefore, Less Than Significant Impacts with Mitigation will occur. **As a result, no light-related impacts are anticipated.**

MITIGATION MEASURES

The analysis of aesthetics indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

²⁶ City of Hesperia General Plan Website accessed on January 17, 2022.

AGRICULTURE & FORESTRY RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?				✗
B. Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?				✗
C. Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				✗
D. Would the project result in the loss of forest land or conversion of forest land to a non-forest use?				✗
E. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural uses?* • **No Impact.**

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an **office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site.** A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 40,415 square feet would be landscaped.²⁷

According to the California Department of Conservation, the project site nor the surrounding properties do not contain any areas of Farmland of Statewide Importance, and no agricultural uses are located onsite or adjacent to the property. The implementation of the proposed project would not involve the conversion of any prime farmland, unique farmland, or farmland of statewide importance to urban uses. As a result, no impacts will occur.¹¹

²⁷ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

¹¹ California Department of Conservation, Division of Land Resource Protection, Farmland Mapping, and Monitoring Program. *California Important Farmland Finder*.

- B.** *Would the project conflict with existing zoning for agricultural uses, or a Williamson Act Contract?* • *No Impact.*

The project site is currently zoned as Commercial Industrial Business Park (CIBP). The property is vacant though it has been used for vehicle parking. There are no agricultural uses located within the site that would be affected by the project's implementation. According to the California Department of Conservation Division of Land Resource Protection, the project site is not subject to a Williamson Act Contract.²⁸ As a result, no impacts on existing Williamson Act Contracts will result from the proposed project's implementation.

- C.** *Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?* • *No Impact.*

There are no forest lands or timber lands located within or adjacent to the site. An adjacent property located to the north is disturbed and contains built-up structures. Furthermore, the site's existing zoning designation (Commercial Industrial Business Park [CIBP]) does not contemplate forest land or timber land uses. As a result, no impacts will occur.

- D.** *Would the project result in the loss of forest land or conversion of forest land to a non-forest use?* • *No Impact.*

No forest lands are located within the project site. The proposed use will be restricted to the site and will not affect any land under the jurisdiction of the BLM. As a result, no loss or conversion of forest lands to urban uses will result from the proposed project's implementation.

- E.** *Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to a non-forest use?* • *No Impact.*

The project would not involve the disruption or damage of the existing environment that would result in a loss of farmland to nonagricultural use or conversion of forest land to non-forest use. The site does not contain any agricultural or forestry vegetation. As a result, no farmland conversion impacts will occur with the implementation of the proposed project.

MITIGATION MEASURES

The analysis of agricultural and forestry resources indicated that no impact on these resources would occur as part of the proposed project's implementation. As a result, no mitigation is required.

²⁸ California Department of Conservation. *State of California Williamson Act Contract Land*.
<https://www.conservation.ca.gov/dlrp/wa>.

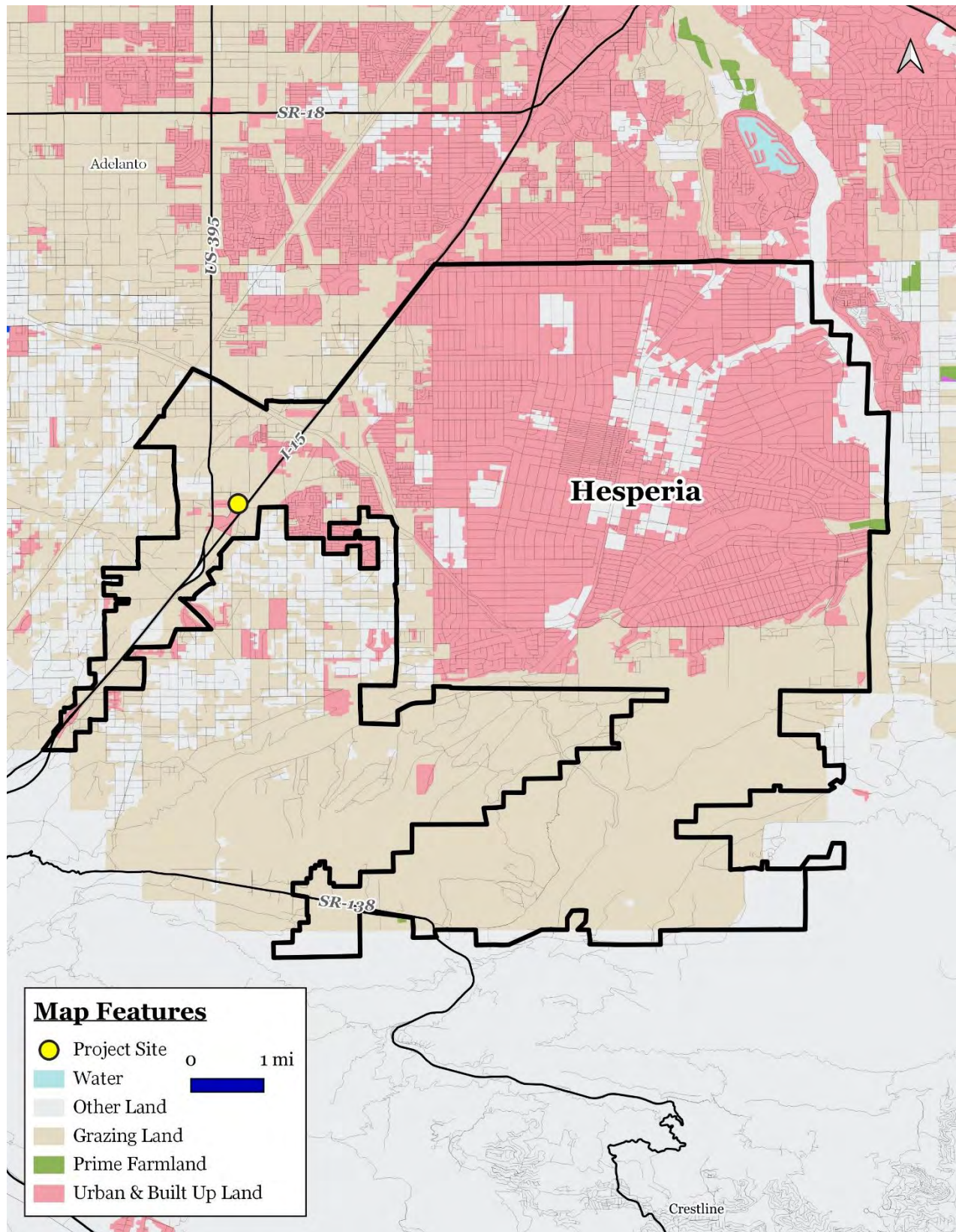


EXHIBIT 3-1 AGRICULTURAL MAP

SOURCE: CALIFORNIA DEPARTMENT OF CONSERVATION

AIR QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with or obstruct implementation of the applicable air quality plan?				✗
B. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?			✗	
C. Would the project expose sensitive receptors to substantial pollutant concentrations?				✗
D. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with or obstruct implementation of the applicable air quality plan?* • *No Impact.*

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an **office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage** would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. A total of 40,415 square feet would be landscaped.²⁹

Air quality impacts may occur during the construction or operation of a project, and may come from stationary (e.g., industrial processes, generators), mobile (e.g., automobiles, trucks), or area (e.g., residential water heaters) sources. **The city is located within the Mojave Desert Air Basin (MDAB) and is under the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD).** The district covers the majority of the MDAB. The MDAB is an assemblage of mountain ranges interspersed with long broad valleys that often contain dry lakes. The MDAB is separated from the southern California coastal and central California valley regions by mountains (highest elevation approximately 10,000 feet). The Antelope Valley is bordered in the northwest by the Tehachapi Mountains and in the south by the San Gabriel Mountains. The adjacent Mojave Desert is bordered in the southwest by the San Bernardino Mountains.³⁰ **The Mojave Desert Air Quality Management District (MDAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for the criteria pollutants listed below. Projects in the Mojave Desert Air Basin (MDAB) generating construction and operational-**

²⁹ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

³⁰ Mojave Desert Air Quality Management District (MDAQMD). *California Environmental Quality Act (CEQA) and Federal Conformity Guidelines*. Report dated August 2016.

related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- *Ozone (O_3)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. Ozone is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon Monoxide (CO)* is a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain and is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust. The threshold is 548 pounds per day of carbon monoxide (CO).
- *Nitrogen Oxide (NO_x)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO_x is formed when nitric oxide (a pollutant from burning processes) combines with oxygen. The daily threshold is 137 pounds per day of nitrogen oxide (NO_x).
- *Sulfur Dioxide (SO_2)* is a colorless, pungent gas formed primarily by the combustion of sulfur-containing fossil fuels. Health effects include acute respiratory symptoms. The daily threshold is 137 pounds per day of sulfur oxides (SO_x).
- *PM_{10} and $PM_{2.5}$* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively. Particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily cause irritation. The daily threshold is 82 pounds per day of PM_{10} and 65 pounds per day of $PM_{2.5}$.
- *Reactive Organic Gasses (ROG)* refers to organic chemicals that, with the interaction of sunlight photochemical reactions may lead to the creation of “smog.” The daily threshold is 137 pounds per day of ROG.

Projects that are consistent with the projections of employment and population forecasts identified in the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) prepared by SCAG are considered consistent with the MDAQMP growth projections, since the RTP/SCS forms the basis of the land use and transportation control portions of the MDAQMP. According to the Growth Forecast Appendix prepared by SCAG for the 2020-2045 RTP/SCS, the City of Hesperia is projected to add a total of 74,400 new residents and 23,600 new employees through the year 2045³¹. The proposed project will not introduce new residents and is anticipated to employ between 6 and 8 persons at full capacity. Therefore, the proposed project is not in conflict with the growth projections established for the City by SCAG. The project’s construction emissions would be below the thresholds of significance established by the MDAQMD (the project’s daily construction emissions are summarized in Table 3-1). In addition, the proposed project’s long-term (operational) airborne emissions will be below levels that the MDAQMD considers to be a significant impact (refer to Table 3-2). As a result, no conformity impacts will occur.

- B. *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?* • **Less than Significant Impact.**

³¹ Southern California Association of Governments. 2020-2045 *Regional Transportation Plan/Sustainable Communities Strategy. Demographics & Growth Forecast*. November 2021.

According to the SCAQMD, any project is significant if it triggers or exceeds the SCAQMD daily emissions threshold identified previously and noted at the bottom of Tables 3-1 and 3-2. In general, a project will have the potential for a significant air quality impact if any of the following are met:

- Generates total emissions (direct and indirect) that exceeds the SCAQMD thresholds (the proposed project emissions are less than the thresholds as indicated in Tables 3-1 and 3-2);
- Results in a violation of any ambient air quality standard when added to the local background (the proposed project will not result, in any violation of these standards);
- Does not conform with the applicable attainment or maintenance plan(s) (the proposed project is **in conformance with the City's Zoning and General Plan**); and,
- Exposes sensitive receptors to substantial pollutant concentrations, including those resulting in a cancer risk greater than or equal to 10 in a million and/or a Hazard Index (HI) (non-cancerous) greater than or equal to 1 (the proposed project will not expose sensitive receptors to substantial pollutant concentrations nor is the site located near any sensitive receptors).

The proposed project's construction and operation will not lead to a violation of the above-mentioned criteria. The analysis of daily construction and operational emissions was prepared utilizing the California Emissions Estimator Model (CalEEMod V.2020.4.0). Although the Architectural Coatings phase result in an exceedance of significant thresholds, the new structures will be transported and assembled on the project site making the air emissions during this phase insignificant. As shown in Table 3-1, relevant daily construction emissions will not exceed the SCAQMD significance thresholds.

**Table 3-1
Estimated Daily Construction Emissions**

Construction Phase	ROG	NOx	CO	SO2	PM10	PM2.5
Site Preparation (on-site)	1.38	15.67	10.05	0.02	3.19	0.83
Site Preparation (off-site)	0.03	0.02	0.26	--	0.07	0.02
Total Site Preparation	1.41	15.69	10.31	0.02	3.26	0.85
Grading (on-site)	1.54	16.98	9.22	0.02	8.06	4.13
Grading (off-site)	0.04	0.02	0.32	--	0.08	0.02
Total Grading	1.58	17.00	9.54	0.02	8.14	4.15
Building Construction (on-site)	1.85	14.60	14.35	0.02	0.70	0.67
Building Construction (off-site)	0.23	0.93	1.93	--	0.54	0.16
Total Building Construction	2.08	15.53	16.28	0.02	1.24	0.83
Paving (on-site)	0.91	8.61	11.68	0.02	0.43	0.40
Paving (off-site)	0.05	0.03	0.44	--	0.12	0.03
Total Paving	0.96	8.64	12.12	0.02	0.55	0.43
Architectural Coating (on-site)	235.15	1.30	1.81	--	0.07	0.07
Architectural Coating (off-site)	0.04	0.02	0.29	--	0.08	0.02
Total Architectural Coating	235.19	1.32	2.10	--	0.15	0.09
Maximum Daily Emissions	235.19	17.01	16.28	0.03	8.14	4.15
Daily Thresholds	75	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2020.4.0

Long-term emissions refer to those air quality impacts that will occur once the proposed project has been constructed and is operational. These impacts will continue over the operational life of the project. The two main sources of operational emissions include mobile emissions and area emissions related to off-site electrical generation. The analysis of long-term operational impacts summarized in Table 3-2 also used the CalEEMod V.2020.4.0 computer model. The analysis summarized in Table 3-2 indicates that the operational (long-term) emissions will be below the SCAQMD daily emissions thresholds.

Table 3-2
Estimated Operational Emissions in lbs./day

Emission Source	ROG	NOx	CO	SO2	PM10	PM2.5
Area-wide (lbs./day)	4.33	0.03	1.99	--	0.26	0.26
Energy (lbs./day)	--	0.06	0.05	--	--	--
Mobile (lbs./day)	0.73	0.92	6.23	0.01	1.19	0.32
Total (lbs./day)	5.07	1.01	8.27	0.01	1.46	0.59
Daily Thresholds	55	55	550	150	150	55
Significant Impact?	No	No	No	No	No	No

Source: CalEEMod V.2020.4.0.

The analysis presented in Tables 3-1 and 3-2 reflect projected emissions that are typically higher during the summer months and represent a worse-case scenario. As indicated in Tables 3-1 and 3-2, the impacts are considered to be less than significant. In addition, the SCAQMD Rule Book contains numerous regulations governing various activities undertaken within the district. Among these regulations is Rule 403.2 – Fugitive Dust Control for the South Coast Planning Area, which was adopted in 1996 for the purpose of controlling fugitive dust. Adherence to Rule 403.2 regulations is required for all projects undertaken within the district. Future construction truck drivers must also adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes.³ Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. Adherence to Rule 403 Regulations and Title 13 - §2485 of the California Code of Regulations will reduce potential impacts to levels that are less than significant.

C. *Would the project expose sensitive receptors to substantial pollutant concentrations?* • **No Impact.**

According to the MDAQMD, residences, schools, daycare centers, playgrounds, and medical facilities are considered sensitive receptor land uses. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated: any industrial project within 1,000 feet; a distribution center (40 or more trucks per day) within 1,000 feet; a major transportation project within 1,000 feet; a dry cleaner using perchloroethylene within 500 feet; and a gasoline dispensing facility within 300 feet. The nearest sensitive receptor is Canyon Ridge High School and the nearby single-family homes. These sensitive receptors are located approximately 3,000 feet (0.57 miles) east of the project site. As a result, no impacts will occur.

D. *Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?* • **No Impact.**

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.³² Given the nature of the intended use (a self-storage use), no operational impacts related to odors are anticipated with the proposed project.

All truck drivers visiting the site must adhere to Title 13 - §2485 of the California Code of Regulations, which limits the idling of diesel-powered vehicles to less than five minutes. Adherence to the aforementioned standard condition will minimize odor impacts from diesel trucks. Furthermore, adherence to SCAQMD Rule 402 Nuisance Odors will minimize odors generated during daily activities. Adherence to the existing regulations governing “nuisance odors” will reduce potential impacts to levels that are less than significant.

MITIGATION MEASURES

The analysis of air quality impacts indicated that the projected emissions would be below the SCAQMD’s thresholds of significance. As a result, no mitigation would be required.

³² South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. As amended 2017.

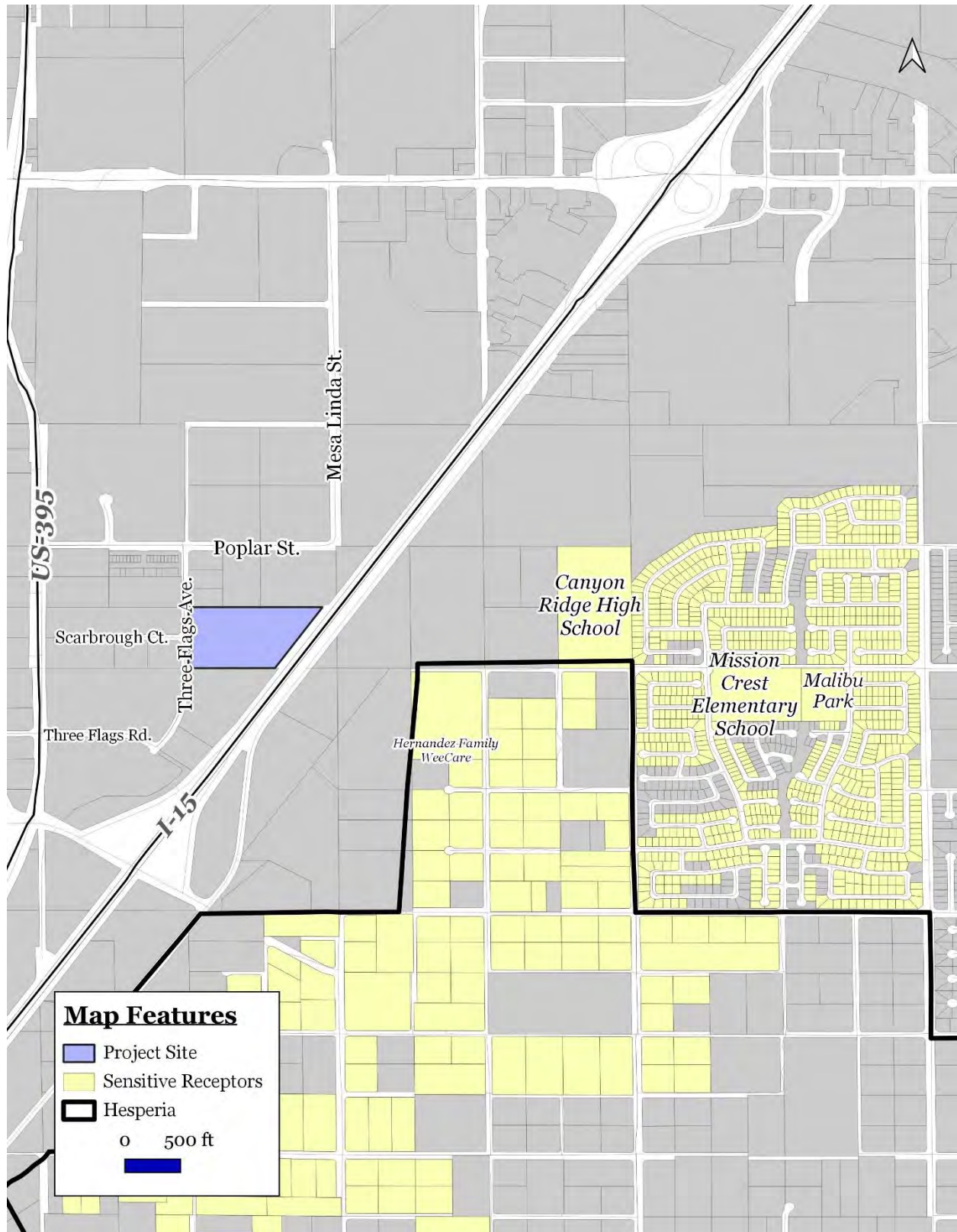


EXHIBIT 3-2
SENSITIVE RECEPTORS MAP
SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

BIOLOGICAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?		✗		
B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				✗
C. Would the project have a substantial adverse effect on State or Federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✗
D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				✗
E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✗		
F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A.** *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service? • Less than Significant Impact with Mitigation.*

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 40,415 square feet would be landscaped.³³

Biological surveys were conducted for the site which has been previously cleared but harbors a sparse variety of native and non-native vegetation. Plants that were observed included Joshua trees (*Yucca brevifolia*), rubber rabbitbrush (*Ericameria nauseosa*), California buckwheat (*Eriogonum fasciculatum*), kelch grass (*Schismus barbatus*), and sugarberry (*Celtis Laevigata*). Table 1 of the Biological Study provides

³³ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

a list of all plant species observed during the field investigations. As part of the environmental process, California Department of Fish and Wildlife (CDFW) and U.S. Fish and Wildlife Service (USFWS) data sources were reviewed. Following the data review, surveys were performed on the site on December 16, 2021, during which the biological resources on the site and in the surrounding areas were documented by biologists from RCA Associates, Inc. As part of the surveys, the property and adjoining areas were evaluated for the presence of native habitats which may support populations of sensitive wildlife species. The property was also evaluated for the presence of sensitive habitats including wetlands, vernal pools, riparian habitats, and jurisdictional areas.³⁴

No special status wildlife species were observed on the property; however, numerous Joshua trees, which are listed as a State threatened species, are present on the site. A comprehensive survey of the Joshua trees was conducted. Due to the presence of Joshua trees on the site, an Incidental Take Permit (ITP) will be required from CDFW prior to the start of any ground disturbance activities if any Joshua trees (living or dead) will be impacted by development activities. Focused surveys were also conducted for both the desert tortoise and burrowing owl. Based on data from USFWS, CDFW, and a search of the California Natural Diversity Database (CNDDDB, 2021), desert tortoises and burrowing owls have been documented within approximately five miles southwest of the property.³⁵

The site is not expected to support a variety of wildlife species on the site due to the lack of vegetation and having been previously graded. No mammals were observed on site, although mammals which are expected to inhabit the site include jackrabbits (*Lepus californicus*), desert cottontails (*Sylvilagus auduboni*), and Antelope ground squirrel (*Ammospermophilus leucurus*). Coyote (*Canis latrans*) scats were observed on the site, indicating coyotes utilize the site during hunting activities. Birds observed included ravens (*Corvus corax*), house finch (*Carpodacus mexicanus*), and European starling (*Sturnus vulgaris*). Section 5.0 provides a more detailed discussion of the various species observed during the surveys and Table 2 Appendix A) provides a list of all avian species observed. No reptiles were observed during the field investigation; however, desert spiny lizard (*Sceloporus magister*) and western whiptail lizard (*Cnemidophorus tigris*) are common in the area and likely inhabit the site.³⁶

No federal listed species were observed on site during the field investigations including the Mohave ground squirrel and desert tortoise. In addition, there are no documented observations of these species either on the site or in the immediate area (CNDDDB, 2021). The site is not expected to support populations of the desert tortoise based on the absence of any tortoise sign (e.g., burrows, scats, tracks, etc.), and although suitable habitat is present on site, the probability of the species inhabiting the site is very low. In addition, Mohave ground squirrels are unlikely to inhabit the site given the very low population levels in the area; although, CDFW may require more comprehensive surveys to definitely determine the presence or absence of the species. As per CDFW protocol, the burrowing owl survey results are valid for only 30 days; therefore, CDFW will require a 30-day pre-construction survey be performed prior to any clearing/grading activities to determine if owls have moved on to the site since the December 16, 2021, surveys.

Future development activities are expected to result in the removal of vegetation from the project site; however, cumulative impacts to the general biological resources (plants and animals) in the surrounding area are expected to be minimal; however, impacts to the Joshua trees on the site will be considered significant given the recently listing of the species by the State of California as a **“threatened species.”** The

³⁴ RCA Associates, Inc. *General Biological Resources Assessments*. Report dated December 22, 2021.

³⁵ Ibid.

³⁶ Ibid.

following mitigation measures are recommended:

1. Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code may need to be conducted prior to the commencement of future ground disturbance.
 - a. Appropriate survey methods and time frames shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.
 - b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.
2. A comprehensive survey and evaluation of the Joshua trees on the site will need to be conducted and preparation of a Protected Plant Plan. The report shall identify methods, locations, and criteria for transplanting those trees that would be removed prior to ground disturbance activities and Project construction.

If any other sensitive species are observed on the property during future activities, CDFW and USFWS (as applicable) should be contacted to discuss specific mitigation measures which may be required for the individual species. CDFW and USFWS are the only agencies which can grant **authorization for the “take”** of any sensitive species and can approve the implementation of any applicable mitigation measures.

B. *Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?* • **No Impact.**

According to the United States Fish and Wildlife Service and the results of the site visits, there are no wetland or migratory bird nesting areas located within the project site. The site in its entirety is disturbed. In addition, there is no riparian habitat located on-site or in the surrounding areas.¹⁸ No offsite wetland or migratory bird nesting areas will be affected by the proposed development since all development will be confined to the project site. As a result, no impacts are anticipated.

C. *Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?* • **No Impact.**

No wetland areas or riparian habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.) were observed on the site during the field investigations.¹⁹ The site in its entirety is undeveloped and undisturbed. As a result, no impacts are anticipated.

¹⁹ RCA Associates, Inc. *General Biological Resources Assessments*. Report dated December 22, 2021.

- D. *Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?* • **No Impact.**

The site's utility as a habitat and a migration corridor is constrained by the presence of an adjacent roadway and the development that is present in the neighboring areas. As a result, no impacts are anticipated.

- E. *Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?* • **Less than Significant with Mitigation.**

Current conditions on the property include a recently graded parcel that has been cleared of all vegetation with the exception of Joshua Trees. Amongst the Joshua trees that remain a ruderal plant community has begun to grow back. The minimal biological resources on the site consist of a desert scrub community typical of the area with Joshua trees (*Yucca brevifolia*), Russian thistle (*Kali tragus*), rubber rabbitbrush (*Ericameria nauseosa*), California buckwheat (*Eriogonum fasciculatum*), western tansymustard (*Descurainia pinnata*), and cheatgrass (*Bromus tectorum*) observed on the site.³⁷

There are 11 Joshua trees located on the property and 1 of the trees are suitable for relocation/transplanting. This conclusion was based on: (1) trees which were one foot or greater in height and less than twelve feet tall (approximate); (2) in good health; (3), two branches or less; (4) density of trees (i.e., no clonal trees); (5) no exposed roots; (6) and trees that are not leaning over excessively. The majority of the Joshua trees which were not suitable for relocation are dead and lying on the ground.

As of September 22, 2020, the California Department of Fish and Wildlife temporarily listed the western Joshua tree (*Yucca brevifolia*) as an endangered species for one year until a final decision is made in 2021. Therefore, any attempt to remove the Joshua tree from its current position will require an Incidental Take Permit (ITP). **The City of Hesperia's Municipal Code (Chapter 16.24.110) instructs to follow the County of San Bernardino's ordinance (88.01.060), which requires preservation of Joshua trees given their importance in the desert community. A qualified City-approved biologist or arborist should be retained to conduct any future relocation/transplanting activities and should follow the protocol of the County's Municipal Code (Appendix B: Chapter 88.01.060). The following criteria will be utilized by the contractor when conducting any future transplanting activities.**³⁸

- A. The Joshua trees will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area approved by the city where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded as per City requirements.
- B. Earthen berms will be created around each tree by the biologist prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.
- C. Each tree will be moved to a pre-selected location which has already been excavated and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with

³⁷ RCA Associates, Inc. *Protected Plant Preservation Plan*. Report dated December 22, 2021.

³⁸ Ibid.

native soil, and the transplanted tree will be immediately watered. A numbered metal tag was **placed on the north side of the trees and the trees were also flagged with surveyor's flagging.** The biologist will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation.

The above mitigation will reduce the impacts to levels that are less than significant.

- F.** *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*
• **No Impact.**

The proposed project's implementation would not be in conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plans. As a result, no impacts are anticipated.

MITIGATION MEASURES

The analysis of biological impacts determined that the following mitigation measures would be required to reduce the project's impacts to levels that would be less than significant.

Biological Resources Mitigation Measure No. 1. Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code may need to be conducted prior to the commencement of future ground disturbance.

- a. Appropriate survey methods and time frames shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged.
- b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

Biological Resources Mitigation Measure No.2. A comprehensive survey and evaluation of the Joshua trees on the site will need to be conducted and preparation of a Protected Plant Plan. The report shall identify methods, locations, and criteria for transplanting those trees that would be removed prior to ground disturbance activities and Project construction.

The following criteria will be utilized by the contractor when conducting any future transplanting activities.³⁹

Biological Resources Mitigation Measure No.3. The Joshua trees will be retained in place or replanted somewhere on the site where they can remain in perpetuity or will be transplanted to an off-site area

³⁹ RCA Associates, Inc. *Protected Plant Preservation Plan*. Report dated December 22, 2021.

approved by the city where they can remain in perpetuity. Joshua trees which are deemed not suitable for transplanting will be cut-up and discarded as per City requirements.

Biological Resources Mitigation Measure No. 4. Earthen berms will be created around each tree by the biologist prior to excavation and the trees will be watered approximately one week before transplanting. Watering the trees prior to excavation will help make excavation easier, ensure the root ball will hold together, and minimize stress to the tree.

Biological Resources Mitigation Measure No. 5. Each tree will be moved to a pre-selected location which has already been excavated and will be placed and oriented in the same direction as their original direction. The hole will be backfilled with native soil, and the transplanted tree will be immediately watered. As noted in Section 3.0, a numbered metal tag was placed on the north side of the trees and **the trees were also flagged with surveyor's flagging**. The biologist will develop a watering regimen to ensure the survival of the transplanted trees. The watering regimen will be based upon the needs of the trees and the local precipitation.

CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines?				✗
B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?		✗		
C. Would the project disturb any human remains, including those interred outside of formal cemeteries?			✗	

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5 of the CEQA Guidelines? • No Impact.*

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an **office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet.** Storage buildings would be located **around the site's perimeter while the RV storage would be concentrated** in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁴⁰

Current conditions on the property include a recently graded parcel that has been cleared of all vegetation with the exception of Joshua Trees. Amongst the Joshua trees that remain a ruderal plant community has begun to grow back. The minimal biological resources on the site consist of a desert scrub community typical of the area with Joshua trees (*Yucca brevifolia*), Russian thistle (*Kali tragus*), rubber rabbitbrush (*Ericameria nauseosa*), California buckwheat (*Eriogonum fasciculatum*), western tansymustard (*Descurainia pinnata*), and cheatgrass (*Bromus tectorum*) observed on the site.⁴¹

Historic structures and sites are defined by local, State, and Federal criteria. A site or structure may be historically significant if it is locally protected through a General Plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to State or Federal criteria even if the locality does not recognize such significance. To be considered eligible for the National Register, a

⁴⁰ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

⁴¹ RCA Associates, Inc. *Protected Plant Preservation Plan*. Report dated December 22, 2021.

property's significance may be determined if the property is associated with events, activities, or developments that were important in the past, with the lives of people who were important in the past, or represents significant architectural, landscape, or engineering elements. Specific criteria include the following:

- Districts, sites, buildings, structures, and objects that are associated with the lives of significant persons in or past;
- Districts, sites, buildings, structures, and objects that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or,
- Districts, sites, buildings, structures, and objects that have yielded or may be likely to yield, information important in history or prehistory.

Ordinarily, properties that have achieved significance within the past 50 years are not considered eligible for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A religious property deriving primary significance from architectural or artistic distinction or historical importance;
- Districts, sites, buildings, structures, and objects that are associated with events that have made a significant contribution to the broad patterns of our history;
- A building or structure removed from its original location that is significant for architectural value, or which is the surviving structure is associated with a historic person or event;
- A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building associated with his or her productive life;
- A cemetery that derives its primary importance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events;
- A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived;
- A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or,
- A property achieving significance within the past 50 years if it is of exceptional importance.⁴²

⁴² U. S. Department of the Interior, National Park Service. National Register of Historic Places. <http://nrhp.focus.nps.gov>. 2010.

The State has established *California Historical Landmarks* that include sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. *California Points of Historical Interest* has a similar definition, except they are deemed of local significance. A search of the National Register of Historic Places and the list of California Historical Resources was conducted, and it was determined that no historic resources were listed within the City of Hesperia.⁴³

Historic resources are those that were developed after the Spanish entered California in 1769 and are at least 45 years old at the time of analysis. The majority of existing historic resources in the Planning Area consist of historic transportation routes, roads, railways of various widths and lengths and older houses and buildings. Several important routes include: the Mojave Trail/Road, the Mormon Trail, the National Old Trails Highway, and the Spanish Trail. Additional historic sites exhibit the remnants of historic buildings and/or ranch complexes, such as foundations. These historic resources consist of buildings or linear features more than 45 years of age. Many of the known historic sites have undergone the minimum level of recordation, which consists of a site form (also known as a DPR523 form set) on file at the AIC.

The proposed project will not affect any structures or historical resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. Furthermore, the project site is not present on the list of historic resources identified by the State Office of Historic Preservation (SHPO).⁴⁴ The proposed project will be limited to the project site and will not affect any structures or historical resources listed on the National or State Register or those identified as being eligible for listing on the National or State Register. **Since the project's implementation will not impact any Federal, State, or locally designated historic resources, no impacts will occur.**

B. *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines? • Less than Significant Impact with Mitigation.*

The project site has been graded and disturbed. Although, the proposed project would not cause a substantial adverse change in the significance of known archaeological resource pursuant to CEQA Guidelines § 15064.5 or an identified tribal cultural resource pursuant to PRC §21082.3, there is a potential for project-related construction to impact unknown or previously unrecorded archaeological resources. For this reason, Mitigation Measures are proposed in the event that cultural resources are inadvertently encountered during excavation activities. **No signs of human habitation nor any cemeteries are apparent within or near the project, and no signs of development on the parcel appear on any historic aerial map reviewed, nor on later USGS maps. Since it is possible that previously unrecognized resources could exist at the site,** the proposed project would be required to adhere to the following mitigation measures:

- Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Hesperia that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.
- The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below

⁴³ U. S. Department of the Interior, National Park Service. *National Register of Historic Places*. Secondary Source: California State Parks, Office of Historic Preservation. *Listed California Historical Resources*. Website accessed August 20, 2021.

⁴⁴ California Department of Parks and Recreation. *California Historical Resources*. Website accessed on August 20, 2021.

ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

- Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.
- A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Hesperia prior to building final.

The aforementioned mitigation will reduce the impacts to levels that are less than significant.

- C. *Would the project disturb any human remains, including those interred outside of formal cemeteries?*
- ***Less than Significant Impact.***

There are no dedicated cemeteries located in the vicinity of the project site.⁴⁵ The proposed project will be restricted to the project site and therefore will not affect any dedicated cemeteries in the vicinity. Notwithstanding, the following mitigation is mandated by the California Code of Regulations (CCR) Section 15064.5(b)(4):

“A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.”

Additionally, Section 5097.98 of the Public Resources Code states:

“In the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined, in accordance with Chapter 10 (commencing with (b) Section 27460) of Part 3 of Division 2 of Title 3 of the Government Code, that the remains are not subject to the provisions of Section 27491 of the Government Code or any other related provisions of law concerning investigation of the circumstances, manner and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have

been made to the person responsible for the excavation, or to his or her authorized representative. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American or has reason to believe that they are those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.”

Adherence to the aforementioned standard condition will ensure potential impacts remain at levels that are less than significant.

MITIGATION MEASURES

The following mitigation measures will be required to address potential cultural resources impacts:

Cultural Resources Mitigation Measure No. 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Hesperia that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

Cultural Resources Mitigation Measure No. 2. The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

Cultural Resources Mitigation Measure No. 3. Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

Cultural Resources Mitigation Measure No. 4. A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Hesperia prior to building final.

ENERGY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?		✗		
B. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?			✗	

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?* • **Less than Significant Impact with Mitigation.**

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage.⁴⁶

The proposed project would consume approximately 1,279 kWh of electricity on a daily basis. The project Applicant will be required to closely work with the local electrical utility company to identify existing and future strategies that will be effective in reducing energy consumption. The project Applicant will be required to implement the following mitigation measures as a means to reduce electrical consumption:

- The use of glass or translucent plastic materials on building roof and gables for daylight.

In addition, since some operations and security functions may be carried out during non-daylight hours, an additional mitigation measure is suggested to reduce energy consumption during those times.

- The use of motion activated lighting in the storage units to reduce energy use at night.

B. *Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?* • **Less Than Significant Impact.**

On January 12, 2010, the State Building Standards Commission adopted updates to the California Green Building Standards Code (Code) which became effective on January 1, 2011. The California Code of Regulations (CCR) Title 24, Part 11: California Green Building Standards (Title 24) became effective to aid efforts to reduce GHG emissions associated with energy consumption. Title 24 now requires that new

⁴⁶ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials. The proposed project will be required to comply with all pertinent Title 24 requirements along with other Low Impact Development (LID) requirements. As a result, the potential impacts will be less than significant.

MITIGATION MEASURES

The analysis determined that the following mitigation measures will be required to reduce potential energy consumption:

Energy Mitigation Measure No. 1. The project must employ, as much as possible, the use of glass or translucent plastic materials on building roof and gables to allow natural daylight in work areas.

Since some operations and security functions may be carried out during non-daylight hours, an additional mitigation measure is suggested to reduce energy consumption during those times.

Energy Mitigation Measure No. 2. The project must use motion activated lighting in the storage units to reduce energy use at night.

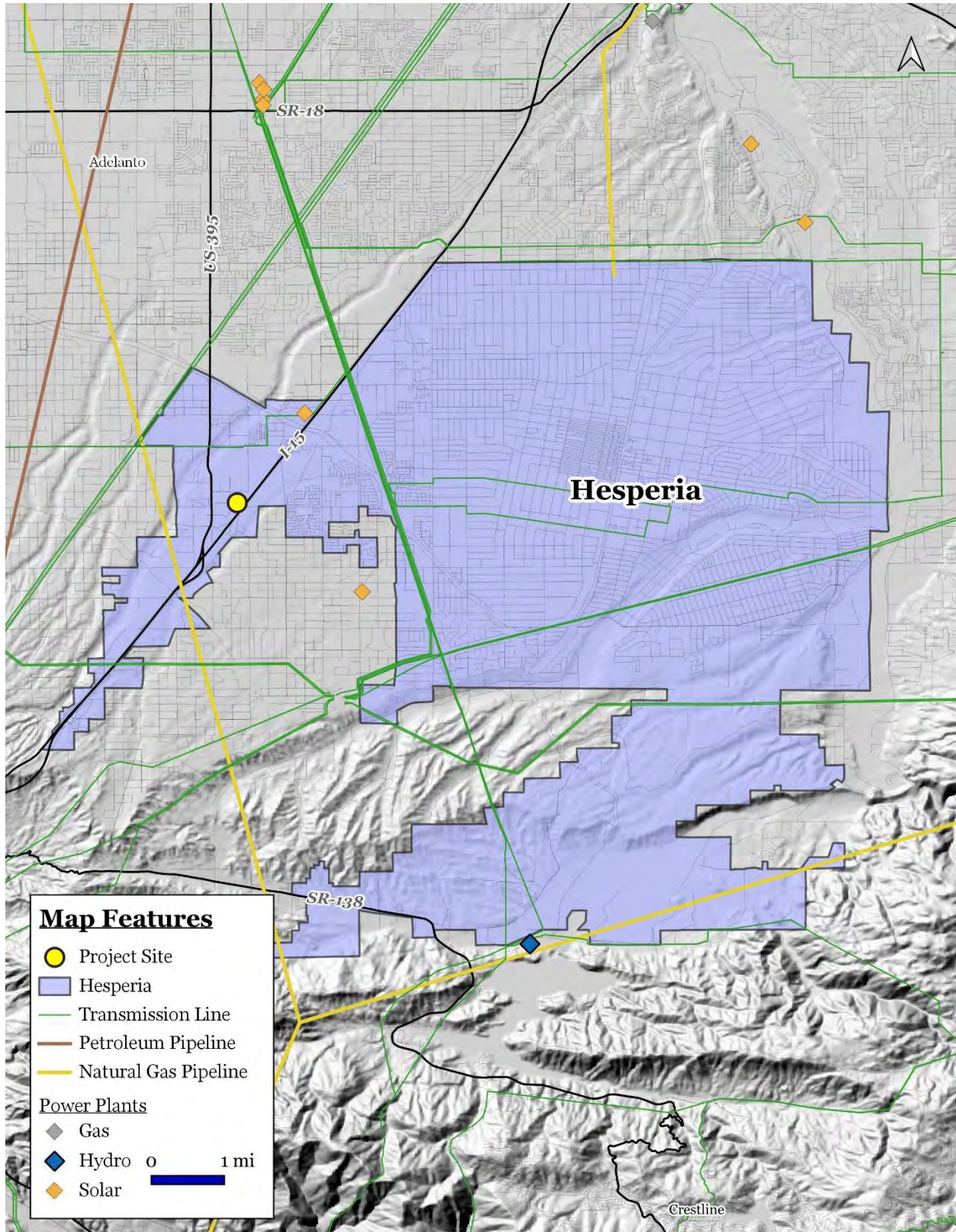


EXHIBIT 3-3 ENERGY MAP

SOURCE: CALIFORNIA ENERGY COMMISSION

GEOLOGY & SOILS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides?			✗	
B. Would the project result in substantial soil erosion or the loss of topsoil?			✗	
C. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✗	
D. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property?			✗	
E. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				✗
F. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project, directly or indirectly, cause potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides?* • **Less than Significant Impact.**

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an **office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated** in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the

north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁴⁷

The City of Hesperia is located in a seismically active region. **Earthquakes from several active and potentially active faults in the Southern California region could affect the proposed project site. In 1972, the Alquist-Priolo Earthquake Zoning Act was passed in response to the damage sustained in the 1971 San Fernando Earthquake. The Alquist-Priolo Earthquake Fault Zoning Act's main purpose is to prevent the construction of buildings used for human occupancy on the surface trace of active faults. A list of cities and counties subject to the Alquist-Priolo Earthquake Fault Zones is available on the State's Department of Conservation website. The City of Hesperia is not on the list.⁴⁸ The nearest significant active fault zones are the San Andreas fault zone (North Frontal) and the Cleghorn fault zone, which are approximately 10.5.⁴⁹**

Surface ruptures are visible instances of horizontal or vertical displacement, or a combination of the two. The amount of ground shaking depends on the intensity of the earthquake, the duration of shaking, soil conditions, type of building, and distance from epicenter or fault. The potential impacts from fault rupture and ground shaking are considered no greater for the project site than for the surrounding areas given the distance between the site and the fault trace. Other potential seismic issues include ground failure and liquefaction. Ground failure is the loss in stability of the ground and includes landslides, liquefaction, and lateral spreading. The project site is not located in a liquefaction zone.⁵⁰ According to the United States Geological Survey, liquefaction is the process by which water-saturated sediment temporarily loses strength and acts as a fluid. As a result, the potential impacts regarding liquefaction and landslides are less than significant.

B. *Would the project result in substantial soil erosion or the loss of topsoil?* • **Less than Significant Impact.**

The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by soils of various associations including Hesperia, Cajon, and Wrightwood associations consist of moderate to fine and well drained soils. Slopes range from 0 to 2 percent.⁵¹

The proposed project's contractors will be required to adhere to specific requirements that govern wind and water erosion during site preparation and construction activities. Following development, a large portion of the project site would be paved over or landscaped. The project's construction will not result in soil erosion with adherence to those development requirements that restrict storm water runoff (and the resulting erosion) and require soil stabilization. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination

⁴⁷ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

⁴⁸ California Department of Conservation. *Table 4, Cities and Counties Affected by Alquist Priolo Earthquake Fault Zones as of January 2010*.

⁴⁹ California Department of Conservation. *The Helendale Fault*.
http://gmw.conservation.ca.gov/SHP/EZRIM/Reports/FER/262/FER_262_Report_20160610.pdf.

⁵⁰ San Bernardino County. *Multi-Jurisdictional Hazard Mitigation Plan* - July 13, 2017.

⁵¹ UC Davis. *SoilWeb*. Website accessed August 21, 2021.

System (NPDES) stormwater permitting program. Prior to initiating construction, contractors must obtain coverage under a NPDES permit, which is administered by the State. In order to obtain an NPDES permit, the project Applicant must prepare a Stormwater Pollution Prevention Plan (SWPPP). The County has identified sample construction Best Management Practices (BMPs) that may be included in the mandatory SWPPP. The use of these construction BMPs identified in the mandatory SWPPP will prevent soil erosion and the discharge of sediment into the local storm drains during the project's construction phase. As a result, the impacts will be less than significant.

C. *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?* • **Less than Significant Impact.**

The proposed project's construction will not result in soil erosion since the project's contractors must implement the construction BMPs identified in the mandatory SWPPP. The BMPs will minimize soil erosion and the discharge of sediment off-site. Additionally, the project site is not located within an area that could be subject to landslides or liquefaction.²⁸ The soils that underlie the project site possess a low potential for shrinking and swelling. Soils that exhibit certain shrink swell characteristics become sticky when wet and expand according to the moisture content present at the time. Since the soils have a low shrink-swell potential, lateral spreading resulting from an influx of groundwater is slim. The likelihood of **lateral spreading will be further reduced since the project's implementation will not require grading and excavation** that would extend to depths required to encounter groundwater. Moreover, the project will not result in the direct extraction of groundwater. The proposed project site is located on a 4.5-acre (193,308 square-foot) parcel that is currently vacant and undisturbed. As a result, the potential impacts will be less than significant.

D. *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (2012), creating substantial direct or indirect risks to life or property?* • **Less than Significant Impact.**

The new structures would be transported and assembled on the project site. This would minimize grading. **The University of California, Davis SoilWeb database was consulted to determine the nature of the soils that underlie the project site. According to the University of California, Davis SoilWeb database, the property is underlain by soils of various associations including Hesperia, Cajon, and Wrightwood variant soil associations.⁵² According to the U.S. Department of Agriculture, these soils are acceptable for the development of smaller commercial buildings.³⁰ The applicant is required to adhere to all requirements detailed by the USDA, resulting in potential impacts which will be less than significant.**

²⁸ United States Department of Agriculture, Soil Conservation Service. *Soil Survey of Riverside California – Palm Spring Area*. Report dated 1978.

⁵² UC Davis. *SoilWeb*. Website accessed August 21, 2021.

³⁰ United States Department of Agriculture. Natural Resources Conservation Service. Website accessed August 22, 2021.

- E. *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?* • **No Impact.**

The proposed project would utilize existing sewer connections located on Three Flags Avenue. As a result, impacts will be no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

- F. *Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?* • **No Impact**

The surface deposits in the proposed project area are composed entirely of younger Quaternary Alluvium. This younger Quaternary Alluvium is unlikely to contain significant vertebrate fossils, at least in the uppermost layers. **The closest** fossil vertebrate locality is LACM 7786, between Hesperia and the former George Air Force Base. This locality produced a fossil specimen of meadow vole, *Microtus*. The next closest vertebrate fossil locality from these deposits is LACM 1224, west of Spring Valley Lake, which produced a specimen of fossil camel, *Camelops*. Additionally, on the western side of the Mojave River below the bluffs, an otherwise unrecorded specimen of mammoth was collected in 1961 from older Quaternary Alluvium deposits. Since no significant new excavation or grading will occur, no impacts are anticipated.

MITIGATION MEASURES

The analysis determined that the proposed project will not result in significant impacts related to geological or paleontological resources and no mitigation measures are required.

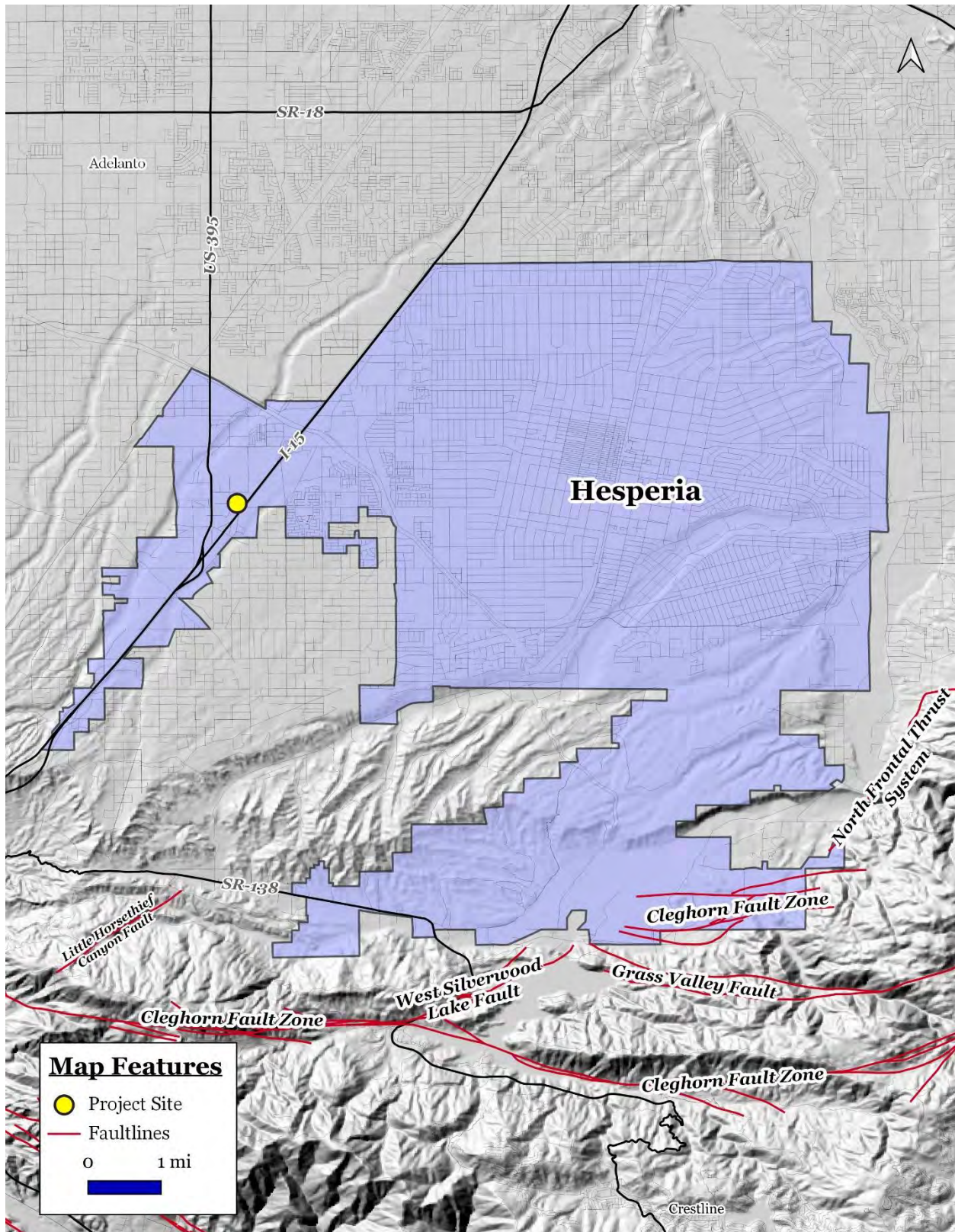


EXHIBIT 3-4 GEOLOGY MAP

SOURCE: CALIFORNIA DEPARTMENT OF CONSERVATION

GREENHOUSE GAS EMISSIONS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			✗	
B. Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			✗	

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?* • **Less than Significant Impact.**

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. A total of 16 enclosed spaces and 28 covered spaces would be provided. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁵³

The State of California requires CEQA documents to include an evaluation of greenhouse gas (GHG) emissions or gases that trap heat in the atmosphere. GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). Carbon dioxide equivalent, or CO₂E, is a term that is used for describing different greenhouses gases in a common and collective unit. The MDAQMD established the 10,000 MTCO₂ threshold for industrial land uses. As indicated in Table 3-4, the operational CO₂E is 266 tons per year which is well below the threshold.

Table 3-4
Greenhouse Gas Emissions Inventory

Source	GHG Emissions (metric tons/year)			
	CO ₂	CH ₄	N ₂ O	CO ₂ E
Long-Term – Area Emissions	1.48	--	--	1.53
Long-Term - Energy Emissions	67.1	--	--	67.46
Long-Term - Mobile Emissions	194.02	0.01	0.01	197.57
Long-Term - Total Emissions	262.6	0.01	0.01	266.56
Total Construction Emissions	180.39	0.03	--	182.25
Significance Threshold				100,000 MTCO ₂ E

⁵³ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

Furthermore, as mentioned in Section 3.17, Transportation, the projected vehicle trips to and from the site will not be significant given the proposed use. All vehicle, equipment and machinery sales transactions will be completed through an online auction-style website. Very few customers will visit the project site since the new business will be closed to the general public. As a result, the potential impacts are considered to be less than significant.

B. *Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gases? • Less than Significant Impact.*

The San Bernardino County Transit Authority (SBCTA) authorized the preparation of a county-wide Regional Greenhouse Gas Reduction Plan. This plan was adopted in March 2021. The plan contains multiple reduction measures that would be effective in reducing GHG emissions throughout the SBCTA region. The lack of development in the immediate area may preclude residents from obtaining employment or commercial services within City boundaries, thus compelling residents to travel outside of City boundaries for employment and commercial services. It is important to note that the California Department of Transportation as well as the Counties of Los Angeles and San Bernardino are engaged in an effort to construct a multi-modal transportation corridor consisting of public transit, a new freeway, and bicycle lanes known as the High Desert Corridor (HDC). The aforementioned regional program will reduce potential GHG emissions related to excessive VMTs to levels that are less than significant.

Those Partnership jurisdictions, including Hesperia, choosing to complete and adopt local Climate Action Plans (CAPs) that are consistent with the County's GHG Reduction Plan and with the prior Regional Plan Program EIR and the addendum or supplemental CEQA document prepared by SBCOG will be able to tier their future project-level CEQA analyses of GHG emissions from their CAP. In 2010, the City of Hesperia completed a CAP. The City participated in this regional effort as a study to inform their decision to update or revise their existing CAP. As part of this effort, the City of Hesperia has selected a goal to reduce its community GHG emissions to a level that is 40% below its 2020 level of GHG emissions by 2030. The City will meet and exceed this goal subject to reduction measures that are technologically feasible and cost-effective through a combination of state (~70%) and local (~30%) efforts. The Pavley vehicle standards, the State's low carbon fuel standard, the RPS, and other state measures will reduce GHG emissions in Hesperia's on-road, off-road, and building energy sectors in 2030.

An additional reduction of 110,304 MTCO₂e will be achieved primarily through the following local measures, in order of reductions achieved: GHG Performance Standard for Existing Development (PS-1); Water Efficiency Renovations for Existing Buildings (Water-2); and Waste Diversion and Reduction (Waste-2). Hesperia's Plan has the greatest impacts on GHG emissions in the building energy, on-road transportation, and waste sectors. The proposed project will not involve or require any variance from an adopted plan, policy, or regulation governing GHG emissions. As a result, no potential conflict with an applicable greenhouse gas policy plan, policy, or regulation will occur and the potential impacts are considered to be less than significant.

MITIGATION MEASURES

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

HAZARDS & HAZARDOUS MATERIALS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			✗	
B. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			✗	
C. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✗
D. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✗
E. Would the project for a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?				✗
F. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✗
G. Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?* • **Less than Significant Impact.**

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an **office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet.** Storage buildings would be located **around the site's perimeter while the RV storage would be concentrated** in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁵⁴

⁵⁴ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. In addition, all prospective tenants would be required to sign a lease/rental agreement which specifically outlines the terms and conditions imposed by the management on all prospective tenants. The storage of any hazardous materials and chemicals would be explicitly prohibited in the lease/rental agreement. As a result, less than significant impacts will occur.

B. *Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?* • **Less than Significant Impact.**

The project's construction would require the use of diesel fuel to power the construction equipment. The diesel fuel would be properly sealed in tanks and would be transported to the site by truck. Other hazardous materials that would be used on-site during the project's construction phase include, but are not limited to, gasoline, solvents, architectural coatings, and equipment lubricants. These products are strictly controlled and regulated and in the event of any spill, cleanup activities would be required to adhere to all pertinent protocols. In addition, all prospective tenants would be required to sign a lease/rental agreement which specifically outlines the terms and conditions imposed by the management on all prospective tenants. The storage of any hazardous materials and chemicals would be explicitly prohibited in the lease/rental agreement. As indicated in Subsection D, the project site is not listed in either the CalEPA's Cortese List or the Environstor database. As a result, the likelihood of encountering contamination or other environmental concerns during the project's construction phase is remote and the impacts will be less than significant.

C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?* • **No Impact.**

There are no schools located within one-quarter of a mile from the project site. The nearest school is the Canyon Ridge High School located more than 3,000 feet to the east of the site. **As a result, the proposed project will not create a hazard to any local school and no impacts are anticipated.**

D. *Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?* • **No Impact.**

Government Code Section 65962.5 refers to the **Hazardous Waste and Substances Site List, commonly known as the Cortese List**. The Cortese List is a planning document used by the State and other local agencies to comply with CEQA requirements that require the provision of information regarding the location of hazardous materials release sites. **A search was conducted through the California Department of Toxic Substances Control Envirostor website to identify whether the project site is listed in the database as a Cortese site.** The project site is not identified as a Cortese site.³² Therefore, no impacts will occur.

³² CalEPA. *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*. http://www.dtsc.ca.gov/SiteCleanup/Cortese_List.cfm.

- E. *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?* • **No Impact.**

The project site is not located within an airport land use plan and is not located within two miles of a public airport or public use airport.⁵⁵ The nearest airport to the site is the Hesperia Airport that is located approximately 4.9 miles to the southeast. The Southern California Logistics Airport is located approximately 12.2 miles to the north of the project site.⁵⁶ The project will not introduce a structure that will interfere with the approach and take off of airplanes utilizing any regional airports. As a result, no impacts related to this issue will occur.

- F. *Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?* • **No Impact.**

At no time will any adjacent street, including Three Flags Avenue, be completely closed to traffic during the proposed project's construction. In addition, all construction staging must occur on-site. As a result, no impacts are associated with the proposed project's implementation.

- G. *Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?* • **No Impact.**

The project site is located in an urbanizing area along the I-15 Freeway. The project site along with the entire City is located within a "high fire hazard severity zone" and Local Responsibility Area (LRA).³³ However, no native vegetation is located onsite or on the surrounding properties. As a result, no impacts will result.

MITIGATION MEASURES

The analysis of potential impacts related to hazards and hazardous materials indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

⁵⁵ Toll-Free Airline. *Los Angeles County Public and Private Airports, California*.
<http://www.tollfreeairline.com/california/losangeles.htm>.

⁵⁶ Google Maps. Website accessed August 22, 2021.

³³ CalFire. *Very High Fire Hazard Severity Zone Map for SW San Bernardino County*.
http://frap.fire.ca.gov/webdata/maps/san_bernardino_sw/

HYDROLOGY & WATER QUALITY

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?			✗	
B. Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			✗	
C. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?			✗	
D. In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?				✗
E. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality? • Less than Significant Impact.*

This Initial Study analyzes the environmental impacts associated with the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁵⁷

⁵⁷ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

In its existing condition, the easterly portion of the property is developed as a truck washing facility and a truck maintenance facility. The westerly portion of the property is undeveloped graded land. Storm water sheets in a westerly direction. Existing concrete gutters intercept flows and convey them to the northeasterly corner of the site. Runoff is discharged into an existing basin. Overflows sheet across the northerly boundary of the site into the adjacent vacant land.⁵⁸

Improvements include the buildings discussed previously, the proposed concrete, this proposed AC pavement, proposed landscape, proposed concrete curb, proposed concrete gutter, proposed catch basin inlets, an on-site storm drain pipe, an Aqua-Swirl hydrodynamic separator, and two proposed underground infiltration systems. The majority of the proposed development will direct storm water runoff easterly into the existing development; this is Drainage Area 1. The westerly portion of the proposed development directs storm water runoff to the northwesterly corner of the property; this is Drainage Area 2. An underground infiltration system is proposed in each drainage area to infiltrate the DCV into native soils. An Aqua Swirl hydrodynamic separator is proposed to provide treatment of runoff upstream of the infiltration system in Drainage Area 1. Overflows sheet across the northerly boundary into the adjacent vacant land as in the existing condition. The proposed development will increase the imperviousness of the property to 16%.⁵⁹

The project Applicant will be required to adhere to Section 8.30 Surface and Groundwater Protection of the Municipal Code which regulates erosion and sediment control. In addition, stormwater discharges from construction activities that disturb one or more acres, or smaller sites disturbing less than one acre that are part of a common plan of development or sale, are regulated under the National Pollutant Discharge Elimination System (NPDES) stormwater permitting program. As a result, the construction impacts will be less than significant.

B. *Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?* • **Less than Significant Impact.**

No new direct construction related impacts to groundwater supplies, or groundwater recharge activities would occur as part of the proposed project's implementation. Water used to control fugitive dust will be transported to the site via truck. No direct ground water extraction will occur. Furthermore, the construction and post-construction BMPs will address contaminants of concern from excess runoff, thereby preventing the contamination of local groundwater. As a result, there would be no direct groundwater withdrawals associated with the proposed project's implementation. As a result, the impacts are considered to be less than significant.

C. *Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would result in substantial erosion or siltation on- or off-site; substantially increase the rate or amount of surface runoff in a manner in which would result in flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or, impede or redirect flood flows?* • **Less than Significant Impact.**

⁵⁸ Land Development Design Company, LLC. *Preliminary Water Quality Management Plan*. July 21, 2021.

⁵⁹ Ibid.

The proposed project's location will be restricted to the proposed project site and will not alter the course of any stream or river that would lead to on- or off-site siltation or erosion. The site is presently undeveloped though there are no stream channels or natural drainages that occupy the property. The site would be designed so the proposed hardscape surfaces (the building and paved areas) will percolate into the landscaped and other impervious areas. As a result, the potential impacts will be less than significant.

D. *In flood hazard, tsunami, or seiche zones, would the project risk release of pollutants due to project inundation?* • **No Impact.**

According to the Federal Emergency Management Agency (FEMA) flood insurance maps obtained for the City of Hesperia, the proposed project site is located in a Moderate Flood Hazard zone.³⁴ Thus, properties located in this zone are located in a 500-year-old flood plain and reduced risk area. The project site presents a 0.2 percent annual chance of flood hazard but minimal flood hazard may exist. The proposed project site is not located in an area that is subject to inundation by seiche or tsunami. **In addition, the project site is located inland approximately 65 miles from the Pacific Ocean and the project site would not be exposed to the effects of a tsunami.**⁶⁰ As a result, no impacts are anticipated.

E. *Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?* • **No Impact.**

The project Applicant will be required to adhere to Section 8.30 Surface and Groundwater Protection of the Municipal Code which regulates erosion and sediment control. This Section **of the City of Hesperia Municipal Code** is responsible for implementing the NPDES and MS4 stormwater runoff requirements. **In addition, the project's operation** will not interfere with any groundwater management or recharge plan because there are no active groundwater management recharge activities on-site or in the vicinity. As a result, no impacts are anticipated.

MITIGATION MEASURES

As indicated previously, hydrological characteristics will not substantially change as a result of the proposed project. As a result, no mitigation is required.

³⁴ Federal Emergency Management Agency. *Flood Insurance Rate Mapping Program*. 2021.

⁶⁰ Google Earth. Website accessed August 23, 2021.

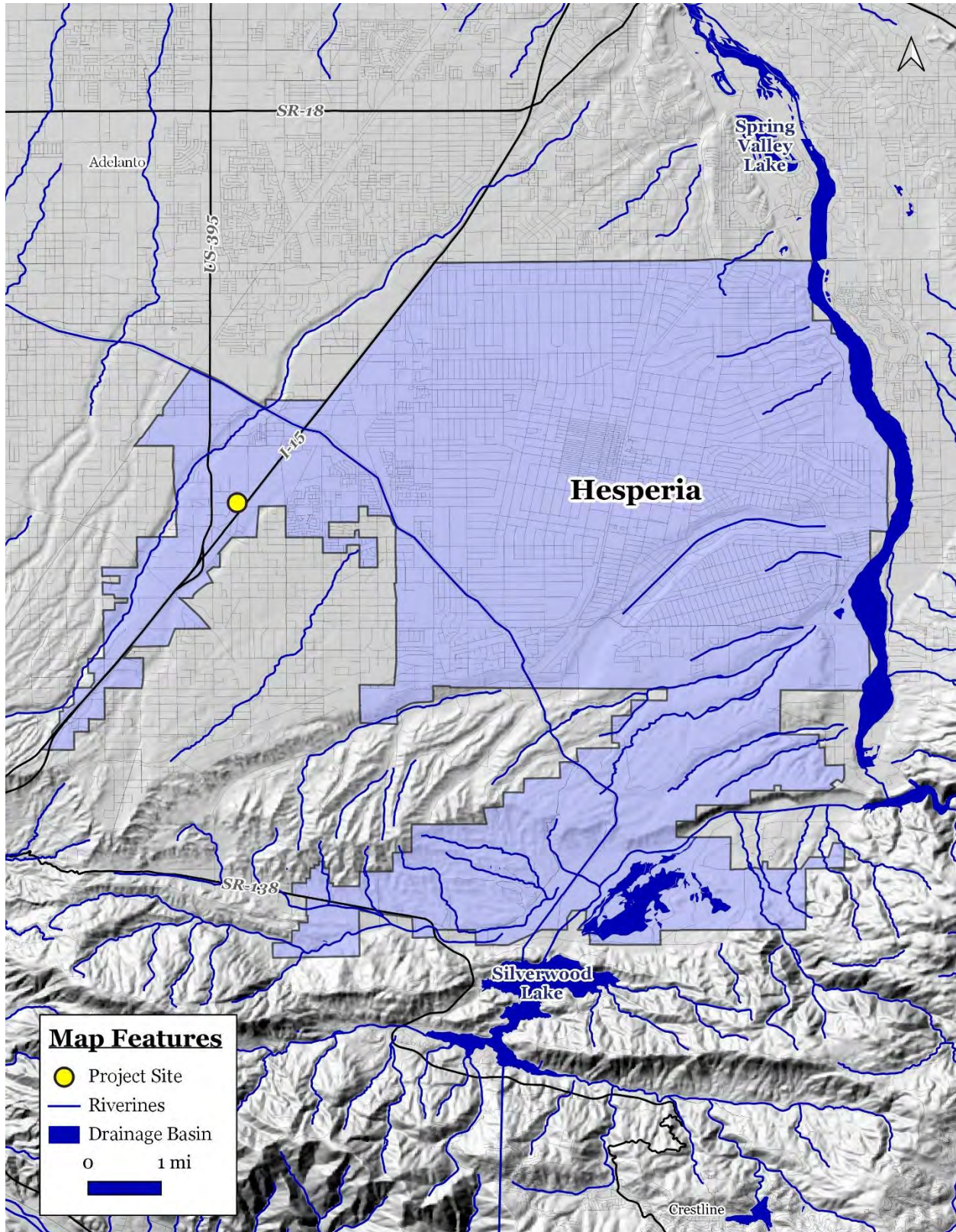


EXHIBIT 3-5
WATER RESOURCES MAP
SOURCE: CALIFORNIA DEPARTMENT OF CONSERVATION

LAND USE & PLANNING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project physically divide an established community?				✗
B. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project physically divide an established community?* • **No Impact.**

The proposed project involves the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁶¹

The property currently has a Zoning land use designation of Commercial Industrial Business Park (CIBP). Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* **A private road extends along the project site's north side.** Further north is the Velocity Truck Center® (8995 Three Flags Avenue). This property is zoned as Commercial Industrial Business Park (CIBP).⁶²
- *East of the project site:* Abutting the project site to the east commercially developed land that includes **Little Sister's Truck Wash® (8899 Three Flags Avenue) and Goodyear Commercial Tire and Service Center® (8893 Three Flags Avenue).** To the east of these uses is the Interstate 15 Freeway. This area is zoned as Commercial Industrial Business Park (CIBP).⁶³

⁶¹ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

⁶² Google Maps and City of Hesperia Zoning Map. Website accessed on January 17, 2022.

⁶³ Ibid.

- *South of the project site:* A vacant lot that is being used for the storage of truck trailers is located to the south of the project site. This area is zoned Commercial Industrial Business Park (CIBP).⁶⁴
- *West of the project site:* **Three Flags Avenue extends along the project site's west side. A vacant lot and a commercial office use, Riverside Asset Management (12269 Scarbrough Court) is located along the east side of this roadway. This area is zoned as Commercial Industrial Business Park (CIBP).**⁶⁵

The granting of the requested entitlements and subsequent construction of the proposed project will not result in any expansion of the use beyond the current boundaries. As a result, the project will not lead to any division of an existing established neighborhood and no impacts will occur.

B. *Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?* • **No Impact.**

The project site has a General Plan land use designation of Commercial/Industrial Business Park and zoning designation of CIBP. The proposed project involves the construction of a RV and self-storage business. The proposed use of the project site would be compatible with the project site's land use and zoning designations. No impact would occur. **As a result, no impacts will occur.**

MITIGATION MEASURES

The analysis determined that no impacts on land use and planning would result upon the implementation of the proposed project. As a result, no mitigation measures are required.

⁶⁴ Google Maps and City of Hesperia Zoning Map. Website accessed on January 17, 2022.

⁶⁵ Ibid.

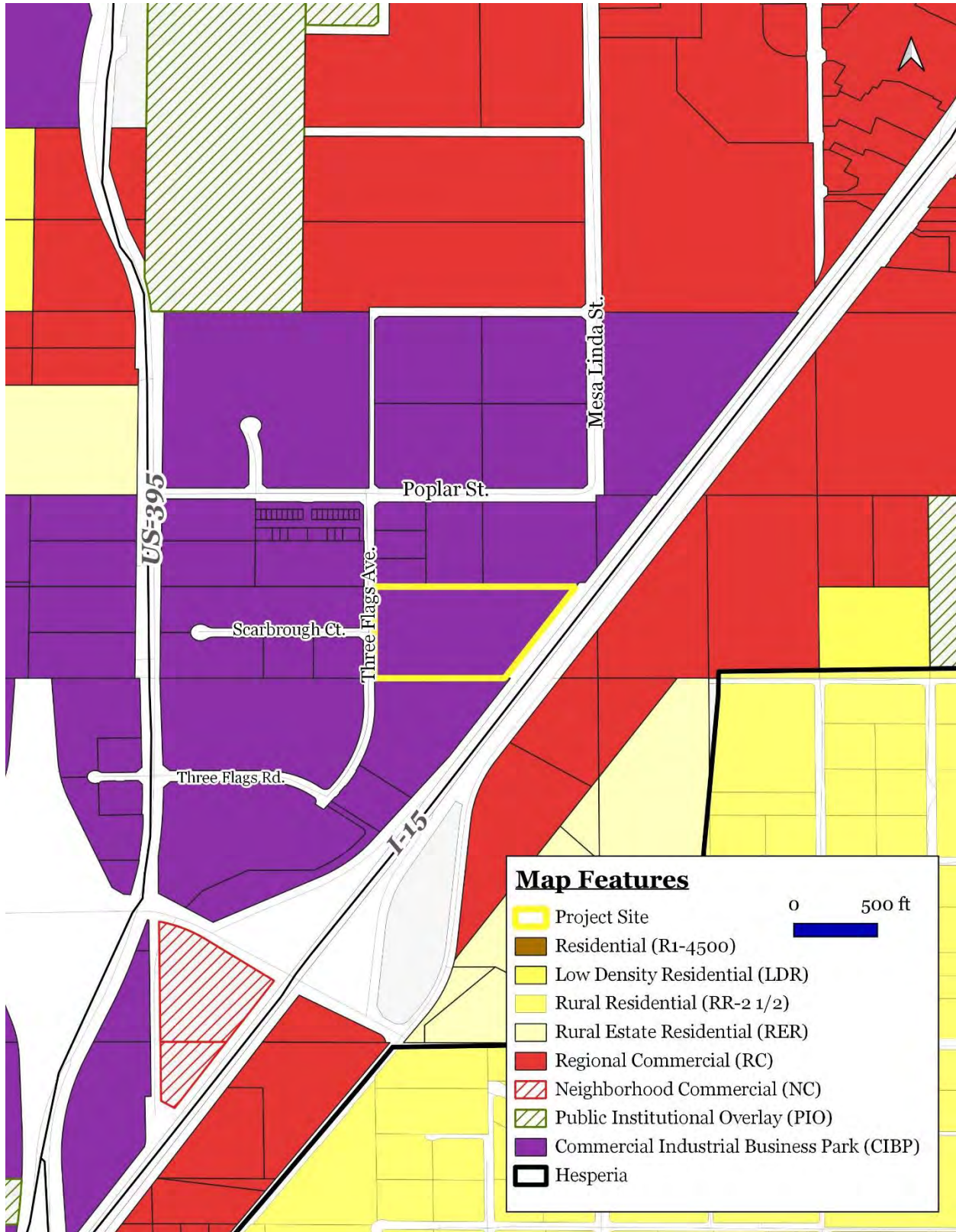


EXHIBIT 3-6 ZONING MAP

SOURCE: CITY OF HESPERIA

MINERAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the State?				×
B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				×

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?* • **No Impact.**

The proposed project involves the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage.⁶⁶

A review of California Division of Oil, Gas, and Geothermal Resources well finder indicates that there are no wells located in the vicinity of the project site.³⁶ The Surface Mining and Reclamation Act of 1975 (SMARA) has developed mineral land classification maps and reports to assist in the protection and development of mineral resources. According to the SMARA, the following four mineral land use classifications are identified:

- *Mineral Resource Zone 1 (MRZ-1):* This land use classification refers to areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- *Mineral Resource Zone 2 (MRZ-2):* This land use classification refers to areas where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood for their presence exists.
- *Mineral Resource Zone 3 (MRZ-3):* This land use classification refers to areas where the significance of mineral deposits cannot be evaluated from the available data. Hilly or mountainous areas underlain by sedimentary, metamorphic, or igneous rock types and lowland areas underlain by alluvial wash or fan material are often included in this category. Additional information about

⁶⁶ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

³⁶ California, State of. Department of Conservation. *California Oil, Gas, and Geothermal Resources Well Finder*. <https://maps.conservation.ca.gov/doggr/wellfinder/#openModal/-117.41448/34.56284/14>.

the quality of material in these areas could either upgrade the classification to MRZ-2 or downgraded it to MRZ-1.

- *Mineral Resource Zone 4 (MRZ-4)*: This land use classification refers to areas where available information is inadequate for assignment to any other mineral resource zone.

The project site is not located in a Significant Mineral Aggregate Resource Area (SMARA) nor is it located in an area with active mineral extraction activities.⁶⁷ As indicated previously, the site is developed and there are no active mineral extraction activities occurring on-site or in the adjacent properties. As a result, no impacts to mineral resources will occur.

B. *Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?* • **No Impact.**

As previously mentioned, no mineral, oil, or energy extraction and/or generation activities are located within the project site. Moreover, the proposed project will not interfere with any resource extraction activity. Therefore, no impacts will result from the implementation of the proposed project.

MITIGATION MEASURES

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the approval of the proposed project and its subsequent implementation. As a result, no mitigation measures are required.

⁶⁷ California Department of Conservation. *Mineral Land Classification Map for the Hesperia Quadrangle*. Map accessed August 21, 2021.

NOISE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			✗	
B. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?			✗	
C. For a project located within the vicinity of a private airstrip or- an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A.** *Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?* • **Less than Significant Impact.**

The proposed project involves the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁶⁸

The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of between 3.0 dB and 5.0 dB in the ambient noise level is considered to represent the threshold for human sensitivity. In other words, increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities.³⁸

⁶⁸ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

³⁸ Bugliarello, et. al. *The Impact of Noise Pollution*, Chapter 127, 1975.

Future sources of noise generated on-site will include noise from vehicles traveling to and from the project and noise emanating from back-up alarms, air conditioning units, and other equipment. The proposed use is not considered to be a sensitive receptor and no sensitive receptors are located adjacent to the project site. **As a result, the proposed project will not** expose people residing or working in the project area to excessive noise levels related to airport uses. **The ambient noise environment is relatively high due to the site's proximity to the I-15 Freeway.** Finally, there are no noise sensitive land uses located in the vicinity of the site. **As a result, the proposed project will not expose sensitive receptors to excessive noise levels and the potential impacts are considered to be less than significant. As a result, the impacts will be less than significant.**

B. *Would the project result in generation of excessive ground-borne vibration or ground-borne noise levels? • **Less than Significant Impact.***

Once in operation, the proposed project will not significantly raise ground-borne noise levels. Slight increases in ground-borne noise levels could occur during the construction phase. Ground vibrations associated with construction activities using modern construction methods and equipment rarely reach the levels that result in damage to nearby buildings though vibration related to construction activities may be discernible in areas located near the construction site. The limited duration of construction activities and the City's construction-related noise control requirements will reduce the potential impacts to levels that are less than significant. Furthermore, **there are** no sensitive receptors or noise sensitive land uses located near the project site. **As a result, the impacts will be less than significant.**

C. *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? • **No Impact.***

The project site is not located within an airport land use plan and **is not located within two miles of a public airport or private airport.** The proposed use is not considered to be a sensitive receptor and no sensitive receptors are located adjacent to the project site. **As a result, the proposed project will not** expose people residing or working in the project area to excessive noise levels related to airport uses. As a result, no impacts will occur.

MITIGATION MEASURES

The analysis of potential noise impacts indicated that no significant adverse impacts would result from the proposed project's construction and operation. As a result, no mitigation measures are required.

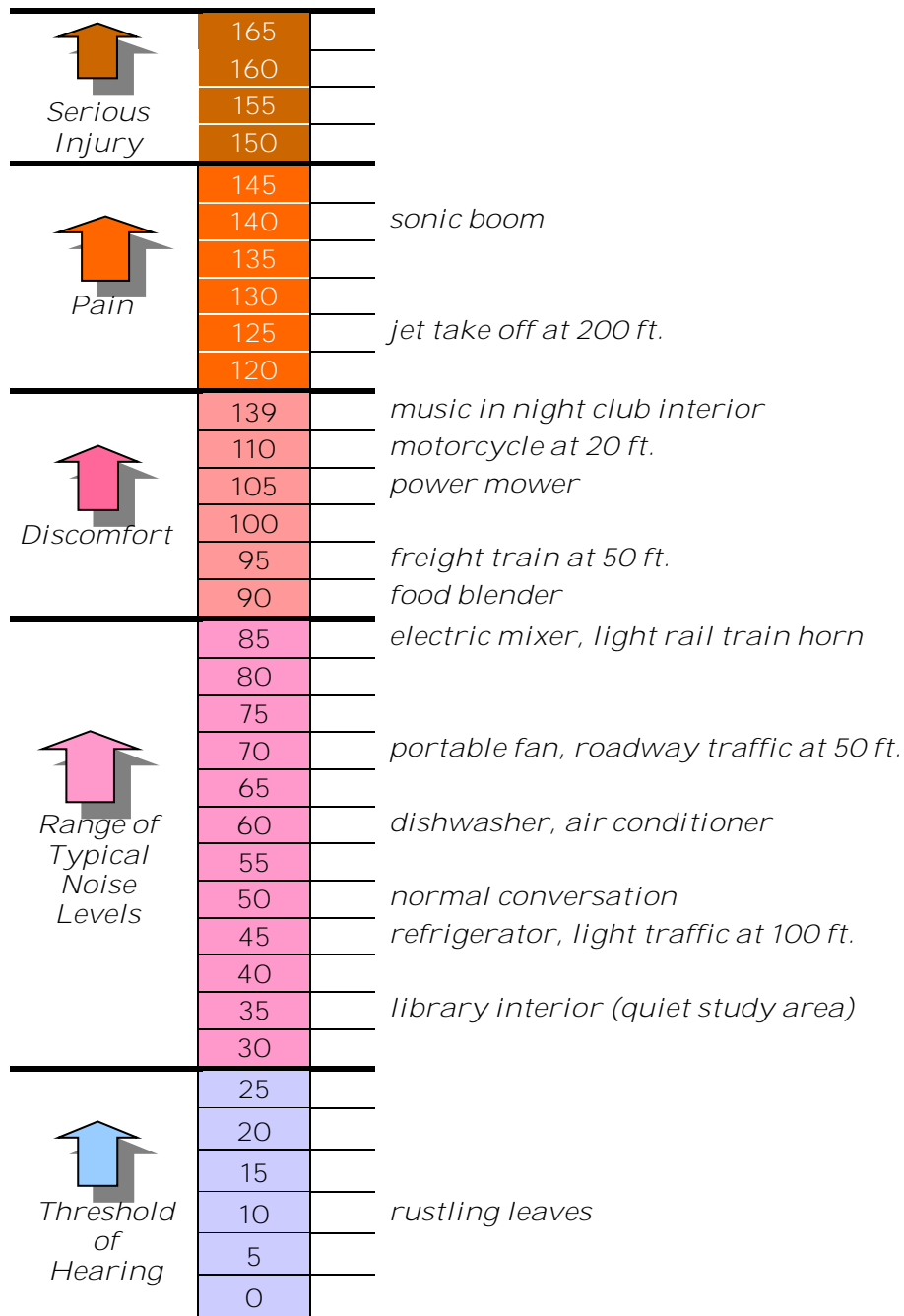


EXHIBIT 3-7 TYPICAL NOISE SOURCES AND LOUDNESS SCALE

SOURCE: BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING

POPULATION & HOUSING

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✗
B. Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?* • **No Impact.**

The proposed project involves the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage.⁶⁹

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area. Growth-inducing impacts include the following:

- *New development in an area presently undeveloped and economic factors which may influence development.* The site is currently undeveloped though it has been disturbed. The proposed use is consistent with the proposed Commercial Industrial Business Park (CIBP) zoning and general plan designations.
- *Extension of roadways and other transportation facilities.* Future roadway and infrastructure connections will serve the proposed project site only.
- *Extension of infrastructure and other improvements.* The installation of any new utility lines will not lead to subsequent offsite development since these utility connections will serve the site only.
- *Major off-site public projects (treatment plants, etc.).* **The project's increase in demand for utility services can be accommodated without the construction or expansion of landfills, water treatment plants, or wastewater treatment plants.**

⁶⁹ Summit RV Storage, 8899 Three Flags Avenue, Hesperia, California. *Architectural Site Plan*. January 1, 2022.

- *The removal of housing requiring replacement housing elsewhere.* The site does not contain any housing units. As a result, no replacement housing will be required.
- *Additional population growth leading to increased demand for goods and services.* The project will result in a limited increase in employment (6 to 8 persons) which can be accommodated by the local labor market.
- *Short-term growth-inducing impacts related to the project's construction.* The project will result in temporary employment during the construction phase.

The proposed project will utilize existing roadways and infrastructure. The proposed project will not result in any unplanned growth. Therefore, no impacts will result.

B. *Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?* • **No Impact.**

The project site is vacant though it has been graded. The proposed use is consistent with the proposed Commercial Industrial Business Park (CIBP) zoning and general plan designations. **No housing units will be permitted, and none will be displaced as a result of the proposed project's implementation. Therefore, no impacts will result.**

MITIGATION MEASURES

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

PUBLIC SERVICES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for: fire protection; police protection; schools; parks; or other public facilities?			×	

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which would cause significant environmental impacts, in fire protection; police protection; schools; parks; or other public facilities? • Less than Significant Impact.*

The proposed project involves the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁷⁰

Fire Department

The City of Hesperia and the sphere of influence are served by the San Bernardino County Fire Department. Currently there are five (5) fire stations within the City of Hesperia, Stations 301, 302, 303, 304, and 305. In addition, there are two (2) stations outside of the City, which include Stations 22 and 40. Station 301 (9430 11th Avenue) is the first response station to the project site.

The proposed project would only place an incremental demand on fire services since the project will be constructed with strict adherence to all pertinent building and fire codes. In addition, the proposed project would be required to implement all pertinent Fire Code Standards. Furthermore, the project will be reviewed by City and County building and fire officials to ensure adequate fire service and safety. As a

⁷⁰ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

result, the potential impacts to fire protection services will be less than significant.

Law Enforcement

Law enforcement services within the City are provided by the San Bernardino County Sheriff's Department which serves the community from one police station. The San Bernardino County Sheriff's Department provides police protection and crime prevention services for the City of Hesperia and its sphere of influence on a contractual basis. The Hesperia Police Department is located at 15840 Smoketree. This station is adjacent to the City Hall and Library, surrounding the Hesperia Civic Plaza. The primary potential security issues will be related to vandalism and potential burglaries during off-business hours. The project Applicant must install security cameras throughout the storage facility. Adherence to the aforementioned standard conditions and regulatory compliance measures will ensure that potential impacts remain less than significant.

Schools

The Hesperia Unified School District (HUSD) is the largest school district in the high desert, covering nearly 160 square miles, serving approximately 21,000 students (K–12) on 26 separate campuses. **Due to the nature of the proposed project, no direct enrollment impacts regarding school services will occur. The proposed project will not directly increase demand for school services. As a result, the impacts on school-related services will be less than significant.**

Recreational Services

The Hesperia Recreation and Park District (HRPD) is an independent special district within the County of San Bernardino. HRPD was created in 1957 to meet the recreational needs of the community and encompasses approximately 100 square miles, including the 75 square miles within the City of Hesperia and much of the Sphere of Influence. HRPD constructs and maintains parks, recreation facilities, retention basins, Landscape Maintenance Districts, streetlights, and other recreational services and programs to the community. **The proposed project will not result in any local increase in residential development (directly or indirectly) which could potentially impact the local recreational facilities. As a result, less than significant impacts on parks will result from the proposed project's implementation.**

Governmental Services

The proposed project will not create direct local population growth which could potentially create demand for other governmental service. As a result, less than significant impacts will result from the proposed project's implementation.

MITIGATION MEASURES

The analysis of public service impacts indicated that no significant adverse impacts are anticipated, and no mitigation is required with the implementation of the proposed project.

RECREATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				×
B. Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				×

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* • *No Impact.*

The proposed project involves the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a **manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet.**⁷¹ The Hesperia Recreation and Park District (HRPD) is an independent special district within the County of San Bernardino. HRPD was created in 1957 to meet the recreational needs of the community and encompasses approximately 100 square miles, including the 75 square miles within the City of Hesperia and much of the Sphere of Influence. HRPD constructs and maintains parks, recreation facilities, retention basins, Landscape Maintenance Districts, streetlights, and other recreational services and programs to the community. **No parks are located adjacent to the site. The nearest public park is Malibu Park located approximately 4,900 feet east of the project site. The proposed project would not result in any improvements that would potentially significantly physically alter any public park facilities and services. As a result, no impacts are anticipated.**

- B. *Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?* • **No Impact.**

As previously indicated, the implementation of the proposed project would not affect any existing parks and recreational facilities in the City. No such facilities are located adjacent to the project site and, as a result, no impacts will occur.

⁷¹ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

MITIGATION MEASURES

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

TRANSPORTATION

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project conflict with a plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			✗	
B. Conflict or be inconsistent with CEQA Guidelines §15064.3 subdivision (b)?				✗
C. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✗	
D. Would the project result in inadequate emergency access?				✗

ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?* • **Less than Significant Impact.**

The proposed project involves the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a **manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage.**

A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁷²

Traffic generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Traffic volumes expected to be generated by the proposed project were estimated for the weekday commuter AM and PM peak hours, as well as over a 24-hour daily period, using trip generation rates provided in the Institute of Transportation Engineers' (ITE) Trip Generation Manual. The ITE document contains trip rates for a variety of land uses which have been derived based on traffic counts conducted at existing sites throughout California and the United States. The trip generation rates and forecast of the vehicular trips anticipated to be generated by the proposed project are presented in Table 3-5.

⁷² Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

Traffic volumes expected to be generated by the proposed project were based upon rates per thousand square feet of gross floor area. ITE Land Use Code 151 (Mini-Warehouse) trip generation average rates were used to forecast the traffic volumes expected to be generated by the proposed self-storage project. The total trip generation assumed 243 trip ends (121 round trips) per day with 36 AM peak hour trips and 63 PM peak hour trips. During the weekdays, nearly 50% of the peak hour trips will be pass by trips.

Table 3-5
Project Trip Generation

ITE Land Use/Project	ITE Code & Unit	Unit	Daily	AM Peak Hour Total	PM Peak Hour Total
Self-Storage (Trip Rates)	151	KSF	2.5	0.15	0.26
Proposed Generation (97,250 sq. ft.)	97K	KSF	243	36	63
Assumed 50% Pass by for Weekday Peak hour Trips				18	31

KSF = 1,000 sq. ft.

Source: Institute of Transportation Engineers (ITE) 10th Edition

The traffic volumes would be far less than the potential traffic volumes for other types of commercial land uses and development that would otherwise be permitted **under the City's Zoning Ordinance for the** property. As a result, the potential impacts are anticipated to be less than significant.

B. *Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3 subdivision (b)? • No Impact.*

CEQA Guidelines Section 15064.3 subdivision (b)(2) focuses on impacts that result from certain transportation projects. The proposed project is not a transportation project. As a result, no impacts on this issue will result. **CEQA Guidelines Section 15064.3 subdivision (b)(3) and (b)(4)** focuses on the evaluation of a project's VMT. As previously mentioned in Subsection A, **the proposed project will not create a significant amount of traffic in the surrounding area. As a result, the project will not result in a conflict or be inconsistent with Section 15064.3 subdivision (b) of the CEQA Guidelines and no impacts will occur.**

C. *Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? • Less than Significant Impact.*

Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. **The proposed project will not expose future drivers to dangerous intersections or sharp curves and the proposed project will not introduce incompatible equipment or vehicles to the adjacent roads. As a result, the potential impacts will be less than significant.**

D. *Would the project result in inadequate emergency access? • No Impact.*

The proposed project would not affect emergency access to any adjacent parcels. **At no time during**

construction will the adjacent public street, Three Flags Avenue, be completely closed to traffic. All construction staging must occur on-site. As a result, no impacts are associated with the proposed project's implementation.

MITIGATION MEASURES

The analysis of potential impacts related to traffic and circulation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

TRIBAL CULTURAL RESOURCES

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place?			✗	
B. Would the project cause a substantial adverse change in the significance of an object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe5020.1(k)?			✗	

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place?, or object with cultural value to a California Native American Tribe, and that is: listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe? • Less than Significant Impact.*

The proposed project involves the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal

roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁷³ A Tribal Resource is defined in Public Resources Code section 21074 and includes the following:

- Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following: included or determined to be eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.
- A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.
- A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource to the extent that the landscape is geographically defined in terms of the size and scope of the landscape.
- A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a “non-unique archaeological resource” as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms to the criteria of subdivision (a).

Adherence to the standard condition presented in Subsection B under Cultural Resources will minimize potential impacts to levels that are less than significant.

B. *Would the project cause a substantial adverse change in the significance of an object with cultural value to a California Native American Tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American Tribe 5020.1(k)?* • *Less than Significant Impact.*

The proposed project site is located within an area of the City that has been disturbed due to adjacent development and there is a limited likelihood that artifacts would be encountered. The proposed project’s construction would involve shallow excavation for the installation of building footings, utility lines, and other underground infrastructure. Ground disturbance would involve grading and earth-clearing activities for the installation of the grass and landscaping and other on-site improvements. In addition, the proposed project area is not located within an area that is typically associated with habitation sites, foraging areas, ceremonial sites, or burials. Nevertheless, mitigation was provided in the previous subsection. With the implementation of the mitigation measure found in subsection B of cultural resources, impacts would be reduced to levels that would be less than significant.

⁷³ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

MITIGATION MEASURES

The following mitigation measures are required as a means to reduce potential tribal cultural resources impacts to levels that are less than significant:

Tribal Cultural Resources Mitigation Measure No. 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Hesperia that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed.

Tribal Cultural Resources Mitigation Measure No. 2. The archaeologist/paleontologist monitor shall conduct full-time monitoring during grading and excavation operations in undisturbed, very old alluvial fan sediments at or below four (4) feet below ground surface and shall be equipped to salvage fossils if they are unearthed to avoid construction delays and to remove samples of sediments that are likely to contain the remains of small fossil invertebrates and vertebrates. The archaeologist/paleontologist monitor shall be empowered to temporarily halt or divert equipment to allow of removal of abundant and large specimens in a timely manner. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified archaeologist/paleontologist personnel to have a low potential to contain or yield fossil resources.

Tribal Cultural Resources Mitigation Measure No. 3. Recovered specimens shall be properly prepared to a point of identification and permanent preservation, including screen washing sediments to recover small invertebrates and vertebrates, if necessary. Identification and curation of specimens into a professional, accredited public museum repository with a commitment to archival conservation and permanent retrievable storage, such as the San Bernardino County Museum in San Bernardino, California, is required for significant discoveries. The archaeologist/paleontologist must have a written repository agreement in hand prior to initiation of mitigation activities.

Tribal Cultural Resources Mitigation Measure No. 4. A final monitoring and mitigation report of findings and significance shall be prepared, including lists of all fossils recovered, if any, and necessary maps and graphics to accurately record the original location of the specimens. The report shall be submitted to the City of Hesperia prior to building final.

UTILITIES AND SERVICE SYSTEMS

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			×	
B. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?			×	
C. Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			×	
D. Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			×	
E. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?				×

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A.** *Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects? • Less than Significant Impact.*

The proposed project involves the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary,

non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁷⁴

There are no existing water or wastewater treatment plants, electric power plants, telecommunications facilities, natural gas facilities, or stormwater drainage infrastructure located on-site. Therefore, the **project's implementation will not require the relocation of any of the aforementioned facilities. The project** site is currently undeveloped though the site has existing electrical, sewer and water connections adjacent to the project site. **The proposed project's connection** can be adequately handled by the existing infrastructure. As a result, the potential impacts will be less than significant.

B. *Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?* • **Less than Significant Impact.**

The Hesperia Water District (HWD) currently maintains 18 storage reservoirs within the distribution system with a total capacity of 49.5 million gallons. The City sits above the Upper Mojave River Basin within the jurisdiction of the Mojave Water Agency, and draws its water from the Alto sub-basin, which has a capacity of 2,086,000 acre-feet. Approximately 960,000 acre-feet of stored groundwater is estimated within the basin with an additional 1,126,000 acre-feet of storage capacity available through recharge efforts. The proposed project is estimated to consume 5,256 gallons of water on a daily basis. There are existing water and sewer lines located on Three Flags Avenue. The landscaping will be drought tolerant. In addition, the project will be equipped with water efficient fixtures and hydroponics. As a result, the impacts will be less than significant.

C. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?* • **Less than Significant Impact.**

Wastewater services are provided by the Victor Valley Wastewater Reclamation Authority (VWVRA). Currently the City is served by an interceptor system that extends approximately 15 miles from the regional treatment facility (Victorville) south to I Avenue and Hercules in the City of Hesperia. The interceptor system consists of both gravity and force main pipelines, ranging in size from 6-inch to 42-inch diameters. **The City's sewer system collects to the VWVRA's 3-mile interceptor that runs along the northeast boundary of the City.** Sewer lines range from 3 inches up to 21-inch lines within the City. The proposed project is estimated to generate 3,017 gallons of waste water on a daily basis. **The project's implementation will not** create a substantial increase of existing infrastructure. As a result, the impacts are expected to be less than significant.

D. *Would the project generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?* • **Less than Significant Impact.**

Approximately 63 percent of the solid waste generated in Hesperia is being recycled, exceeding the 50 percent requirement pursuant to the California Integrated Waste Management Act of 1989 (AB939). Currently, about 150 tons of the solid waste generated by the City per day is sent to the landfill. This remaining solid waste is placed in transfer trucks and disposed of at the Victorville Sanitary Landfill at

⁷⁴ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

18600 Stoddard Wells Road in Victorville, owned and operated by the County of San Bernardino. The proposed project is estimated to generate 890 pounds of solid waste water on a daily basis. As a result, the potential impacts will be less than significant.

E. *Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?* • **No Impact.**

The proposed project, like all other development in Hesperia and San Bernardino County, will be required to adhere to City and County ordinances with respect to waste reduction and recycling. As a result, no impacts related to State and local statutes governing solid waste are anticipated.

MITIGATION MEASURES

The analysis of utilities impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

WILDFIRE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?				×
B. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				×
C. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				×
D. If located in or near State responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				×

ANALYSIS OF ENVIRONMENTAL IMPACTS

- A.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project substantially impair an adopted emergency response plan or emergency evacuation plan?* • **No Impact.**

The proposed project involves the development of a 7.33-acre site as a RV storage and personal storage facility. The proposed project would include the construction of an office building, consisting of 1,632 square feet, and a manager's residence, consisting of 1,482 square feet. Storage buildings would be located around the site's perimeter while the RV storage would be concentrated in the center of the site. A total of 428 storage units would be provided, totaling 97,250 square feet. The RV storage would consist of both covered surface parking areas and enclosed storage. A total of 16 enclosed spaces and 28 covered spaces would be provided. A total of 12 parking spaces would be provided for patrons and employees. Of this total, 2 stalls would be reserved for ADA parking. Access (both ingress and egress) to the site would be provided by a 50-foot wide, two-way driveway connection with the east side of Three Flags Avenue. Two secondary, non-public accessways would connect to the roadways located on the north and south sides. Internal roadway widths would range from 20 feet to 50 feet. A total of 40,415 square feet would be landscaped.⁷⁵

⁷⁵ Summit RV Storage. 8899 Three Flags Avenue. Hesperia, California. *Architectural Site Plan*. January 1, 2022.

Surface streets that will be improved at construction will serve the project site and adjacent area. Furthermore, the proposed project would not involve the closure or alteration of any existing evacuation routes that would be important in the event of a wildfire. At no time during construction will adjacent streets be completely closed to traffic. All construction staging must occur on-site. As a result, no impacts will occur.

- B.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones would the project due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?* • **No Impact.**

The project site is located in the midst of an urbanized zoned area. The proposed project may be exposed to particulate emissions generated by wildland fires in the mountains (the site is located approximately 20 miles northeast and northwest of the San Gabriel and San Bernardino Mountains). However, the potential impacts would not be exclusive to the project site since criteria pollutant emissions from wildland fires may affect the entire City as well as the surrounding cities and unincorporated county areas. **As a result, no impacts will occur.**

- C.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?* • **No Impact.**

The project site, along with the entire city, is located in an area that is classified as a moderate fire risk severity within a Local Responsibility Area (LRA), and therefore will not require the installation of specialized infrastructure such as fire roads, fuel breaks, or emergency water sources. **As a result, no impacts will occur.**

- D.** *If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?* • **No Impact.**

While the site is located within a high fire risk and local responsibility area, the proposed project site is located within an area classified as urban. Therefore, the project will not expose future employees to flooding or landslides facilitated by runoff flowing down barren and charred slopes and no impacts will occur.

MITIGATION MEASURES

The analysis of **wildfires** impacts indicated that less than significant impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation is required.

SOURCE: CALFIRE

MANDATORY FINDINGS OF SIGNIFICANCE

Environmental Issue Areas Examined	Potentially Significant Impact	Less Than Significant Impact with Mitigation	Less Than Significant Impact	No Impact
A. Does the project 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 a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				×
B. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?				×
C. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				×

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 environmental assessment:

- A. 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 a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. As indicated in Section 3.1 through 3.20, the proposed project will not result in any significant unmitigable environmental impacts.
- B. The proposed project *will not* have impacts that are individually limited, but cumulatively considerable. The environmental impacts will not lead to a cumulatively significant impact on any of the issues analyzed herein.
- C. The proposed project *will not* have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. As indicated in herein, the proposed project will not result in any significant unmitigable environmental impacts.

SECTION 4 CONCLUSIONS

4.1 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.

4.2 MITIGATION MONITORING

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Negative Declaration. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB-3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of Hesperia can make the following additional findings: a mitigation monitoring and reporting program will not be required.

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

SECTION 5 REFERENCES

5.1 PREPARERS

Blodgett Baylosis Environmental Planning
2211 S Hacienda Boulevard, Suite 107
Hacienda Heights, CA 91745
(626) 336-0033

Marc Blodgett, Project Principal
Karla Nayakarathne, Project Geographer

5.2 REFERENCES

The references that were consulted have been identified using footnotes.

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

APPENDIX A – AIR QUALITY WORKSHEETS

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 1 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

**Hesperia Summit Business Center
Mojave Desert Air Basin, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	1.00	Dwelling Unit	0.32	1,482.00	3
General Office Building	1.63	1000sqft	0.04	1,632.00	0
Parking Lot	14.00	Space	0.13	5,600.00	0
Unrefrigerated Warehouse-No Rail	97.25	1000sqft	2.23	97,250.00	0
Enclosed Parking Structure	28.00	Space	0.25	11,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	10			Operational Year	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -
Land Use - manager's residence 1,482 SF
Construction Phase - Construction Characteristics
Grading - 7.33 acre site
Off-road Equipment - No Demolition
Off-road Equipment -
Off-road Equipment -
Off-road Equipment -

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 2 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Off-road Equipment -

Off-road Equipment -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water And Wastewater -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblGrading	AcresOfGrading	4.50	7.33
tblGrading	AcresOfGrading	6.00	7.33
tblLandUse	LandUseSquareFeet	1,800.00	1,482.00
tblOffRoadEquipment	HorsePower	81.00	0.00
tblOffRoadEquipment	HorsePower	247.00	0.00
tblOffRoadEquipment	HorsePower	97.00	0.00
tblOffRoadEquipment	LoadFactor	0.73	0.00
tblOffRoadEquipment	LoadFactor	0.40	0.00
tblOffRoadEquipment	LoadFactor	0.37	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00

2.0 Emissions Summary

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 3 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0861	17.0063	16.2816	0.0327	7.3998	0.7427	8.1425	3.4719	0.6852	4.1552	0.0000	3,080.863 7	3,080.863 7	0.7701	0.0678	3,112.466 4
2023	235.1914	14.4066	15.9816	0.0325	0.5314	0.6218	1.1532	0.1439	0.5958	0.7396	0.0000	3,055.822 4	3,055.822 4	0.5452	0.0649	3,086.300 8
Maximum	235.1914	17.0063	16.2816	0.0327	7.3998	0.7427	8.1425	3.4719	0.6852	4.1552	0.0000	3,080.863 7	3,080.863 7	0.7701	0.0678	3,112.466 4

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0861	17.0063	16.2816	0.0327	7.3998	0.7427	8.1425	3.4719	0.6852	4.1552	0.0000	3,080.863 7	3,080.863 7	0.7701	0.0678	3,112.466 4
2023	235.1914	14.4066	15.9816	0.0325	0.5314	0.6218	1.1532	0.1439	0.5958	0.7396	0.0000	3,055.822 4	3,055.822 4	0.5452	0.0649	3,086.300 8
Maximum	235.1914	17.0063	16.2816	0.0327	7.3998	0.7427	8.1425	3.4719	0.6852	4.1552	0.0000	3,080.863 7	3,080.863 7	0.7701	0.0678	3,112.466 4

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 4 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 5 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.3317	0.0310	1.9860	3.4300e-003		0.2654	0.2654		0.2654	0.2654	27.7717	11.8264	39.5982	0.0259	2.1800e-003	40.8955
Energy	6.7800e-003	0.0612	0.0484	3.7000e-004		4.6800e-003	4.6800e-003		4.6800e-003	4.6800e-003		73.9266	73.9266	1.4200e-003	1.3600e-003	74.3659
Mobile	0.7354	0.9157	6.2359	0.0126	1.1814	0.0109	1.1922	0.3151	0.0102	0.3253		1,279.3635	1,279.3635	0.0702	0.0647	1,300.3860
Total	5.0738	1.0078	8.2704	0.0164	1.1814	0.2809	1.4623	0.3151	0.2803	0.5954	27.7717	1,365.1165	1,392.8882	0.0974	0.0682	1,415.6474

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.3317	0.0310	1.9860	3.4300e-003		0.2654	0.2654		0.2654	0.2654	27.7717	11.8264	39.5982	0.0259	2.1800e-003	40.8955
Energy	6.7800e-003	0.0612	0.0484	3.7000e-004		4.6800e-003	4.6800e-003		4.6800e-003	4.6800e-003		73.9266	73.9266	1.4200e-003	1.3600e-003	74.3659
Mobile	0.7354	0.9157	6.2359	0.0126	1.1814	0.0109	1.1922	0.3151	0.0102	0.3253		1,279.3635	1,279.3635	0.0702	0.0647	1,300.3860
Total	5.0738	1.0078	8.2704	0.0164	1.1814	0.2809	1.4623	0.3151	0.2803	0.5954	27.7717	1,365.1165	1,392.8882	0.0974	0.0682	1,415.6474

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 6 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/1/2022	6/28/2022	5	20	
2	Site Preparation	Site Preparation	6/29/2022	7/1/2022	5	3	
3	Grading	Grading	7/2/2022	7/11/2022	5	6	
4	Building Construction	Building Construction	7/12/2022	5/15/2023	5	220	
5	Paving	Paving	5/16/2023	5/29/2023	5	10	
6	Architectural Coating	Architectural Coating	5/30/2023	6/12/2023	5	10	

Acres of Grading (Site Preparation Phase): 7.33

Acres of Grading (Grading Phase): 7.33

Acres of Paving: 0.38

Residential Indoor: 3,001; Residential Outdoor: 1,000; Non-Residential Indoor: 148,323; Non-Residential Outdoor: 49,441; Striped Parking Area: 1,008 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	0	0.00	0	0.00
Building Construction	Cranes	1	8.00	231	0.29
Site Preparation	Graders	1	8.00	187	0.41

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 7 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	0	0.00	0	0.00
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	0.00	0	0.00
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	49.00	19.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	0	0.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 8 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Replace Ground Cover

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 9 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5912	0.0000	2.5912	0.2798	0.0000	0.2798			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476		2,375.1569	2,375.1569	0.7682		2,394.3613
Total	1.3784	15.6673	10.0558	0.0245	2.5912	0.5952	3.1863	0.2798	0.5476	0.8274		2,375.1569	2,375.1569	0.7682		2,394.3613

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 10 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0317	0.0182	0.2579	6.2000e-004	0.0657	3.5000e-004	0.0661	0.0174	3.2000e-004	0.0178		62.6637	62.6637	1.9200e-003	1.7500e-003	63.2322
Total	0.0317	0.0182	0.2579	6.2000e-004	0.0657	3.5000e-004	0.0661	0.0174	3.2000e-004	0.0178		62.6637	62.6637	1.9200e-003	1.7500e-003	63.2322

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5912	0.0000	2.5912	0.2798	0.0000	0.2798			0.0000			0.0000
Off-Road	1.3784	15.6673	10.0558	0.0245		0.5952	0.5952		0.5476	0.5476	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613
Total	1.3784	15.6673	10.0558	0.0245	2.5912	0.5952	3.1863	0.2798	0.5476	0.8274	0.0000	2,375.1569	2,375.1569	0.7682		2,394.3613

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 11 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0317	0.0182	0.2579	6.2000e-004	0.0657	3.5000e-004	0.0661	0.0174	3.2000e-004	0.0178		62.6637	62.6637	1.9200e-003	1.7500e-003	63.2322
Total	0.0317	0.0182	0.2579	6.2000e-004	0.0657	3.5000e-004	0.0661	0.0174	3.2000e-004	0.0178		62.6637	62.6637	1.9200e-003	1.7500e-003	63.2322

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.3177	0.0000	7.3177	3.4501	0.0000	3.4501			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995,482.5	1,995,482.5	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.3177	0.7423	8.0599	3.4501	0.6829	4.1330		1,995,482.5	1,995,482.5	0.6454		2,011.6169

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 12 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0396	0.0227	0.3224	7.7000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		78.3296	78.3296	2.4000e-003	2.1800e-003	79.0402
Total	0.0396	0.0227	0.3224	7.7000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		78.3296	78.3296	2.4000e-003	2.1800e-003	79.0402

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.3177	0.0000	7.3177	3.4501	0.0000	3.4501			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995,482.5	1,995,482.5	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.3177	0.7423	8.0599	3.4501	0.6829	4.1330	0.0000	1,995,482.5	1,995,482.5	0.6454		2,011.6169

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 13 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.4 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0396	0.0227	0.3224	7.7000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		78.3296	78.3296	2.4000e-003	2.1800e-003	79.0402
Total	0.0396	0.0227	0.3224	7.7000e-004	0.0822	4.3000e-004	0.0826	0.0218	4.0000e-004	0.0222		78.3296	78.3296	2.4000e-003	2.1800e-003	79.0402

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230
Total	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731		2,289.2813	2,289.2813	0.4417		2,300.3230

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 14 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0365	0.8203	0.3488	3.8700e-003	0.1289	0.0106	0.1395	0.0371	0.0101	0.0472		407.7674	407.7674	2.1500e-003	0.0571	424.8464
Worker	0.1941	0.1113	1.5795	3.8000e-003	0.4025	2.1300e-003	0.4047	0.1068	1.9600e-003	0.1087		383.8150	383.8150	0.0118	0.0107	387.2970
Total	0.2306	0.9316	1.9283	7.6700e-003	0.5314	0.0127	0.5441	0.1439	0.0121	0.1560		791.5825	791.5825	0.0139	0.0678	812.1434

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230
Total	1.8555	14.6040	14.3533	0.0250		0.7022	0.7022		0.6731	0.6731	0.0000	2,289.2813	2,289.2813	0.4417		2,300.3230

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 15 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0365	0.8203	0.3488	3.8700e-003	0.1289	0.0106	0.1395	0.0371	0.0101	0.0472		407.7674	407.7674	2.1500e-003	0.0571	424.8464
Worker	0.1941	0.1113	1.5795	3.8000e-003	0.4025	2.1300e-003	0.4047	0.1068	1.9600e-003	0.1087		383.8150	383.8150	0.0118	0.0107	387.2970
Total	0.2306	0.9316	1.9283	7.6700e-003	0.5314	0.0127	0.5441	0.1439	0.0121	0.1560		791.5825	791.5825	0.0139	0.0678	812.1434

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 16 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0277	0.6845	0.3246	3.7500e-003	0.1289	6.1400e-003	0.1350	0.0371	5.8800e-003	0.0430		394.8964	394.8964	1.7000e-003	0.0551	411.3497
Worker	0.1790	0.0981	1.4425	3.6700e-003	0.4025	2.0000e-003	0.4045	0.1068	1.8400e-003	0.1086		371.4027	371.4027	0.0106	9.8500e-003	374.6032
Total	0.2067	0.7826	1.7671	7.4200e-003	0.5314	8.1400e-003	0.5395	0.1439	7.7200e-003	0.1516		766.2991	766.2991	0.0123	0.0649	785.9529

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 17 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0277	0.6845	0.3246	3.7500e-003	0.1289	6.1400e-003	0.1350	0.0371	5.8800e-003	0.0430		394.8964	394.8964	1.7000e-003	0.0551	411.3497
Worker	0.1790	0.0981	1.4425	3.6700e-003	0.4025	2.0000e-003	0.4045	0.1068	1.8400e-003	0.1086		371.4027	371.4027	0.0106	9.8500e-003	374.6032
Total	0.2067	0.7826	1.7671	7.4200e-003	0.5314	8.1400e-003	0.5395	0.1439	7.7200e-003	0.1516		766.2991	766.2991	0.0123	0.0649	785.9529

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8902	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0341					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9143	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003		1,709.9926	1,709.9926	0.5420		1,723.5414

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 18 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0548	0.0300	0.4416	1.1200e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		113.6947	113.6947	3.2400e-003	3.0200e-003	114.6745
Total	0.0548	0.0300	0.4416	1.1200e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		113.6947	113.6947	3.2400e-003	3.0200e-003	114.6745

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8802	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414
Paving	0.0341					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9143	8.6098	11.6840	0.0179		0.4338	0.4338		0.4003	0.4003	0.0000	1,709.9926	1,709.9926	0.5420		1,723.5414

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 19 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.6 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0548	0.0300	0.4416	1.1200e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		113.6947	113.6947	3.2400e-003	3.0200e-003	114.6745
Total	0.0548	0.0300	0.4416	1.1200e-003	0.1232	6.1000e-004	0.1238	0.0327	5.6000e-004	0.0333		113.6947	113.6947	3.2400e-003	3.0200e-003	114.6745

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	234.9632					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	235.1549	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 20 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0365	0.0200	0.2944	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		75.7965	75.7965	2.1600e-003	2.0100e-003	76.4496
Total	0.0365	0.0200	0.2944	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		75.7965	75.7965	2.1600e-003	2.0100e-003	76.4496

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	234.9632					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	235.1549	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 21 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

3.7 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0365	0.0200	0.2944	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		75.7965	75.7965	2.1600e-003	2.0100e-003	76.4496
Total	0.0365	0.0200	0.2944	7.5000e-004	0.0822	4.1000e-004	0.0826	0.0218	3.8000e-004	0.0222		75.7965	75.7965	2.1600e-003	2.0100e-003	76.4496

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 22 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7354	0.9157	6.2359	0.0126	1.1814	0.0109	1.1922	0.3151	0.0102	0.3253		1,279,363.5	1,279,363.5	0.0702	0.0647	1,300,386.0
Unmitigated	0.7354	0.9157	6.2359	0.0126	1.1814	0.0109	1.1922	0.3151	0.0102	0.3253		1,279,363.5	1,279,363.5	0.0702	0.0647	1,300,386.0

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	
	Weekday	Saturday	Sunday	Annual VMT	Mitigated Annual VMT
Enclosed Parking Structure	0.00	0.00	0.00		
General Office Building	15.90	3.61	1.14	28,755	28,755
Parking Lot	0.00	0.00	0.00		
Single Family Housing	9.44	9.54	8.55	26,490	26,490
Unrefrigerated Warehouse-No Rail	169.22	169.22	169.22	494,025	494,025
Total	194.55	182.36	178.91	549,270	549,270

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Single Family Housing	10.80	7.30	7.50	40.20	19.20	40.60	86	11	3
Unrefrigerated Warehouse-No	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 23 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.527784	0.055794	0.172538	0.138404	0.030772	0.007929	0.006926	0.022859	0.000522	0.000195	0.029025	0.001167	0.006083
General Office Building	0.527784	0.055794	0.172538	0.138404	0.030772	0.007929	0.006926	0.022859	0.000522	0.000195	0.029025	0.001167	0.006083
Parking Lot	0.527784	0.055794	0.172538	0.138404	0.030772	0.007929	0.006926	0.022859	0.000522	0.000195	0.029025	0.001167	0.006083
Single Family Housing	0.527784	0.055794	0.172538	0.138404	0.030772	0.007929	0.006926	0.022859	0.000522	0.000195	0.029025	0.001167	0.006083
Unrefrigerated Warehouse-No Rail	0.527784	0.055794	0.172538	0.138404	0.030772	0.007929	0.006926	0.022859	0.000522	0.000195	0.029025	0.001167	0.006083

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.7800e-003	0.0612	0.0484	3.7000e-004		4.6800e-003	4.6800e-003	4.6800e-003	4.6800e-003		73.9266	73.9266	1.4200e-003	1.3600e-003		74.3659
NaturalGas Unmitigated	6.7800e-003	0.0612	0.0484	3.7000e-004		4.6800e-003	4.6800e-003	4.6800e-003	4.6800e-003		73.9266	73.9266	1.4200e-003	1.3600e-003		74.3659

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 24 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	15.3363	1.7000e-004	1.5000e-003	1.2600e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		1.8043	1.8043	3.0000e-005	3.0000e-005	1.8150
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	77.4985	8.4000e-004	7.1400e-003	3.0400e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.1175	9.1175	1.7000e-004	1.7000e-004	9.1717
Unrefrigerated Warehouse-No Rail	535.541	5.7800e-003	0.0525	0.0441	3.2000e-004		3.9900e-003	3.9900e-003		3.9900e-003	3.9900e-003		63.0048	63.0048	1.2100e-003	1.1600e-003	63.3792
Total		6.7900e-003	0.0611	0.0484	3.8000e-004		4.6800e-003	4.6800e-003		4.6800e-003	4.6800e-003		73.9266	73.9266	1.4100e-003	1.3600e-003	74.3659

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 25 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.0153363	1.7000e-004	1.5000e-003	1.2600e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004		1.8043	1.8043	3.0000e-005	3.0000e-005	1.8150
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	0.0774985	8.4000e-004	7.1400e-003	3.0400e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.1175	9.1175	1.7000e-004	1.7000e-004	9.1717
Unrefrigerated Warehouse-No Rail	0.535541	5.7800e-003	0.0525	0.0441	3.2000e-004		3.9900e-003	3.9900e-003		3.9900e-003	3.9900e-003		63.0048	63.0048	1.2100e-003	1.1600e-003	63.3792
Total		6.7900e-003	0.0611	0.0484	3.8000e-004		4.6800e-003	4.6800e-003		4.6800e-003	4.6800e-003		73.9266	73.9266	1.4100e-003	1.3600e-003	74.3659

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 26 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.3317	0.0310	1.9860	3.4300e-003		0.2654	0.2654		0.2654	0.2654	27.7717	11.8264	39.5982	0.0259	2.1800e-003	40.8955
Unmitigated	4.3317	0.0310	1.9860	3.4300e-003		0.2654	0.2654		0.2654	0.2654	27.7717	11.8264	39.5982	0.0259	2.1800e-003	40.8955

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6437					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.1537					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.5304	0.0299	1.8891	3.4200e-003		0.2649	0.2649		0.2649	0.2649	27.7717	11.6471	39.4188	0.0256	2.1800e-003	40.7105
Landscaping	3.8200e-003	1.0800e-003	0.0969	1.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004		0.1794	0.1794	2.2000e-004		0.1850
Total	4.3317	0.0310	1.9860	3.4300e-003		0.2654	0.2654		0.2654	0.2654	27.7717	11.8264	39.5982	0.0259	2.1800e-003	40.8955

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 27 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6437					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.1537					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	1.5304	0.0299	1.8891	3.4200e-003		0.2649	0.2649		0.2649	0.2649	27.7717	11.6471	39.4188	0.0256	2.1800e-003	40.7105
Landscaping	3.8200e-003	1.0800e-003	0.0969	1.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004		0.1794	0.1794	2.2000e-004		0.1850
Total	4.3317	0.0310	1.9860	3.4300e-003		0.2654	0.2654		0.2654	0.2654	27.7717	11.8264	39.5982	0.0259	2.1800e-003	40.8955

7.0 Water Detail

7.1 Mitigation Measures Water

CITY OF HESPERIA • INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION
SUMMIT RV & STORAGE • 8899 THREE FLAGS AVENUE

CalEEMod Version: CalEEMod.2020.4.0

Page 28 of 28

Date: 1/20/2022 2:57 PM

Hesperia Summit Business Center - Mojave Desert Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
----------------	--------	-----------	------------	-------------	-------------	-----------

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

THIS PAGE HAS BEEN INTENTIONALLY LEFT BLANK.

ATTACHMENT 6

RESOLUTION NO. PC-2022-12

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A SELF-STORAGE AND RV STORAGE FACILITY IN CONJUNCTION WITH TENTATIVE PARCEL MAP NO. 20405 (TPM21-00005) TO CREATE A 7.3 ACRE PARCEL FROM 15.6 ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED AT 8899 THREE FLAGS AVENUE (CUP22-00006)

WHEREAS, Industrial Builders has filed an application requesting approval of CUP22-00006 and TPM21-00005 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 7.3 acres of an existing 15.6 acre site located at 8899 Three Flags Avenue also referenced Assessor's Parcel Number 3064-591-14; and

WHEREAS, the Application proposes the development of a self-storage and RV storage facility which requires approval of a conditional use permit; and

WHEREAS, the Application also includes a Tentative Parcel Map (TPM21-00005) to create a 7.3 acre parcel from 15.6 gross acres; and

WHEREAS, the 15.6 acre site is developed with the Little Sister's Truck Wash, an RV supply center, a truck and RV oil change center, and an RV storage lot. Approximately 7.3 acres of the 15.6 site is vacant; and

WHEREAS, light industrial/warehouse facilities exist to the north and west. The property to the south consists of truck parking and retail uses. The I-15 freeway is located immediately to the east of the site; and

WHEREAS, the subject property as well as the surrounding properties are within the Commercial Industrial Business Park (CIBP) Zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan); and

WHEREAS, an environmental Initial Study for the proposed project was circulated for a 30-day public review from March 1, 2022 through April 1, 2022, and it determined that no significant adverse environmental impacts to either the man-made or physical environmental setting would occur with the inclusion of mitigation measures. Mitigated Negative Declaration ND22-01 was subsequently prepared; and

WHEREAS, on August 11, 2022, the Planning Commission of the City of Hesperia conducted a public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced August 11, 2022 hearing, including public testimony and written and

oral staff reports, this Commission specifically finds as follows:

- (a) Based upon Negative Declaration ND22-01 and the initial study which supports the Mitigated Negative Declaration, the Planning Commission finds that there is no substantial evidence that the proposed Conditional Use Permit will have a significant effect on the environment.
- (b) The Planning Commission has independently reviewed and analyzed the Negative Declaration, and finds that it reflects the independent judgement of the Commission, and that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment.
- (c) The proposed use of a self-storage and RV storage facility is a conditionally permitted use within the CIBP Zone of the Specific Plan and complies with all applicable provisions of the Specific Plan and Development Code. The proposed use would not impair the integrity and character of the surrounding neighborhood. The site is suitable for the type and intensity of the use that is proposed.
- (d) The proposed use would not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or be adverse to the public convenience, health, safety or general welfare.
- (e) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Specific Plan, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing nonresidential uses within the CIBP zone of the Specific Plan. The development is subject to conditions of approval and complies with the standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure, loading areas, and all other applicable development standards. The project also complies with the Americans with Disabilities Act (ADA), as the required accessible parking spaces and paths of travel will meet the standards within the ADA as well as state and federal handicapped accessible regulations. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.
- (f) The site for the proposed use will have adequate access based upon its frontage along Three Flags Avenue and the driveways which comply with separation and sight distance requirements. There are also general services for sanitation, water and public utilities to ensure the public convenience, health, safety and general welfare. Additionally, the site is currently served with adequate infrastructure to operate without a major extension of infrastructure.
- (g) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the CIBP zone of the Main Street and Freeway Corridor Specific Plan. The proposed self-

storage and RV storage are allowable uses with approval of a conditional use permit.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP22-00006 and TPM21-00005, subject to the conditions of approval as shown in Attachment "A" and Negative Declaration ND22-01, which is attached to the staff report for this item.

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 11th day of August 2022.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission

ATTACHMENT "A"
List of Conditions for CUP22-00006

Approval Date: August 11, 2022
Effective Date: August 23, 2022
Expiration Date: August 23, 2025

This list of conditions applies to: Consideration of Conditional Use Permit CUP22-00006 to construct an RV storage and self storage facility consisting of a 3,264 square foot office building with a caretakers residence and 457 enclosed storage units totaling 91,047 square feet in conjunction with tentative parcel map No. 20405 (TPM21-00005) to create a 7.3 acre parcel from 15.6 acres within the Commercial Industrial Business Park zone of the Main Street and Freeway Corridor Specific Plan located at 8899 Three Flags Avenue.(Applicant: Industrial Builders; APN: 3064-591-14)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FINAL MAP: A Final Map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor based upon a survey and shall conform to all provisions as outlined in article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyors Office Final Map Standards. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Bethany Hudson at (760) 947-1438 or bhudson@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

TITLE REPORT. The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DRAINAGE STUDY. The Developer shall submit three (3) copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DRYWELLS. The Project may be permitted to install drywells to ensure the required drawdown time will be achieved.

A. Drywells shall have a City-approved pretreatment component equivalent to a 2-phase system with debris shield and filter element.

B. Drywells shall be constructed by a contractor qualified in the construction of drywells.

C. Drywells in retention basins shall include a secured grate to prevent unauthorized removal.

D. The excavation for the drywell shall penetrate a minimum of 10 continuous feet into a suitable permeable layer or when a depth of 60 feet has been reached, unless otherwise approved by the City Engineer.

E. Drywells that cease to drain a basin or underground system within 48 hours of the end of a storm event shall be replaced or refurbished by the owner. This requirement shall be written in the CC&Rs for all subdivisions where drywells are installed.

F. Drywell usage shall comply with all prevailing City, State, and Federal requirements, including the Underground Injection Control Regulations for Class V Injection Wells.

G. A Drywell Maintenance Plan shall be submitted to the City for review and approval prior to the approval of a drywell installation at a project site.

H. The Drywell Maintenance Plan shall include the following:

1. Drywell(s) location, depth, type, installing contractor, date of installation, owner, maintenance contractor, and emergency contact.

2. Settling chambers and interceptors to be inspected annually;

3. Removal of sediment and debris when:

a. Sediment/debris level fills = 25% of the capacity;

b. Drywell ownership or maintenance responsibility changes;

c. Material not resulting from stormwater/urban runoff enters the settling chamber or interceptor

I. Submit inspection/maintenance reports to the City (Building and Safety within 10 days of inspection/maintenance)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FINAL WQMP SUBMITTAL. Submit a final WQMP, prepared using the applicable Mojave River Watershed Group Regulated WQMP Template, which includes all required or proposed revisions, addresses any comments provided on the draft WQMP, provides final designs for best management practices (BMP's), and includes calculations for BMP sizing.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

OFFSITE DRAINAGE IMPACT PREVENTION. The Project shall provide safe conveyance for offsite runoff either routed through the project or around the project site. The Project shall ensure that the proposed conveyance of offsite flows will not increase adverse impacts to downstream properties and/or drainage facilities for the 1-hour design storm for the 100-year return frequency rainfall events.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

The Project shall be designed to prevent adverse impacts to downstream properties and/or drainage facilities caused or exacerbated by the project. The project shall demonstrate that runoff from the completed project site will not exceed 90% of the pre-project runoff discharge rates for the 24-hour design storm for the 100-year return frequency rainfall events.

A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, or infiltration-based low impact development features) shall not accumulate standing water for more than 48 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 48 hours.

B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.

C. Underground Retention/Detention Systems. The Project shall demonstrate a minimum functional life span of 50 years for materials (e.g., polymer, metal, mineral-based, or other) used in underground retention/detention systems.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board.

Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see:

<https://www.casqa.org/resources/bmp-handbooks>

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice Of Intent Receipt Letter and the project WDID No. to the City.

Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the

Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the projects Erosivity Waiver Certification and Waiver ID to the City.

NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, and provide

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CFD ANNEXATION. The applicant shall annex the property into Community Facilities District CFD 94-01 concurrent with recordation of the final map. (F)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PRE-CONSTRUCTION SURVEY. 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. (P)

COMPLETED

COMPLIED BY

PROTECTED PLANTS. Three copies of a protected plant plan

NOT IN COMPLIANCE

shall be submitted to the Building 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. The grading plan shall be consistent with the approved protected plant plan. No clearing or grading shall commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

APPROVAL OF IMPROVEMENT PLANS. All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY PLAN. The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developers expense. (E)

A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.

B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections. Domestic and fire connections shall be made from the existing 12" PVC water line in Lassen Road per City Standards.

C. It is the Developers responsibility to connect to sewer and pay the appropriate fees. The Developer will be required to connect to the existing PVC sewer main in Lassen Road per City standards.

D. Complete V.V.W.R.A.s Wastewater Questionnaire for Commercial / Industrial Establishments and submit to the Engineering Department. Complete the Certification Statement for Photographic and X ray Processing Facilities as required.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

LASSEN ROAD: Saw-cut (2-foot min.) and match-up asphalt pavement on Lassen across the project frontage based on width of proposed commercial drive approach. The curb face is to match existing. These improvements shall consist of (E)

A. Concrete Commercial drive approach per City standards.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the

grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PERCOLATION TEST. The applicant shall provide percolation test data which are adequate to substantiate the hydrologic performance of all proposed basins, underground retention systems, drywells, or other features requiring percolation of surface water:

- A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.
- B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.
- C. Percolations tests shall be performed in accordance with the procedures in Appendix A of the Riverside County Design Handbook for Low Impact Development Best Management Practices; available online at:

<http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx>

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

TRIBAL RESOURCES. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity 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. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find shall cease and a qualified archaeologist 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. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, a qualified archaeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan. The Lead Agency and/or applicant shall, in good faith, consult local Indian tribes on the disposition and treatment of any artifacts or other cultural materials encountered during the project. (P)

COMPLETED

COMPLIED BY

FISH AND GAME FEE. The applicant shall submit a check to

NOT IN COMPLIANCE

the City in the amount of \$2,598 payable to the Clerk of the Board of Supervisors of San Bernardino County to enable the filing of a Notice of Determination. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DESIGN FOR REQUIRED IMPROVEMENTS. Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this site plan review application with the following revisions made to the improvement plans: (P)

A. All enclosed self storage buildings shall be located a minimum of 660 feet away from the I-15 Freeway, as measured from the property line.

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. School Fees (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

LANDSCAPE PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number, size, type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SOLID MASONRY WALLS AND FENCES. The Developer shall submit four sets of masonry wall/wrought iron fencing plans to the Building Division with the required application fees for all proposed walls. (P)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

- A. Development Impact Fees (B)
- B. Utility Fees (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY CLEARANCE AND C OF O. The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved materials board and color exterior building elevations identified as Exhibit A. Any exceptions shall be approved by the Director of Development Services. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AS BUILT PLANS. The Developer shall provide as built plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy.

Others

COMPLETED

NOT IN COMPLIANCE

COMPLIED BY

ON-GOING CONDITIONS. The following conditions shall remain at all times during the duration of this CUP:

A. At no time shall customers sleep or reside overnight within any RV that is being stored on-site or for any extended duration of time. Failure to comply with this requirement could result in revocation of the CUP.

B. Approval of this CUP does not authorize the storage of any semi-trucks. Commercial trucking facilities including truck terminals and truck storage yards are subject to the review and approval of a new CUP.

NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:

(B) Building Division	947-1300
(E) Engineering Division	947-1476
(F) Fire Prevention Division	947-1603
(P) Planning Division	947-1200
(RPD) Hesperia Recreation and Park District	244-5488

ATTACHMENT "A"
List of Conditions for TPM21-00005

Approval Date: August 11, 2022
Effective Date: August 23, 2022
Expiration Date: August 23, 2025

This list of conditions applies to Consideration of Conditional Use Permit CUP22-00006 to construct an RV storage and self storage facility consisting of a 1,632 square foot office building with a caretakers residence and 428 enclosed storage units totaling 97,250 square feet in conjunction with tentative parcel map No. 20405 (TPM21-00005) to create a 7.3 acre parcel from 15.6 acres within the Commercial Industrial Business Park zone of the Main Street and Freeway Corridor Specific Plan located at 8899 Three Flags Avenue.(Applicant: Richard Torres; APN: 3064-591-14)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED PRIOR TO RECORDATION OF THE PARCEL MAP

<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	ACCESS EASEMENTS. The Developer shall grant an Access Easement if required to provide reciprocal access to and from parcels. Said easements shall be indicated on the Map. (E)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	IRREVOCABLE OFFERS OF DED. AND EASEMENT. The Developer shall show all Offers of Dedication(s) and Easement(s) on the Map as outlined below: (E) A. Dedications for all path of travel behind drive approaches.
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	PARCEL MAP. A Parcel Map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor, based upon a survey, and shall conform to all provisions as outlined in article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyors Office Map Standards. (E)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Bethany Hudson at (760) 947-1438 or bhudson@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds. (E)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	CONDITIONAL USE PERMIT. These conditions are concurrent with approval of Conditional Use Permit CUP22-00006 becoming effective. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CFD ANNEXATION. The applicant shall annex the property into Community Facilities District CFD 94-01 concurrent with recordation of the final map. (F)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FISH AND GAME FEE. The applicant shall submit a check to the City in the amount of \$2,598 payable to the Clerk of the Board of Supervisors of San Bernardino County to enable the filing of a Notice of Determination. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

CONDITIONS REQUIRED PRIOR TO DEVELOPMENT OF ANY PARCEL OF THE PARCEL MAP

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

RECORDATION OF MAP. Map shall be recorded with the San Bernardino County Records Office. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITIES. Each parcel shall be served by a separate water meter, service line, and sewer lateral connection where available. An automatic meter reader to be included on all meter connections. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

APPROVAL OF IMPROVEMENT PLANS. All improvement plans shall be prepared by a registered Civil Engineer per City standards and shall be approved and signed by the City Engineer. (E)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AS BUILT PLANS. The Developer shall provide as built plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ELECTRONIC COPIES. The Developer shall provide electronic copies of the approved project in AutoCAD format Version 2007 to the City's Engineering Department. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced.
(E)

NOTICE TO DEVELOPER: THIS CONCLUDES THE REQUIREMENTS FOR RECORDATION OF THE PARCEL MAP. IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:

(B) Building Division	947-1300
(E) Engineering Division	947-1476
(F) Fire Prevention Division	947-1603
(P) Planning Division	947-1200
(RPD) Hesperia Recreation and Park District	244-5488

City of Hesperia STAFF REPORT



DATE: August 11, 2022

TO: Planning Commission

FROM: Rachel Molina, Assistant City Manager

BY: Ryan Leonard, Senior Planner
Edgar Gonzalez, Associate Planner

SUBJECT: Conditional Use Permit CUP22-00010; Applicant: Midtown Square, LLC; APN: 0410-142-61

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2022-13, approving CUP22-00010.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to demolish a portion of an existing building to construct a 3,596 square foot Quick Quack Car Wash and establish a gym in the remaining 40,790 square foot portion of the building.

Current General Plan, Zoning and Land Uses: The property (16968 Main Street) is within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan. The properties to the west, south and east are also designated as Neighborhood Commercial (NC) and the property to the north is designated as Commercial Industrial Business Park (CIBP) within the Specific Plan as noted on Attachment 2. The project is proposed to be located within an existing building that is located in the Midtown Square Shopping Center. There are existing retail and restaurant uses immediately to the west and south of the site within the shopping center. The property to the north is vacant. Cal Herbold's Nursery is located to the east on the opposite side of E Avenue (Attachment 3).

ISSUES/ANALYSIS

The project conforms to the policies of the City's General Plan as well as the intent of the Specific Plan. The proposed project will improve the site aesthetically and will eliminate a long standing vacancy within an existing shopping center. Furthermore, the project will offer additional services to City residents. A detailed analysis of the project is included below:

Land Use: The proposed project consists of demolishing a portion of an existing building to construct a 3,596 square foot Quick Quack Car Wash and establish a gym in the remaining 40,790 square foot portion of the building. The existing building was previously occupied by K-mart which was permanently closed in 2017 along with many other locations in the United States.

The outdoor section of the building that was previously used as a garden center will be demolished as well as approximately 26,950 square feet of the building for the construction of the Quick Quack Car Wash. The car wash will be composed of two drive through lanes that will run parallel with

“E” Avenue. Each drive through lane will accommodate a stacking of eight (8) vehicles, providing enough stacking for vehicles when idling before entering the car wash. The existing drive aisle south of the project will provide proper access to the car wash along with the nearest driveway leading from “E” Avenue. There will be nineteen (19) vacuum spaces provided on site that will contain an above metal canopy to provide protection from weather conditions.

The design of the Quick Quack Car Wash building complies with the architectural guidelines of the Main Street and Freeway Corridor Specific Plan. The building includes varied roof and wall planes with enhanced columns. The building has a combination of materials and colors including stucco, accent colors, metal awnings and a split-face concrete masonry block finish at the lower section of the building. The entrance of the car wash provides a significant tower feature that enhances the architecture of the building, along with the glazing of the windows around the building.

Tenant improvements will be required prior to occupying the remaining 40,790 square foot portion of the building. As part of reconfiguring the existing building size, both front and side façades will be enhanced with various columns around the building walls. The applicant is proposing a combination of materials and colors including stucco, accent colors, split-face and smooth concrete masonry block finish and decorative lighting around the building.

The easterly section of the shopping center has 323 parking spaces that can accommodate the proposed development. The express car wash requires 6 parking spaces. In addition, the parking ratio for a gym is 6.67 spaces per every 1,000 square feet of building area. The proposed 40,790 square foot gym requires 272 parking spaces. Taken together, the gym and car wash require 278 parking spaces and there are 323 spaces that were formally allocated for the K-mart store. In addition, the development of the car wash will provide five (5) additional parking spaces that will be accessible from the rear of the site.

The project will also provide a surplus of landscaping by incorporating approximately 2,385 square feet of additional landscaping to the exiting site.

Drainage: Any additional runoff created on-site will be detained by a proposed underground storm drain chamber system to store the necessary volume on site.

Water and Sewer: The development will connect to an existing 8-inch water line located on the drive aisle of the shopping center south of the project site and the existing 8-inch sewer line north of the project site.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses.

FISCAL IMPACT

None.

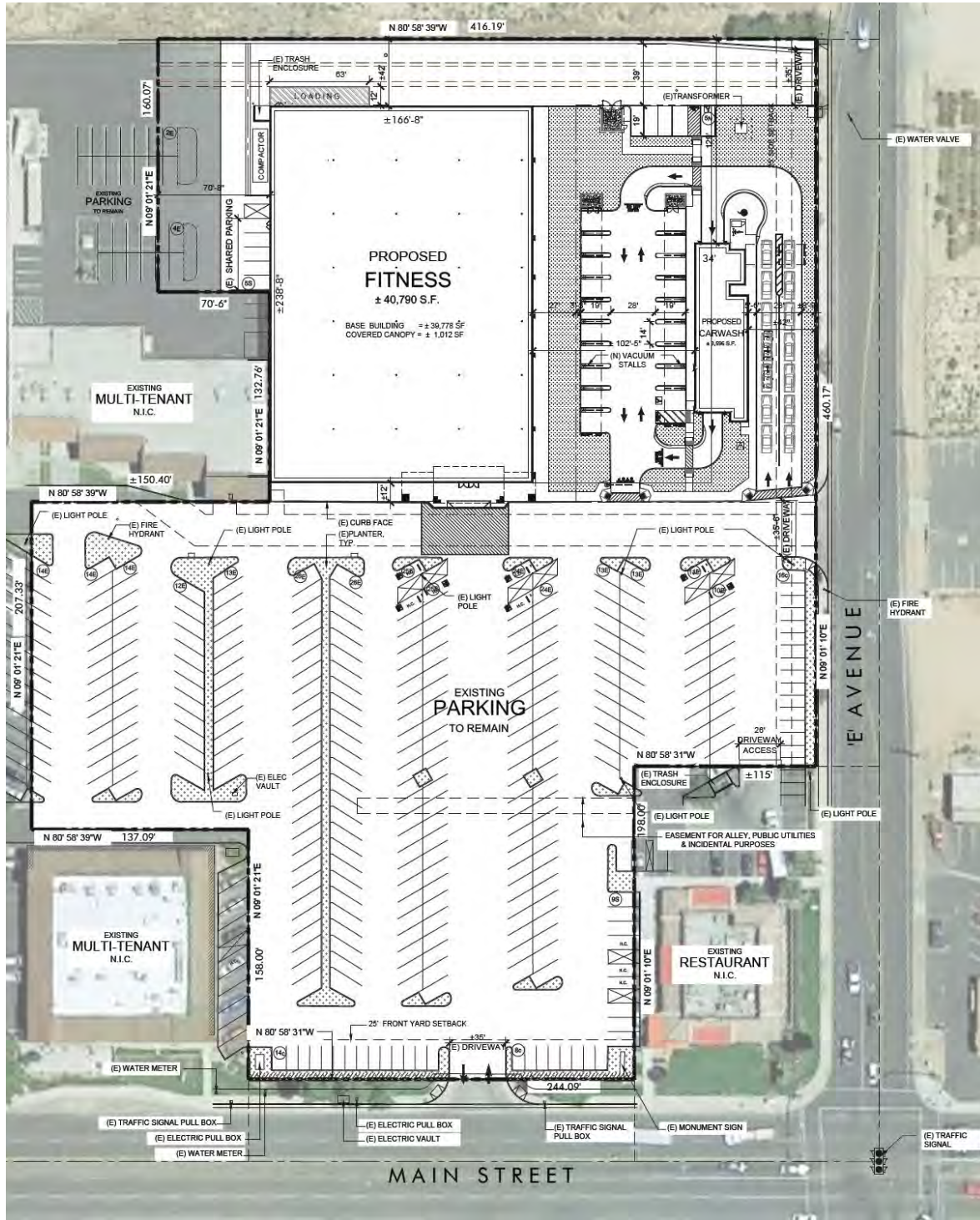
ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan/Specific Plan Zoning
3. Aerial photo
4. Elevations
5. Resolution No. PC-2022-13, with list of conditions

ATTACHMENT 1



APPLICANT(S): MIDTOWN SQUARE, LLC

FILE NO(S): CUP22-00010

LOCATION: 16968 MAIN STREET

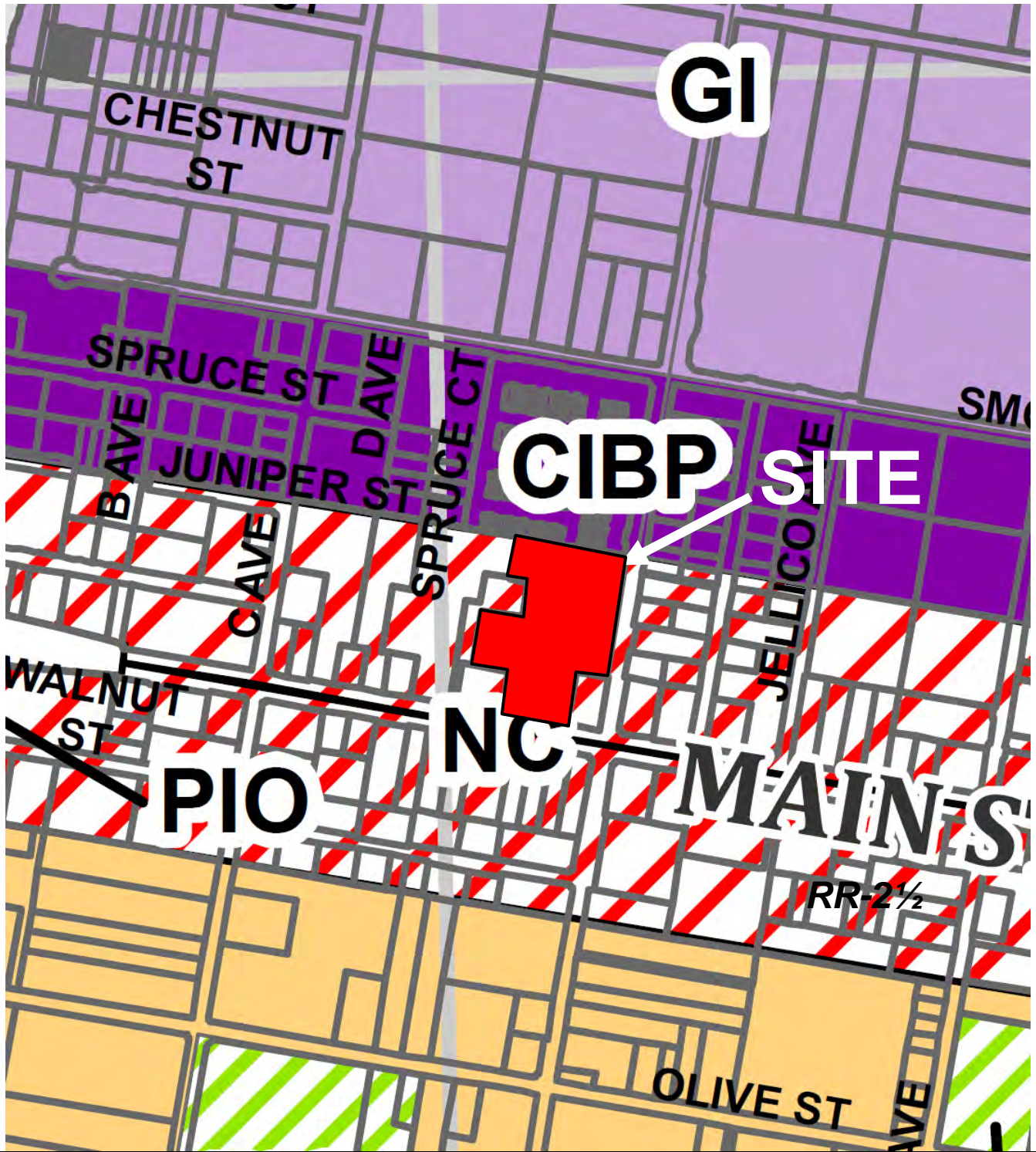
APN(S): 0410-142-61

PROPOSAL: CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00010 TO DEMOLISH A PORTION OF AN EXISTING BUILDING TO CONSTRUCT A 3,596 SQUARE FOOT CARWASH AND ESTABLISH A GYM IN THE REMAINDER 40,790 SQUARE FOOT PORTION OF THE BUILDING ON 5.72 ACRES WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.



SITE PLAN

ATTACHMENT 2



APPLICANT(S): MIDTOWN SQUARE, LLC

FILE NO(S): CUP22-00010

LOCATION: 16968 MAIN STREET

APN(S): 0410-142-61

PROPOSAL: CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00010 TO DEMOLISH A PORTION OF AN EXISTING BUILDING TO CONSTRUCT A 3,596 SQUARE FOOT CARWASH AND ESTABLISH A GYM IN THE REMAINDER 40,790 SQUARE FOOT PORTION OF THE BUILDING ON 5.72 ACRES WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.



GENERAL PLAN MAP

ATTACHMENT 3



APPLICANT(S): MIDTOWN SQUARE, LLC

FILE NO(S): CUP22-00010

LOCATION: 16968 MAIN STREET

APN(S): 0410-142-61

PROPOSAL: CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00010 TO DEMOLISH A PORTION OF AN EXISTING BUILDING TO CONSTRUCT A 3,596 SQUARE FOOT CARWASH AND ESTABLISH A GYM IN THE REMAINDER 40,790 SQUARE FOOT PORTION OF THE BUILDING ON 5.72 ACRES WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.



Page 154

AERIAL PHOTO

ATTACHMENT 4



APPLICANT(S): MIDTOWN SQUARE, LLC

FILE NO(S): CUP22-00010

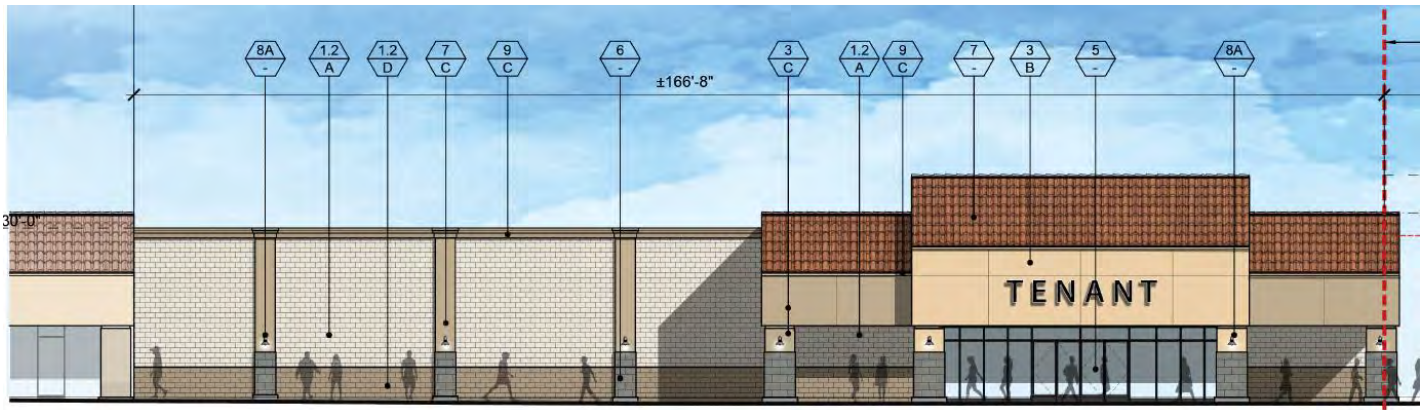
LOCATION: 16968 MAIN STREET

APN(S): 0410-142-61

PROPOSAL: CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00010 TO DEMOLISH A PORTION OF AN EXISTING BUILDING TO CONSTRUCT A 3,596 SQUARE FOOT CARWASH AND ESTABLISH A GYM IN THE REMAINDER 40,790 SQUARE FOOT PORTION OF THE BUILDING ON 5.72 ACRES WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.

COLOR ELEVATIONS

ATTACHMENT 4



① PROPOSED SOUTH ELEVATION (FRONT)

SCALE: 3/32" = 1'-0"



① PROPOSED EAST ELEVATION (SIDE)

APPLICANT(S): MIDTOWN SQUARE, LLC

FILE NO(S): CUP22-00010

LOCATION: 16968 MAIN STREET

APN(S): 0410-142-61

PROPOSAL: CONSIDERATION OF CONDITIONAL USE PERMIT CUP22-00010 TO DEMOLISH A PORTION OF AN EXISTING BUILDING TO CONSTRUCT A 3,596 SQUARE FOOT CARWASH AND ESTABLISH A GYM IN THE REMAINDER 40,790 SQUARE FOOT PORTION OF THE BUILDING ON 5.72 ACRES WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.

COLOR ELEVATIONS (2)

ATTACHMENT 5

RESOLUTION NO. PC-2022-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW THE DEMOLITION OF A PORTION OF AN EXISTING BUILDING TO CONSTRUCT A 3,596 SQUARE FOOT QUICK QUACK CAR WASH AND ESTABLISH A GYM IN THE REMAINING 40,790 SQUARE FOOT PORTION OF THE BUILDING WITHIN THE NEIGHBORHOOD COMMERCIAL (NC) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED AT 16968 MAIN STREET (CUP22-00010)

WHEREAS, Midtown Square, LLC has filed an application requesting approval of CUP22-00010 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 5.72 gross acres located at 16968 Main Street, also referenced Assessor's Parcel Number 0410-142-61; and

WHEREAS, the Application proposes the demolition of a portion of an existing building to construct a 3,596 square foot Quick Quack Car Wash and establish a gym in the remaining 40,790 square foot portion of the building, which requires approval of a conditional use permit; and

WHEREAS, the project is proposed to be located within an existing building in the Midtown Square Shopping Center. The property to the north is vacant, there are inline tenants and restaurant/retail buildings within the shopping center to the west and south, and Cal Herbold's Nursery to the east; and

WHEREAS, the property is within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan. The properties to the west, south and east are also designated as Neighborhood Commercial (NC) and the property to the north is designated as Commercial Industrial Business Park (CIBP) within the Specific Plan; and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments which are consistent with the General Plan and are substantially surrounded by urban uses; and

WHEREAS, on August 11, 2022, the Planning Commission of the City of Hesperia conducted a public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced August 11, 2022 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) The proposed car wash use is a conditionally permitted use within the Neighborhood Commercial (NC) Zone of the Specific Plan and complies with all applicable provisions of the Specific Plan and

Development Code. The proposed gym use is a permitted use within the NC zone and complies with all provisions of the Specific Plan. The proposed uses would not impair the integrity and character of the surrounding neighborhood. The site is suitable for the type and intensity of the use that is proposed.

- (b) The proposed uses would not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or be adverse to the public convenience, health, safety or general welfare.
- (c) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Specific Plan, Development Code and all applicable codes and ordinances adopted by the City of Hesperia as the proposed uses will be consistent with the surrounding uses. The development is subject to conditions of approval and complies with the standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure, loading areas, and all other applicable development standards. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.
- (d) The site will have adequate access through the existing drive aisle south of the project along with the nearest driveway leading from "E" Avenue. Additionally, the site is currently served with existing and adequate infrastructure.
- (e) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan. The proposed development and uses will be allowed with the approval of the conditional use permit.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP22-00010, subject to the conditions of approval as shown in Attachment "A".

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 11th day of August 2022.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission

DRAFT

ATTACHMENT "A" List of Conditions for CUP22-00010

Approval Date: August 11, 2022
Effective Date: August 23, 2022
Expiration Date: August 23, 2025

This list of conditions applies to: Consideration of Conditional Use Permit CUP22-00010 to demolish a portion of an existing building to construct a 3,596 square foot carwash and establish a gym in the remainder 40,790 square foot portion of the building on 5.72 acres within the Neighborhood Commercial (NC) zone of the Main Street and Freeway Corridor Specific Plan located at 16968 Main Street (Applicant: Midtown Square, LLC; APN: 0410-142-61)

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FINAL MAP: A Final Map shall be prepared by or under the direction of a registered civil engineer or licensed land surveyor based upon a survey and shall conform to all provisions as outlined in article 66433 of the Subdivision Map Act as well as the San Bernardino County Surveyors Office Final Map Standards. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate with the City's Engineering Analyst, Bethany Hudson at (760) 947-1438 or bhudson@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

TITLE REPORT. The Developer shall provide a complete title report 90-days or newer from the date of submittal. (E)

COMPLETED

COMPLIED BY

DRAINAGE STUDY. The Developer shall submit three (3)

copies of a Final Drainage Study which analyzes the pre-project and proposed project hydrology, including flows from offsite, flows generated onsite, hydraulic properties of flows entering or exiting the project to and from natural or constructed conveyances, and capacity and function of any runoff management structures such as catch basins, inlets, outlets and detention or retention structures. The study must include all information specified in the City's hydrology study outline

COMPLETED

COMPLIED BY

DRYWELLS. The Project may be permitted to install drywells to ensure the required drawdown time will be achieved.

A. Drywells shall have a City-approved pretreatment component equivalent to a 2-phase system with debris shield and filter element.

B. Drywells shall be constructed by a contractor qualified in the construction of drywells.

C. Drywells in retention basins shall include a secured grate to prevent unauthorized removal.

D. The excavation for the drywell shall penetrate a minimum of 10 continuous feet into a suitable permeable layer or when a depth of 60 feet has been reached, unless otherwise approved by the City Engineer.

E. Drywells that cease to drain a basin or underground system within 48 hours of the end of a storm event shall be replaced or refurbished by the owner. This requirement shall be written in the CC&Rs for all subdivisions where drywells are installed.

F. Drywell usage shall comply with all prevailing City, State, and Federal requirements, including the Underground Injection Control Regulations for Class V Injection Wells.

G. A Drywell Maintenance Plan shall be submitted to the City for review and approval prior to the approval of a drywell installation at a project site.

H. The Drywell Maintenance Plan shall include the following:

1. Drywell(s) location, depth, type, installing contractor, date of installation, owner, maintenance contractor, and emergency contact.

2. Settling chambers and interceptors to be inspected annually;

3. Removal of sediment and debris when:

a. Sediment/debris level fills = 25% of the capacity;

b. Drywell ownership or maintenance responsibility changes;

c. Material not resulting from stormwater/urban runoff enters the settling chamber or interceptor

I. Submit inspection/maintenance reports to the City (Building and Safety within 10 days of inspection/maintenance)

COMPLETED

COMPLIED BY

FINAL WQMP SUBMITTAL. Submit a final WQMP, prepared using the applicable Mojave River Watershed Group Regulated WQMP Template, which includes all required or proposed revisions, addresses any comments provided on the draft WQMP, provides final designs for best management practices (BMP's), and includes calculations for BMP sizing.

COMPLETED

COMPLIED BY

OFFSITE DRAINAGE IMPACT PREVENTION. The Project

shall provide safe conveyance for offsite runoff either routed through the project or around the project site. The Project shall ensure that the proposed conveyance of offsite flows will not increase adverse impacts to downstream properties and/or drainage facilities for the 1-hour design storm for the 100-year return frequency rainfall events.

COMPLETED

COMPLIED BY

The Project shall be designed to prevent adverse impacts to downstream properties and/or drainage facilities caused or exacerbated by the project. The project shall demonstrate that runoff from the completed project site will not exceed 90% of the pre-project runoff discharge rates for the 24-hour design storm for the 100-year return frequency rainfall events.

A. Drawdown Time. All drainage facilities which are designed to percolate/infiltrate surface runoff (including basins, drywells, or infiltration-based low impact development features) shall not accumulate standing water for more than 48 hours. All drainage facilities designed to provide detention storage shall recover 100 percent of their design detention volume within 48 hours.

B. Groundwater Protection. The Project shall ensure any retention/infiltration or detention facilities will not adversely impact groundwater.

C. Underground Retention/Detention Systems. The Project shall demonstrate a minimum functional life span of 50 years for materials (e.g., polymer, metal, mineral-based, or other) used in underground retention/detention systems.

COMPLETED

COMPLIED BY

STORM WATER POLLUTION PREVENTION PLAN. The Project shall submit to the City for approval two (2) copies of a Storm Water Pollution Prevention Plan (SWPPP) as specified in the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board. Prepare the SWPPP using or following the format of the most recent SWPPP Template in the Construction BMP Handbook prepared by the California Stormwater Quality Association (requires subscription); see: <https://www.casqa.org/resources/bmp-handbooks>

NPDES: The Project shall enroll under the prevailing National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities issued by the California State Water Resources Control Board and pay applicable fees. The Project shall provide proof of such permit coverage including a copy of the Notice Of Intent Receipt Letter and the project WDID No. to the City.

Alternatively, projects from 1 to 5 acres with an approved Rainfall Erosivity Waiver authorized by U.S. EPA Phase II regulations certifying to the State Water Resources Control Board that construction activity will occur only when the Rainfall Erosivity Factor is less than 5 (R in the Revised Universal Soil Loss Equation), shall provide a copy of the

projects Erosivity Waiver Certification and Waiver ID to the City.

NPDES-PERMIT TERMINATION: Upon completion of construction, the Project shall ensure that all disturbed areas are stabilized and all construction waste, equipment, and unnecessary temporary BMPs are removed from the site. In addition, the Project shall file a Notice of Termination (NOT) with the Lahontan Regional Water Board as required by the NPDES General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities, and provide

COMPLETED

NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED

NOT IN COMPLIANCE

COMPLIED BY

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

COMPLETED

NOT IN COMPLIANCE

COMPLIED BY

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

COMPLETED

NOT IN COMPLIANCE

COMPLIED BY

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. School Fees (B)

COMPLETED

NOT IN COMPLIANCE

COMPLIED BY

APPROVAL OF IMPROVEMENT PLANS. All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement

plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

Utility Plan. The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developer's expense. (E)

A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.

B. The Developer shall design a Utility Plan for service connections and / or private water and sewer connections. Domestic and fire connections shall be made from the existing 8" ACP water line in existing easement per City Standards.

C. It is the Developer's responsibility to connect to sewer and pay the appropriate fees. The Developer will be required to connect to the existing 8" PVC sewer main in existing easement per City standards.

D. Complete V.V.W.R.A.'s "Wastewater Questionnaire for Commercial / Industrial Establishments" and submit to the Engineering Department. Complete the "Certification Statement for Photographic and X-ray Processing Facilities" as required.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

COMPLETED

COMPLIED BY

PERCOLATION TEST. The applicant shall provide percolation test data which are adequate to substantiate the hydrologic performance of all proposed basins, underground retention systems, drywells, or other features requiring percolation of surface water:

A. Projects shall provide site-specific percolation test data to substantiate the performance and effective drawdown time of all proposed surface retention basins.

B. Projects shall provide site-specific, depth-appropriate percolation test data for the proposed subsurface infiltration/retention system; and/or for any proposed drywells.

C. Percolations tests shall be performed in accordance with the procedures in Appendix A of the Riverside County

Design Handbook for Low Impact Development Best Management Practices; available online at:

<http://www.floodcontrol.co.riverside.ca.us/NPDES/LIDBMP.aspx>

<u>COMPLETED</u>	<u>COMPLIED BY</u>	SWPPP IMPLEMENTATION. All of the requirements of the City-approved Storm Water Pollution Prevention Plan shall be implemented prior to the City's issuance of a grading permit, and shall be maintained until construction is complete and all disturbed areas are fully stabilized. (E)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	CULTURAL RESOURCES. If cultural resources are found during grading then grading activities shall cease and the applicant shall contract with a City approved archaeologist or paleontologist to monitor grading prior to resuming grading. All cultural resources discovered shall be handled in accordance with state and federal law. A report of all resources discovered as well as the actions taken shall be provided to the City prior to issuance of a Certificate of Occupancy. (P)

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)
<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	LANDSCAPE AND IRRIGATION PLANS. The Developer shall submit two sets of landscape and irrigation plans including water budget calculations required application fees and completed landscape packet to the Building Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number size type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

<u>COMPLETED</u> NOT IN COMPLIANCE	<u>COMPLIED BY</u>	DEVELOPMENT FEES. The Developer shall pay required development fees as follows: A. Development Impact Fees (B) B. Park Fees (Not applicable to commercial and industrial
--	---------------------------	--

developments (B)
C. Utility Fees (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY CLEARANCE AND C OF O. The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AS BUILT PLANS. The Developer shall provide as built plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ELECTRONIC COPIES. The Developer shall provide electronic copies of the approved project in AutoCAD format Version 2007 to the City's Engineering Department. (E)

COMPLETED

COMPLIED BY

EXECUTED AND RECORDED WQMP MAINTENANCE AGREEMENT. The WQMP Maintenance Agreement: Covenant and Agreement Regarding Water Quality Management Plan and Stormwater Best Management Practices Transfer, Access, and Maintenance, must be (1) prepared using the WQMP Maintenance Agreement Template provided as Attachment A to the City of Hesperia WQMP Templates, and (2) the complete WQMP Maintenance Agreement, with the Property Owners notarized signature(s) and suitable for recordation by the City, must be received before the City will authorize the final inspection or issue a Certificate of Occupancy.

COMPLETED

COMPLIED BY

WQMP PERMIT. The Property Owner shall apply for a City WQMP Permit with the Building and Safety Department and pay the applicable permit fees. The WQMP Permit shall be renewed annually. To comply with the WQMP Permit, the Property Owner shall certify on an annual basis that all of the post-construction best management practices (BMPs) described in the approved project WQMP have been inspected and maintained as specified and required by the BMP Inspection and Maintenance Form and Operation and Maintenance Plan. The Property Owner shall provide proof of the WQMP Permit before the City will issue a Certificate of Occupancy.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved building elevations. Any exceptions shall be approved by the Planning Division. (P)

NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:

(B) Building Division	947-1300
(E) Engineering Division	947-1476
(F) Fire Prevention Division	947-1603
(P) Planning Division	947-1200
(RPD) Hesperia Recreation and Park District	244-5488

THIS PAGE INTENTIONALLY LEFT BLANK

City of Hesperia STAFF REPORT



DATE: August 11, 2022
TO: Planning Commission
FROM: Rachel Molina, Assistant City Manager
BY: Ryan Leonard, Senior Planner
SUBJECT: Negative Declaration ND22-02; Applicant: Loyal Brothers; APNs: 3064-561-15

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2022-15 approving an Initial Study/Mitigated Negative Declaration (IS/MND) for a previously approved project in order to comply with the requirements of an Incidental Take Permit (ITP) with the California Department of Fish and Wildlife (CDFW).

BACKGROUND

On October 9, 2020, the western Joshua tree was designated as a candidate species for listing as threatened under California's Endangered Species Act. Under the current listing, it's a violation of California Fish and Game Code to remove (or "take") any Joshua tree without first obtaining a permit with CDFW.

On April 8, 2021, the Planning Commission voted 5-0 to approve Conditional Use Permit CUP21-00001 to allow a semi-truck repair and maintenance facility and the construction of a 12,800 square foot truck service garage. The project is located on a vacant 5 acre site on the north side of Muscatel Street, approximately 300 feet east of Caliente Road. In conjunction with CUP21-00001 the Commission determined that the project was categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to development projects that are less than 5 acres, that are consistent with the General Plan, and that are substantially surrounded by urban uses (Attachment 1).

After approval of the project the applicant submitted building plans to the City and has applied for an Incidental Take Permit (ITP) with the California department of Fish and Wildlife (CDFW) to remove approximately 48 Joshua trees (both dead and alive) from the site. In order to execute an ITP, CDFW requires a completed IS/MND to accompany the ITP application. In addition, CDFW requires that the IS/MND have a State Clearinghouse number, proof that all filing fees have been paid and that the document was circulated for public review.

On June 21, 2022 an IS/MND was subsequently prepared to comply with the requirements of an ITP through CDFW (Attachment 2) The focus of the IS/MND was only to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors were previously addressed under the Categorical Exemption.

The IS/MND prepared for the project concludes that there are no significant adverse impacts resulting from development of the project with the mitigation measures provided. Additional mitigation measures include a pre-construction rare plant survey within the project site by a qualified botanist, particularly focusing on areas with suitable habitat to support special-status plant species. A Desert Native Plant Protection and Relocation Plan for the proposed project shall be composed that will provide detailed specifications for the proposed treatment, avoidance, or relocation any plants protected by the State Desert Native Plant Act. In addition, CDFW will need to approve an Incidental Take Permit for Joshua Trees on the site to reduce impacts to Biological Resources to less than significant.

The IS/MND was circulated for public review from June 21, 2022 thru July 22, 2022. During the public review period no comment letters were received.

Conclusion: Approval of the IS/MND will allow the project to move forward with obtaining building permits and an ITP permit with CDFW.

FISCAL IMPACT

None.

ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. April 8, 2021 Planning Commission Staff Report with Resolution No. PC-2021-06.
2. Initial Study and Mitigated Negative Declaration
3. Resolution No. PC-2022-15, approving the IS/MND.

ATTACHMENT 3

RESOLUTION NO. PC-2022-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY FOR A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED ON THE NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD (CUP21-00001)

WHEREAS, on April 8, 2021 the Planning Commission voted 5-0 to approve Conditional Use Permit CUP21-00001 to allow a semi-truck repair and maintenance facility and the construction of a 12,800 square foot truck service garage; and

WHEREAS, CUP21-00001 applies to approximately 5 gross acres located on the north side of Muscatel Street, approximately 300 feet east of Caliente Road also referenced Assessor's Parcel Number 3064-561-15; and

WHEREAS, the 5-acre site is vacant; light industrial and warehouse facilities exist to the south and the properties to the east and west are vacant. The property to the north is vacant but it is improved with a drive approach that serves as the entrance to the former Compleitive Edge Motocross Park; and

WHEREAS, the subject property as well as the surrounding properties are within the Commercial Industrial Business Park (CIBP) Zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan); and

WHEREAS, in conjunction with the approval of CUP21-00001 the Commission determined that the project was categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects; and

WHEREAS, on October 9, 2020, the western Joshua tree was designated as a candidate species for listing as threatened under California's Endangered Species Act. Under the current listing, it's a violation of California Fish and Game Code to remove (or "take") any Joshua tree without first obtaining a permit with CDFW; and

WHEREAS, after approval of the project the applicant submitted building plans to the City and has applied for an Incidental Take Permit (ITP) with the California department of Fish and Wildlife (CDFW) to remove approximately 48 Joshua trees (both dead and alive) from the site. In order to execute an ITP, CDFW requires a completed IS/MND to accompany the ITP application; and

WHEREAS, on June 21, 2022 an IS/MND was prepared to comply with the requirements of an ITP through CDFW. The focus of the IS/MND was only to address the potential effects of the proposed project regarding biological resources, specifically the Joshua trees, located on the project site. All other environmental factors were previously addressed under the Categorical Exemption; and

WHEREAS, the IS/MND was circulated for a 30-day public review from June 21, 2022 through July 22, 2022 and it determined that no significant adverse environmental impacts to either the man-made or physical environmental setting would occur with the inclusion of mitigation measures. During the public review period no comment letters were received; and

WHEREAS, on August 11, 2022, the Planning Commission of the City of Hesperia conducted a public hearing pertaining to the proposed IS/MND, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced August 11, 2022 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) An IS/MND has been prepared for CUP21-00001 to comply with the requirements of an ITP through CDFW to address the potential effects of the proposed project regarding biological resources, specifically the Joshua trees, located on the project site. All other environmental factors were previously addressed under the Categorical Exemption that was previously approved for CUP21-00001. The IS/MND determined that there are no significant adverse impacts resulting from development of the project with the mitigation measures provided. Full implementation of the mitigation measures included in the IS/MND for biological resources would reduce potential project related adverse impacts to a less than significant level.
- (b) The Planning Commission has independently reviewed and analyzed the Negative Declaration, and finds that it reflects the independent judgement of the Commission, and that there is no substantial evidence, in light of the whole record, that the project may have a significant effect on the environment.
- (c) The Planning Commission hereby adopts the Final IS/MND and the related Mitigation Monitoring Reporting Program, and directs that a Notice of Determination be prepared and filed with the San Bernardino County Clerk of the Board in the manner required by law.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby adopts the IS/MND for CUP21-00001 subject to the Mitigation Measures that are contained in the IS/MND attached to the staff report for this item.

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 11th day of August 2022.

Roger Abreo, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission



DATE: April 8, 2021
TO: Planning Commission
FROM: Chris Borchert, Principal Planner
BY: Ryan Leonard, Senior Planner
SUBJECT: Conditional Use Permit CUP21-00001; Applicant: Loyal Brothers;
APN: 3064-561-15

RECOMMENDED ACTION

It is recommended that the Planning Commission adopt Resolution No. PC-2021-06, approving CUP21-00001.

BACKGROUND

Proposal: A Conditional Use Permit (CUP) has been filed to allow a semi-truck repair and maintenance facility and the construction of a 12,800 square foot truck service garage. The proposed building will include 12 service bays, 1,600 square feet of office space and a 1,600 square foot parts department. The project is located on approximately 5 gross acres (Attachment 1).

Location: On the north side of Muscatel Street, approximately 300 feet east of Caliente Road.

Current General Plan, Zoning and Land Uses: Within the Commercial Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan. The surrounding land is all designated as Commercial Industrial Business Park as noted on Attachment 2. The site is currently vacant. Light industrial/warehouse facilities exist to the south. The properties to the east and west are vacant. The property to the north is vacant but it is improved with a drive approach that serves as the entrance to the former Compleitive Edge Motocross Park (the park has been closed since December 2018) (Attachment 3).

ISSUES/ANALYSIS

Land Use: The proposed project consists of the development of a semi-truck repair and maintenance facility. Development of the site includes the construction of a 12,800 square foot service garage. The development also consists of the construction of a parking lot, asphalt paving, landscaping, drainage and access improvements. The site is designed with the service garage on the southern half of the site fronting Muscatel Street. Access to the service garage will be from a 50-foot-wide driveway approach off of Muscatel Street.

The north-half of the site is proposed to be paved, fenced and will include 43 tractor/trailer spaces for storage. A 6-foot-high wrought iron fence/rolling gate is proposed across the middle of the site to separate the north and south-half of the site. A 50-foot wide driveway entrance which is proposed to be gated will provide secondary access to the site off Aspen Road.

The applicant has indicated that the 43 tractor/trailer spaces are to be used strictly for the semi-truck repair and maintenance operations. They would not be used for long term parking or leased out for storage.

Muscatel Street is currently an unimproved dirt road, while Aspen Road is a partially improved roadway with asphalt concrete pavement adjacent to the majority of the site. The project will be required to pave Muscatel Street from Caliente Road to across the project frontage, as well as construct new curb, gutter, and sidewalk across the project frontages of both Aspen Road and Muscatel Street.

The project requires a minimum of 49 parking spaces based on 3 spaces per service bay, plus 4 spaces per 1,000 square feet of non-service bay area. The project proposes 49 conventional parking spaces for employees/customers and 43 oversized parking spaces for tractor trailers. As proposed, the project complies with the minimum number of parking spaces.

The architecture of the proposed service garage complies with the architectural requirements of the Specific Plan (Attachment 4). The exterior of the building includes variation in wall and roof planes and the use of a variety of exterior colors and materials. A stacked stone tower is designed at the front corner of the building to create an entry feature on the south and west elevations. Stacked stone siding and columns are predominantly featured along the south and west facades. The building also features steel awnings over the glass entrances and varying accent colors.

The project also provides a surplus of landscaping. The minimum required landscape coverage is 10% of the developed site; the project provides 30,069 square feet (15.3%) of total landscape coverage.

A 6-foot-high tubular steel fence is proposed across the perimeter of the site. Both driveway approaches are proposed to be gated after hours for security purposes. As a condition of approval, staff is requiring that the rear half of the site that is proposed to be used for truck parking be screened with an 8-foot-high block wall. The block wall shall extend across both side property lines, as well as along the project frontage along Aspen Road (with the exception of the rolling gate). This condition of approval will ensure that the truck parking area will be properly screened from the public right-of-way as well as from Highway 395.

The truck repair facility proposes to operate from 8:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-25 employees are anticipated to work at the facility each day, with a maximum of 18 employees working on the largest shift.

Lastly, the City is currently in the early stages of forming a Community Facilities District (CFD) that will levy a special tax on future prospective industrial developments. The purpose of the CFD is to fund public services that are necessary to serve industrial developments (i.e. increased road maintenance, traffic improvements, etc.). As a condition of approval, the applicant shall be required to participate in a CFD once it is formed. As a further condition of approval, if the applicant constructs the project prior to the formation of a CFD, the developer will enter into an agreement with the City to ensure the same financial assurances otherwise offered by a CFD.

Drainage: Any additional runoff created on-site will be detained in an approved storm drain storage system. An underground drainage system is proposed to store the necessary volume. Upon completion of the on-site drainage improvements, the impact of the project upon properties downstream is not considered significant.

Water and Sewer: The development will connect to an existing 16-inch water line located in Muscatel Street. The proposed development is allowed to use an approved on-site septic system.

Environmental: The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses. Prior to issuance of a grading permit, a pre-construction survey conducted by an approved biologist shall be performed to determine whether the site contains burrowing owls. The project would also be required to comply with the City's Desert Native Plant Protection Ordinance which requires the project applicant to prepare and submit a protected plant plan prior to the issuance of any grading permits. The protected plant plan will determine if the site contains any Joshua Trees, and whether they can be relocated or protected in place.

Conclusion: The project conforms to the policies of the City's General Plan as well as the intent of the Specific Plan. In addition, the area surrounding the project site is oriented towards trucking related uses including truck repair and trucking companies.

FISCAL IMPACT

None.

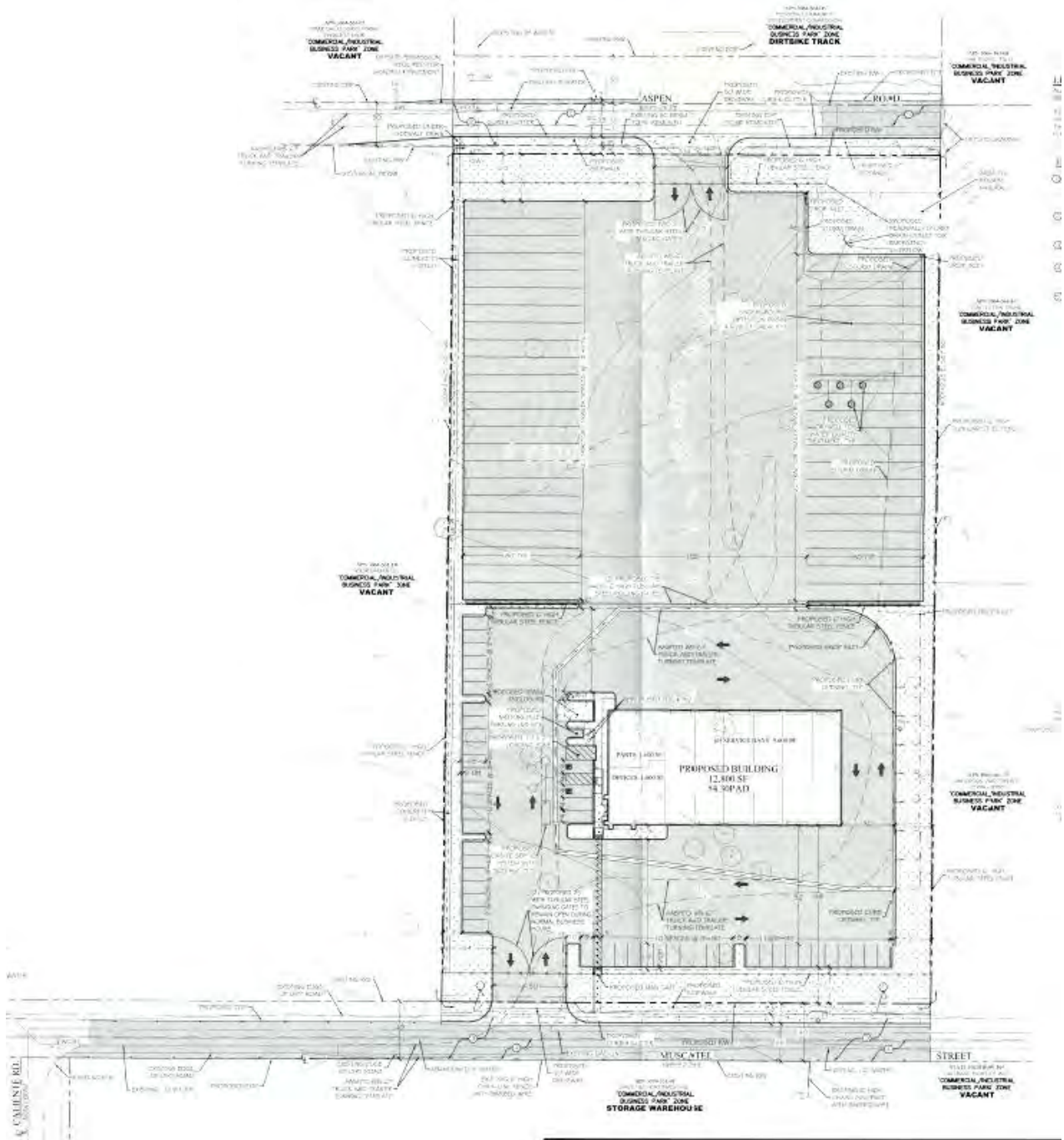
ALTERNATIVE(S)

1. Provide alternative direction to staff.

ATTACHMENT(S)

1. Site Plan
2. General Plan/Specific Plan Zoning
3. Aerial photo
4. Elevations
5. Resolution No. PC-2021-06, with list of conditions

ATTACHMENT 1



APPLICANT(S): LOYAL BROTHERS

FILE NO(S): CUP21-00001

LOCATION: NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD

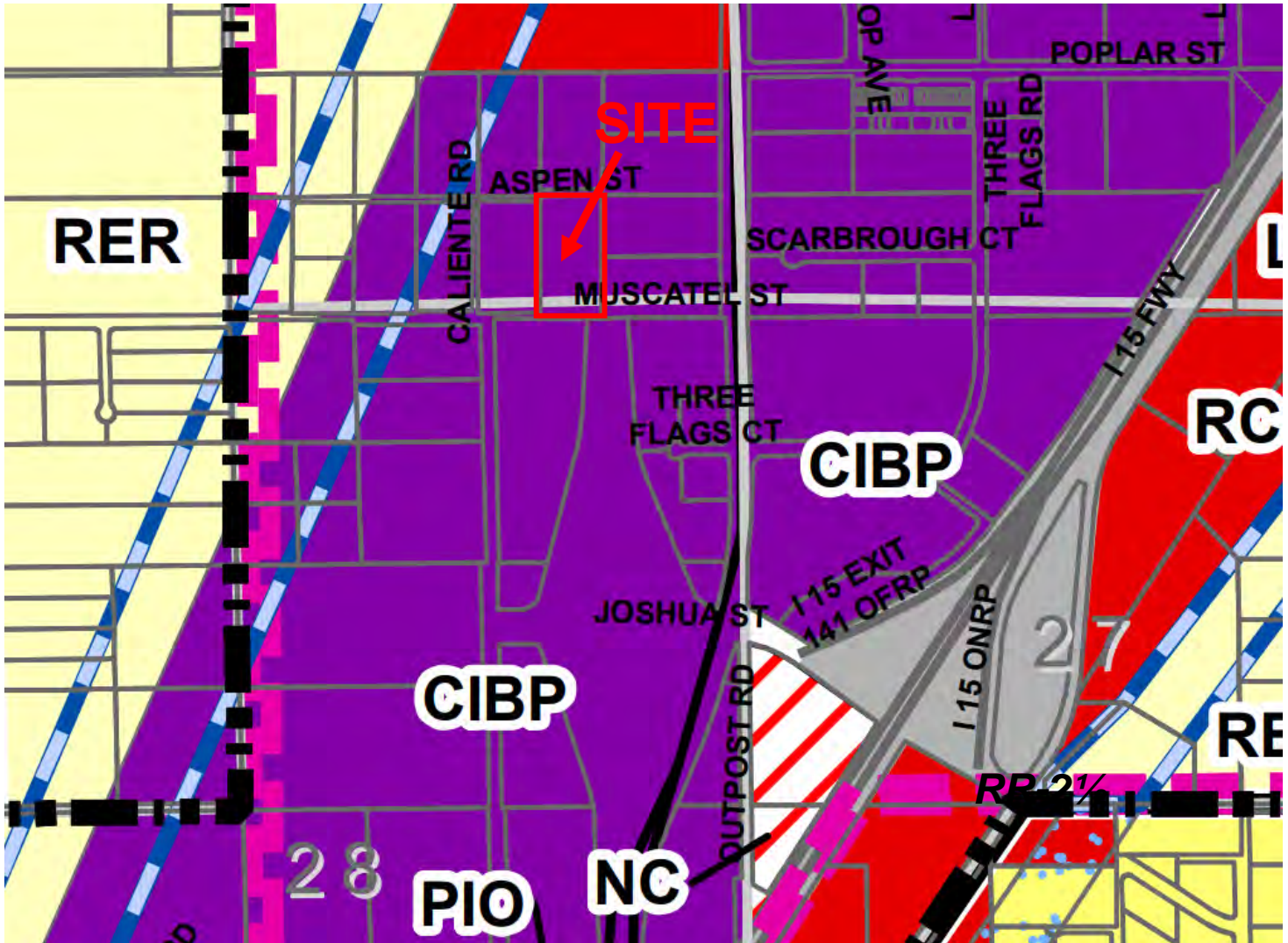
APN(S): 3064-561-15

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.



SITE PLAN

ATTACHMENT 2



APPLICANT(S): LOYAL BROTHERS

FILE NO(S): CUP21-00001

LOCATION: NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD

APN(S):
3064-561-15

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.



GENERAL PLAN MAP

ATTACHMENT 3



APPLICANT(S): LOYAL BROTHERS

FILE NO(S): CUP21-00001

LOCATION: NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD

APN(S):
3064-561-15

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.



ATTACHMENT 4



APPLICANT(S): LOYAL BROTHERS

FILE NO(S): CUP21-00001

LOCATION: NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD

APN(S):
3064-561-15

PROPOSAL: CONSIDERATION OF A CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN.

COLOR ELEVATIONS

ATTACHMENT 5

RESOLUTION NO. PC-2021-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF HESPERIA, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT TO ALLOW A SEMI-TRUCK REPAIR AND MAINTENANCE FACILITY AND THE CONSTRUCTION OF A 12,800 SQUARE FOOT TRUCK SERVICE GARAGE ON APPROXIMATELY 5 GROSS ACRES WITHIN THE COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF THE MAIN STREET AND FREEWAY CORRIDOR SPECIFIC PLAN LOCATED ON THE NORTH SIDE OF MUSCATEL STREET, APPROXIMATELY 300 FEET EAST OF CALIENTE ROAD (CUP21-00001)

WHEREAS, Loyal Brothers has filed an application requesting approval of CUP21-00001 described herein (hereinafter referred to as "Application"); and

WHEREAS, the Application applies to approximately 5 gross acres located on the north side of Muscatel Street, approximately 300 feet east of Caliente Road also referenced Assessor's Parcel Number 3064-561-15; and

WHEREAS, the Application proposes the construction and operation of a semi-truck repair and maintenance facility and a 12,800 square foot truck service garage, which requires approval of a conditional use permit; and

WHEREAS, the 5-acre site is vacant; light industrial and warehouse facilities exist to the south and the properties to the east and west are vacant. The property to the north is vacant but it is improved with a drive approach that serves as the entrance to the former Competitive Edge Motocross Park; and

WHEREAS, the subject property as well as the surrounding properties are within the Commercial Industrial Business Park (CIBP) Zone of the Main Street and Freeway Corridor Specific Plan (Specific Plan); and

WHEREAS, the project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. This exemption applies to developments on sites no larger than five acres, which are consistent with the General Plan and are substantially surrounded by urban uses; and

WHEREAS, on April 8, 2021, the Planning Commission of the City of Hesperia conducted a public hearing pertaining to the proposed Application, and concluded said hearing on that date; and

WHEREAS, all legal prerequisites to the adoption of this Resolution have occurred.

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF HESPERIA PLANNING COMMISSION AS FOLLOWS:

Section 1. The Planning Commission hereby specifically finds that all of the facts set forth in this Resolution are true and correct.

Section 2. Based upon substantial evidence presented to the Planning Commission during the above-referenced April 8, 2021 hearing, including public testimony and written and oral staff reports, this Commission specifically finds as follows:

- (a) The proposed use of a semi-truck repair and maintenance facility is a conditionally permitted use within the CIBP Zone of the Specific Plan

and complies with all applicable provisions of the Specific Plan and Development Code. The proposed use would not impair the integrity and character of the surrounding neighborhood. The site is suitable for the type and intensity of the use that is proposed.

- (b) The proposed use would not create significant noise, traffic or other conditions or situations that may be objectionable or detrimental to other allowed uses in the vicinity or be adverse to the public convenience, health, safety or general welfare.
- (c) The proposed project is consistent with the goals, policies, standards and maps of the adopted zoning, Specific Plan, Development Code and all applicable codes and ordinances adopted by the City of Hesperia because the project is consistent with the regulations allowing vehicle repair (major) uses within the CIBP zone of the Specific Plan. The development is subject to conditions of approval and complies with the standards for landscaping, driveway aisles, parking stall dimensions, building heights, trash enclosure, loading areas, and all other applicable development standards. The project also complies with the Americans with Disabilities Act (ADA), as the required accessible parking spaces and paths of travel will meet the standards within the ADA as well as state and federal handicapped accessible regulations. The development will be constructed pursuant to the California Building and Fire Codes and subsequent adopted amendments.
- (d) The site for the proposed use will have adequate access based upon its frontage along Muscatel Street and Aspen Road and the driveways which comply with separation and sight distance requirements. There are also general services for sanitation, water and public utilities to ensure the public convenience, health, safety and general welfare. Additionally, the site is currently served with adequate infrastructure to operate without a major extension of infrastructure.
- (e) The proposed project is consistent with the adopted General Plan of the City of Hesperia. The project site is within the CIBP zone of the Main Street and Freeway Corridor Specific Plan. The proposed semi-truck repair and maintenance facility are allowable uses with approval of a conditional use permit.

Section 3. Based on the findings and conclusions set forth in this Resolution, this Commission hereby approves Conditional Use Permit CUP21-00001, subject to the conditions of approval as shown in Attachment "A".

Section 4. That the Secretary shall certify to the adoption of this Resolution.

ADOPTED AND APPROVED on this 8th day of April 2021.

Cody Leis, Chair, Planning Commission

ATTEST:

Maricruz Montes, Secretary, Planning Commission

DRAFT

ATTACHMENT "A" List of Conditions for CUP21-00001

Approval Date: April 08, 2021
Effective Date: April 20, 2021
Expiration Date: April 20, 2024

This list of conditions applies to: Consideration of Conditional Use Permit CUP21-00001 to allow a semi-truck repair and dispatch facility on 5.08 gross acres within the Commercial/Industrial Business Park (CIBP) zone of the Main Street and Freeway Corridor Specific Plan located on the north side of Muscatel Street, approximately 300 feet east of Caliente Road (Applicant: Loyal Brothers; APN: 3064-561-15).

The use shall not be established until all conditions of this land use approval application have been met. This approved land use shall become null and void if all conditions have not been completed by the expiration date noted above. Extensions of time may be granted upon submittal of the required application and fee prior to the expiration date.

(Note: the "COMPLETED" and "COMPLIED BY" spaces are for internal City use only).

CONDITIONS REQUIRED AS PART OF SUBMITTAL OF PUBLIC IMPROVEMENT PLANS

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CONSTRUCTION PLANS. Five complete sets of construction plans prepared and wet stamped by a California licensed Civil or Structural Engineer or Architect shall be submitted to the Building Division with the required application fees for review. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

TITLE REPORT. The Developer shall provide a complete title report 90 days or newer from the date of submittal. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

IRREVOCABLE OFFERS OF DEDICATION. The Developer shall submit an Offer of Dedication to the City's Engineering Department for review and approval. At time of submittal the developer shall complete the City's application for document review and pay all applicable fees. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY NON INTERFERE/QUITCLAIM DOCS. The Developer shall provide non interference and or quitclaim letter(s) from any applicable utility agencies for any utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. The improvement plans will not be accepted without the required documents and approval from the affected agencies. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GEOTECHNICAL REPORT. The Developer shall provide two copies of the soils report to substantiate all grading building and public improvement plans. Include R value testing and pavement recommendations for public streets. (E B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PLAN CHECK FEES. Plan checking fees must be paid in conjunction with the improvement plan submittal. All required plans, maps, requested studies, CFD annexations, etc. must be submitted as a package. The Developer shall coordinate

with the City's Engineering Analyst, Jamie Carone at (760)947-1149 or jcarone@cityofhesperia.us, to obtain the fee calculation form which shall be completed and submitted, along with fee payment, at time of plan submittal. Any outstanding fees must be paid before final inspection and the release of bonds. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

INDEMNIFICATION. As a further condition of approval, the Applicant agrees to and shall indemnify, defend, and hold the City and its officials, officers, employees, agents, servants, and contractors harmless from and against any claim, action or proceeding (whether legal or administrative), arbitration, mediation, or alternative dispute resolution process), order, or judgment and from and against any liability, loss, damage, or costs and expenses (including, but not limited to, attorney's fees, expert fees, and court costs), which arise out of, or are in any way related to, the approval issued by the City (whether by the City Council, the Planning Commission, or other City reviewing authority), and/or any acts and omissions of the Applicant or its employees, agents, and contractors, in utilizing the approval or otherwise carrying out and performing work on Applicants project. This provision shall not apply to the sole negligence, active negligence, or willful misconduct of the City, or its officials, officers, employees, agents, and contractors. The Applicant shall defend the City with counsel reasonably acceptable to the City. The City's election to defend itself, whether at the cost of the Applicant or at the City's own cost, shall not relieve or release the Applicant from any of its obligations under this Condition. (P)

CONDITIONS REQUIRED PRIOR TO GROUND DISTURBING ACTIVITY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

APPROVAL OF IMPROVEMENT PLANS. All required improvement plans shall be prepared by a registered Civil Engineer per City standards and per the City's improvement plan checklist to the satisfaction of the City Engineer. Five sets of improvement plans shall be submitted to the Development Services Department and Engineering Department for plan review with the required plan checking fees. All Public Works plans shall be submitted as a complete set. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DEDICATION(S). The Developer shall grant to the City an Irrevocable Offer of Dedication for Muscatel Street and Aspen Road. The right of way full width for Muscatel Street shall be forty (40') feet and the right of way full width for Aspen Road shall be thirty-five (35') feet. It is the Developers responsibility to obtain any additional Right of Way dedication needed to satisfy the 26 minimum paving requirement at no cost to the City. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY NON INTERFERENCE/QUITCLAIM. The Developer shall provide non interference and or quitclaim letter(s) from any applicable utility agencies for any utility easements that affect the proposed project. All documents shall be subject to review and approval by the Engineering Department and the affected utility agencies. Grading permits will not be issued until the required documents are reviewed and approved by all

applicable agencies. Any fees associated with the required documents are the Developers responsibility. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ASPEN ROAD. Saw-cut (2-foot min.) and match-up asphalt pavement on Aspen Road across the project frontage where pavement exists and construct min. 26' of paving across project frontage where there is no pavement, based on City's 75-foot Collector / Industriel Roadway Standard. The curb face is to be located at 23' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of:

- A. 8" Curb and Gutter per City standards.
- B. Sidewalk (width = 6 feet) per City standards.
- C. Roadway drainage device(s).
- D. Streetlights per City standards.
- E. Commercial driveway approaches per City standards.
- F. Pavement transitions per City Standards.
- G. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
- H. Cross sections every 50-feet per City standards.
- I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- J. Provide a signage and striping plan per City standards.
- K. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards. It is also the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City.
- L. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

GRADING PLAN. The Developer shall submit a Grading Plan with existing contours tied to an acceptable City of Hesperia benchmark. The grading plan shall indicate building footprints and proposed development of the retention basin(s) as a minimum. Site grading and building pad preparation shall include recommendations provided per the Preliminary Soils Investigation. All proposed walls shall be indicated on the grading plans showing top of wall (tw) and top of footing (tf) elevations along with finish grade (fg) elevations. Wall height from finish grade (fg) to top of wall (tw) shall not exceed 6.0 feet in height. Grading Plans are subject to a full review by the City of Hesperia and the City Engineer upon submittal of the Improvement Plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

STREET IMPROVEMENTS. The Developer shall design street improvements in accordance with City standards and these conditions. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

MUSCATEL STREET. Developer shall design and construct half width improvements (26' min. paving) on Muscatel Street from Caliente Road to westerly project property line (26' min. paving only) and full half width improvements including curb,

gutter and sidewalk across the project frontage, based on City's modified 80-foot Secondary Arterial Roadway Standard. The curb face is to be located at 20' from the approved centerline. The design shall be based upon an acceptable centerline profile extending a minimum of three hundred (300) feet beyond the project boundaries where applicable. These improvements shall consist of:

- A. 8" Curb and Gutter per City standards.
- B. Sidewalk (width = 6 feet) per City standards.
- C. Roadway drainage device(s).
- D. Streetlights per City standards.
- E. Commercial driveway approaches per City standards.
- F. Pavement transitions per City Standards.
- G. Design roadway sections per existing, approved street sections and per "R" value testing with a traffic index of 10 and per the soils report.
- H. Cross sections every 50-feet per City standards.
- I. Traffic control signs and devices as required by the traffic study and/or the City Engineer.
- J. Provide a signage and striping plan per City standards.
- K. It is the Developer's responsibility to obtain any off-site dedications for transition tapers including acceleration / deceleration tapers per City standards. It is also the Developer's responsibility to obtain any additional Right-of-Way dedication needed to satisfy the 26' minimum paving requirement at no cost to the City.
- L. Relocate existing utilities as required. The Developer shall coordinate with affected utility companies.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY PLAN. The Developer shall design a Utility Plan for service connections and / or private hydrant and sewer connections. Any existing water, sewer, or storm drain infrastructures that are affected by the proposed development shall be removed / replaced or relocated and shall be constructed per City standards at the Developer's expense. (E)

- A. A remote read automatic meter reader shall be added on all meter connections as approved by the City Engineer.
- B. The Developer shall design a Utility Plan for service connections and / or private water connections. Domestic and fire connections shall be made from the existing 16" PVC water line in Muscatel Street per City Standards.
- C. The Developer is not required to install sewer lines unless the proposed septic system cannot meet the La Honton Regional Water Quality Board's requirements or the City of Hesperia's EDU requirements.
- D. Complete V.V.W.R.A.'s "Wastewater Questionnaire for Commercial / Industrial Establishments" and submit to the Engineering Department. Complete the "Certification Statement for Photographic and X-ray Processing Facilities" as required. The Wastewater Questionnaire is only required if the project is required to connect to sewer.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

FIRE PROTECTION. Plans for fire protection requirements shall be submitted to the Building Division as follows: (F)

A. Applicant shall annex the site into Community Facilities District CFD 94-01 and insure the reapportionment of all existing obligations affecting the property.

CONDITIONS REQUIRED PRIOR TO BUILDING PERMIT ISSUANCE

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PRE-CONSTRUCTION MEETING. Pre-construction meetings shall be held between the City the Developer grading contractors and special inspectors to discuss permit requirements monitoring and other applicable environmental mitigation measures required prior to ground disturbance and prior to development of improvements within the public right-of-way. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SURVEY. The Developer shall provide a legal survey of the property. All property corners shall be staked and the property address posted. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DESIGN FOR REQUIRED IMPROVEMENTS. Improvement plans for off-site and on-site improvements shall be consistent with the plans approved as part of this site plan review application with the following revisions made to the improvement plans: (E, P)

A. The rear half of the site that is proposed to be used for truck parking shall be fully screened with a 8-foot high block wall. The block wall shall extend across the project frontage of Aspen Road as well as along both side property lines up to the rolling gate that is proposed across the center of the site.

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

TRIBAL RESOURCES. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity 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. In the event that Native American cultural resources are discovered during project activities, all work in the immediate vicinity of the find shall cease and a qualified archaeologist 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. If significant Native American historical resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, a qualified archaeologist shall be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan. The Lead Agency and/or applicant shall, in good faith, consult local Indian tribes on the disposition and treatment of any artifacts or other cultural materials encountered during the project. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PRE-CONSTRUCTION SURVEY. 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. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PROTECTED PLANTS. Three copies of a protected plant plan shall be submitted to the Building 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. The grading plan shall be consistent with the approved protected plant plan. No clearing or grading shall commence until the protected plant plan is approved and the site is inspected and approved for clearing. (P)

CONDITIONS REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AQMD APPROVAL. The Developer shall provide evidence of acceptance by the Mojave Desert Air Quality Management District. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

CONSTRUCTION WASTE. The developer or builder shall contract with the City's franchised solid waste hauler to provide bins and haul waste from the proposed development. At any time during construction, should services be discontinued, the franchise will notify the City and all building permits will be suspended until service is reestablished. The construction site shall be maintained and all trash and debris contained in a method consistent with the requirements specified in Hesperia Municipal Code Chapter 15.12. All construction debris, including green waste, shall be recycled at Advance Disposal and receipts for solid waste disposal shall be provided prior to final approval of any permit. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

A. School Fees (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

SOLID MASONRY WALLS AND FENCES. The Developer shall submit four sets of masonry wall/wrought iron fencing plans to the Building Division with the required application fees for all proposed walls. A combination solid three foot high split face masonry wall or other approved decorative wall with a three foot high wrought iron fence shall be provided along the property lines where headlight glare from vehicles on site would negatively affect adjacent residentially designated properties. An approved six foot high wall with decorative cap may be substituted for the combination wall/fence provided its height is in accordance with the Development Code. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

AS BUILT PLANS. The Developer shall provide as built plans. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ELECTRONIC COPIES. The Developer shall provide electronic copies of the approved project in AutoCAD format Version 2007 to the City's Engineering Department. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PUBLIC IMPROVEMENTS. All public improvements shall be completed by the Developer and approved by the Engineering Department. Existing public improvements determined to be unsuitable by the City Engineer shall be removed and replaced. (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

LANDSCAPE PLANS. The Developer shall submit three sets of landscape and irrigation plans including water budget calculations, required application fees, and completed landscape packet to the Building Division. Plans shall utilize xeriscape landscaping techniques in conformance with the Landscaping Ordinance. The number, size, type and configuration of plants approved by the City shall be maintained in accordance with the Development Code. (P)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

DEVELOPMENT FEES. The Developer shall pay required development fees as follows:

- A. Development Impact Fees (B)
- B. Utility Fees (E)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

UTILITY CLEARANCE AND C OF O. The Building Division will provide utility clearances on individual buildings after required permits and inspections and after the issuance of a Certificate of Occupancy on each building. Utility meters shall be permanently labeled. Uses in existing buildings currently served by utilities shall require issuance of a Certificate of Occupancy prior to establishment of the use. (B)

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

ON SITE IMPROVEMENTS. All on site improvements as recorded in these conditions, and as shown on the approved site plan shall be completed in accordance with all applicable Title 16 requirements. The building shall be designed consistent with the design shown upon the approved materials board and color exterior building elevations identified as Exhibit A. Any exceptions shall be approved by the Director of Development Services. (P)

Others

COMPLETED
NOT IN COMPLIANCE

COMPLIED BY

PAYMENT FOR ONGOING CITY SERVICES. The City is currently in the early stages of forming a Community Facilities District (CFD) to fund City services, including but not limited to, road maintenance, storm water management, public safety, etc. that will serve industrial developments generally located west of Interstate-15. The applicant shall join the CFD once it is established. As a further condition of approval, if the applicant constructs the project prior to the formation of a CFD, the developer will enter into an agreement with the City to ensure the same financial assurances otherwise offered by a CFD.

NOTICE TO DEVELOPER: IF YOU NEED ADDITIONAL INFORMATION OR ASSISTANCE REGARDING THESE CONDITIONS, PLEASE CONTACT THE APPROPRIATE DIVISION LISTED BELOW:

(B) Building Division	947-1300
(E) Engineering Division	947-1476
(F) Fire Prevention Division	947-1603
(P) Planning Division	947-1200
(RPD) Hesperia Recreation and Park District	244-5488



City of Hesperia

Gateway to the High Desert

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION LOYAL BROTHERS TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY

Conditional Use Permit CUP21-00001

Date: June 21, 2022

To: State Agencies, Responsible and Trustee Agencies, Local and Public Agencies, and Interested Organizations and Individuals

Project Title / Case Number: Loyal Brothers Truck/Trailer Repair and Maintenance Facility / CUP21-00001

Project Location: The Project site is located north of Muscatel Street, south of Aspen Road, and approximately 300 feet east of Caliente Road in the City of Hesperia. See *Figure 1, Regional Vicinity and Figure 2, Aerial Imagery Map*. The property consists of one (1) parcel, Accessor's Parcel Number: 3064-561-15.

Project Description: Loyal Brothers ("Applicant") has submitted to the City of Hesperia ("City") a Conditional Use Permit (CUP), to construct a 12,800 sq. ft. industrial building and parking lot that will be utilized as a truck/trailer repair and maintenance facility ("Project"). The Project site is approximately 5.08 acres and is currently vacant. The Project contains 12 service bays, 1,600 square feet of office space, and a 1,600 square-foot parts department. The service garage will be located on the southern half of the site fronting Muscatel Street. Access to the service garage will be from a 50-foot-wide driveway approach off Muscatel Street. The north-half of the site will be paved, fenced, and will include 43 tractor/trailer spaces for storage. A 6-foot-high wrought iron fence/rolling gate will be across the middle of the site to separate the north and south-half of the site. A 50-foot-wide gated driveway entrance will provide secondary access to the site off Aspen Road.

The Project contains a 6-foot-high tubular steel fence across the perimeter of the site, and an 8-foot-high block wall along the rear half of the site to screen the truck storage from view. The 43 tractor/trailer spaces will be used strictly for semi-truck repair and maintenance operation. The tractor/trailer spaces will not be utilized for long-term parking or leased storage. The Project will provide forty-nine (49) conventional parking spaces on the south half of the site to satisfy the City's parking requirement of three (3) spaces per service bay, plus four (4) spaces per 1,000 square feet of non-service bay area. The truck repair facility proposes to operate from 8:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-25 employees are anticipated to work at the facility each day, with a maximum of 18 employees working on the largest shift.

The Project conforms to the policies of the City's General Plan as well as the intent of the Main Street/Freeway Corridor Specific Plan. A Categorical Exemption was previously completed for the proposed Project, and the Project Site Plan (see *Figure 3: Site Plan*) was approved by the City on April 8, 2021. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua

tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of the Initial Study is to comply with the requirements of an ITP through CDFW. The focus of the Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

Environmental Review and Public Comments: The circulation of the Initial Study/Mitigated Negative Declaration is to encourage written public comments. The comment period on the IS/MND is available for the CEQA-required 30-day public review period beginning **June 21, 2022** through **July 22, 2022 at 5:00 p.m.** Please submit comments to leonard@cityofhesperia.us or to:

Ryan Leonard, AICP, Senior Planner
(760) 947-1651
(760) 947-1221 (FAX)
City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345

Document Availability: The Initial Study/Mitigated Negative Declaration and other supporting documents are available for review at City of Hesperia Planning Division, 9700 Seventh Avenue Hesperia, CA 92345 and may also be accessed on the City of Hesperia's website at: [Planning | City of Hesperia - Official Website](#)

Sincerely,


Ryan Leonard, AICP, Senior Planner
City of Hesperia

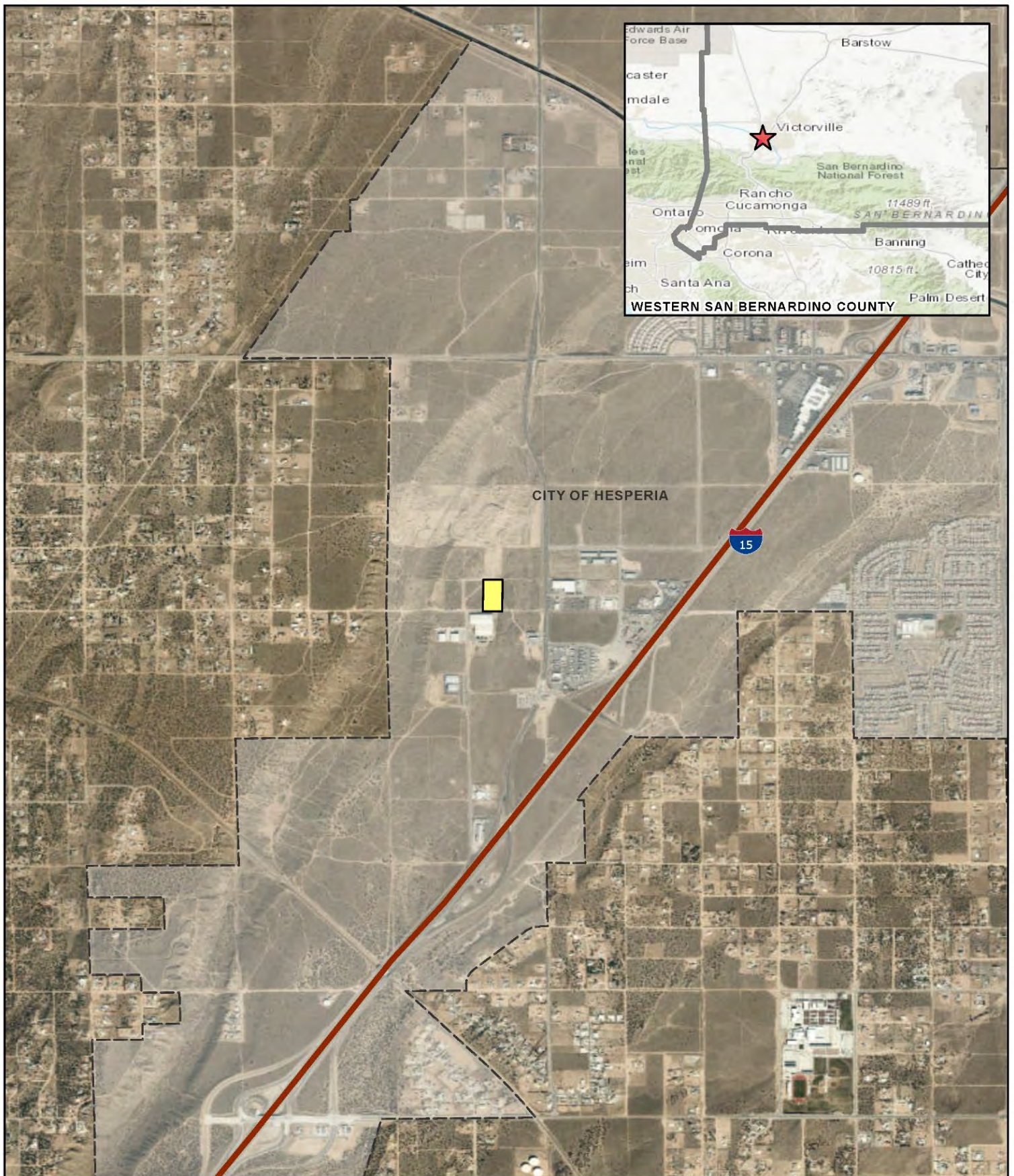


Figure 2: Aerial Imagery Map



**Initial Study and
Mitigated Negative Declaration**

**Loyal Brothers Truck/Trailer Repair
and Maintenance Facility
Hesperia, California**

Lead Agency:



City of Hesperia
9700 Seventh Avenue
Hesperia, CA 92345

Prepared By:



CASC Engineering and Consulting, Inc.
1470 E. Cooley Dr.
Colton, CA 92324
(909) 783-0101 Ext. 5370

June 21, 2022

TABLE OF CONTENTS

CHAPTER ONE – ENVIRONMENTAL CHECKLIST	4
1.1 Project Summary	4
1. Project Title.....	4
2. Lead Agency Name and Address:.....	4
4. Project Location.....	4
5. Project Applicant’s Name and Address:	4
6. General Plan Designation.....	4
7. Zoning Designation.....	4
8. Project Description	4
9. Surrounding Land Uses and Setting:.....	5
10. Other Public Agencies Whose Approval is Required (e.g. permits, financing approval, or participation agreement)	6
11. Native American Tribes	6
Figure 1 Regional Vicinity	7
Figure 2: Aerial Imagery Map.....	8
Figure 3: General Plan Land Use.....	9
Figure 4: Site Plan.....	10
1.2 Environmental Factors Potentially Affected	11
1.3 Determination	11
1.4 Evaluation of Environmental Impacts	12
CHAPTER TWO – INITIAL STUDY CHECKLIST AND SUBSTANTIATION.....	14
I. Aesthetics.....	14
II. Agriculture and Forestry Resources	15
III. Air Quality	16
IV. Biological Resources:.....	17
V. Cultural Resources.....	26
VI. Energy – Would the project:	27
VII. Geology and Soils	27
VIII. Greenhouse Gas Emissions	29
IX. Hazards and Hazardous Materials	30
X. Hydrology and Water Quality	31
XI. Land Use and Planning.....	33

XII. Mineral Resources	34
XIII. Noise	35
XIV. Population and Housing.....	36
XV. Public Services	36
XVI. Recreation	38
XVII. Transportation/Traffic.....	38
XVIII. Tribal Cultural Resources	39
XIX. Utilities and Service Systems	40
XX. Wildfire	42
XXI. Mandatory Findings of Significance	43

Appendix A - City of Hesperia Staff Report (April 8, 2021)

Appendix B - Resolution No. PC-2021-06

Appendix C – Biological Resources Assessment Report

CHAPTER ONE – ENVIRONMENTAL CHECKLIST

1.1 PROJECT SUMMARY

1. Project Title:

Loyal Brothers Truck/Trailer Repair and Maintenance Facility

2. Lead Agency Name and Address:

City of Hesperia, Development Services Department
9700 Seventh Avenue
Hesperia, CA 92345

3. Contact Person and Phone Number:

Ryan Leonard, Senior Planner
City of Hesperia Development Services Department
P: (760) 947-1651
E: rleonard@cityofhesperia.us

4. Project Location:

The Project is located north of Muscatel Street, south of Aspen Road, and approximately 300 feet east of Caliente Road in the City of Hesperia. See *Figure 1, Regional Vicinity and Figure 2, Aerial Imagery Map*. The property consists of one (1) parcel, Accessor's Parcel Number: 3064-561-15.

5. Project Applicant's Name and Address:

Loyal Brothers
1461 Ford Street, Ste. 105
Redlands, CA 92373

6. General Plan Designation:

Main Street/Freeway Corridor Specific Plan – Commercial/Industrial Business Park (CIBP)
(see *Figure 3: General Plan Land Use*)

7. Zoning Designation:

Commercial/Industrial Business Park (CIBP)

8. Project Description:

Loyal Brothers ("Applicant") has submitted to the City of Hesperia ("City") a Conditional Use Permit (CUP), to construct a 12,800 sq. ft. industrial building and parking lot that will be utilized as a truck/trailer repair and maintenance facility ("Project"). The Project site is approximately 5.08 acres and is currently vacant. The Project contains 12 service bays, 1,600 square feet of office space, and a 1,600 square-foot parts department. The service garage will be located on the southern half of the site fronting Muscatel Street. Access to the service garage will be from a 50-foot-wide driveway approach off Muscatel Street. The north-half of the site will be paved, fenced, and will include 43 tractor/trailer spaces for storage. A 6-foot-high wrought iron fence/rolling gate will be across the middle of the site

to separate the north and south-half of the site. A 50-foot-wide gated driveway entrance will provide secondary access to the site off Aspen Road.

The Project contains a 6-foot-high tubular steel fence across the perimeter of the site, and an 8-foot-high block wall along the rear half of the site to screen the truck storage from view. The 43 tractor/trailer spaces will be used strictly for semi-truck repair and maintenance operation. The tractor/trailer spaces will not be utilized for long-term parking or leased storage. The Project will provide forty-nine (49) conventional parking spaces on the south half of the site to satisfy the City's parking requirement of three (3) spaces per service bay, plus four (4) spaces per 1,000 square feet of non-service bay area. The truck repair facility proposes to operate from 8:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-25 employees are anticipated to work at the facility each day, with a maximum of 18 employees working on the largest shift.

The Project conforms to the policies of the City's General Plan as well as the intent of the Main Street/Freeway Corridor Specific Plan. A Categorical Exemption was previously completed for the proposed Project, and the Project Site Plan (see *Figure 4: Site Plan*) was approved by the City on April 8, 2021. Appendix A contains the staff report in which City staff recommends that the Planning Commission adopt Resolution No. PC-2021-06, approving CUP21-00001. Appendix B contains Resolution No. PC-2021-06 approving the Project. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

9. Surrounding Land Uses and Setting:

Land uses surrounding the site consist primarily of vacant land.

North: Vacant land that has been improved with a driveway that serves as the entrance to the former Compleitive Edge Motocross Park (the park has been closed since December 2018) and is designated as Commercial/Industrial Business Park (CIBP).

South: Light industrial/warehouse facilities and vacant land designated as Commercial/Industrial Business Park (CIBP).

East: Vacant land designated as Commercial/Industrial Business Park (CIBP).

West: Vacant land designated as Commercial/Industrial Business Park (CIBP).

10. Other Public Agencies Whose Approval is Required (e.g. permits, financing approval, or participation agreement)

Consultation with CDFW is required to obtain an ITP. CDFW will review the Project and then issue a “take” permit for the removal, relocation, and/or avoidance of Joshua tree.

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission’s Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

The City, Lead Agency, will initiate the AB 52 process. Consultation will continue through grading operations as required by AB 52.

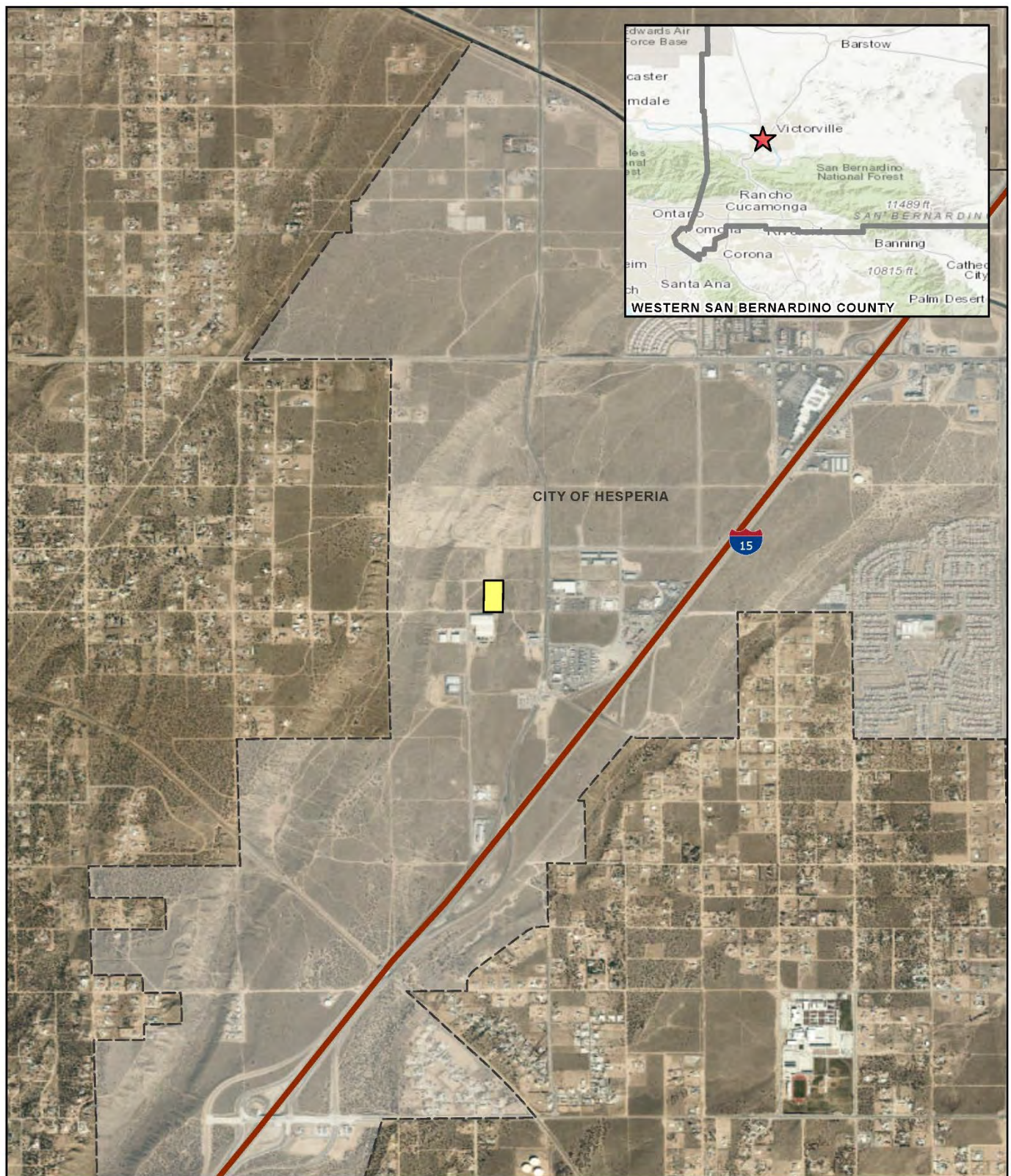


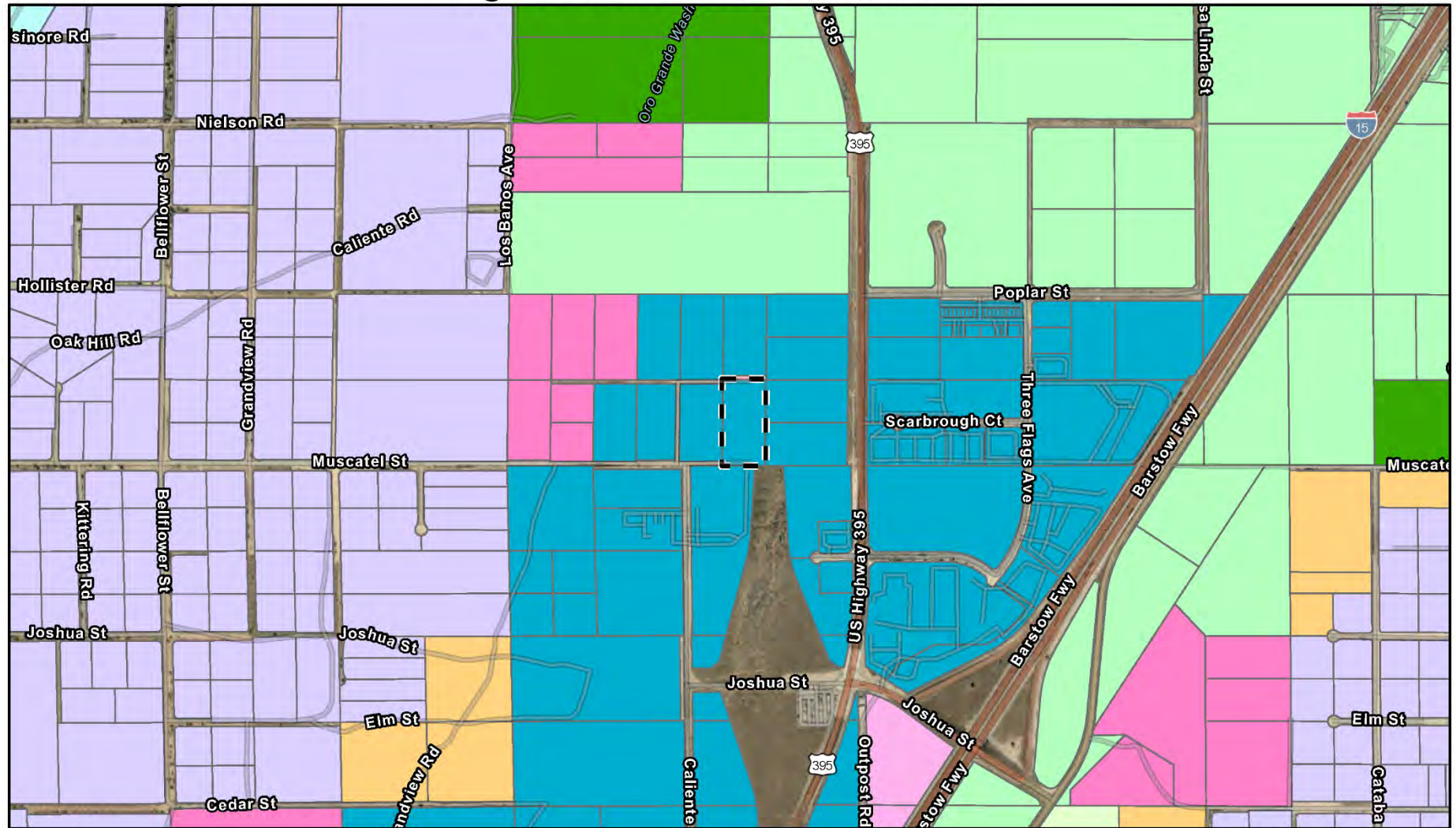
FIGURE 1
REGIONAL VICINITY
LOYAL BROTHERS

SOURCE: San Bernardino County GIS
Basemap: Esri World Imagery, DigitalGlobe June 4, 2016, Esri World Street Map 2018

Figure 2: Aerial Imagery Map



Figure 3: General Plan Land Use



0 0.1 0.2 0.4 Miles

CASC
Engineering and Consulting
www.cascinc.com

Project Boundary

--- Project Boundary

Land Use

CG

FW

IN

LOW DENSITY RESIDENTIAL

RL

SP-LDR

SP-NC

SP-RC

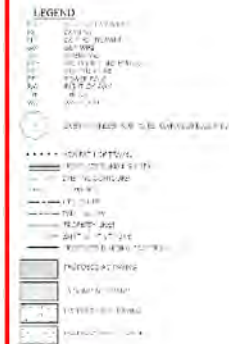
SP-RER



Figure 4: Site Plan

CONDITIONAL USE PERMIT SITE PLAN

PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY
APN 3064-561-15
NORTH SIDE OF MUSCATEL STREET, SOUTH SIDE OF ASPEN ROAD
APPROXIMATELY 280' EAST OF CALIENTE ROAD
CITY OF HESPERIA



NOTES

- [illegible]

BUILDING INFORMATION

a. $\frac{1}{2} \ln 2$
 b. $\frac{1}{2} \ln 3$
 c. $\frac{1}{2} \ln 4$
 d. $\frac{1}{2} \ln 5$

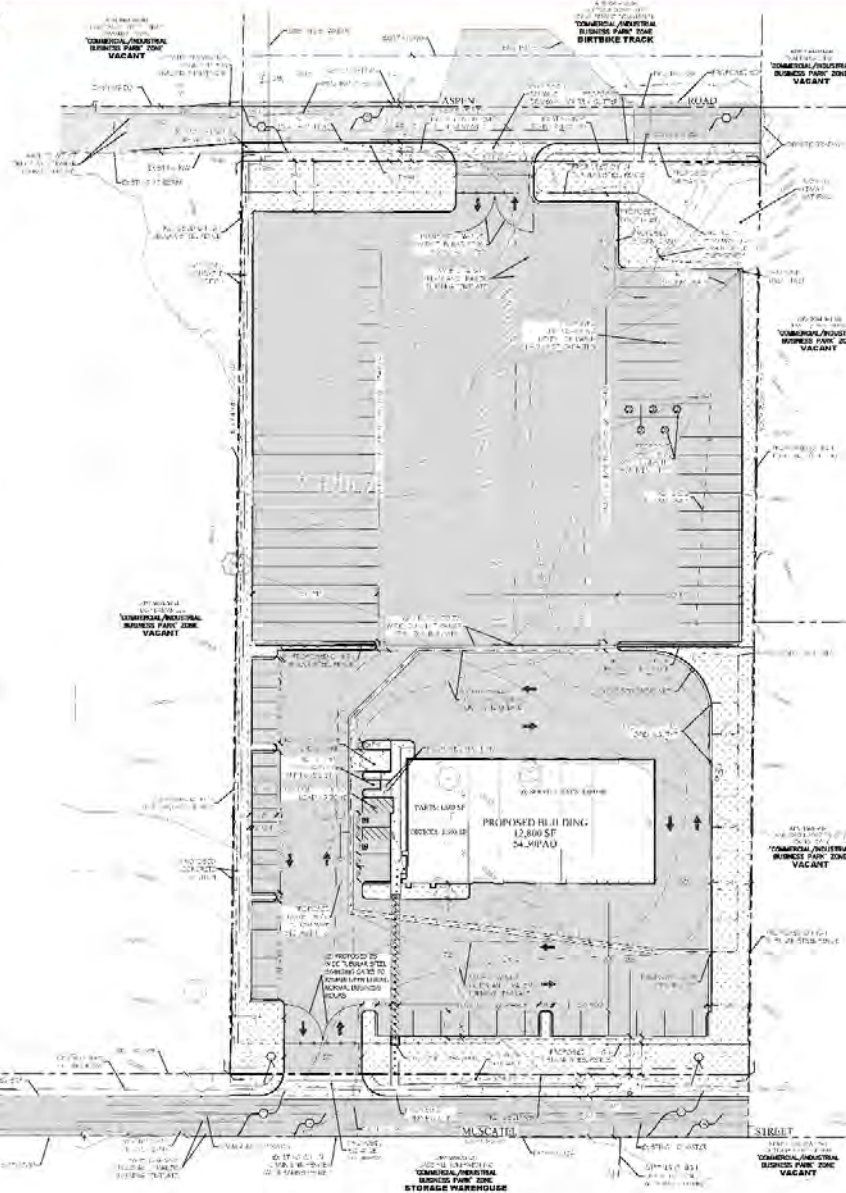
UNITED STATES

[illegible]

2000年1月
 2000年1月
 2000年1月
 2000年1月
 2000年1月



SOURCE OF SURVEY
 10545-15th Avenue
 Irvine, CA 92618
 949-451-2828
ON POINT LAND SURVEYING, INC.
 8335 GRAMMING RD. SUITE 100
 FARMINGTON, CT 06031
 860-676-2283

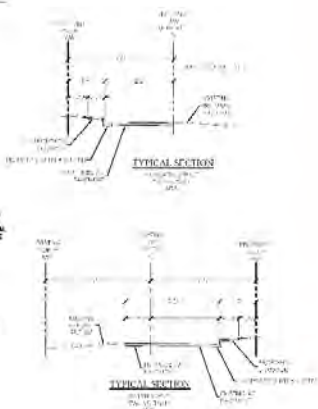


LEGAL DESCRIPTION

© 2001 by The McGraw-Hill Companies, Inc. All rights reserved. This publication is protected by copyright. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage or retrieval system, without prior written permission from The McGraw-Hill Companies, Inc.

EASEMENTS

1. 下列各句，没有语病的一句是（3分）
A. 在“中国好声音”的舞台上，评委们通过选手们的演唱，来评判他们是否具备成为歌星的实力。
B. 在“中国好声音”的舞台上，选手们通过评委们的评判，来了解自己的演唱水平。
C. 在“中国好声音”的舞台上，选手们通过评委们的评判，来了解自己的演唱水平。
D. 在“中国好声音”的舞台上，评委们通过选手们的演唱，来评判他们是否具备成为歌星的实力。
2. 下列各句，没有语病的一句是（3分）
A. 在“中国好声音”的舞台上，评委们通过选手们的演唱，来评判他们是否具备成为歌星的实力。
B. 在“中国好声音”的舞台上，选手们通过评委们的评判，来了解自己的演唱水平。
C. 在“中国好声音”的舞台上，选手们通过评委们的评判，来了解自己的演唱水平。
D. 在“中国好声音”的舞台上，评委们通过选手们的演唱，来评判他们是否具备成为歌星的实力。
3. 下列各句，没有语病的一句是（3分）
A. 在“中国好声音”的舞台上，评委们通过选手们的演唱，来评判他们是否具备成为歌星的实力。
B. 在“中国好声音”的舞台上，选手们通过评委们的评判，来了解自己的演唱水平。
C. 在“中国好声音”的舞台上，选手们通过评委们的评判，来了解自己的演唱水平。
D. 在“中国好声音”的舞台上，评委们通过选手们的演唱，来评判他们是否具备成为歌星的实力。
4. 下列各句，没有语病的一句是（3分）
A. 在“中国好声音”的舞台上，评委们通过选手们的演唱，来评判他们是否具备成为歌星的实力。
B. 在“中国好声音”的舞台上，选手们通过评委们的评判，来了解自己的演唱水平。
C. 在“中国好声音”的舞台上，选手们通过评委们的评判，来了解自己的演唱水平。
D. 在“中国好声音”的舞台上，评委们通过选手们的演唱，来评判他们是否具备成为歌星的实力。
5. 下列各句，没有语病的一句是（3分）
A. 在“中国好声音”的舞台上，评委们通过选手们的演唱，来评判他们是否具备成为歌星的实力。
B. 在“中国好声音”的舞台上，选手们通过评委们的评判，来了解自己的演唱水平。
C. 在“中国好声音”的舞台上，选手们通过评委们的评判，来了解自己的演唱水平。
D. 在“中国好声音”的舞台上，评委们通过选手们的演唱，来评判他们是否具备成为歌星的实力。



CONDITIONAL USE PERMIT SITE PLAN
PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY
APN 2064-SG-1-15
NORTH SIDE OF MUSCATOLE STREET, SOUTH SIDE OF ASPEN ROAD
APPROXIMATELY 200' EAST OF CALIENTE ROAD
CITY OF HESPERIA

[illegible]

LOYAL BROTHERS
11111 Highway 101
Lafayette, LA 70503
504-981-1111

PROPERTY OWNER:
FAMILIA LEAL INVESTMENT INC
10000 16th Ave. S.E.
Burien, WA 98148
Tel: (206) 835-2446
Fax: (206) 835-2447
www.familialeal.com

1.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this Project, involving at least one impact that is a "Potentially Significant Impact" or "Less Than Significant Impact with Mitigation Incorporated" as indicated by the checklist on the following pages.

<input type="checkbox"/>	<u>Aesthetics</u>	<input type="checkbox"/>	<u>Agriculture and Forestry Resources</u>	<input type="checkbox"/>	<u>Air Quality</u>
<input checked="" type="checkbox"/>	<u>Biological Resources</u>	<input type="checkbox"/>	<u>Cultural Resources</u>	<input type="checkbox"/>	<u>Energy</u>
<input type="checkbox"/>	<u>Geology/Soils</u>	<input type="checkbox"/>	<u>Greenhouse Gas Emissions</u>	<input type="checkbox"/>	<u>Hazards & Hazardous Materials</u>
<input type="checkbox"/>	<u>Hydrology/Water Quality</u>	<input type="checkbox"/>	<u>Land Use/Planning</u>	<input type="checkbox"/>	<u>Mineral Resources</u>
<input type="checkbox"/>	<u>Noise</u>	<input type="checkbox"/>	<u>Population/Housing</u>	<input type="checkbox"/>	<u>Public Services</u>
<input type="checkbox"/>	<u>Recreation</u>	<input type="checkbox"/>	<u>Transportation/Traffic</u>	<input type="checkbox"/>	<u>Tribal Cultural Resources</u>
<input type="checkbox"/>	<u>Utilities/Service Systems</u>	<input type="checkbox"/>	<u>Wildfire</u>	<input type="checkbox"/>	<u>Mandatory Findings of Significance</u>

1.3 DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION has been prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been adequately analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Ryan Leonard
Senior Planner

Date

1.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors, as well as general standards (e.g., the Project would not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant Impact with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant Impact with Mitigation Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The explanation of each issue should identify:
- a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

CHAPTER TWO – INITIAL STUDY CHECKLIST AND SUBSTANTIATION

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. Aesthetics – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) *Would the project have a substantial adverse effect on a scenic vista?*

b) *Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?*

c) *In nonurbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?*

d) *Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?*

a) – d) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to

address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. Agriculture and Forestry Resources – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to the information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forest land, including the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) *Would the project convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?*

- b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?*
- c) Would the project conflict with existing zoning for, or cause rezoning of, forest land (as defined by Public Resource Code section 122220(g)), timberland (as defined by Public Resource Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))?*
- d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?*
- e) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forest land to non-forest use?*

a) – e) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. Air Quality – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) Conflict with or obstruct implementation of the applicable air quality plan?
- b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?
- c) Expose sensitive receptors to substantial pollutant concentrations?
- d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?

a) – d) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. Biological Resources: Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Project Impacts and Mitigation Measures

Sources:

- City of Hesperia General Plan, 2010.
 - Open Space Element
 - Conservation Element
- Hesperia Main Street and Freeway Corridor Specific Plan, amended July 15, 2021.
 - Chapter 14 Open Space and Streetscape Improvements
- Draft Environmental Impact Report for the City of Hesperia General Plan Update, May 26, 2010.
 - 3.4 – Biological Resources
- Title 16 – Development Code of the Hesperia Municipal Code
 - Chapter 16.24 Protected Plants – Article III Riparian Plant Conservation
- Desert Native Plant Protection Ordinance Section 88.01.060, County of San Bernardino Development Code, Chapter 88.01 Plant Protection and Management:
- Tree or Plant Removal Permits Ordinance Section 88.01.050
- Desert Native Plants Act (Food and Agricultural Code §§ 80001 et seq.)
- California Food and Agriculture Code, Division 23, Chapter 3: Regulated Native Plants, Ordinance Section 80073
- Western Joshua Tree Regulations, San Bernardino County, February 2021.
mdlt.org/westernjoshuatree.org.
- Joshua trees are now protected by the State of California as a candidate for listing as an endangered species | EZ Online Permitting (sbcounty.gov). Posted October 15, 2020, accessed October 20, 2021.
- California Endangered Species Act (CESA) (Office of Administrative Law's Notice ID #Z2019-1112-01 and Z2020-0924-01 Petition to list Western Joshua Tree (*Yucca brevifolia*) as an Endangered Species).
- Biological Resources Assessment Report – CASC Engineering and Consulting, February 2022. (Appendix A)

Discussion of Impacts

- a) *Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in*

local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?

Less Than Significant Impact with Mitigation Incorporated: CASC Engineering and Consulting (CASC) biologist performed a biological site assessment and species inventory at the Project site on July 30, 2021. The results of the assessment are included in the Biological Resource Assessment Report (*Appendix A*). Prior to the site assessment, CASC's biologists researched readily available information, including previous studies and reports, relevant literature, databases, agency websites, Geographic Information Systems (GIS) data, maps, aerial imagery from public domain sources, and in-house records. This was performed to assess habitats, special-status plant and wildlife species, identify jurisdictional features that may occur within the Project impact area, identify critical habitat and wildlife corridors that may occur in and near the Project site, and to identify and review local or regional plans, policies, and regulations that may apply to the Project site.

A habitat assessment of the Project site and a 500-foot buffer was assessed for special status species including Joshua tree (*Yucca brevifolia*) and western burrowing owl (*Athene cunicularia*). The Biological Resources Assessment Report includes a compendia of all plants and animals observed during the July 30, 2021 site visit. Protocol level focused surveys were not performed during the site visit.

The site is undeveloped and still retains significant native vegetation. There is one dirt road that bisects the site from southeast to northwest. There are no permanent structures on site. However, there was a small homeless camp located in the center of the site. There is a single dominant vegetation community within the Survey Area which was identified as creosote bush scrub. This desert scrub community generally consists of open stands of the dominant shrub creosote (*Larrea tridentata*) and occurs in well-drained soils below 4,000 feet above mean sea level (amsl).

Vegetation on site consists of creosote bush, box-thorn (*Lycium andersonii*), interior California buckwheat (*Eriogonum fasciculatum* var. *polifolium*), slender buckwheat (*Eriogonum gracile*), desert tea (*Ephedra californica*), hoary saltbush (*Atriplex canescens*), Russian thistle (*Salsola tragus*), Mexican elderberry (*Sambucus mexicana*), rubber rabbitbush (*Ericameria nauseosa*), alkali goldenbush (*Isocoma arcadenia*), and Joshua tree (*Yucca brevifolia*).

CASC's biologist performed an inventory of all Joshua trees within the Survey Area. A total of 48 trees (both dead and alive) were recorded during the July 2021 site visit. This data is included in *Table 1. Wester Joshua Tree Inventory* within the Biological Resource Assessment Report.

Per CDFW requirements, each Joshua tree noted in *Table 1. Wester Joshua Tree Inventory* was photographed, general health assessment (height, branching, clonal, etc.) performed, and a GPS location of each tree with scale (CASC's biologist was used in the photographs for scale) was recorded. Data was not collected on the presence of panicles at the time the Joshua tree inventory was performed as it was later in the blooming season. Only the number of branches and general health of each tree was recorded.

Several wildlife species were observed during the field visit with the most abundant being birds. The birds observed included ravens (*Corvus corax*), mourning dove (*Zenaida macroura*), house finch (*Carpodacus mexicanus*), Anna's hummingbird (*Calypte anna*), and turkey vulture (*Cathartes aura*) were also observed. Mammals observed included black-tailed

jackrabbit (*Lepus californicus*) and coyote (*Canis latrans*) both of which are known to occur in the area and have a wide-spread distribution. The western fence lizard Side-blotched lizard (*Sceloporus occidentalis*) was the only reptile observed during the survey.

With incorporation of Mitigation Measures **BIO-1** through **BIO-7**, direct or indirect impacts through habitat modifications on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service would be less than significant.

- b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?*

Less Than Significant Impact with Mitigation Incorporated: The Joshua tree is a candidate species in the initial stages of consideration for listing as endangered under the California Endangered Species Act (CESA) (Office of Administrative Law's Notice ID #Z2019-1112-01 and Z2020-0924-01 Petition to list Western Joshua Tree (*Yucca brevifolia*) as an Endangered Species). Therefore, the incorporation of Mitigation Measures **BIO-8** (Incidental Take Permit from CDFW) and **BIO-9** (Desert Native Plant Protection and Relocation Plan) will reduce potential impacts to a less-than-significant level.

- c) Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?*

No Impact: The Biological Resource Assessment Report states there is no riparian vegetation within the Project site boundary or in the adjacent buffer areas (see *Appendix A*). No ephemeral drainage channels, wetlands, or vernal pools were observed on the Project site during the survey. Development of the Project site as proposed would not result in impacts to riparian vegetation community because these resources do not occur on the Project site or within the area of project impacts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?*

No Impact: The Biological Resource Assessment Report states there were no distinct wildlife corridors identified on the Project site or in the immediate area. Additionally, the Project site is not within an area that includes sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.). The proposed Project is not anticipated to interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites since the site does not include disturbances to any sensitive areas. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

- e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

Less Than Significant Impact with Mitigation Incorporated: During October 2020, CDFW proposed the Joshua tree as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. On October 15, 2020, the County of San Bernardino released a statement regarding Joshua tree preservation. Due to the CDFW listing, the County cannot issue a permit to take (by removal of transplanting) any Joshua tree (sbcounty.gov). Therefore, the Project proponent shall apply for an Incidental Take Permit (ITP) through CDFW. The Project shall also comply with the City's Municipal Code (Chapter 16.24) requiring Joshua tree preservation. Thus, with Municipal Code compliance and the incorporation of Mitigation Measures **BIO-8** (Incidental Take Permit from CDFW) and **BIO-9** (Desert Native Plant Protection and Relocation Plan), Project impacts will be reduced to less than significant.

- f) *Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?*

No Impact: The General Plan does not identify the Project site, nor the vicinity to be within a Habitat Conservation Plan (HCP) and will not conflict with the provisions of an adopted HCP, Natural Community Conservation Plan (NCCP), or other approved local, regional or State HCP since there is no adopted HCP or NCCP in the Project area or local region. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Mitigation Measures

Mitigation:

(a)

BIO-1: Presence/Absence Surveys for Special-Status Plants

Prior to construction, a qualified botanist shall conduct a pre-construction rare plant survey within the Project site, particularly focusing on areas with suitable habitat to support special-status plant species. The survey shall be floristic in nature (i.e., identifying all plant species to the taxonomic level necessary to determine rarity), and shall be inclusive of, at a minimum, areas proposed for disturbance.

If individual or populations of special-status plant species are found along the edges of areas that are proposed for disturbance, measures to avoid and minimize impacts to these plants, including but not limited to flagging and/or fencing, shall be recommended and implemented, as appropriate. The surveys and reporting shall follow 2018 CDFW and/or 2001 CNPS guidelines.

The results of the survey shall be documented in a letter report that will be submitted to San Bernardino County and the California Department of Fish and Wildlife.

If State- and/or federally-listed plant species are present and avoidance is infeasible, consultation with the requisite resource agency will be conducted and an Incidental Take Permit may be warranted prior to the commencement of Project activities.

(a)

BIO-2: Nesting Bird Preconstruction Surveys

If it is not feasible to avoid the nesting bird season (typically January through July for raptors and February through August for other avian species), a qualified biologist shall conduct a pre-construction nesting bird survey for avian species to determine the presence/absence, location, and status of any active nests on or directly adjacent to the Project site. If active nests are located, the extent of the survey buffer area surrounding the nest should be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than seven (7) days prior to the commencement of construction.

In the event that active nests are discovered, a suitable buffer (distance to be determined by the biologist) shall be established around such active nests, and no construction within the buffer allowed, until the biologist has determined that the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

(a)

BIO-3: Presence/Absence Survey for Desert Tortoise

Presence/absence surveys shall be conducted by a USFWS approved biologist and follow the USFWS approved Presence/Absence Survey Guidelines which are only outlined below (USFWS 2009. *Draft Revised Recovery Plan for the Mojave Population of the Desert Tortoise*).

Surveys should be conducted during the desert tortoise's most active periods (April through May or September through October) (Nussear and Tracy 2007; Inman 2008; USFWS 2009). Surveys outside these time periods may be approved by USFWS, and CDFG in California (e.g., warm weather in March or rainfall in August stimulating increased desert tortoise activity).

Desert tortoises utilize burrows to avoid daily and annual thermal extremes. Therefore, surveys should take place when air temperatures are below 40 degrees C (104 degrees F) (Zimmerman et al. 1994; Walde et al. 2003; Inman 2008). Air temperature is measured ~5-cm from the soil surface in an area of full sun, but in the shade of the observer.

Ten-meter (~30-ft) wide belt transects should be used during surveys. For all projects, surveys which cover the entire project area with the 10-m belt transects (100 percent coverage) are always an acceptable option. Transects should be completed in a random order, oriented in a logistically convenient pattern (e.g., lines, squares, or triangles). Any sampling design other than simple systematic or random sampling must be approved by USFWS (e.g. stratification).

Occurrence of either live desert tortoises or desert tortoise sign (burrows, scats, and carcasses) in the action area indicates desert tortoise presence and therefore requires formal consultation with USFWS.

If neither desert tortoises nor sign are encountered during the action area surveys, as well as project perimeter surveys where appropriate, please contact your local

USFWS office. Informal consultation with the USFWS may be required even though no desert tortoises or sign are found during surveys.

(a)

BIO-4: Presence/Absence Survey for Mohave Ground Squirrel

Presence/absence surveys shall be conducted by a CDFW approved biologist and follow the CDFW approved Mohave Ground Squirrel Survey Guidelines (January 2003; minor process and contact changes in July 2010). Mohave ground squirrel (*Xerospermophilus mohavensis*) is known in the region of the Project and has been observed within 5-miles of the Project site. A habitat assessment with possible focused protocol level trapping surveys may be necessary prior to Project build out.

CDFW qualified biologist shall perform a one-day habitat assessment to determine if suitable habitat is present on the Project site. Visual surveys to determine Mohave ground squirrel activity and habitat quality shall be undertaken during the period of March 15 through April 15. All potential habitat on a Project site shall be visually surveyed during daylight hours by a biologist who can readily identify the Mohave ground squirrel and the white-tailed antelope squirrel (*Ammospermophilus leucurus*). If visual surveys do not reveal presence of the Mohave ground squirrel on the Project site, standard small-mammal trapping grids shall be established in potential Mohave ground squirrel habitat.

(a)

BIO-5: Protocol Level Surveys for Western Burrowing Owl

Project-specific CEQA mitigation is important for burrowing owls because most populations exist on privately owned parcels that, when proposed for development or other types of modification, may be subject to the environmental review requirements of CEQA. Additionally, *Western burrowing owls are locally significant within the County of San Bernardino as they are in severe decline.*

Surveys for Western burrowing owl shall be performed by a qualified biologist. A qualified biologist is a biologist who has demonstrated pertinent field experience in identifying owls in varying habitats and who is recognized by CDFW to work without supervision. Surveys shall follow *Staff Report on Burrowing Owl Mitigation* (CDFW 2012).

Breeding Season Surveys Number of Visits and Timing.

Conduct 4 survey visits: 1) at least one site visit between February 15 and April 15, and 2) a minimum of three survey visits, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Note: many burrowing owl migrants are still present in southwestern California during mid-March, therefore, exercise caution in assuming breeding occupancy early in the breeding season. Survey method. Rosenberg et al. (2007) confirmed walking line transects were most effective in smaller habitat patches. Conduct surveys in all portions of the Project site that were identified in the Habitat Assessment. Conduct surveys by walking straight-line transects spaced 7 m to 20 m apart, adjusting for vegetation height and density (Rosenberg et al. 2007). At the start of each transect and, at least, every 100 m, scan the entire visible project area for burrowing owls using binoculars. During walking surveys, record all potential burrows used by

burrowing owls as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls, so observers should also listen for burrowing owls while conducting the survey.

Weather conditions. Poor weather may affect the surveyor's ability to detect burrowing owls, therefore, avoid conducting surveys when wind speed is >20 km/hr, and there is precipitation or dense fog. Surveys have greater detection probability if conducted when ambient temperatures are >20° C, less than 12km/hr, and cloud cover is less than 75%.

Time of day. Daily timing of surveys varies according to the literature, latitude, and survey method. However, surveys between morning civil twilight and 10:00 AM and two hours before sunset until evening civil twilight provide the highest detection probabilities (Barclay pers. comm. 2012, Conway et al. 2008).

(a)

BIO-6: Pre-Construction Western Burrowing Owl Clearance Surveys

If more than 30-days pass after focused surveys for Western burrowing owl are conducted, then it will be necessary to conduct pre-construction burrowing owl clearance surveys. All surveys shall be conducted by a qualified biologist to ensure that burrowing owls remain absent from the Project site and impacts to burrowing owls do not occur.

In accordance with the Staff Report on Burrowing Owl Mitigation (CDFW 2012), two (2) pre-construction clearance surveys should be conducted 14-30 days and 24 hours prior to any vegetation removal or ground disturbing activities. Once surveys are completed, the qualified biologist shall prepare a final report documenting surveys and findings. If no burrowing owls or occupied burrows are detected, Project construction activities may begin. If an occupied burrow is found within the Project site during pre-construction clearance surveys, a burrowing owl exclusion and mitigation plan shall be prepared and submitted to the County, which may consult with CDFW for review, prior to initiating Project construction activities.

(a)

BIO-7: Passive and Active Relocation of Western Burrowing Owls

If Western burrowing owls are observed on the Project site during preconstruction surveys, CDFW shall be immediately notified to determine if avoidance of the nest is appropriate until the nest is vacated or to gain concurrence from CDFW on active or passive relocation actions. All passive or relocation activities shall be in concurrence with CDFW guidelines (Staff Report on Burrowing Owl Mitigation 2012).

If burrowing owls are present and nesting on-site the following steps shall be necessary to reduce impacts to less than significant. These steps may be augmented by recommendations from CDFW:

- a. Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that: (1) owls have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging

independently and are capable of independent survival.

- b. A qualified biologist shall exclude all owls from active burrows using one-way doors. Concurrently, all inactive burrows and other sources of secondary refuge for burrowing owls shall be collapsed and removed from the site.
- c. Following and 24 to 48-hour observation period, all vacated burrows shall be collapsed.
- d. A qualified biologist shall conduct a post-exclusion survey confirming the absence of burrowing owls on the Project site. Should newly occupied burrows be discovered on the Project site the exclusion activities shall be repeated.

(b, e)

BIO-8: Incidental Take Permit from CDFW

An Incidental Take Permit (ITP) application and supporting documentation shall be submitted to CDFW for review and approval for removal of Western Joshua trees on the Project site. An ITP establishes a performance standard requiring that the impacts be “minimized and fully mitigated” with “measures that are roughly proportional in extent to the impact of the authorized taking on the species.” Therefore, additional mitigation measures, such as the purchase of credits from an approved conservation or mitigation bank, land acquisition, or entry into a conservation easement, will be determined in consultation with CDFW to meet ITP requirements. Because the Western Joshua tree was designated as a candidate species in October 2020 and is still subject to a status review by CDFW, it is impractical to determine the specific details of mitigation, beyond compliance with the ITP.

A completed application requires a completed CEQA document to accompany the ITP application and fee. CDFW requires the CEQA document have a state clearing house number, show proof of filing fees, and that the document has been circulated. CDFW will then review the ITP and CEQA document and make a determination of mitigation.

(b, e)

BIO-9: Desert Native Plant Protection and Relocation Plan

A Desert Native Plant Protection and Relocation Plan (Plan) for the proposed Project shall be composed that will provide detailed specifications for the proposed treatment, avoidance, or relocation of all smoke trees (*Cotinus* sp.), species in the Agavacea family, mesquite (*Prosopis* sp.), large creosote bushes (*Larrea* sp.), Western Joshua trees, and any other plants protected by the State Desert Native Plant Act. Further, the Protected Desert Plant Plan will provide measures to meet the requirements of Chapter 16.24 of the City of Hesperia’s (City) Municipal Code to protect, preserve, and mitigate impacts to Western Joshua tree. The City’s Protected Plant Policy (HMC 16.24) states the following for commercial and industrial projects:

- The Plan shall be certified by an arborist or registered botanist.
- An application and fee shall be completed and paid to the City of Hesperia.

- Healthy, transplantable Western Joshua trees shall be relocated on-site or may be placed in an adoption program.

The Desert Native Plant Protection and Relocation Plan will address requirements of the City's Protected Plant Policy and provide details from the initial survey of the site's Western Joshua trees and other sensitive desert plant species, detailed specifications for the protection of trees to be preserved on site, and relocation/salvage requirements for those trees or bushes requiring removal and relocation. Specifically, the Plan will include site location and characteristics; relocation requirements including Western Joshua tree and other sensitive desert plant species report and removal/relocation and transplanting specifics; success criteria and associated necessary fees, protective measures prior to, during and after construction, and maintenance after construction.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. Cultural Resources – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) *Would the project cause a substantial adverse change in the significance of a historical resource pursuant in §15064.5 of the CEQA Guidelines?*
- b) *Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?*
- c) *Disturb any human remains, including those outside of formal cemeteries?*

a) – c) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Result in potentially significant environmental impacts due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

b) Conflict with or obstruct a State or Local plan for renewable energy or energy efficiency?

- a) – b) Less Than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. Geology and Soils – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.				
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a)** *Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:*
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault. Refer to Division of Mines and Geology Special Publication 42.*
 - ii. Strong seismic ground shaking?*
 - iii. Seismic-related ground failure, including liquefaction?*
 - iv. Landslides?*
- b)** *Would the project result in substantial soil erosion or the loss of topsoil?*
- c)** *Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?*

- d) *Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?*
- e) *Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste-water disposal systems where sewers are not available for the disposal of waste water?*
- f) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?*

a) – f) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. Greenhouse Gas Emissions – Would the project:				
a) Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) *Generate greenhouse gas emissions either directly or indirectly, that may have a significant impact on the environment?*
- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?*

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore,

the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. Hazards and Hazardous Materials – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?
- b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?
- c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?
- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?
- f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

- a) – g) **Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. Hydrology and Water Quality – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

groundwater recharge such that the project may impede sustainable groundwater management of the basin?				
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a)** Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?
- b)** Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?
- c)** Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:
 - i. result in substantial erosion or siltation on- or off-site;*
 - ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;*
 - iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or*

iv. *impede or redirect flood flows?*

- d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?
- e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

a) – e) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. Land Use and Planning – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project:

- a) *Physically divide an established community?*
- b) *Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?*

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires

California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. Mineral Resources – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. Noise – Would the project result in:				
a) Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project result in:

- a) *Generation of a substantial, temporary, or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*
- b) *Generation of excessive ground borne vibration or ground borne noise levels?*
- c) *For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?*

- a) – c) Less than Significant Impact:** The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. Population and Housing – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project:

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. Public Services – Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered				

governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project:

a) *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service rations, response times or other performance objectives for any of the public services:*

i. Fire protection?

ii. Police protection?

iii. Schools?

iv-v. Parks and Other public facilities?

Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. Recreation				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. Transportation/Traffic – Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project:

- a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?
- b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?
- c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?
- d) Result in inadequate emergency access?

a) – d) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. Tribal Cultural Resources – Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
---	--------------------------	--------------------------	-------------------------------------	--------------------------

Discussion of Impacts

a) *Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or*

b) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.*

a) – b) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. Utilities and Service Systems – Would the project:				
a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

Would the project:

- a) Require or result in the relocation or construction of new or expanded water or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?*
- b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?*
- c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*
- d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*
- e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

a) – e) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources,

specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. Wildfire – If located in or near a State Responsibility Area (“SRA”), lands classified as very high fire hazard severity zone, or other hazardous fire areas that may be designated by the Fire Chief, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

a) – d) Less than Significant Impact: The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October

2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. Mandatory Findings of Significance				
a) Does the project 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 a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion of Impacts

- a) *Does the project 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 a rare or endangered plant or animal or eliminate important examples of the major periods of California History or prehistory?*

Less than Significant Impact with Mitigation Incorporated: The proposed Project would

not substantially impact any scenic vistas, scenic resources, or the visual character of the area, and would not result in excessive light or glare. The Project site is located within an area that contains light industrial/warehouse uses. The proposed Project would not significantly impact any sensitive species, plant communities, fish, wildlife, or habitat for any sensitive species with incorporation of Mitigation Measures **BIO-1** through **BIO-9**.

As described in Section IV, adverse impacts to historical resources would be less than significant. Additionally, the analysis provided in Section III and VIII concludes that impacts related to emissions of criteria pollutants, climate change, and other air quality impacts would be less than significant.

Based on the preceding analysis of potential impacts in the responses to Sections I through XX, no evidence is presented that the proposed Project would degrade the quality of the environment. Impacts related to degradation of biological resources would be less than significant with mitigation incorporated.

- b)** *Does the project have impacts that are individually limited, but cumulatively considerable? (Cumulatively considerable means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

Less than Significant Impact: Cumulative impacts can occur due to the interactions of environmental changes resulting from one proposed Project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public systems, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long-term, due to the permanent land use changes and operational characteristics involved with the proposed Project. As development within the freeway corridor continues, environmental impacts may increase. The analysis in Section III related to air quality found that impacts would be less than significant. Therefore, the Project would not contribute to localized or regional cumulative impacts. Additionally, the analysis in Section IV found that no significant individual impacts to sensitive species or habitats would occur with incorporation of Mitigation Measures **BIO-1** through **BIO-9**. The Project would have no other impacts on biological resources and the cumulative impacts of the proposed Project are likely to be less than significant.

- c)** *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less than Significant Impact: Based on the analysis of the Project's impacts in the responses to items I through XX, there is no indication that this Project could result in substantial adverse effects on human beings. The Project was approved by the City on April 8, 2021 and was deemed categorically exempt from the requirements of the California Environmental Quality Act (CEQA) by Section 15332, In-fill Development Projects. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Joshua tree (*Yucca brevifolia*) as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. Joshua trees are within the Project footprint. Therefore, the Project must apply for an Incidental

Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. The purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Joshua Trees, located on the Project site. All other environmental factors have been previously addressed under the Categorical Exemption.

APPENDIX A:
City of Hesperia Staff Report
April 8, 2021

APPENDIX B:
Resolution No. PC-2021-06

APPENDIX C:

Biological Resources Assessment Report

Loyal Brothers Truck/Trailer Repair and Maintenance Facility

**City of Hesperia
San Bernardino County, California**

BIOLOGICAL RESOURCES ASSESSMENT REPORT

Prepared For:

Loyal Brothers Truck Repair

Attention: Adrian Leal
12231 Hibiscus Road
Adelanto, CA 92301
Phone: (909) 782.8798
loyalbro@outlook.com

Prepared By:



CASC Engineering and Consulting, Inc.

27710 Jefferson Avenue, Suite 105
Temecula, California 92590
Contact: Kimberly Boydstun, Senior Biologist
Phone: (951) 216.9933
kboydstun@cascinc.com

February 2022

Loyal Brothers Truck/Trailer Repair and Maintenance Facility

CITY OF HESPERIA SAN BERNARDINO COUNTY, CALIFORNIA

Biological Resources Assessment Report

The undersigned certify that this report is a complete and accurate account of the findings and conclusions of a biological resources assessment for the above-referenced project.



Kimberly Boydstun
Senior Biologist

February 2022

Executive Summary

On behalf of Loyal Brothers, CASC Engineering and Consulting, Inc. (CASC) has prepared this Biological Resources Assessment Report for the Loyal Brothers Truck/Trailer Repair and Maintenance Facility (Project), located in Hesperia, San Bernardino County, California. The Project will construct a 12,800 square foot (sq ft) industrial building and parking lot that will be utilized as a truck/trailer repair and maintenance facility. The Project Site totals 5.08-acres of undeveloped land.

The total **Survey Area** consists of 44.65-acres, inclusive of the **Project Site** (5.08-acres) and a 500-foot buffer area (39.57-acres). One natural vegetation community, Western Joshua tree woodland, was observed and mapped within the boundaries of the Survey Area. Western Joshua tree woodland qualifies as a sensitive vegetation community by the California Department of Fish and Wildlife (CDFW). Additionally, the Survey Area contains non-vegetation land cover that would be classified as bare ground and disturbed.

Five (5) special-status plant species have the potential to occur within the region of the Project. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the Survey Area has a **low potential** to support white pygmy-poppy (*Canbya candida*, CRPR 4.2) and Booth's evening primrose (*Eremothera boothii* ssp. *boothii*, CRPR 2B.3). These species were not observed during the site visit. Sagebrush loeflingia (*Loeflingia squarrosa* var. *squarrosa*, CRPR 2B.2) is **not expected** to occur due to lack of suitable habitat. At the Project Site there is suitable habitat to support short-joint beavertail (*Opuntia basilaris* var. *brachyclada*, CRPR 1B.2) but this species was not recorded during the site visit. Western Joshua tree (*Yucca brevifolia*, CDFW Listed Candidate Threatened) was **present** and recorded in abundance during the site survey.

Twelve (12) special-status wildlife species have the potential to occur within the region of the Project. Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and habitat associations, it was determined that the Survey Area has a **low potential** to support pallid bat [*Antrozous pallidus*, Species of Special Concern (SSC)] and yellow warbler (*Setophaga petechia*, SSC/Bird of Conservation Concern), desert tortoise (*Gopherus agassizii*, FE/SE), and Mohave ground squirrel (*Xerospermophilus mohavensis*, ST); **moderate potential** to support Cooper's hawk (*Accipiter cooperii*, CDFW Watch List), long-eared owl (*Asio otus*, SSC), loggerhead shrike (*Lanius ludovicianus*, SSC, Bird of Conservation Concern), Le Conte's thrasher (*Toxostoma lecontei*, SSC/Bird of Conservation Concern), gray vireo (*Vireo vicinior*, SSC/Bird of Conservation Concern), and coast horned lizard (*Phrunosoma blainvillii* SSC); **high potential** to support Western burrowing owl (*Athene cunicularia*, SSC); and **absent** is Mohave tui chub (*Siphateles bicolor mohavensis*, FE/SE). None of the special-status wildlife species were observed during the site survey.

Mohave ground squirrel (*Xerospermophilus mohavensis*; State Threatened species) habitat is present throughout the Survey Area. But the Project Site is not within a historically well-occupied part of the squirrel's range. California Natural Diversity Database (CNDDDB) has a recorded sighting within 5-miles of the Project Site. During the one-day habitat assessment no sign (scat, burrows, etc.) of this species was noted.

Desert tortoise (*Gopherus agassizii*; Federally and State Threatened species) habitat is present throughout the Survey Area. But the Project Site is not within a historically well-occupied part of the tortoise's range. CNDDDB has a recorded sighting within 2-miles of the Project Site. The local desert tortoise population has undergone severe declines over time and the during the one-day habitat assessment no sign (scat, burrows, etc.) of this species was noted.

Throughout the Survey Area there is opportunities for nesting birds, especially within the Western Joshua trees and shrubs observed on the Project Site. Ground nesting species, such as Western burrowing owl (*Athene cunicularia*, regionally significant species), may also nest throughout the majority of the Survey Area. CNDDDB reports Western burrowing owl just south of the Project Site.

Finally, there is no U.S. Fish and Wildlife Service-designated critical habitat within the Survey Area.

Table of Contents

Section 1	Introduction	1
1.1	Project Location	1
1.2	Project Background and Description.....	1
1.3	Purpose of Document.....	2
Section 2	Methodology.....	6
2.1	Literature Review and Database Searches.....	6
2.2	General Biological Resources Surveys.....	6
2.2.1	Vegetation/Land Use Mapping and Plant Species Inventory	7
2.2.2	General Wildlife Observations.....	7
2.3	Other Field Studies	7
2.3.1	Jurisdictional Features Analysis.....	8
2.3.2	Special Status Plants	8
2.3.3	Special Status Wildlife	8
Section 3	Existing Conditions	9
3.1	Environmental Setting.....	9
3.1.1	Climate	9
3.2	Topography and Soils	9
3.3	Vegetation Communities and Other Land Uses	11
3.4	General Wildlife Observations.....	13
3.5	Regulatory Setting	13
3.5.1	Federal Regulations.....	13
3.5.2	State Regulations	15
3.5.3	Local Policies and Ordinances.....	17
Section 4	Results.....	18
4.1	Special-Status Species	18
4.1.1	Special-Status Plant Species	19
4.1.2	Criteria for Relocation	22
4.1.3	Special-Status Wildlife Species.....	23
4.2	Special-Status Vegetation Communities	23
4.3	Nesting Birds and Wildlife Movement.....	23
4.4	Regional Connectivity	24
4.5	Critical Habitat	24
4.6	Jurisdictional Aquatic Features	24
Section 5	Conclusion and Recommendations.....	26

5.1	Special-Status Plant Species	26
5.1.1	Avoidance and Minimization Measures	26
5.2	Nesting Birds and Wildlife Movement.....	27
5.2.1	Avoidance and Minimization Measures	27
5.3	Special-Status Wildlife Species	28
5.3.1	Avoidance and Minimization Measures	28
5.4	Special-Status Vegetation Communities	32
5.4.1	Avoidance and Minimization Measures	32
5.5	Critical Habitat	34
Section 6	References	35

Table

Table 1.	Western Joshua Tree Inventory.....	20
----------	------------------------------------	----

Figures

Figure 1:	Regional Vicinity	3
Figure 2:	USGS Baldy Mesa Quadrangle Map	4
Figure 3:	Project Area and 500-foot Buffer	5
Figure 4:	USDA Soils	10
Figure 5:	Joshua Tree and Potential Burrow Locations	12

Appendices

Appendix A:	Conditional Use Permit Site Plan
Appendix B:	Project Site Photographs
Appendix C:	Plant Compendia
Appendix D:	Wildlife Compendia
Appendix E:	CDFW BIOS Map

LIST OF ACRONYMS AND ABBREVIATIONS

amsl	Above Mean Sea Level
BLM	Bureau of Land Management
BMP	Best Management Practices
CASC	CASC Engineering and Consulting, Inc.
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CDNPA	California Desert Native Plants Act
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFGF	California Fish and Game Code
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
CNPS	California Native Plant Society
CRPR	California Rare Plant Rank
CUP	Conditional Use Permit
EIR	Environmental Impact Report
F	Fahrenheit
FESA	Federal Endangered Species Act
IPaC	Information for Planning and Consultation Online System
IS	Initial Study
ITP	Incidental Take Permit
MCV	Manual of California Vegetation
MBTA	Migratory Bird Treaty Act
NEPA	National Environmental Policy Act
NWI	National Wetlands Inventory
OHWM	Ordinary High-Water Mark
Project	Loyal Brothers Truck/Trailer Maintenance Repair Facility
sq ft	square foot
SSC	Species of Special Concern
USDA	United States Department of Agriculture
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WL	California Department of Fish and Wildlife Watch List Species

Section 1 Introduction

On behalf of Loyal Brothers, CASC has prepared this Biological Resources Assessment Report for the Loyal Brothers Truck/Trailer Maintenance Facility. This report describes the biological resources, record searches and literature review, survey methodology, and results of the biological resources survey and review conducted for the Project.

1.1 PROJECT LOCATION

The Project is located north of Muscatel Street, south of Aspen Road, and approximately 300 feet east of Caliente Road in the City of Hesperia, San Bernardino County, California (Figure 1, Regional Vicinity). The property consists of one (1) parcel, Accessor's Parcel Number: 3064-561-15, US Geological Society (USGS) *Baldy Mesa* Quadrangle (Figure 2, USGS Map).

1.2 PROJECT BACKGROUND AND DESCRIPTION

Loyal Brothers (Project Applicant) has submitted to the City of Hesperia (City) a Conditional Use Permit (CUP), to construct a 12,800 sq. ft. industrial building and parking lot that will be utilized as a truck/trailer repair and maintenance facility (Project). The Project Site is approximately 5.08 acres and is currently vacant. The proposed Project contains 12 service bays, 1,600 sq. ft. of office space, and a 1,600 sq. ft. parts department. The service garage will be located on the southern half of the site fronting Muscatel Street. Access to the service garage will be from a 50-foot-wide driveway approach off Muscatel Street. The north-half of the site will be paved, fenced, and will include 43 tractor/trailer spaces for storage. A 6-foot-high wrought iron fence/rolling gate will be across the middle of the site to separate the north and south-half of the site. A 50-foot-wide gated driveway entrance will provide secondary access to the site off Aspen Road.

The Project contains a 6-foot-high tubular steel fence across the perimeter of the site, and an 8-foot-high block wall along the rear half of the site to screen the truck storage from view. The 43 tractor/trailer spaces will be used strictly for semi-truck repair and maintenance operation. The tractor/trailer spaces will not be utilized for long-term parking or leased storage. The Project will provide forty-nine (49) conventional parking spaces on the south half of the site to satisfy the City's parking requirement of three (3) spaces per service bay, plus four (4) spaces per 1,000 square feet of non-service bay area. The truck repair facility proposes to operate from 8:00 a.m. to 8:00 p.m. Monday through Saturday. Approximately 20-25 employees are anticipated to work at the facility each day, with a maximum of 18 employees working on the largest shift.

The proposed Project conforms to the policies of the City's General Plan as well as the intent of the Main Street/Freeway Corridor Specific Plan. A Categorical Exemption was previously completed for the proposed Project, and the Project Site Plan (Appendix A, Conditional Use Permit Site Plan) was approved by the City. However, during October 2020, California Department of Fish and Wildlife (CDFW) proposed the Western Joshua tree (*Yucca brevifolia*) as

a candidate threatened species. As a candidate species, the Western Joshua tree must be evaluated as a threatened species. Western Joshua tree are within the Project footprint. Therefore, the Project must apply for an Incidental Take Permit (ITP) through CDFW. An ITP requires California Environmental Quality Act (CEQA) evaluation. purpose of this Initial Study is to comply with the requirements of an ITP through CDFW. The focus of this Initial Study is to address the potential effects of the proposed Project regarding Biological Resources, specifically the Western Joshua trees located on the Project Site. All other environmental factors have been previously addressed in the Categorical Exemption. Site grading and earthwork activities are expected to include vegetation clearing, grubbing, and excavation. Grading of the Project Site would be limited to the greatest extent possible to control dust. Micro-grading would occur to maintain pile foundation tolerances and grading would be required for installation of the site roads and preparation of equipment foundation pads. Site preparation and construction would occur in accordance with all federal, State, and County zoning codes and requirements. All applicable local, State, and federal requirements and best management practices (BMPs) would be incorporated into Project construction activities. The construction contractor would be required to incorporate BMPs consistent with the County zoning ordinance and with guidelines provided in the California Stormwater Quality Association's Construction Best Management Practice Handbook, including the preparation of a Stormwater Pollution Prevention Plan and a Soil Erosion and Sedimentation Control Plan to reduce potential impacts related to construction of the Project.

1.3 PURPOSE OF DOCUMENT

This report documents all biological resources identified within the Survey Area (Project Site plus buffer totals 44.65-acres) during general biological resource surveys conducted by CASC biologists. The Survey Area, includes the Project Site plus a 500-foot buffer around the Project Site, was used to determine the likelihood of State-listed and/or federally-listed rare, threatened, or endangered species, and other special-status¹ plants, animals, and natural communities (Figure 3, Project Site). This report includes an analysis of the potential for the Survey Area to support special-status plant and wildlife species and special-status vegetation communities that have been previously recorded or are known to occur within the vicinity and that are subject to provisions of the Federal Endangered Species Act (FESA) of 1973, Migratory Bird Treaty Act (MBTA), California Endangered Species Act (CESA), California Environmental Quality Act (CEQA), California Fish and Game Code (CFGC), California Native Plant Protection Act, California Desert Native Plants Act (CDNPA), Bald and Golden Eagle Protection Act, and other local policies and ordinances protecting biological resources.

¹ As used in this report, "special-status" refers to plant and wildlife species that are federally-/State-listed, proposed, or candidates; plant species that have been designated a California Rare Plant Rank species by the California Native Plant Society; wildlife species that are designated by the California Department of Fish and Wildlife as Fully Protected, Species of Special Concern, or Watch List species; and State/locally rare vegetation communities.

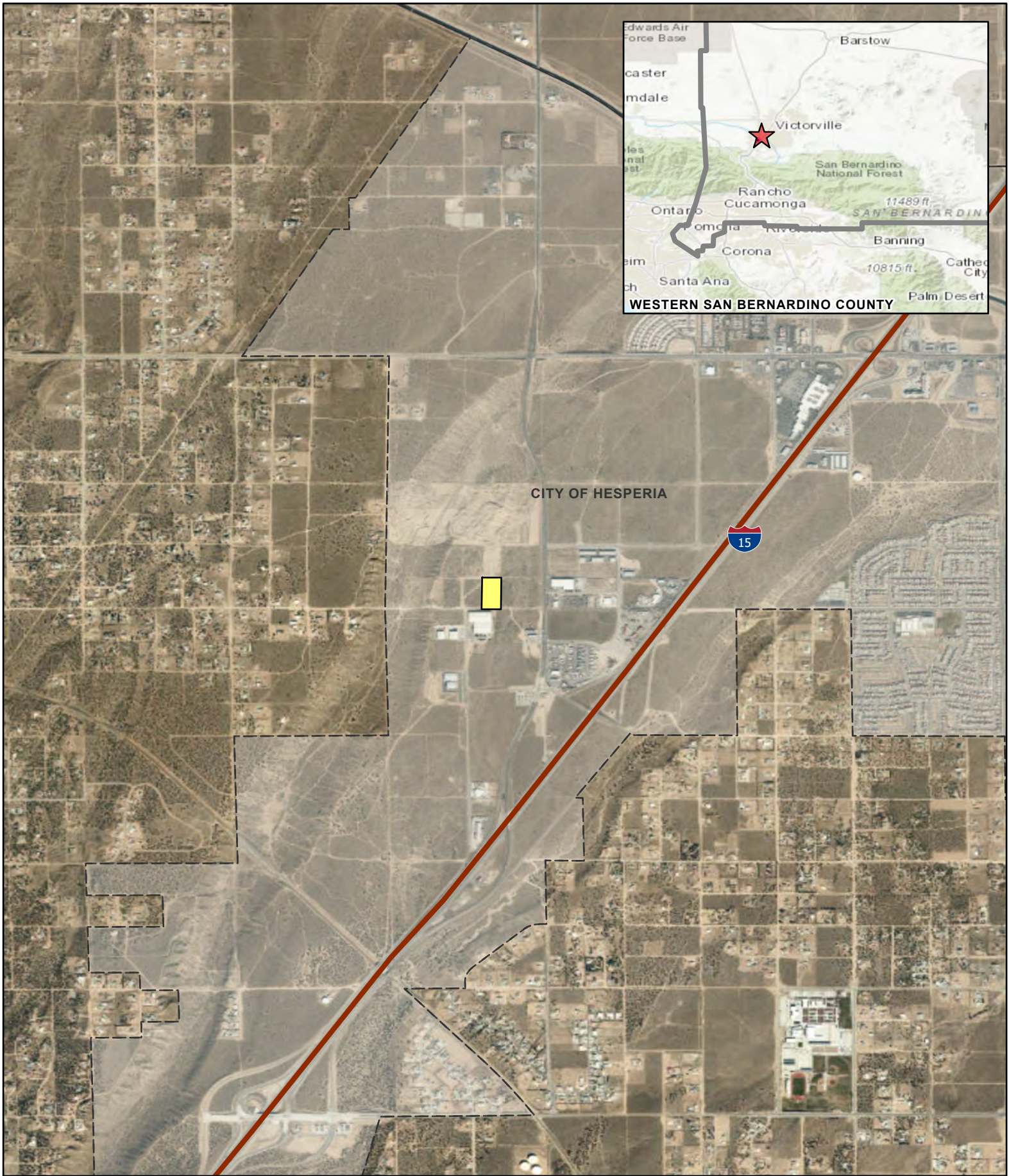
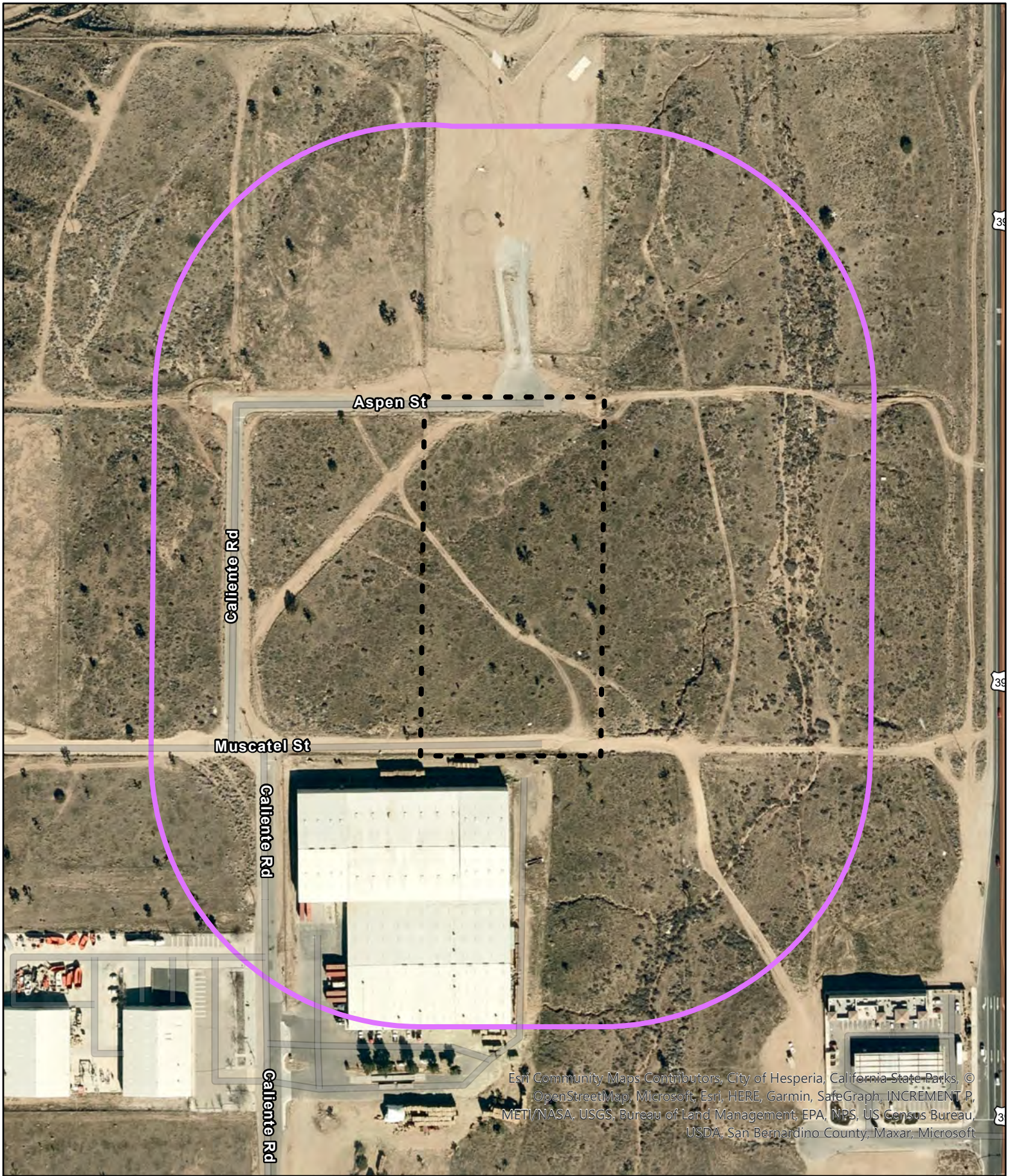


FIGURE 1
REGIONAL VICINITY
LOYAL BROTHERS



Section 2 Methodology

2.1 LITERATURE REVIEW AND DATABASE SEARCHES

Prior to conducting the field surveys, CASC conducted a thorough literature review and records search of the Survey Area encompassing a 9-quad search of the U.S. Geological Survey (USGS) quad that the Survey Area is located in *Baldy Mesa* as well as the adjacent eight quads, *Shadow Mountain SE, Adelanto, Victorville, Phelan, Hesperia, Telegraph Peak, Cajon, and Silverwood Lake*, California. This 9-quad search was used for the CDFW Biogeographic Information and Observation System (CDFW 2021a), CDFW California Natural Diversity Database (CNDDDB) RareFind 5 (CDFW 2021b), and the California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants (CNPS 2021). In addition, the Survey Area was used to generate a Species and Resources List from the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation online system (IPaC; USFWS 2021a). This helped to identify special-status plant and wildlife species, vegetation communities, and other biological resources that have been previously documented within, near, and/or that have the potential to occur within the Survey Area. The *Special Animals List* (CDFW 2021c), *Special Vascular Plants, Bryophytes, and Lichens List* (CDFW 2021d), and CNPS California Rare Plant Ranking System (CRPR) were reviewed for the current status of rare and endangered plant and wildlife species. Other resources reviewed include the USFWS Critical Habitat for Threatened & Endangered Species Mapper (USFWS [ArcGIS Online] 2021); recent and historical aerial photography (Google Earth Pro 2021); the U.S. Department of Agriculture, Natural Resources Conservation Service (USDA) Web Soil Survey (USDA 2021a); and USFWS National Wetland Inventory (NWI) Mapper (USFWS 2021b).

2.2 GENERAL BIOLOGICAL RESOURCES SURVEYS

Following the literature review, CASC's biologists Kimberly Boydstun and Zachariah Smith conducted a general biological resources assessment of the entire Survey Area. The Survey Area is defined as the Project Site plus a 500-foot boundary (Figure 3). The site assessment was performed on July 30, 2021, between the hours of 0615 and 1530, with weather conditions consisting of temperatures ranging from 71 to 98 degrees Fahrenheit (°F), winds approximately 0 to 3 miles per hour, and clear skies. The survey was conducted to document existing site conditions, obtain an inventory of plant and wildlife species, map vegetation communities/land uses, determine the potential for special-status plant and wildlife resources to occur within the Survey Area, and to identify any jurisdictional aquatic features. Representative photographs of the Project Site are provided at the end of this report in Appendix B, Project Site Photographs.

2.2.1 Vegetation/Land Use Mapping and Plant Species Inventory

Classification of the vegetation communities and other land uses within the Survey Area is based on the descriptions of terrestrial vegetation classification systems described in *A Manual of California Vegetation* (MCV Sawyer et al. 2009) and cross referenced with the *Preliminary Descriptions of the Terrestrial Natural Communities of California* (Holland 1986). Plant species nomenclature and taxonomy follow *The Jepson Manual: Vascular Plants of California, second edition* (Baldwin et al. 2012). All plant species encountered were noted and identified at minimum to the lowest possible taxonomic level necessary to determine rarity. Refer to Appendix C, Plant Compendia for a complete list of plant species observed within the Survey Area.

2.2.2 General Wildlife Observations

Field guides used to assist with identification of species during the habitat assessment included *The Sibley Guide to Birds* (Sibley 2014) for birds, *A Field Guide to Western Reptiles and Amphibians* (Stebbins 2003) for herpetofauna, *Bats of the United States and Canada* (Harvey et al. 2011) for bats, and *A Field Guide to Mammals of North America* (Reid 2006). Although common names of wildlife species are well standardized, scientific names are provided immediately following common names of wildlife species in this report (first reference only). To the extent possible, nomenclature of birds follows the most recent annual supplement of the American Ornithological Union's *Checklist of North American Birds* (Chesser et al. 2020), nomenclature of amphibians and reptiles follows *Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, with Comments Regarding Confidence in Our Understanding* (Crother 2017), and nomenclature for mammals follows the *Revised Checklist of North American Mammals North of Mexico* (Bradley et al. 2014). All wildlife species observed and/or otherwise detected through sign (e.g., tracks, scat) were recorded. Other wildlife species may occupy the Survey Area but, in some cases, may be nocturnal and not easily detectable during the day without extensive survey efforts during the appropriate season. Some species are transients or migrants and may occupy the Survey Area other times of the year outside of the time that the field survey was conducted. Refer to Appendix D, Wildlife Compendia for a complete list of wildlife species observed or otherwise detected within the Survey Area.

2.3 OTHER FIELD STUDIES

A database search of the CDFW's CNDDDB was used to identify and map all known (federally and State Threatened species) locations within one-mile to five miles of the Project Site (Appendix E, CDFW BIOS Map) as well as a comprehensive literature review of available previous biological studies and environmental documents completed for the Project and its vicinity. CASC's biologists also reviewed USFWS Critical Habitat documentation to determine the Project's location in relation to Critical Habitat (USFWS [ArcGIS Online] 2021). CASC biologists conducted 100-

percent visual coverage of the Survey Area which included efforts to record the location and general health of all Western Joshua tree on the Project Site. Additionally, CASC performed a habitat assessment and burrow search of the Project Site for Western burrowing owl (*Athene cunicularia*) and desert tortoise (*Gopherus agassizii*).

2.3.1 Jurisdictional Features Analysis

CASC conducted a thorough literature review of relevant resources to obtain an initial understanding of the environmental setting and to preliminarily identify features that could be regulated by the jurisdictional agencies. CASC reviewed the USFWS NWI Mapper (USFWS 2021b). Review of this resource concluded that no wetland features are mapped within the Project Site or the buffer area.

2.3.2 Special Status Plants

A database search of the CDFW's CNDDDB and the CNPS Online Inventory of Rare and Endangered Plants was used to identify and map rare plant records from a 9-quad search within a five-mile radius of the Project Site. Based on the database search and literature review, it was determined that a total of five (5) special-status plant species have the probability of occurrence at the Project Site.

2.3.3 Special Status Wildlife

A database search of the CDFW's CNDDDB and RareFind/Bios Online Inventory was used to identify and map wildlife records from a 9-quad search within a five-mile radius of the Project Site. Based on the database search and literature review, it was determined that a total of twelve (12) special-status wildlife species have the probability of occurrence at the Project Site.

Section 3 Existing Conditions

The following is a summarization of the results of the database review and general biological resources survey performed by CASC. Discussions regarding the general environmental setting, vegetation communities and other land uses present, and plant and wildlife species observed are presented below. Representative photographs of the Project Site are provided in Appendix B, and a complete list of all the plant and wildlife species observed within the Survey Area during the field survey is provided in Appendix C and D, respectively.

3.1 ENVIRONMENTAL SETTING

The Project Site is bound by Aspen Road to the north, Muscatel Street to the south, undeveloped/undisturbed area to the east, and Caliente Road to the west. The Project Site total 5.08-acres and is undeveloped consisting mainly of Joshua tree woodland and other vegetation associated with this habitat type. A narrow dirt road transects the Project Site from northwest to southeast. The 500-foot buffer area (beyond the northern Project Site boundary) is undeveloped and partially graded, east and west are undeveloped Joshua tree woodland. A large warehouse resides in the southwest buffer area and the southeast of the Project Site is undeveloped. An unnamed natural drainage transects the edge of the eastern buffer area. See Figure 3 which shows these features on an aerial map.

3.1.1 Climate

The Survey Area, located in the high desert, has an arid climate characterized by cool winters and hot summers. With an average annual high temperature typically of approximately 79 °F, highs in the summer average approximately 100 °F and lows in the winter averaging approximately 46 °F, and low humidity throughout the year. Average annual precipitation for the Hesperia, California, area is approximately 5.06 inches (U.S. Climate Data 2021).

3.2 TOPOGRAPHY AND SOILS

The Survey Area is in a region of San Bernardino County known as the “High Desert” due to its approximate elevation of 3,600 feet above mean sea level (amsl). Much of the Survey Area is relatively flat, with surface elevations varying between approximately 3,656 feet amsl in the southwest corner to approximately 3,645 feet amsl in the northeast corner.

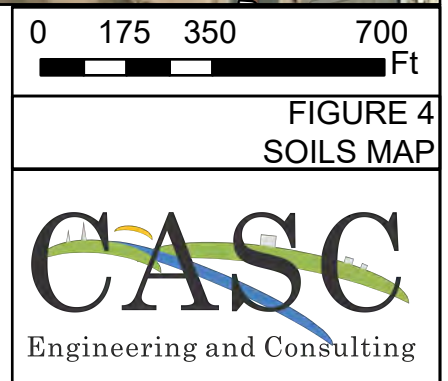
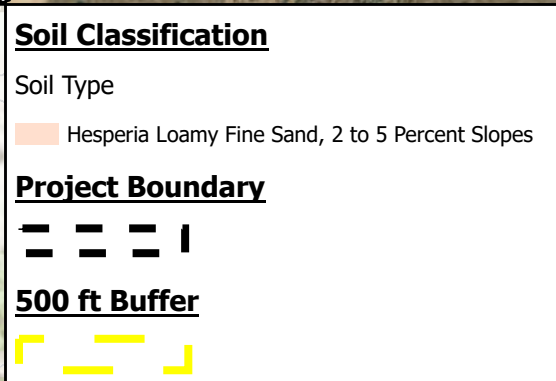
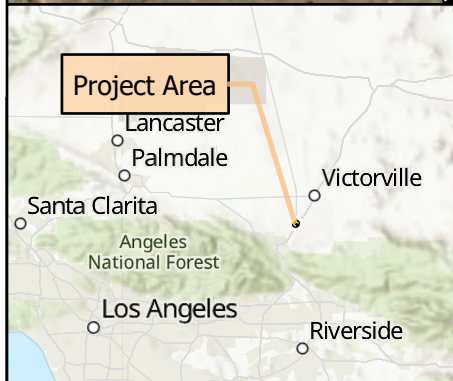
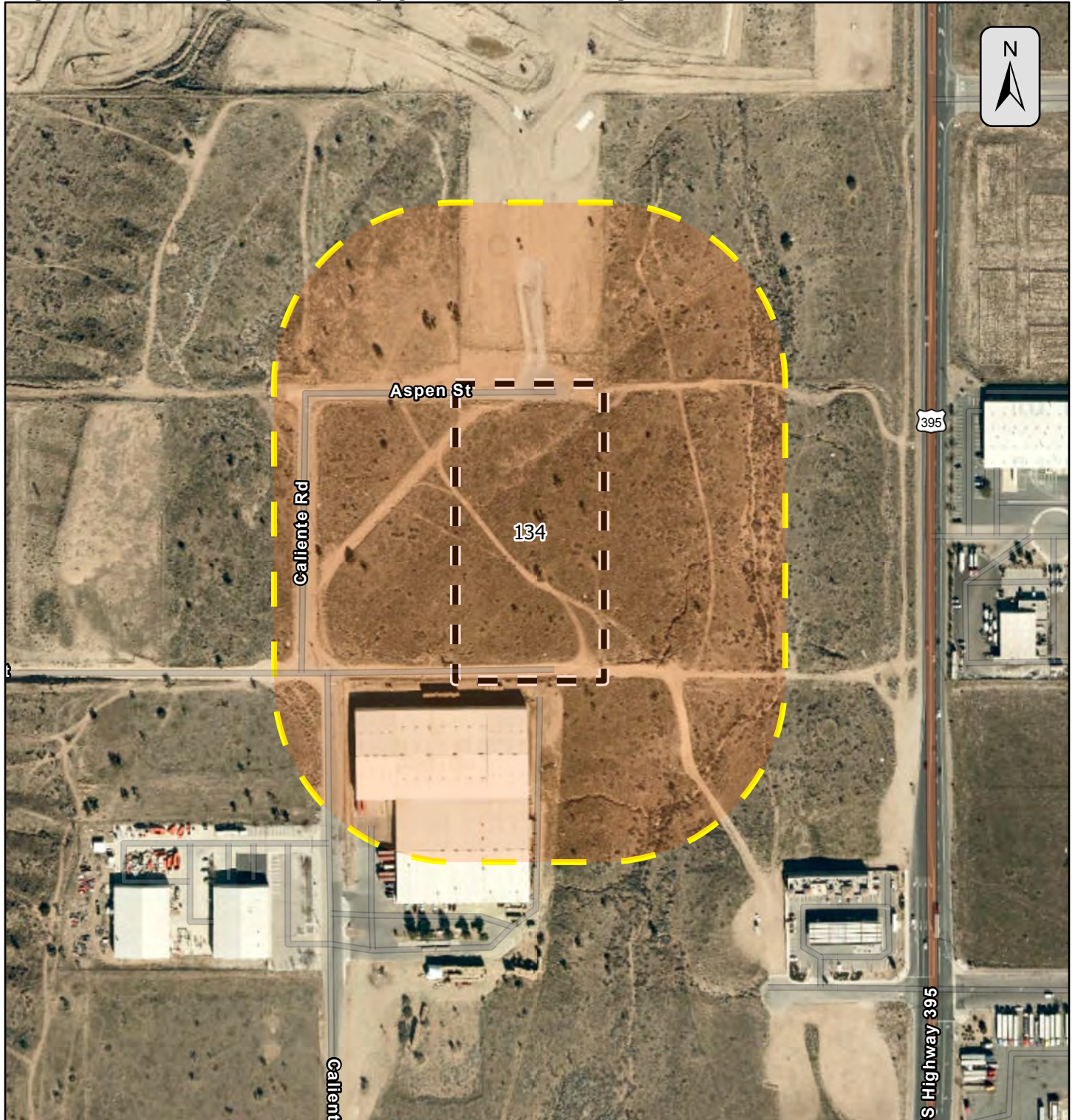
Soils within the Survey Area and in adjoining areas were reviewed prior to the field survey using the Web Soil Survey (USDA 2021a) (Figure 4, USDA Soils Map). Mapped soils within the Survey Area include the following:

Hesperia Loamy Fine Sand, 2 to 5 Percent Slopes

USDA Soils

Loyal Brothers Proposed Facility (APN 3064-561-15)

Center: 117°24'8"W 34°24'46"N



3.3 VEGETATION COMMUNITIES AND OTHER LAND USES

The site is undeveloped and still retains significant native vegetation. A single dirt road bisects the Project Site from southeast to northwest and there are no permanent structures on site. However, there is an abandoned mobile home on the northern Project Site boundary and a small homeless camp located in the center of the Project Site. The adjacent buffer area is also undeveloped with the exception of the property directly to the southwest of the Project Site where a large warehouse is located. The location of the warehouse can be seen in the aerial photograph presented in Figure 3.

The single dominant vegetation community within the Survey Area was identified as Joshua tree woodland. This desert scrub community generally consists of open stands of Western Joshua tree along with the dominant shrub creosote (*Larrea tridentata*), smaller shrubs such as buckwheat (*Eriogonum* sp.) and occurs in well-drained soils below 4,000 feet above mean sea level (amsl).

Vegetation on site consists of Western Joshua tree, creosote bush, box-thorn (*Lycium andersonii*), interior California buckwheat (*Eriogonum fasciculatum* var. *polifolium*), slender buckwheat (*Eriogonum gracile*), desert tea (*Ephedra californica*), hoary saltbush (*Atriplex canescens*), Russian thistle (*Salsola tragus*), Mexican elderberry (*Sambucus Mexicana*), rubber rabbitbush (*Ericameria nauseosa*), and alkali goldenbush (*Isocoma arcadenia*). A complete list of all species recorded within the Survey Area can be found in Appendix C. CASC's biologists recorded a total of 48 Western Joshua tree within the Project boundary. Western Joshua tree were also recorded within the Project buffer. GPS was used to record the location of all dead and viable Western Joshua trees on the Project Site (Figure 5, Joshua Tree and Potential Burrow Locations).

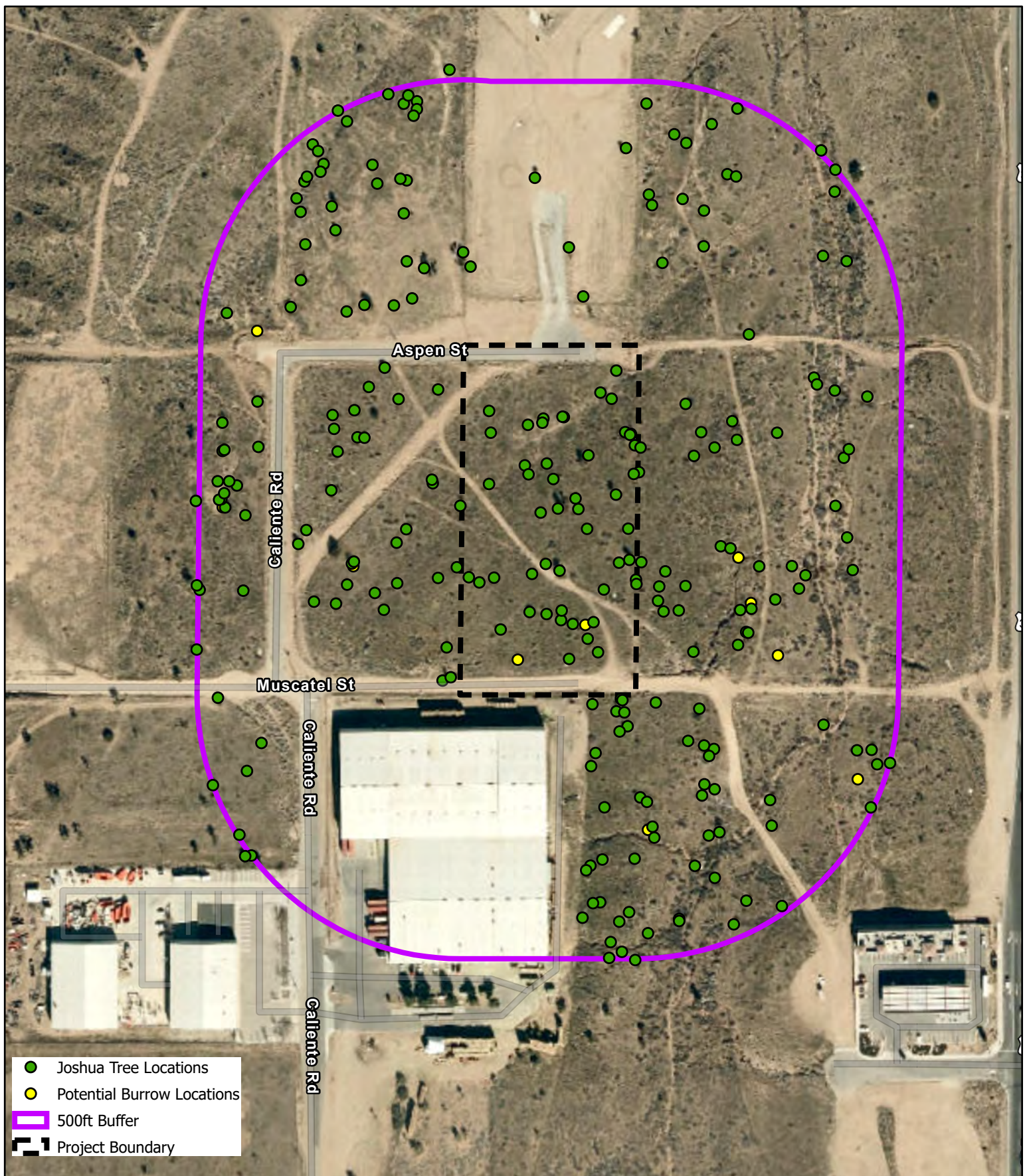


FIGURE 5
JOSHUA TREE LOCATIONS AND
POTENTIAL BURROW LOCATIONS
LOYAL BROTHERS

3.4 GENERAL WILDLIFE OBSERVATIONS

The Survey Area is dominated by native vegetation and friable soils necessary to support various wildlife species. However, wildlife diversity during the field survey was generally low likely due to the low diversity of the plant assemblage and the brevity of the survey itself. A single-reconnaissance site assessment was performed for this report. The most commonly observed species within the Survey Area was mourning dove (*Zenaida macroura*), house finch (*Carpodacus mexicanus*), common raven (*Corvus corax*), and cactus wren (*Campylorhynchus brumeicapillus*). Refer to Appendix D for a complete list of wildlife species observed during the field survey.

3.5 REGULATORY SETTING

3.5.1 Federal Regulations

Federal Endangered Species Act of 1973

As defined within the FESA of 1973, an endangered species is any animal or plant listed by regulation as being in danger of extinction throughout all or a significant portion of its geographical range. A threatened species is any animal or plant that is likely to become endangered within the foreseeable future throughout all or a significant portion of its geographical range. Without a special permit, federal law prohibits the “take” of any individuals or habitat of federally-listed species. Under Section 9 of the FESA, take is defined as “harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect or attempt to engage in any such conduct.” The term “harm” has been clarified to include “any act which actually kills or injures fish or wildlife and emphasizes that such acts may include significant habitat modification or degradation that significantly impairs essential behavioral patterns of fish or wildlife.” Enforcement of FESA is administered by the USFWS.

Under the definition used by the FESA, “Critical Habitat” refers to specific areas within the geographical range of a species that were occupied at the time it was listed that contain the physical or biological features that are essential to the survival and eventual recovery of that species and that may require special management considerations or protection, regardless of whether the species is still extant in the area. Areas that were not known to be occupied at the time a species was listed can also be designated as Critical Habitat if they contain one or more of the physical or biological features that are essential to that species’ conservation and if the occupied areas are inadequate to ensure the species’ recovery. If a project may result in take or adverse modification to a species’ designated Critical Habitat and the project has a federal nexus, the project proponent may be required to provide suitable mitigation. Projects with a federal nexus may include projects that occur on federal lands, require federal permits (e.g., Clean Water Act Section 404 permit), or receive any federal oversight or funding. If there is a federal nexus, then

the federal agency that is responsible for providing funds or permits would be required to consult with the USFWS under the FESA.

Whenever federal agencies authorize, fund, or carry out actions that may adversely modify or destroy Critical Habitat, they must consult with USFWS under Section 7 of the FESA. The designation of Critical Habitat does not affect private landowners, unless a project they are proposing uses federal funds or requires federal authorization or permits (i.e., funding from the Federal Highway Administration or a permit from the U.S. Army Corps of Engineers).

Migratory Bird Treaty Act

Pursuant to the MBTA (16 U.S. Government Code [USC] 703) of 1918, as amended in 1972, federal law prohibits the taking of migratory birds or their nests or eggs (16 USC 703; 50 CFR 10, 21). The statute states:

“Unless and except as permitted by regulations made as hereinafter provided in this subchapter, it shall be unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill...any migratory bird, any part, nest, or egg of any such bird...included in the terms of the [Migratory Bird] conventions...”

The Act covers the taking of any nests or eggs of migratory birds, except as allowed by permit pursuant to 50 CFR, Part 21. Disturbances causing nest abandonment and/or loss of reproductive effort (i.e., killing or abandonment of eggs or young) may also be considered a “take.” This regulation seeks to protect migratory birds and active nests.

In 1972, the MBTA was amended to include protection for migratory birds of prey (e.g., raptors). Six families of raptors occurring in North America were included in the amendment: Accipitridae (kites, hawks, and eagles); Cathartidae (New World vultures); Falconidae (falcons and caracaras); Pandionidae (ospreys); Strigidae (typical owls); and Tytonidae (barn owls). The provisions of the 1972 amendment to the MBTA protects all species and subspecies of the families listed above. The MBTA protects over 800 species including geese, ducks, shorebirds, raptors, songbirds and many relatively common species.

Executive Order 13112 – Invasive Species

On February 3, 1999, President William J. Clinton signed Executive Order 13112 requiring federal agencies to combat the introduction or spread of invasive species in the United States. The order defines invasive species as “any species, including its seeds, eggs, spores, or other biological material capable of propagating that species, that is not native to that ecosystem whose introduction does or is likely to cause economic or environmental harm or harm to human health.” Federal Highway Administration guidance issued August 10, 1999 directs the use of the State’s

invasive species list, maintained by the California Invasive Species Council to define the invasive plants that must be considered as part of the NEPA analysis for a proposed project. Under the Executive Order, federal agencies cannot authorize, fund, or carry out actions that it believes are likely to cause or promote the introduction or spread of invasive species in the United States or elsewhere unless all reasonable measures to minimize risk of harm have been analyzed and considered.

3.5.2 State Regulations

California Environmental Quality Act

CEQA provides for the protection of the environment within the State of California by establishing State policy to prevent significant, avoidable damage to the environment through the use of alternatives or mitigation measures for projects. It applies to actions directly undertaken, financed, or permitted by State lead agencies. If a project is determined to be subject to CEQA, the lead agency will be required to conduct an Initial Study (IS); if the IS determines that the project may have significant impacts on the environment, the lead agency will subsequently be required to write an Environmental Impact Report (EIR). A finding of non-significant effects will require either a Negative Declaration or a Mitigated Negative Declaration instead of an EIR. Section 15380 of the CEQA Guidelines independently defines “endangered” species as those whose survival and reproduction in the wild are in immediate jeopardy, while “rare” species are defined as those who are in such low numbers that they could become endangered if their environment worsens.

California Endangered Species Act

In addition to federal laws, the State of California has its own CESA, enforced by the CDFW. The CESA program maintains a separate listing of species beyond the FESA, although the provisions of each act are similar.

State-listed threatened and endangered species are protected under provisions of the CESA. Activities that may result in “take” of individuals (defined in CESA as; “hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill”) are regulated by CDFW. Habitat degradation or modification is not included in the definition of “take” under CESA. Nonetheless, CDFW has interpreted “take” to include the destruction of nesting, denning, or foraging habitat necessary to maintain a viable breeding population of protected species.

The State of California considers an endangered species as one whose prospects of survival and reproduction are in immediate jeopardy. A threatened species is considered as one present in such small numbers throughout its range that it is likely to become an endangered species in the near future in the absence of special protection or management. A rare species is one that is considered present in such small numbers throughout its range that it may become endangered

if its present environment worsens. State threatened and endangered species are protected against take, as defined above, in the absence of incidental take permits.

The CDFW has also produced a species of special concern list to serve as a species watch list. Species on this list are either of limited distribution or their habitats have been reduced substantially, such that a threat to their populations may be imminent. Species of special concern may receive special attention during environmental review, but they do not have formal statutory protection. At the federal level, USFWS also uses the label species of concern, as an informal term that refers to species which might be in need of concentrated conservation actions.

As the Species of Concern designated by USFWS do not receive formal legal protection, the use of the term does not necessarily ensure that the species will be proposed for listing as a threatened or endangered species.

California Fish and Game Code

Sections 3503, 3503.5, 3511, and 3513

The CDFW administers the CFGC. There are particular sections of the CFGC that are applicable to natural resource management. For example, Section 3503 makes it unlawful to destroy any birds' nest or any birds' eggs that are protected under the MBTA. Further, any birds in the orders Falconiformes or Strigiformes (Birds of Prey), such as hawks, eagles, and owls, are protected under Section 3503.5 which makes it unlawful to take, possess, or destroy their nest or eggs. A consultation with CDFW may be required prior to the removal of any bird of prey nest that may occur on a project site. Section 3511 lists fully protected bird species, where the CDFW is unable to authorize the issuance of permits or licenses to take these species. Pertinent species that are State fully protected include golden eagle (*Aquila chrysaetos*) and white-tailed kite (*Elanus leucurus*). In addition, Section 3513 makes it unlawful to take or possess any migratory nongame bird as designated in the MBTA or any part of such migratory nongame bird except as provided by rules and regulations adopted by the Secretary of the Interior under provisions of the MBTA.

Section 4150

Section 4150 of the CFGC protects nongame mammals, defined as any naturally-occurring mammal in California that is not a game mammal, fully protected mammal, or fur-bearing mammal. Nongame mammals, which includes bats and bat roosts, may not be taken or possessed except as provided by the CFGC or in accordance with applicable regulations.

Native Plant Protection Act

Sections 1900–1913 of the CFGC were developed to preserve, protect, and enhance Rare and Endangered plants in the State of California. The act requires all State agencies to use their

authority to carry out programs to conserve Endangered and Rare native plants. Provisions of the Native Plant Protection Act prohibit the taking of listed plants from the wild and require notification of the CDFW at least ten days in advance of any change in land use which would adversely impact listed plants. This allows the CDFW to salvage listed plant species that would otherwise be destroyed.

California Desert Native Plants Act

Division 23 of the California Food and Agriculture Code consists of the CDNPA. The CDNPA was developed to protect certain species of California desert native plants from unlawful harvesting on both public and privately-owned lands. The CDNPA only applies within the boundaries of Imperial, Inyo, Kern, Los Angeles, Mono, Riverside, San Bernardino, and San Diego Counties. Within these counties, the CDNPA prohibits the harvest, transport, sale, or possession of specific native desert plants unless a person has a valid permit or wood receipt, and the required tags and seals. The appropriate permits, tags and seals must be obtained from the sheriff or commissioner of the county where collecting will occur, and the county will charge a fee.

3.5.3 Local Policies and Ordinances

San Bernardino County Countywide Plan

The Conservation Element of the County of San Bernardino General Plan identifies measures to preserve the unique environmental features and natural resources of the desert region, including native wildlife and vegetation. One role of the Conservation Element involves the identification of a community's natural resources and the adoption of policies for their preservation, development, and wise use.

Section 4 Results

The following discusses the potential for special-status plant and wildlife species and special-status vegetation communities to occur within the Survey Area. The CNDDDB and CNPS Online Inventory were queried for reported locations of special-status plant and wildlife species as well as special-status natural vegetation communities within the 9-quad search radius. All CNDDDB occurrences, documentation of special-status species and vegetation communities, and USFWS-designated Critical Habitat within a 5-mile radius of the Project Site are shown in Appendix E, CDFW BIOS Map. An evaluation of the potential for each species identified in the database records search to occur within the Survey Area is presented in the following section.

4.1 SPECIAL-STATUS SPECIES

The field survey was conducted to assess the conditions of the habitat(s) within the boundaries of the Survey Area to determine if the existing vegetation communities, at the time of the field survey, have the potential to provide suitable habitat(s) for special-status plant and wildlife species. Additionally, the potential for special-status species to occur within the Survey Area was determined based on the reported locations in the CNDDDB and CNPS Online Inventory and the following:

- **Present:** the species was observed or detected within the Survey Area during the field survey.
- **High:** Recent occurrence records indicate that the species has been known to occur on or within 1 mile of the Survey Area and the Survey Area is within the normal or expected range of this species. Intact, suitable habitat preferred by this species occurs within the Survey Area and/or there is viable landscape connectivity to a local known extant population(s) or sighting(s).
- **Moderate:** Recent occurrence records indicate that the species has been known to occur within 1 mile of the Survey Area and the Survey Area is within the normal expected range of this species. There is suitable habitat within the Survey Area but the site is ecologically isolated from any local known extant populations or sightings.
- **Low:** Recent occurrence records indicate that the species has been known to occur within 5 miles of the Survey Area, but the Survey Area is outside of the normal expected range of the species and/or there is poor quality or marginal habitat within the Survey Area.
- **Not Expected:** There are no occurrence records of the species occurring within 5 miles of the Survey Area, there is no suitable habitat within the Survey Area, and/or the Survey Area is outside of the normal expected range for the species.
- **Absent:** The species has been determined to conclusively be absent from the Survey Area.

The literature search identified five (5) special-status plant species and twelve (12) special-status wildlife species as having been reported to occur within the 9-quad search radius. Special-status plant and wildlife species were evaluated for their potential to occur within the Survey Area based on habitat requirements, availability and quality of suitable habitat, and known distributions. Special-status biological resources identified during the literature review as having the potential to occur within the 9-quad search radius.

4.1.1 Special-Status Plant Species

Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the Survey Area has a **low potential** to support white pygmy-poppy (*Canbya candida*, CRPR 4.2) and Booth's evening primrose (*Eremothera boothii* ssp. *boothii*, CRPR 2B.3). These species were not observed during the site visit. Sagebrush loeflingia (*Loeflingia squarrosa* var. *squarrosa*, CRPR 2B.2) is **not expected** to occur due to lack of suitable habitat. At the Project Site there is suitable habitat to support short-joint beavertail (*Opuntia basilaris* var. *brachyclada*, CRPR 1B.2) and according to the CNDDDB there is a known occurrence within 1-mile of the Project Site (Appendix E). This species is conspicuous and was not recorded during the site visit. Western Joshua tree (*Yucca brevifolia*, State Listed Candidate Threatened) was **present** and recorded in abundance within the Project Site and within the Survey Area.

Western Joshua Tree

CASC's biologist performed an inventory of all Western Joshua trees within the Survey Area (Project Site and the 500-foot buffer). At the Project Site, a total of 48 trees (both dead and alive) were recorded during the July 2021 site visit. Data on Western Joshua tree within the buffer was recorded as required by CDFW but are not presented in Table 1 (Figure 5). All data collected will be utilized to assess direct and indirect Project impacts to the vegetative community surrounding the Project.

The 48 Western Joshua trees on-site vary in shapes (clonal or non-clonal), height, and health (Table 1, Joshua Tree Inventory). Of the 48 Western Joshua trees on-site, only 21 trees meet the criteria as transplantable based on the factors presented below in Section 4.1.2 Criteria for Relocation. The remaining 27 trees were recorded as too large, clonal, damaged, had multiple branches or were dead (Appendix B, Photos 5, 7, and 8). Western Joshua trees larger than approximately 12 feet tall, have multiple branches, panicles (a loose branching cluster of flowers), or exposed roots tend to have a very low survival rate during transplanting. Likewise, clonal trees are difficult to transplant and have a low survival rate due to multiple root systems (CDFW). See Appendix B, Photograph 5 for an example of a clonal Western Joshua tree on the Project Site.

Per CDFW reporting requirements, each Western Joshua tree in Table 1 was photographed, a general health assessment performed (height, branching, clonal, etc.), and GPS location of each tree with scale (CASC's biologist was used in the photographs for scale) was noted (Appendix B, Photos 3, 5, and 6). Data was not collected on the presence of panicles at the time the Western Joshua tree inventory was performed as it was late in the blooming season.

Sololocator was used to correspond the photographs and GPS locations of all trees on the Project Site and within the buffer. Photographs of each Western Joshua tree on the Project Site are available upon request. A photograph of each tree (with scale) will be included in the final Incidental Take Permit application (ITP) to be submitted to CDFW.

Highlighted in green in Table 1 are those Western Joshua trees deemed appropriate for relocation according to the CDFW criteria (see below, Section 4.1.2 Criteria for Relocation). Avoidance or relocation of Western Joshua trees will reduce the mitigation obligation with avoidance being the preferred strategy followed by on-site relocation of Western Joshua trees. Since 21 of the Western Joshua tree meet the criteria for relocation, the very best specimens can be selected to improve the chances of survival and overall success. If Western Joshua tree can be incorporated into the Project Site landscape or avoided this would help to reduce the mitigation obligation. Avoidance and relocation are highly valued by the California Department of Fish and Wildlife. Table 1 shows the GPS location of all Western Joshua tree on-site, their approximate height and a general health assessment.

Table 1. Western Joshua Tree Inventory

Tree Number	Approx Height inches/feet	Health/Notes	Location/GPS Coordinate
1	10-feet	Good; single trunk	117°24'9"W 34°24'26"N
2	1-foot	Dead	117°24'10"W 34°24'46"N
3	7-feet	Good; 3 trunks, clonal	117°24'9"W 34°24'48"N
4	6-feet	Good; single trunk	117°24'9"W 34°24'49"N
5	1-foot	Good; single sprout	117°24'9"W 34°24'49"N
6	4-feet	Good; single trunk	117°24'7"W 34°24'49"N
7	2-feet	Good; single sprout	117°24'8"W 34°24'48"N
8	1-foot	Good; single sprout	117°24'8"W 34°24'48"N
9	8-inchs	Good; single sprout	117°24'9"W 34°24'48"N
10	3-feet	Good; single trunk	117°24'8"W 34°24'47"N
11	Dead	Dead	117°24'9"W 34°24'46"N
12	1 trunk @ 10-feet 2 trunks @ 4-feet	Good, 3-trunks, clonal	117°24'9"W 34°24'45"N
13	1-trunk @15feet 1-trunk dead	Moderate; two trunks, 1-alive & 1-dead; a lot of litter around the tree, clonal	117°24'8"W 34°24'45"N
14	6-feet	Good; single trunk	117°24'8"W 34°24'45"N

15	1-trunk @6-feet 1-trunk @ 4-feet	Good; two trunks; clonal	117°24'8"W 34°24'44"N
16	Dead	Dead	117°24'7"W 34°24'45"N
17	Dead	Dead	117°24'7"W 34°24'45"N
18	1-sprout @ 2-feet 1-sprout @8- inches 1-sprout @1-foot	Good; clonal	117°24'7"W 34°24'45"N
19	2-trunks; both approx., 8-feet	Good, clonal, very large	117°24'7"W 34°24'45"N
20	6-feet	Good; single trunk	117°24'8"W 34°24'45"N
21	8-feet	Good; single trunk	117°24'8"W 34°24'45"N
22	2-trunks both approx. 25-feet	Good; very large tree, clonal	117°24'8"W 34°24'46"N
23	6-feet	Good, single trunk, leaning over	117°24'8"W 34°24'46"N
24	10-feet	Good, single trunk	117°24'8"W 34°24'46"N
25	2-feet	Good; single trunk surrounded by several Dead trees	117°24'8"W 34°24'47"N
26	7-trunks; Multi- trunk approx. 20- feet	Good; 7-trunks, clonal Multiple sprouts at base of tree	117°24'8"W 34°24'47"N
27	2-trunks; 1 @ 5- feet 1 dead/dying	Moderate; portion of tree on ground but alive	117°24'7"W 34°24'48"N
28	Dead	Dead	117°24'7"W 34°24'47"N
29	Dead	Dead	117°24'8"W 34°24'48"N
30	2-4-feet	Good; 1-trunk with 3 branches	117°24'8"W 34°24'48"N
31	15-feet	Moderate; 1-trunk dead, 2-trunks leaning or fallen over, 1-healthy, clonal	117°24'7"W 34°24'48"N
32	2-feet	Good; 1-trunk	117°24'8"W 34°24'49"N
33	4-feet	Good; 1-trunk	117°24'8"W 34°24'49"N
34	1-6-feet	Good; 4 trunks, clonal	117°24'7"W 34°24'49"N
35	3-5-feet	Good; multi branches, 1-trunk	117°24'6"W 34°24'50"N
36	8-inches	Good; single sprout	117°24'7"W 34°24'49"N
37	4-feet	Good; single trunk	117°24'6"W 34°24'49"N
38	Dead	Dead	117°24'6"W 34°24'49"N
39	2 @ 7-feet 2 @ 15-feet	Good; 4 trunks, clonal	117°24'6"W 34°24'49"N
40	4-feet	Good; single trunk with sprouts at base; clonal	117°24'6"W 34°24'48"N

41	20-feet	Good; single trunk with Dead trunk beside tree	117°24'6"W 34°24'48"N
42	Dead	Dead	117°24'7"W 34°24'47"N
43	6-feet	Moderate; multi branched 1 alive and 1 dead	117°24'6"W 34°24'47"N
44	20-23-feet and Dead	Good; multi trunk, 2-trunks alive and 1 dead, clonal	117°24'6"W 34°24'46"N
45	9-feet	Good; single trunk; with cactus wren nest	117°24'6"W 34°24'46"N
46	Dead	Dead	117°24'7"W 34°24'46"N
47	7'-feet with multiple 1-foot sprouts	Good; single trunk with 3-sprouts in close proximity; one dead trunk in close proximity	117°24'6"W 34°24'46"N
48	4'-feet main trunk with Multiple sprouts	Good; main trunk 4'; 13 sprouts < 1' around main trunk; 3 trunks yellow and in poor health; clonal	117°24'6"W 34°24'46"N

4.1.2 Criteria for Relocation

Each Western Joshua tree was evaluated for suitability of potential relocation and transplanting based on the following criteria which is provided on research completed by California Department of Fish and Wildlife:

- Trees from approximately 2-feet in height to approximately 12-feet.
- No visible sign of damage to the tree such as absence of bark due to rodents, vandalism, etc.
- Tree has minimal number of branches (between 2-3 branches).
- Tree is not excessively leaning.
- Tree does not have yellow or brown fronds.
- Proximity to other Western Joshua trees (i.e., clonal).
- Tree does not have exposed roots at the base.
- Presence of branches with panicles.

4.1.3 Special-Status Wildlife Species

Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and habitat associations, it was determined that the Survey Area has a **low potential** to support pallid bat [*Antrozous pallidus*, Species of Special Concern (SSC)] and yellow warbler (*Setophaga petechia*, SSC/Bird of Conservation Concern), desert tortoise (*Gopherus agassizii*, FE/SE), and Mohave ground squirrel (*Xerospermophilus mohavensis*, ST); **moderate potential** to support Cooper's hawk (*Accipiter cooperii*, CDFW Watch List), long-eared owl (*Asio otus*, SSC), loggerhead shrike (*Lanius ludovicianus*, SSC, Bird of Conservation Concern), Le Conte's thrasher (*Toxostoma lecontei*, SSC/Bird of Conservation Concern), gray vireo (*Vireo vicinior*, SSC/Bird of Conservation Concern), and coast horned lizard (*Phrynosoma blainvillii* SSC); **high potential** to support Western burrowing owl (*Athene cunicularia*, SSC and locally significant species); and **absent** is Mohave tui chub (*Siphateles bicolor mohavensis*, FE/SE) due to the lack of suitable habitat for this species at the Project Site.

4.2 SPECIAL-STATUS VEGETATION COMMUNITIES

Joshua tree woodland (*Yucca brevifolia* Alliance, G4 S3)² was recorded within the Survey Area and is a CDFW special-status habitat/vegetation community. On the list of California Sensitive Natural Communities, natural communities with ranks of S1-S3 are considered sensitive by CDFW (CDFW 2020). These communities need to be addressed in the CEQA review process. As such, any impacts to these sensitive natural communities may be considered significant under CEQA and require further mitigation to ensure compliance with the federal, State, and local regulations. These mitigation requirements are typically determined during the CEQA review and approval process.

4.3 NESTING BIRDS AND WILDLIFE MOVEMENT

The abundance of shrubs and Western Joshua tree located within the Survey Area provide nesting habitat for a number of nesting bird species. Several nests of cactus wren (*Campylorhynchus brumeicapillus*) were found during the site survey. Other avian species with potential to nest on the Project Site included mourning dove (*Zenaida macroura*), Anna's hummingbird (*Calypte anna*), American crow (*Corvus brachyrhynchos*), common raven (*Corvus corax*), and house finch (*Carpodacus mexicanus*). Turkey vulture (*Cathartes aura*) was also noted during the survey and can utilize the site for foraging and thermoregulation. Black-tailed jackrabbit (*Lepus californicus*) is expected to nest and forage on site. And coyote (*Canis latrans*) was observed foraging as evidenced by the presence of sign (scat and tracks). The site is undeveloped as are the adjacent properties. It is possible that wildlife moves readily throughout the site to access adjacent habitat.

²Global Ranking G4 = Apparently Secure – Uncommon but not rare; some cause for long-term concern due to decline or other factors. State Ranking S3 = Vulnerable – Vulnerable in the State due to a restricted range, relatively few populations (often 80 or fewer) recent or wide-spread declines, or other factors making it vulnerable to extirpation from the State.

4.4 REGIONAL CONNECTIVITY

Wildlife movement corridors are defined as areas that connect suitable wildlife habitat areas in a region otherwise fragmented by rugged terrain, changes in vegetation, or human disturbance. A wildlife corridor is generally represented by a linear patch of habitat that provides a connection between two core areas of the same habitat, allowing for the large-scale movement of species within their native habitats. Natural features such as canyon drainages, ridgelines, or areas with vegetation cover provides corridors for wildlife travel. Wildlife movement corridors are important because they provide access for breeding opportunities, food, and water; allow the dispersal of individuals away from high population density areas; and facilitate the exchange of genetic traits between populations. The Project Site is not identified within the San Bernardino County General Plan as a Wildlife Corridor or Linkage, San Bernardino County Corridor Locations. The County identifies Wildlife Corridors and Areas of Critical Environmental Concern in their open space element of the General Plan.

4.5 CRITICAL HABITAT

No USFWS-designated critical habitats (proposed or final) have been mapped within the Survey Area.

4.6 JURISDICTIONAL AQUATIC FEATURES

Non-Wetland Features

The Survey Area was surveyed for the presence of aquatic features including ephemeral drainage features. Given that the Project Site is located in the arid to semi-arid desert region, the Survey Area was assessed more specifically for ephemeral features (watercourses that flow only during and shortly after precipitation events). Within the eastern buffer area, there is an unnamed drainage feature that can be seen on the aerial photograph shown in Figure 3. This drainage feature will not be directly or indirectly affected by Project actions as it is a significant distance from the eastern boundary of the Project Site. It is only mentioned here because it was within the 500-foot buffer area. This feature will not be discussed further in this document as it is outside of the Project impact area.

There are no blueline drainage features or other features on the Project Site that would be considered jurisdictional. The site has not been graded or developed other than a dirt road that bisects the site from southeast to northwest (Figure 3). An erosion rill was noted on site and is located at the northwestern project boundary where the dirt road transects the western project boundary. There is evidence of minor surface scouring but none significant enough to be considered jurisdictional. Surface flow presumably follows this erosion rill across the dirt road and continues in a northerly direction. The erosion rill is anticipated to only support surface flow from the dirt road during high storm events. There was lack of an Ordinary High-Water Mark (OHWM) and lack of vegetation or other features to indicate this erosion rill would be jurisdictional.

Wetland Features

No wetland features were noted within the Project boundary during the site visit.

Section 5 Conclusion and Recommendations

The following sections discuss the potential impacts to biological resources that may occur from Project development and outline appropriate mitigation measures that would reduce potential impacts to less than significant levels.

5.1 SPECIAL-STATUS PLANT SPECIES

Development of the Project has the potential to impact these special-status plants: short-joint beavertail cactus (CRPR 1B.2), Booth's evening primrose (CRPR 2B.3), sagebrush loeflingia (CRPR 2B.3), and white pygmy poppy (CRPR 4.2). Impacts to special-status species with a CRPR of 1 or 2 would require disclosure under CEQA. Impacts to CRPR 3 and 4 species are not considered significant under CEQA and warrant no legal protection but may simply require CEQA disclosure. Western Joshua tree is addressed below in Section 5.4 Special-Status Vegetation Communities.

5.1.1 Avoidance and Minimization Measures

Construction activities would involve site grading, mowing, and other soil-disturbing activities. Short-term impacts to vegetation would result from the removal or alteration of physical habitats that can be re-vegetated and reclaimed after Project construction. The removal or alteration of native habitat within the Project Site could result in the temporary or permanent displacement of plants and habitat. The following avoidance and minimization measures are recommended to reduce potential impacts to special-status plant species.

BIO-1: Presence/Absence Surveys for Special-Status Plants

Prior to construction, a qualified botanist shall conduct a pre-construction rare plant survey within the Project Site, particularly focusing on areas with suitable habitat to support special-status plant species. The survey shall be floristic in nature (i.e., identifying all plant species to the taxonomic level necessary to determine rarity), and shall be inclusive of, at a minimum, areas proposed for disturbance.

If individual or populations of special-status plant species are found along the edges of areas that are proposed for disturbance, measures to avoid and minimize impacts to these plants, including but not limited to flagging and/or fencing, shall be recommended and implemented, as appropriate. The surveys and reporting shall follow 2018 CDFW and/or 2001 CNPS guidelines.

The results of the survey shall be documented in a letter report that will be submitted to San Bernardino County and the California Department of Fish and Wildlife.

If State- and/or federally-listed plant species are present and avoidance is infeasible, consultation with the requisite resource agency will be conducted and an Incidental Take Permit may be warranted prior to the commencement of Project activities.

5.2 NESTING BIRDS AND WILDLIFE MOVEMENT

The Survey Area is surrounded by undeveloped land to the north, south, east, and west, and implementation of the Project will not inhibit wildlife from moving to adjacent open space which surrounds the Project Site. Abundant suitable bird nesting habitat is present throughout the Project Site and buffer area. Development of the Project has the potential to impact these special-status birds: yellow warbler (SSC/Bird of Conservation Concern), Cooper's hawk (CDFW Watch List), long-eared owl (SSC), loggerhead shrike (SSC, Bird of Conservation Concern), Le Conte's thrasher (SSC/Bird of Conservation Concern), gray vireo (SSC/Bird of Conservation Concern), and Western burrowing owl (SSC) (which will be discussed in detail below in Section 5.3).

5.2.1 Avoidance and Minimization Measures

Pursuant to the MBTA (16 U.S. Government Code [USC] 703) of 1918, as amended in 1972, federal law prohibits the taking of migratory birds or their nests or eggs (16 USC 703; 50 CFR 10, 21). The following avoidance and minimization measure is recommended to reduce potential impacts to nesting birds to a less than significant level.

Impacts to special-status species designated as endangered, threatened, rare, or a candidate species would require disclosure under CEQA. Impacts to SSC species are not considered significant under CEQA and warrant no legal protection but may simply require CEQA disclosure.

BIO-2: Nesting Bird Preconstruction Surveys

If it is not feasible to avoid the nesting bird season (typically January through July for raptors and February through August for other avian species), a qualified biologist shall conduct a pre-construction nesting bird survey for avian species to determine the presence/absence, location, and status of any active nests on or directly adjacent to the Project Site. If active nests are located, the extent of the survey buffer area surrounding the nest should be established by the qualified biologist to ensure that direct and indirect effects to nesting birds are avoided. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than seven (7) days prior to the commencement of construction.

In the event that active nests are discovered, a suitable buffer (distance to be determined by the biologist) shall be established around such active nests, and no construction within the buffer allowed, until the biologist has determined that the nest(s) is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

5.3 SPECIAL-STATUS WILDLIFE SPECIES

Based on the results of the field survey and a review of specific habitat preferences, occurrence records, known distributions, and elevation ranges, it was determined that the Survey Area has a low potential to support pallid bat (SSC), desert tortoise (FE/SE), and Mohave ground squirrel (ST); moderate potential to support coast horned lizard (SSC); and high potential to support Western burrowing owl (SSC and locally significant within the County of San Bernardino).

CEQA requires Project proponents to analyze and disclose potential environmental impacts associated with Project development. Any potentially significant impact must be mitigated to the extent feasible. CEQA requires public agencies in California to analyze and disclose potential environmental impacts associated with a project that the agency will carry out, fund, or approve. Any potentially significant impact must be mitigated to the extent feasible. Impacts to special-status species designated as endangered, threatened, rare, or a candidate species would require disclosure under CEQA. Impacts to SSC species are not considered significant under CEQA and warrant no legal protection but may simply require CEQA disclosure.

5.3.1 Avoidance and Minimization Measures

The following avoidance and minimization measures are recommended to reduce potential impacts to desert tortoise, Mohave ground squirrel, and Western burrowing owl to a less than significant level.

BIO-3: Presence/Absence Survey for Desert Tortoise

Presence/absence surveys shall be conducted by a USFWS approved biologist and follow the USFWS approved Presence/Absence Survey Guidelines which are only outlined below (USFWS 2009. *Draft Revised Recovery Plan for the Mojave Population of the Desert Tortoise*).

Surveys should be conducted during the desert tortoise's most active periods (April through May or September through October) (Nussear and Tracy 2007; Inman 2008; USFWS 2009). Surveys outside these time periods may be approved by USFWS, and CDFG in California (e.g., warm weather in March or rainfall in August stimulating increased desert tortoise activity).

Desert tortoises utilize burrows to avoid daily and annual thermal extremes. Therefore, surveys should take place when air temperatures are below 40 degrees C (104 degrees F) (Zimmerman et al. 1994; Walde et al. 2003; Inman 2008). Air temperature is measured ~5-cm from the soil surface in an area of full sun, but in the shade of the observer.

Ten-meter (~30-ft) wide belt transects should be used during surveys. For all projects, surveys which cover the entire project area with the 10-m belt transects (100 percent coverage) are always an acceptable option. Transects should be completed in a random order, oriented in a logistically convenient pattern (e.g., lines, squares, or triangles). Any sampling design other than simple systematic or random sampling must be approved by USFWS (e.g. stratification).

Occurrence of either live desert tortoises or desert tortoise sign (burrows, scats, and carcasses) in the action area indicates desert tortoise presence and therefore requires formal consultation with USFWS.

If neither desert tortoises nor sign are encountered during the action area surveys, as well as project perimeter surveys where appropriate, please contact your local USFWS office. Informal consultation with the USFWS may be required even though no desert tortoises or sign are found during surveys.

BIO-4: Presence/Absence Survey for Mohave Ground Squirrel

Presence/absence surveys shall be conducted by a CDFW approved biologist and follow the CDFW approved Mohave Ground Squirrel Survey Guidelines (January 2003; minor process and contact changes in July 2010). Mohave ground squirrel (*Xerospermophilus mohavensis*) is known in the region of the Project and has been observed within 5-miles of the Project Site. A habitat assessment with possible focused protocol level trapping surveys may be necessary prior to Project build out. .

CDFW qualified biologist shall perform a one-day habitat assessment to determine if suitable habitat is present on the Project Site. Visual surveys to determine Mohave ground squirrel activity and habitat quality shall be undertaken during the period of March 15 through April 15. All potential habitat on a Project site shall be visually surveyed during daylight hours by a biologist who can readily identify the Mohave ground squirrel and the white-tailed antelope squirrel (*Ammospermophilus leucurus*). If visual surveys do not reveal presence of the Mohave ground squirrel on the Project Site, standard small-mammal trapping grids shall be established in potential Mohave ground squirrel habitat.

BIO-5: Protocol Level Surveys for Western Burrowing Owl

Project-specific CEQA mitigation is important for burrowing owls because most populations exist on privately owned parcels that, when proposed for development or other types of modification, may be subject to the environmental review requirements of CEQA. Additionally, *Western burrowing owls are locally significant within the County of San Bernardino as they are in severe decline.*

Surveys for Western burrowing owl shall be performed by a qualified biologist. A qualified biologist is a biologist who has demonstrated pertinent field experience in identifying owls in varying habitats and who is recognized by CDFW to work without supervision. Surveys shall follow *Staff Report on Burrowing Owl Mitigation* (CDFW 2012).

Breeding Season Surveys Number of Visits and Timing

Conduct 4 survey visits: 1) at least one site visit between February 15 and April 15, and 2) a minimum of three survey visits, at least three weeks apart, between April 15 and July 15, with at least one visit after June 15. Note: many burrowing owl migrants are still present in southwestern California during mid-March, therefore, exercise caution in assuming breeding occupancy early in the breeding season. Survey method. Rosenberg et al. (2007) confirmed walking line transects were most effective in smaller habitat patches. Conduct surveys in all portions of the project site that were identified in the Habitat Assessment. Conduct surveys by walking straight-line transects spaced 7 m to 20 m apart, adjusting for vegetation height and density (Rosenberg et al. 2007). At the start of each transect and, at least, every 100 m, scan the entire visible project area for burrowing owls using binoculars. During walking surveys, record all potential burrows used by burrowing owls as determined by the presence of one or more burrowing owls, pellets, prey remains, whitewash, or decoration. Some burrowing owls may be detected by their calls, so observers should also listen for burrowing owls while conducting the survey.

Weather conditions: Poor weather may affect the surveyor's ability to detect burrowing owls, therefore, avoid conducting surveys when wind speed is >20 km/hr, and there is precipitation or dense fog. Surveys have greater detection probability if conducted when ambient temperatures are >20° C, less than 12km/hr, and cloud cover is less than 75%.

Time of day: Daily timing of surveys varies according to the literature, latitude, and survey method. However, surveys between morning civil twilight and 10:00 AM

and two hours before sunset until evening civil twilight provide the highest detection probabilities (Barclay pers. comm. 2012, Conway et al. 2008).

BIO-6: Pre-Construction Western Burrowing Owl Clearance Surveys

If more than 30-days pass after focused surveys for Western burrowing owl are conducted, then it will be necessary to conduct pre-construction burrowing owl clearance surveys. All surveys shall be conducted by a qualified biologist to ensure that burrowing owls remain absent from the Project Site and impacts to burrowing owls do not occur.

In accordance with the *Staff Report on Burrowing Owl Mitigation* (CDFW 2012), two (2) pre-construction clearance surveys should be conducted 14-30 days and 24 hours prior to any vegetation removal or ground disturbing activities. Once surveys are completed, the qualified biologist shall prepare a final report documenting surveys and findings. If no burrowing owls or occupied burrows are detected, Project construction activities may begin. If an occupied burrow is found within the Project Site during pre-construction clearance surveys, a burrowing owl exclusion and mitigation plan shall be prepared and submitted to the County, which may consult with CDFW for review, prior to initiating Project construction activities.

BIO-7: Passive and Active Relocation of Western Burrowing Owls

If Western burrowing owls are observed on the Project Site during preconstruction surveys, CDFW shall be immediately notified to determine if avoidance of the nest is appropriate until the nest is vacated or to gain concurrence from CDFW on active or passive relocation actions. All passive or relocation activities shall be in concurrence with CDFW guidelines (*Staff Report on Burrowing Owl Mitigation* 2012).

If burrowing owls are present and nesting on-site the following steps shall be necessary to reduce impacts to less than significant. These steps may be augmented by recommendations from CDFW:

- a. Occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFW verifies through non-invasive methods that: (1) owls have not begun egg-laying and incubation; or (2) that juveniles from the occupied burrows are foraging independently and are capable of independent survival.

- b. A qualified biologist shall exclude all owls from active burrows using one-way doors. Concurrently, all inactive burrows and other sources of secondary refuge for burrowing owls shall be collapsed and removed from the site.
- c. Following and 24 to 48-hour observation period, all vacated burrows shall be collapsed.
- d. A qualified biologist shall conduct a post-exclusion survey confirming the absence of burrowing owls on the Project Site. Should newly occupied burrows be discovered on the Project Site the exclusion activities shall be repeated.

5.4 SPECIAL-STATUS VEGETATION COMMUNITIES

The Western Joshua tree is a candidate species in the initial stages of consideration for listing as threatened under the California Endangered Species Act (CESA) (Office of Administrative Law's Notice ID #Z2019-1112-01 and Z2020-0924-01 Petition to list Western Joshua Tree (*Yucca brevifolia*) as a Threatened Species). CDFW regulates all “take” of listed or candidate species. In preparation for Project development, an Incidental Take Permit (ITP) application will need to be completed with supporting documentation and an application fee paid to CDFW.

5.4.1 Avoidance and Minimization Measures

The following avoidance and minimization measure is recommended to reduce potential impacts and lessen mitigation obligation for special-status Western Joshua tree woodland to a less than significant level.

Mitigation can consist of avoidance, removal, on-site relocation, off-site relocation, and purchase of credits in a CDFW approved mitigation bank. In the instance of relocation of Western Joshua tree, the Project proponent will be responsible for preparation of long-term maintenance, monitoring, watering, and weeding plan to ensure the health of the transplanted tree, the placement of fencing and signage around transplanted trees, and if requested by CDFW, an endowment to maintain the relocated trees. Purchase of credits in a CDFW approved mitigation bank can be an option once bank approval is finalized.

San Bernardino County Countywide Plan Policy NR-5.6 Mitigation Banking supports the proactive assemblage of lands to protect biological resources and facilitate development through private or public mitigation banking. The County does require public and private conservation lands or mitigation banks to ensure that easement and fee title agreements provide funding methods sufficient to manage the land in perpetuity.

BIO-8: Incidental Take Permit from CDFW

An Incidental Take Permit (ITP) application and supporting documentation shall be submitted to CDFW for review and approval for removal of Western Joshua trees on the Project Site. An ITP establishes a performance standard requiring that the impacts be “minimized and fully mitigated” with “measures that are roughly proportional in extent to the impact of the authorized taking on the species.”³ Therefore, additional mitigation measures, such as the purchase of credits from an approved conservation or mitigation bank, land acquisition, or entry into a conservation easement, will be determined in consultation with CDFW to meet ITP requirements. Because the Western Joshua tree was designated as a candidate species in October 2020 and is still subject to a status review by CDFW, it is impractical to determine the specific details of mitigation, beyond compliance with the ITP.

A completed application requires a completed CEQA document to accompany the ITP application and fee. CDFW requires the CEQA document have a state clearing house number, show proof of filing fees, and that the document has been circulated. CDFW will then review the ITP and CEQA document and make a determination of mitigation.

BIO-9: Desert Native Plant Protection and Relocation Plan

A *Desert Native Plant Protection and Relocation Plan* (Plan) for the proposed Project shall be composed that will provide detailed specifications for the proposed treatment, avoidance, or relocation of all smoke trees (*Cotinus* sp.), species in the Agavaceae family, mesquite (*Prosopis* sp.), large creosote bushes (*Larrea* sp.), Western Joshua trees, and any other plants protected by the State Desert Native Plant Act. Further, the Protected Desert Plant Plan will provide measures to meet the requirements of Chapter 16.24 of the City of Hesperia’s (City) Municipal Code to protect, preserve, and mitigate impacts to Western Joshua tree. The City’s Protected Plant Policy (HMC 16.24) states the following for commercial and industrial projects:

- The Plan shall be certified by an arborist or registered botanist.
- An application and fee shall be completed and paid to the City of Hesperia.
- Healthy, transplantable Western Joshua trees shall be relocated on-site or may be placed in an adoption program.

³ Fish & G. Code § 2081(b); Cal. Code Regs., tit. 14, §§ 783.2-783.8

The *Desert Native Plant Protection and Relocation Plan* will address requirements of the City's Protected Plant Policy and provide details from the initial survey of the site's Western Joshua trees and other sensitive desert plant species, detailed specifications for the protection of trees to be preserved on site, and relocation/salvage requirements for those trees or bushes requiring removal and relocation. Specifically, the Plan will include site location and characteristics; relocation requirements including Western Joshua tree and other sensitive desert plant species report and removal/relocation and transplanting specifics; success criteria and associated necessary fees, protective measures prior to, during and after construction, and maintenance after construction.

5.5 CRITICAL HABITAT

There is no USFWS-designated critical habitat mapped within the Survey Area. Therefore, no impacts to critical habitat are expected to occur as a result of the Project, and no further recommendations or avoidance and minimization measures are warranted.

Section 6 References

- ArcGIS. 2020. Federal Emergency Management Agency – 100 Year Flood Zones. Accessed online at: <http://fema.maps.arcgis.com/apps/webappviewer>.
- Baldwin, B.G., D.H. Goldman, D.J. Keil, R. Patterson, T.J. Rosatti, and D.H. Wilken, eds. 2012. *The Jepson Manual: Vascular Plants of California, 2nd ed.* University of California Press, Berkeley.
- Barclay, J. H. 2012. Albion Environmental, Inc, personal communication.
- California Department of Fish and Wildlife (CDFW). 2012. *Staff Report on Burrowing Owl Mitigation*. State of California Natural Resources Agency. 34 pp.
- California Department of Fish and Wildlife (CDFW). 2020. California Natural Community List. Accessed online at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=153398&inline>.
- California Department of Fish and Wildlife, Biogeographic Data Branch. 2021a. Biogeographic Information and Observation System (BIOS). Accessed online at: <https://wildlife.ca.gov/data/BIOS>.
- California Department of Fish and Wildlife, Biogeographic Data Branch. 2021b. California Natural Diversity Database RareFind 5. Accessed online at: <https://www.dfg.ca.gov/biogeodata/cnddb/mapsanddata.asp>.
- California Department of Fish and Wildlife. 2021c. *Special Animals List*. Periodic publication. 51 pp. Last updated: April 2021. Accessed online at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109406&inline>.
- California Department of Fish and Wildlife. 2021d. *Special Vascular Plants, Bryophytes, and Lichens List*. Quarterly publication. 126 pp. Last updated: April 2021. Accessed online at: <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109383&inline>.
- California Department of Fish and Wildlife 2010. Mohave Ground Squirrel Survey Guidelines (January 2003; minor process and contact changes in July 2010).
- California Native Plant Society (CNPS). 2021. Online Inventory of Rare and Endangered Plants. Accessed online at: <http://cnps.site.aplus.net/cgi-bin/inv/inventory.cgi/BrowseAZ?name=quad>.
- Chesser, R. T., S. M. Billerman, K. J. Burns, C. Cicero, J. L. Dunn, A. W. Kratter, I. J. Lovette, N. A. Mason, P. C. Rasmussen, J. V. Remsen, Jr., D. F. Stotz, and K. Winker. 2020. Check-list of North American Birds (online). American Ornithological Society. Available online at: <http://checklist.aou.org/taxa>.
- Conway, C. J., V. Garcia, M. D., and K. Hughes. 2008. Factors affecting detection of burrowing owl nests during standardized surveys. *Journal of Wildlife Management* 72: 688-696.

- Crother, B. I. (ed.). 2012. *Scientific and Standard English Names of Amphibians and Reptiles of North America North of Mexico, With Comments Regarding Confidence In Our Understanding*. SSAR Herpetological Circular 39:1-92.
- ESRI World Imagery, Digital Globe June 4, 2016.
- ESRI World Street Map 2018.
- Google Earth Pro. 2021. Aerial photography of the Project Site, Hesperia, California.
- Harvey, M. J., J. S. Altenbach, and T.L. Best. 2011. *Bats of the United States and Canada*. John Hopkins University Press, Baltimore, Maryland.
- Holland, R. 1986. *Preliminary Descriptions of the Terrestrial Natural Communities of California*.
- Inman, R.D. 2008. How elusive behavior and climate influence the precision of density estimate of desert tortoise populations. Master of Science in Biology Thesis. University of Nevada, Reno.
- Nussear, K.E., and C.R. Tracy. 2007. Can modeling improve estimation of desert tortoise population densities? *Ecological Applications* 17:579–586.
- Reid, F.A. 2006. *A Field Guide to Mammals of North America, Fourth Edition*. Houghton Mifflin Company, New York, New York.
- Rosenberg, D. K., L. A. Trulio, D. H. Catlin, D. Chromczack, J. A. Gervais, N. Ronan, and K. A. Haley. 2007. The ecology of the burrowing owl in California, unpublished report to Bureau of Land Management.
- San Bernardino County Countywide Plan. *General Plan, Wildlife Corridor or Linkage; San Bernardino County Corridor Locations*. <http://countywideplan.com/theplan/>
- Sawyer, J.O., T. Keeler-Wolf, and J. Evens. 2009. *A Manual of California Vegetation (Second Edition)*. California Native Plant Society, Sacramento, California, USA.
- Sibley, D.A. 2014. *The Sibley Guide to Birds, Second Edition*. Alfred A. Knopf, Inc., New York, New York.
- Solocator App | GPS Field Camera – Stamp Photos with Directions, GPD Location. <https://solocator.com>
- Stebbins, R.C. 2003. *A Field Guide to Western Reptiles and Amphibians, Third Edition*. Houghton Mifflin Company, New York, New York.
- U.S. Climate Data. 2021. *Victorville, California*. Accessed on October 19, 2021. Accessed online at: <https://www.usclimatedata.com/climate/barstow/california/united-states/usca0069>.
- U.S. Department of Agriculture, Natural Resources Conservation Service (USDA). 2021a. Web Soil Survey. Accessed online at: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>.
- U.S. Department of Agriculture, Natural Resources Conservation Service (USDA). 2021b. National Hydric Soils List. Accessed online at: <http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/use/hydric/>.
-
- Loyal Brothers Truck/Trailer Maintenance Repair Facility*
Biological Resources Assessment Report

- U.S. Department of the Interior, Fish and Wildlife Service (USFWS). 2021a. Information for Planning and Conservation (IPaC) online system. Accessed online at: <https://ecos.fws.gov/ipac/>.
- U.S. Department of the Interior, Fish and Wildlife Service (USFWS). 2021b. National Wetlands Inventory Mapper. Accessed online at: <http://www.fws.gov/wetlands/Data/Mapper.html>.
- U.S. Department of the Interior, Fish and Wildlife Service [ArcGIS Online]. 2021. USFWS Critical Habitat for Threatened & Endangered Species mapper. Accessed online at: <http://fws.maps.arcgis.com/home/webmap/viewer.html?webmap=9d8de5e265ad4fe09893cf75b8dbfb77>.
- U.S. Department of the Interior, Geological Survey (USGS). 2021. National Hydrography Dataset and Wetland Boundary Dataset. Accessed online at: <https://viewer.nationalmap.gov/advanced-viewer/>.
- U.S. Fish and Wildlife Service. 2009. Draft Revised Recovery Plan for the Mojave Population of the Desert Tortoise (*Gopherus agassizii*). U.S. Fish and Wildlife Service Region 8, Sacramento, California. 221 pages
- Walde, A.D., L. Bol, D.K. Delaney, and L.L. Pater. 2003. The desert tortoise: a preliminary analysis of operative and environmental temperatures. A Report by the Construction Engineering Research Laboratory to the U.S. Fish and Wildlife Service. 18 pages.
- Zimmerman, L.C., M.P. O'Connor, S.J. Bulova, J.R. Spotila, S.J. Kemp, and C.J. Salice. 1994. Thermal ecology of desert tortoise in the Eastern Mojave Desert: seasonal patterns of operative and body temperatures, and microhabitat utilization. *Herpetological Monographs* 8:45-59.

Appendix A CUP Site Plan

CONDITIONAL USE PERMIT SITE PLAN

PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY
APN 3064-561-15
NORTH SIDE OF MUSCATEL STREET, SOUTH SIDE OF ASPEN ROAD
APPROXIMATELY 280' EAST OF CALIENTE ROAD
CITY OF HESPERIA

LEGEND

EOFF EDGE OF PAVEMENT
EX EXISTING
FH EX. FIRE HYDRANT
GW GUY WIRE
OH OVERHANG
PFH PROPOSED FIRE HYDRANT
PL PROPERTY LINE
PP POWER POLE
RW RIGHT-OF-WAY
TYP. TYPICAL
WC WATER CAP

EXISTING TREE/SHRUB TO BE REMOVED/RELOCATED

ADA PATH OF TRAVEL
PROPOSED CURB & GUTTER
EXISTING CONTOURS
FLOWLINES
CENTERLINE
EXISTING RW
PROPERTY LINES
EXISTING UTILITY LINE
PROPOSED BUILDING FOOTPRINT

PROPOSED AC PAVING
EXISTING AC PAVING
PROPOSED PCC PAVING
PROPOSED LANDSCAPING

UTILITIES:

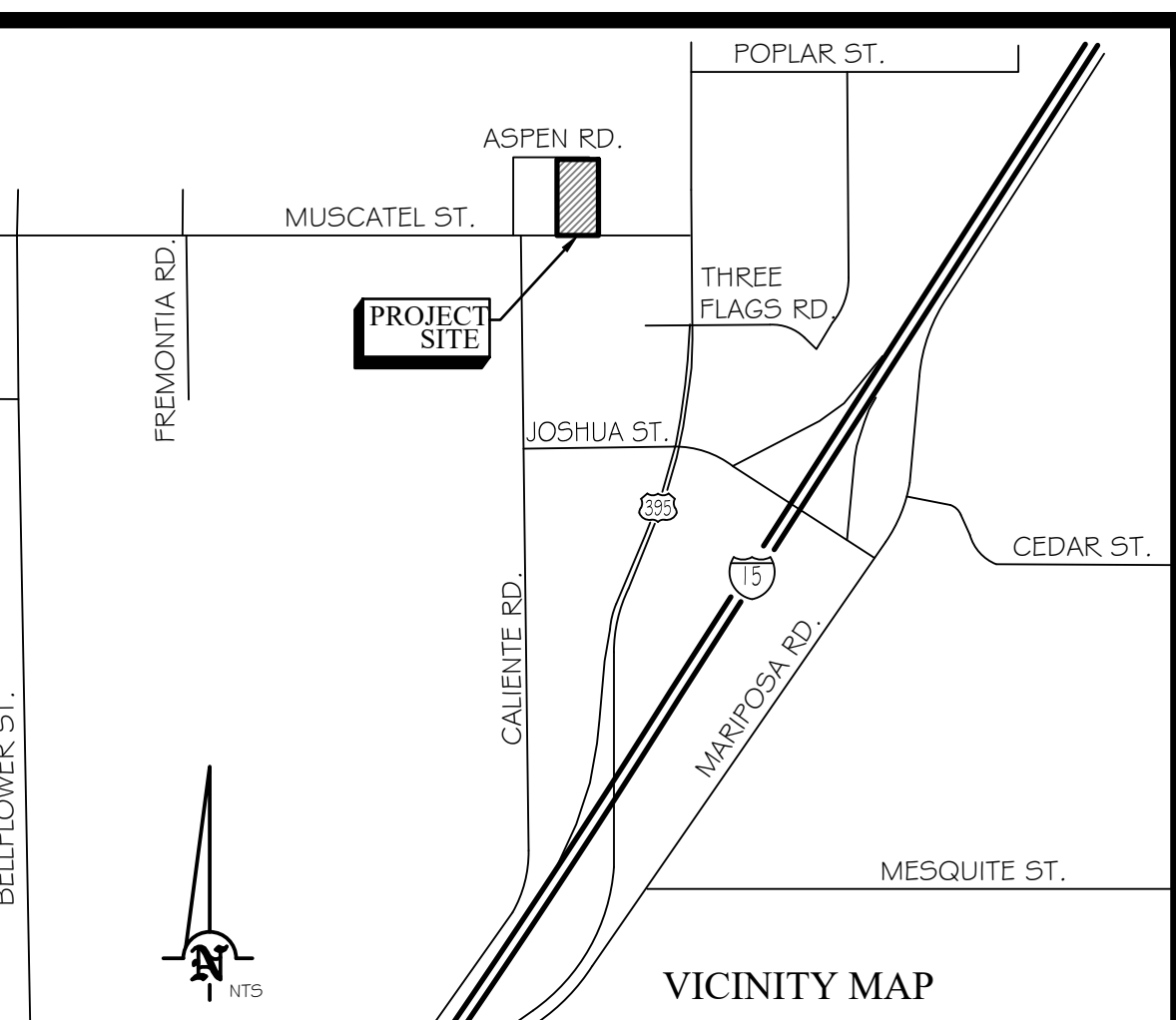
ELECTRIC:
SOUTHERN CALIFORNIA
EDISON COMPANY
30553 RIMROCK RD
BARSTOW, CA 92311
(760) 252-6402

TELEPHONE:
FRONTIER COMMUNICATIONS
9 S. 4TH STREET
REDLANDS, CA 92373
(909) 748-6676

WATER/SEWER:
CITY OF HESPERIA
9700 SEVENTH AVENUE
HESPERIA, CA 92345
(760) 947-1840

GAS:
SOUTHWEST GAS COMPANY
13471 MARIPOSA ROAD
VICTORVILLE, CA 92392
(760) 951-4044

TELEPHONE:
RACE COMMUNICATIONS
1170 UNIT C, E. TEHACHAPI BLVD.
TEHACHAPI, CA 93561
(877) 722-3633

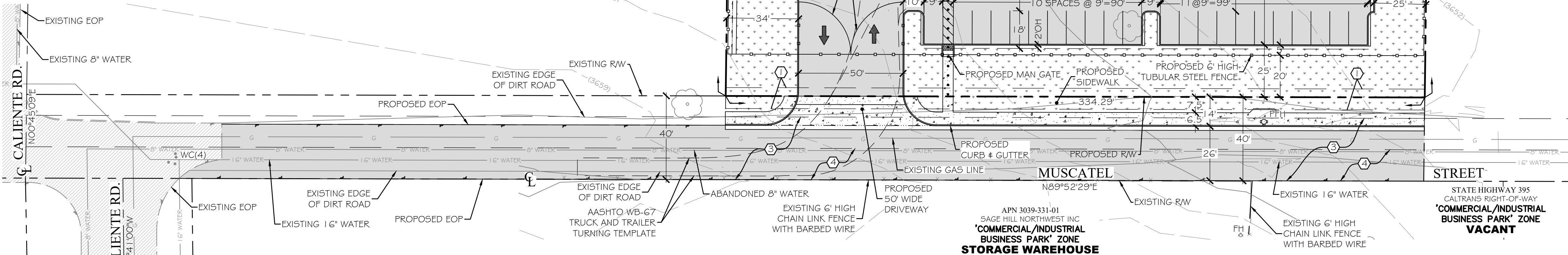


NOTES:

- ASSESSOR'S PARCEL NUMBER: 3064-561-15
- EXISTING GROSS AREA: 221,461 SF = 5.08 AC
- EXISTING NET AREA: 221,461 SF = 5.08 AC
- PROPOSED DEDICATION: 25,064 SF = 0.57 AC
- PROPOSED NET AREA: 196,396 SF = 4.51 AC
- EXISTING/PROPOSED ZONE DESIGNATION: COMMERCIAL INDUSTRIAL BUSINESS PARK (CIBP) ZONE OF "MAIN STREET AND FREEWAY CORRIDOR" SPECIFIC PLAN
- EXISTING/PROPOSED GENERAL PLAN DESIGNATION: SPECIFIC PLAN
- EXISTING LAND USE: VACANT
- TRUCK / TRAILER REPAIR AND MAINTENANCE FACILITY
- AREA SUMMARY:
PROPOSED NET AREA: 196,396 SF = 4.51 AC
ACCESS/PARKING: 149,496 SF = 76.12 % OF NET AREA
LANDSCAPING: 30,069 SF = 15.31 % OF NET AREA
AREA TO REMAIN NATURAL: 4,031 SF = 2.03% OF NET AREA
BUILDING FOOTPRINT: 12,800 SF = 6.46 % OF NET AREA
- PARKING SUMMARY:
REQUIRED PARKING:
DIESEL TRUCK REPAIR: 3 SPACES PER SERVICE BAY = 3 SPACES X 12 BAYS = 36 SPACES
NON SERVICE BAY AREA: 4 / 1,000 SF = 3,200 SF / 1,000 SF X 4 SPACES = 13 SPACES
TOTAL REQUIRED PARKING: 49 SPACES
TOTAL PROVIDED PARKING: 49 SPACES
TOTAL REQUIRED MOTORCYCLE PARKING SPACES: (1) 56 SF AREA
TOTAL PROVIDED MOTORCYCLE PARKING SPACES: (1) 56 SF AREA
TOTAL REQUIRED ACCESSIBLE SPACES: 2 SPACES, 1 VAN ACCESSIBLE
TOTAL PROVIDED ACCESSIBLE SPACES: 2 SPACES, 2 VAN ACCESSIBLE
TOTAL REQUIRED LOADING SPACES FOR 12,800 SF = (1) 10' X 20' SPACE
TOTAL PROVIDED LOADING SPACES: (1) 10' X 20' SPACE
- PROJECT SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) PER FIRM MAP NO. 06071 C6475H DATED AUGUST 28, 2008
- A PRUNUS CAROLINIANA, CAROLINA LAUREL CHERRY HEDGE (15 GALLON PLANTS, 3' ON CENTER) IS PROPOSED ALONG THE NORTH FENCE LINE TO PROVIDE SCREENING OF THE TRUCK PARKING AREA. A HEIGHT OF 12' SHALL BE MAINTAINED TO PROVIDE FULL SCREENING OF TRUCKS FROM THE RIGHT OF WAY.

BUILDING INFORMATION:

- MAXIMUM BUILDING HEIGHT: 29 FEET
- BUILDING OCCUPANCY: B & S-1
- BUILDING TYPE: V



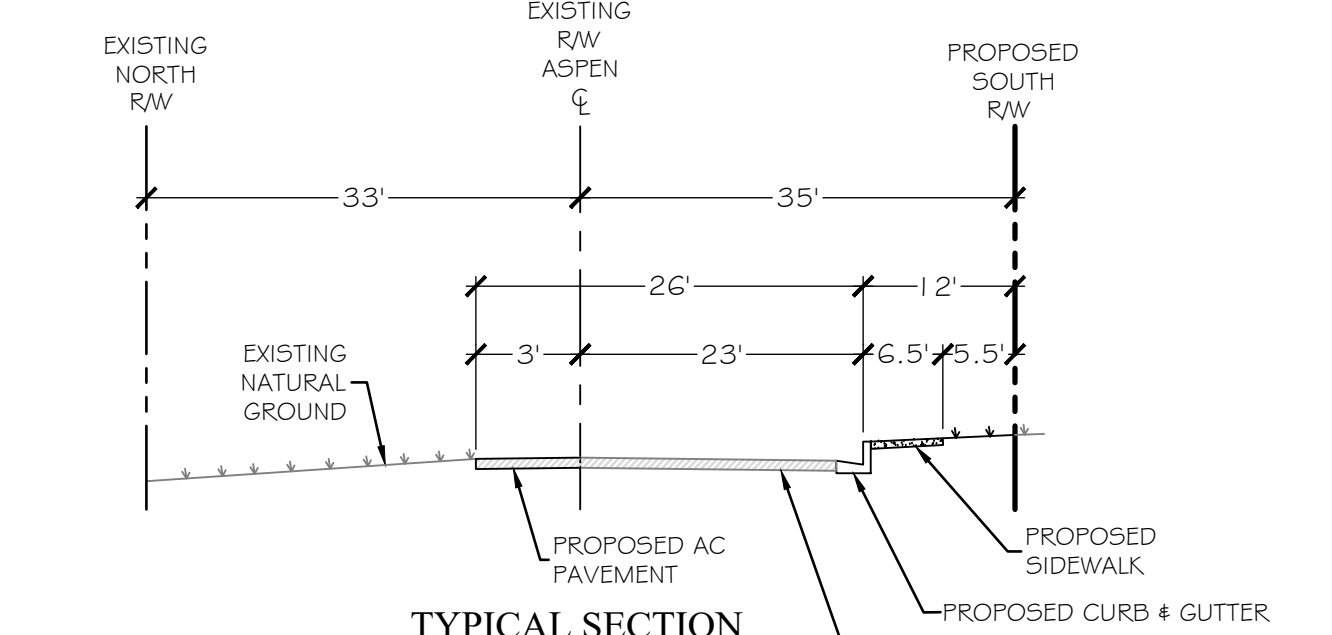
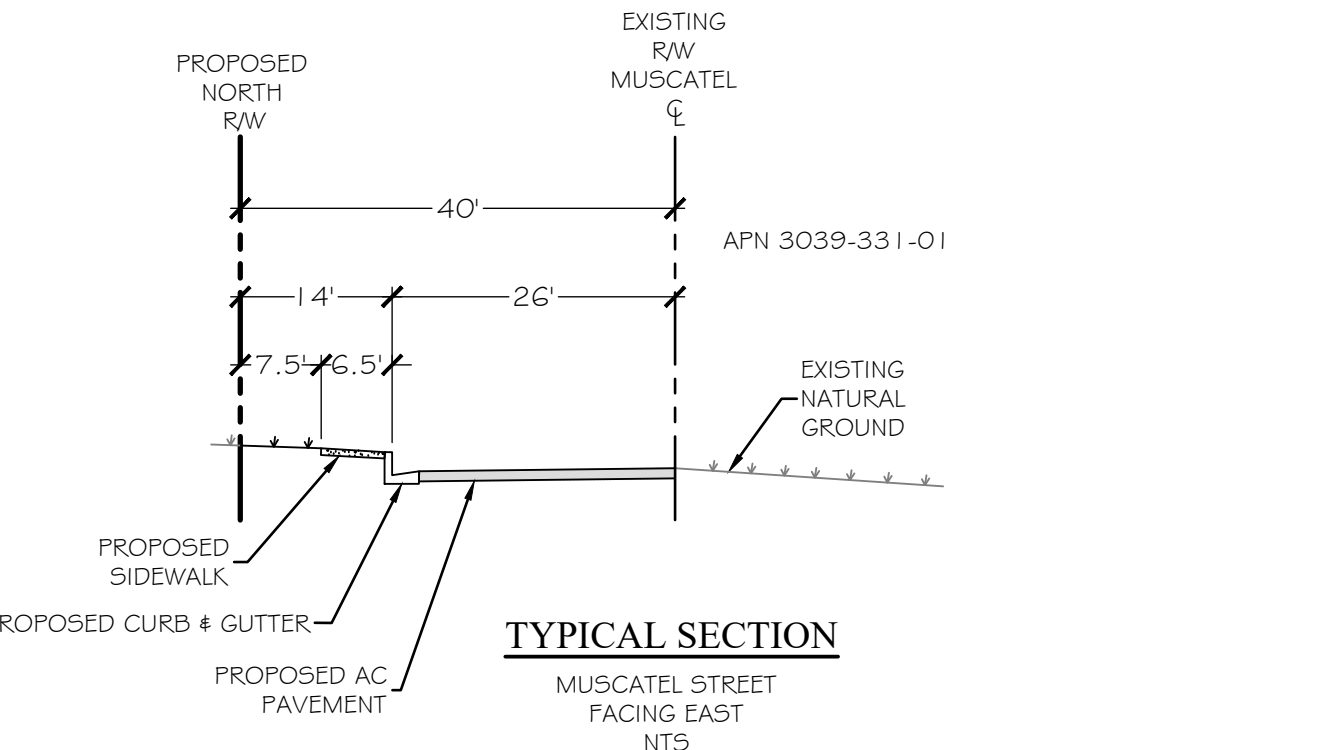
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF HESPERIA, THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 4 NORTH, RANGE 5 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE.

EASEMENTS

- AN EASEMENT FOR APPURTENANT FIXTURES AND/OR EQUIPMENT NECESSARY OR USEFUL FOR DISTRIBUTING ELECTRICAL ENERGY AND FOR TRANSMITTING INTELLIGENCE BY ELECTRICAL MEANS, IN FAVOR OF SOUTHERN CALIFORNIA EDISON, RECORDED JANUARY 03, 1985 AS INSTRUMENT NO. 1985-004725, OF OFFICIAL RECORDS.
- AN EASEMENT FOR WATER LINES AND ALL OTHER UTILITIES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, RECORDED AUGUST 24, 1987 AS INSTRUMENT NO. 1987-292709, OF OFFICIAL RECORDS.
- AN EASEMENT FOR WATER LINES, IN FAVOR OF THE COUNTY OF SAN BERNARDINO, RECORDED FEBRUARY 27, 1974 IN BOOK 8376 PAGE 648, OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS PURPOSES AND FOR PLACEMENT OF ANY OR ALL UTILITIES AND INCIDENTAL PURPOSES, IN FAVOR OF JOHN C. VAIN, RECORDED APRIL 4, 1937 IN BOOK 4223, PAGE 14 OF OFFICIAL RECORDS.
- AN EASEMENT FOR INGRESS AND EGRESS AND PUBLIC UTILITIES, IN FAVOR OF NORMAN WITTENBERG, RECORDED OCTOBER 25, 1962 IN BOOK 5790, PAGE 823 OF OFFICIAL RECORDS.



CONDITIONAL USE PERMIT SITE PLAN
PROPOSED TRUCK/TRAILER REPAIR AND MAINTENANCE FACILITY
APN 3064-561-15
NORTH SIDE OF MUSCATEL STREET, SOUTH SIDE OF ASPEN ROAD
APPROXIMATELY 280' EAST OF CALIENTE ROAD
CITY OF HESPERIA

thatcher engineering & associates, inc.
1461 Ford Street, Suite 105, Redlands, CA 92373
• land planning
• civil engineering
• landscape architecture
phone 909.748.7777
fax 909.748.7776

BENCHMARK
COUNTY OF SAN BERNARDINO BM F-1047
AT INTERSTATE 15 & MAIN ST., 67.5 FT NW OF CL NW LINES HWY., 168 FT OF SW SIDE W CONC. PIER OF PHELAN ROAD, OVERPASS 175 FT S PHELAN ROAD, 48 FT SW OF FENCE CORNER, 6 FT S/E OF PP#4653855-3, 0.3 FT S/E OF FENCE.
ELEVATION = 3781.63'

BASIS OF BEARING
CENTERLINE OF MUSCATEL ROAD BETWEEN HWY 395 AND CALIENTE ROAD.
BEARING BEING S69°52'29"E PER RS 52161.

PREPARED FOR/APPLICANT:
LOYAL BROTHERS
ATTN: ADRIAN LEAL
12231 HIBISCUS ROAD
ADELANTO, CA 92301
(909) 782-8798

PROPERTY OWNER:
FAMILIA LEAL INVESTMENT INC
C/O LOYAL BROTHERS
ATTN: ADRIAN LEAL
12231 HIBISCUS ROAD
ADELANTO, CA 92301
(909) 782-8798

Job Number: 170602 Date Prepared: 2/25/21 Drawn By: RL Reference Number: 170602SP

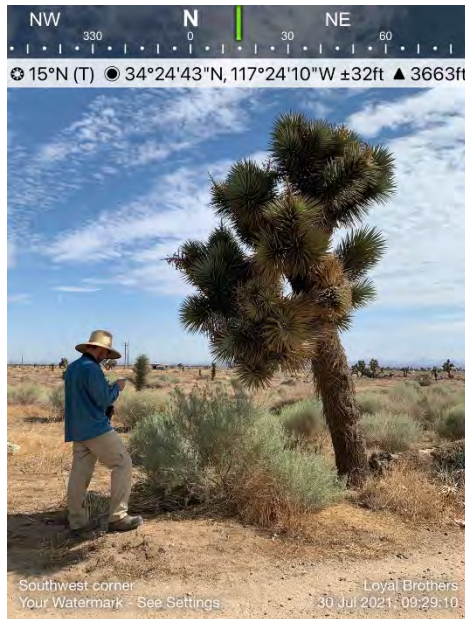
Appendix B Project Site Photographs



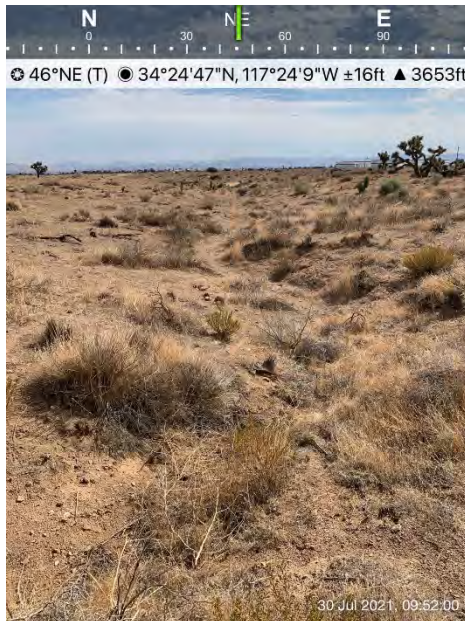
Photograph 1. Looking South across the Project Site.



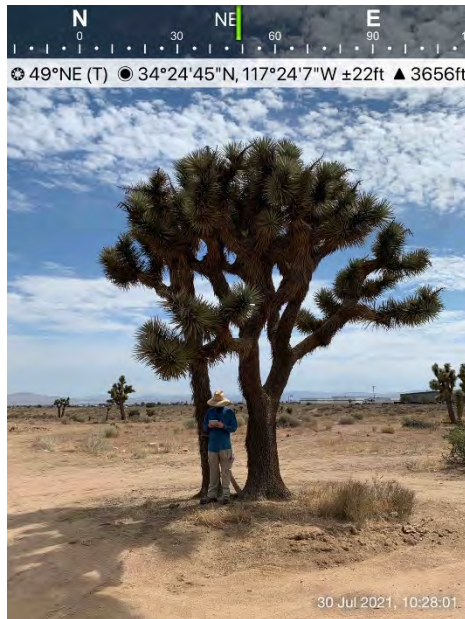
Photograph 2. Looking West across the Project Site.



Photograph 3. Photo taken from Southwest corner of the Project Site.



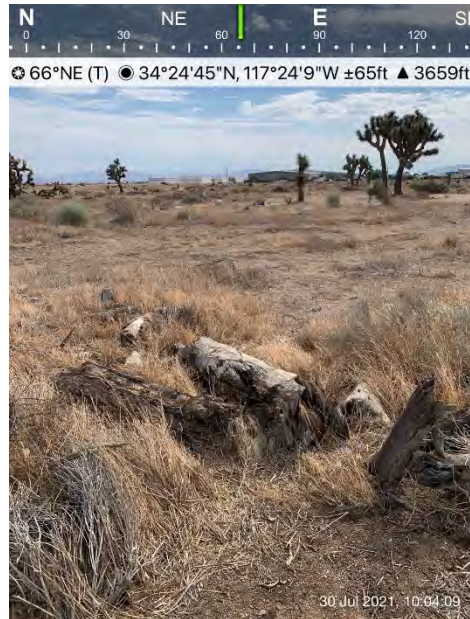
Photograph 4. Looking Northeast across the undisturbed portion of the Project Site.



Photograph 5. Looking Northeast at large Joshua tree. Biologist in picture for scale.



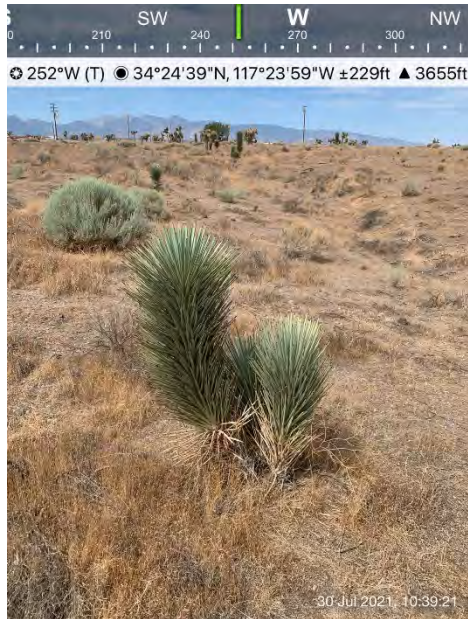
Photograph 6. Looking North. A portion of the site contained significant debris.



Photograph 7. Looking Northeast. Foreground is dead Joshua tree, background are several live trees.



Photograph 8. Looking Southwest. Joshua trees on site are in varying stages of growth.



Photograph 9. Looking West at undisturbed portion of the Project Site.



Photograph 10. Looking South. Dead Joshua tree in foreground, adjacent warehouse off-site in background.

Appendix C Plant Compendia

APPENDIX C

Plant Compendia

The following vascular plant species were observed by CASC at the Loyal Brothers Project Site in Hesperia, California during July 2021.

*Indicates introduced nonnative species

SPECIES/SCIENTIFIC NAME	FAMILY/COMMON NAME
ANGIOSPERMAE	FLOWERING PLANTS
<i>ASTERACEAE (COMPOSITAE)</i>	<i>SUNFLOWER FAMILY</i>
<i>Ambrosia psilostachya</i>	western ragweed
<i>Dicoria canescens</i>	desert dicoria
<i>Dittrichia graveolens</i>	stinkwort
<i>Ericamaria nauseosa</i>	rubber rabbitbush
<i>Isocoma acradenia</i>	alkali goldenbush
<i>Stephanomeria pauciflora</i>	desert wirelettuce
<i>BRASSICACEAE</i>	<i>BORAGE FAMILY</i>
<i>Hirschfeldia incana</i> *	shortpod mustard
<i>CACTACEAE</i>	<i>CACTUS FAMILY</i>
<i>Cylindropuntia echinocarpa</i>	silver cholla (in buffer)
<i>Opuntia basilaris</i>	beavertail cactus (in buffer)
<i>CAPRIFOLIACEAE</i>	<i>HONEYSUCKLE FAMILY</i>
<i>Sambucus mexicana</i>	Mexican elderberry
<i>CHENOPODIACEAE</i>	<i>GOOSEFOOT FAMILY</i>
<i>Atriplex canescens</i>	hoary saltbush
<i>Salsola tragus</i> *	Russian thistle
<i>CUPRESSACEAE</i>	<i>CYPRESS FAMILY</i>
<i>Juniperus osteosperma</i>	Utah juniper (in buffer)
<i>EPHEDRACEAE</i>	<i>EPHEDRA FAMILY</i>
<i>Ephedra californica</i>	desert tea

SPECIES/SCIENTIFIC NAME	FAMILY/COMMON NAME
<i>EUPHORBIACEAE</i>	<i>SPURGE FAMILY</i>
<i>Euphorbia albomarginata</i>	rattlesnake weed
<i>GERANIACEAE</i>	<i>GERANIUM FAMILY</i>
<i>Erodium brachycarpum</i> *	long-beaked filaree
<i>LAMIACEAE (LABIATAE)</i>	<i>MINT FAMILY</i>
<i>Marrubium vulgare</i>	horehound
<i>LILIACEAE</i>	<i>LILY FAMILY</i>
<i>Yucca brevifolia</i>	Joshua tree
<i>POLYGONACEAE</i>	<i>BUCKWHEAT FAMILY</i>
<i>Eriogonum fasciculatum</i> var. <i>polifolium</i>	Interior California buckwheat
<i>Eriogonum fasciculatum</i>	California buckwheat
<i>Eriogonum gracile</i>	slender buckwheat
<i>SOLANACEAE</i>	<i>NIGHTSHADE FAMILY</i>
<i>Lycium andersonii</i>	box-thorn
<i>ZYGOPHULLACEAE</i>	<i>CALTROP FAMILY</i>
<i>Larrea tridentata</i>	creosote bush
MONOCOTYLEDONES	MONOCOTS
<i>POACEAE</i>	<i>GRASS FAMILY</i>
<i>Schismus barbatus</i> *	Mediterranean schismus
<i>Vulpia myuros</i> *	fescue

Floral compendia identified during surveys were recorded in terms of relative abundance and host habitat type. Floral taxonomy used in this report follows the *Jepson Manual* (Hickman 1993) and for sensitive species, the *California Native Plant Society Rare Plant Inventory*, 5th Edition (Pavlik and Skinner 1994). Additional common plant names are taken from Munz (1974) and Sawyer and Keeler-Wolf (2009)

Appendix D Wildlife Compendia

APPENDIX D

Wildlife Compendia

The following is a list of wildlife species recorded by CASC at the Loyal Brothers Project Site in Hesperia, California July 2021. Presence may be noted if a species is seen or hears, or identified by the presence of tracks, scat, or other sign.

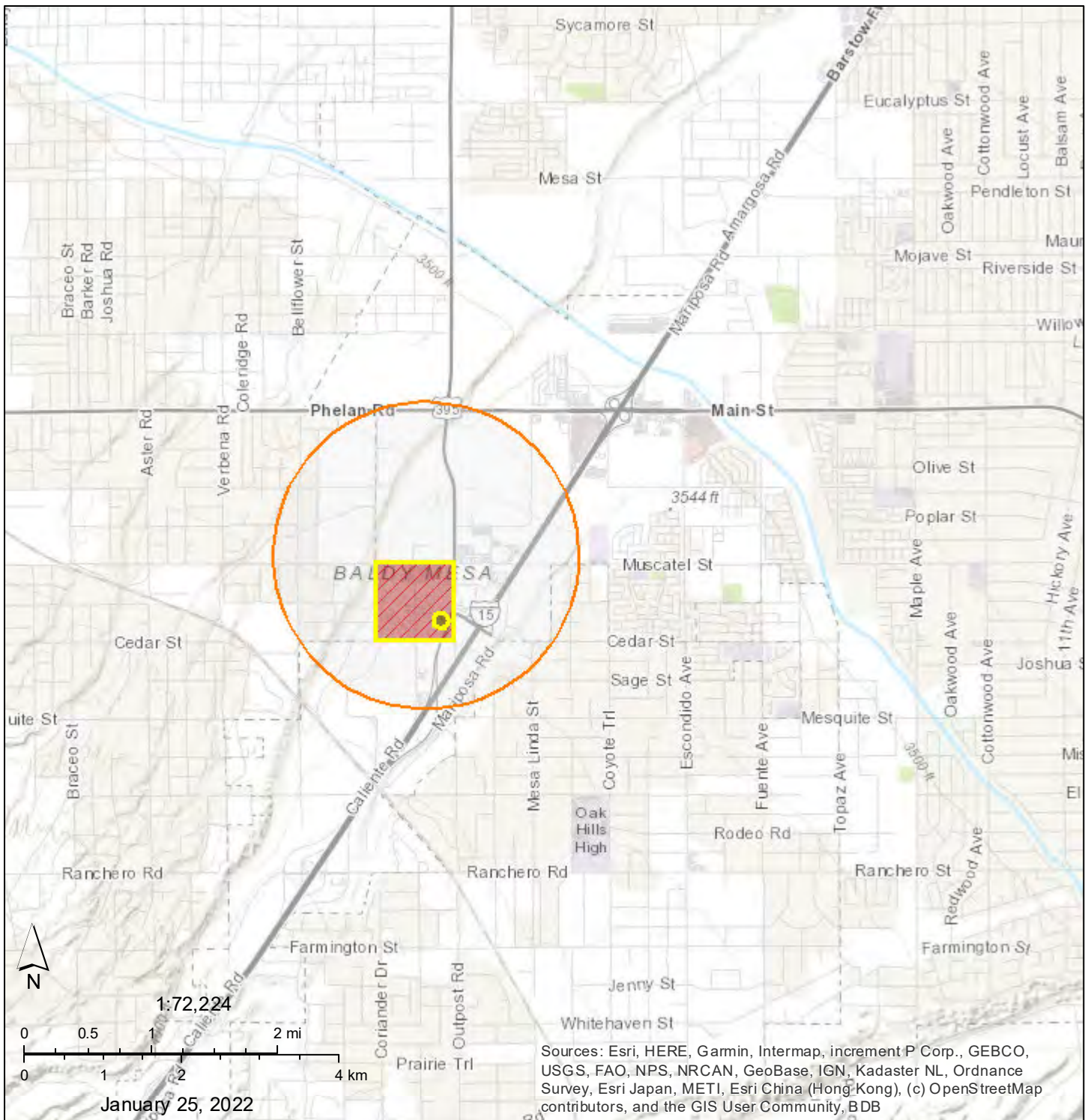
*Indicates introduced nonnative species

SPECIES/SCIENTIFIC NAME	COMMON NAME
REPTILIA	REPTILES
IGUANIDAE	IGUANID LIZARDS
<i>Sceloporus occidentalis</i>	western fence lizard
AVES	BIRDS
ACCIPITRIDAE	KITES, HAWKS, AND EAGLES
<i>Cathartes aura</i>	turkey vulture
COLUMBIDAE	PIGEONS AND DOVES
<i>Zenaida macroura</i>	mourning dove
TROCHILIDAE	HUMMINGBIRDS
<i>Calypte anna</i>	Anna's hummingbird
CORVIDAE	CROWS AND RAVENS
<i>Corvus brachyrhynchos</i>	American crow
<i>Corvus corax</i>	common raven
TROGLODYTIDAE	WRENS
<i>Campylorhynchus brumeicapillus</i>	cactus wren
FRINGILLIDAE	FINCHES
<i>Carpodacus mexicanus</i>	house finch
MAMMALIA	MAMMALS
LEPORIDAE	RABBITS AND HARES
<i>Lepus californicus</i>	black-tailed jackrabbit
MAMMALIA	MAMMALS
CANIDAE	DOGS, FOXES, AND ALLIES
<i>Canis latrans</i>	coyote (scat and tracks)

Taxonomy and nomenclature follows Behr (1998) and Laudenslayer et.al. (1991. A checklist of the amphibians, reptiles, birds, and mammals of California. California Fish and Game 77:109-141.), Sibley (2000) and the American Ornithologists' Union (1998. The A.O.U. Checklist of North American Birds, 7th Ed. American Ornithologists' Union, Washington D.C.

Appendix E CDFW BIOS Map

Map of Project Area 1-Mile Radius



California Natural Diversity Database (CNDDB) Commercial [ds85]

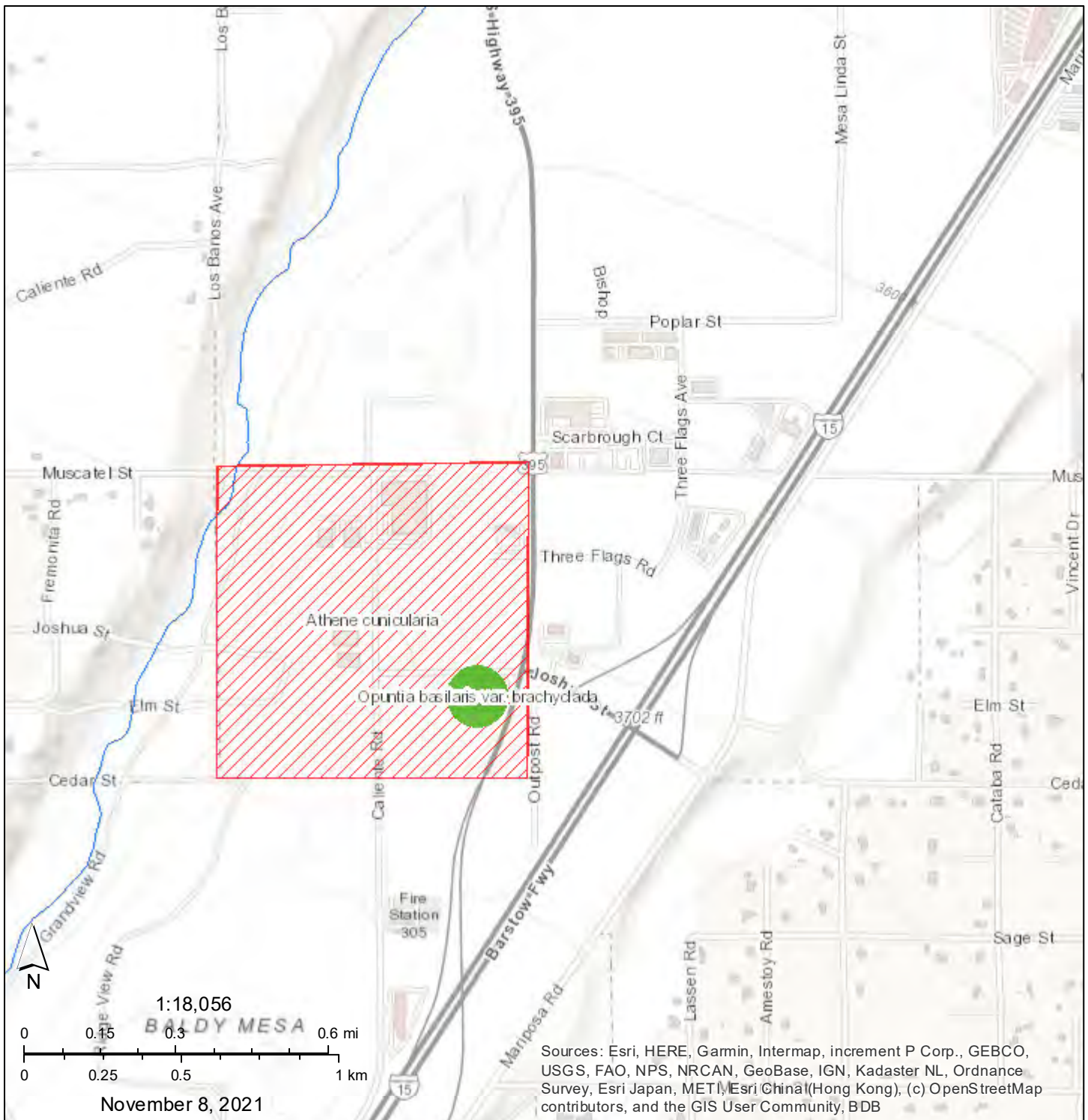
- Plant (80m)
- ▨ Plant (specific)
- ⋯ Plant (non-specific)
- ⋯ Plant (circular)
- ▬ Animal (80m)
- ⋯ Animal (specific)

- ▨ Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- ▨ Terrestrial Comm. (specific)
- ⋯ Terrestrial Comm. (non-specific)
- ⋯ Terrestrial Comm. (circular)

- Aquatic Comm. (80m)
- ▨ Aquatic Comm. (specific)
- ▨ Aquatic Comm. (non-specific)
- ⋯ Aquatic Comm. (circular)
- ▬ Multiple (80m)
- ⋯ Multiple (specific)
- ⋯ Multiple (non-specific)

- Multiple (circular)
- Sensitive EO's (Commercial only)

Map of Project Area



California Natural Diversity Database (CNDDB) Commercial [ds85]

- Plant (80m)
- ▨ Plant (specific)
- ⋯ Plant (non-specific)
- ⋯ Plant (circular)
- ▬ Animal (80m)
- ⋯ Animal (specific)

- ▨ Animal (non-specific)
- Animal (circular)
- Terrestrial Comm. (80m)
- ▨ Terrestrial Comm. (specific)
- ⋯ Terrestrial Comm. (non-specific)
- ⋯ Terrestrial Comm. (circular)

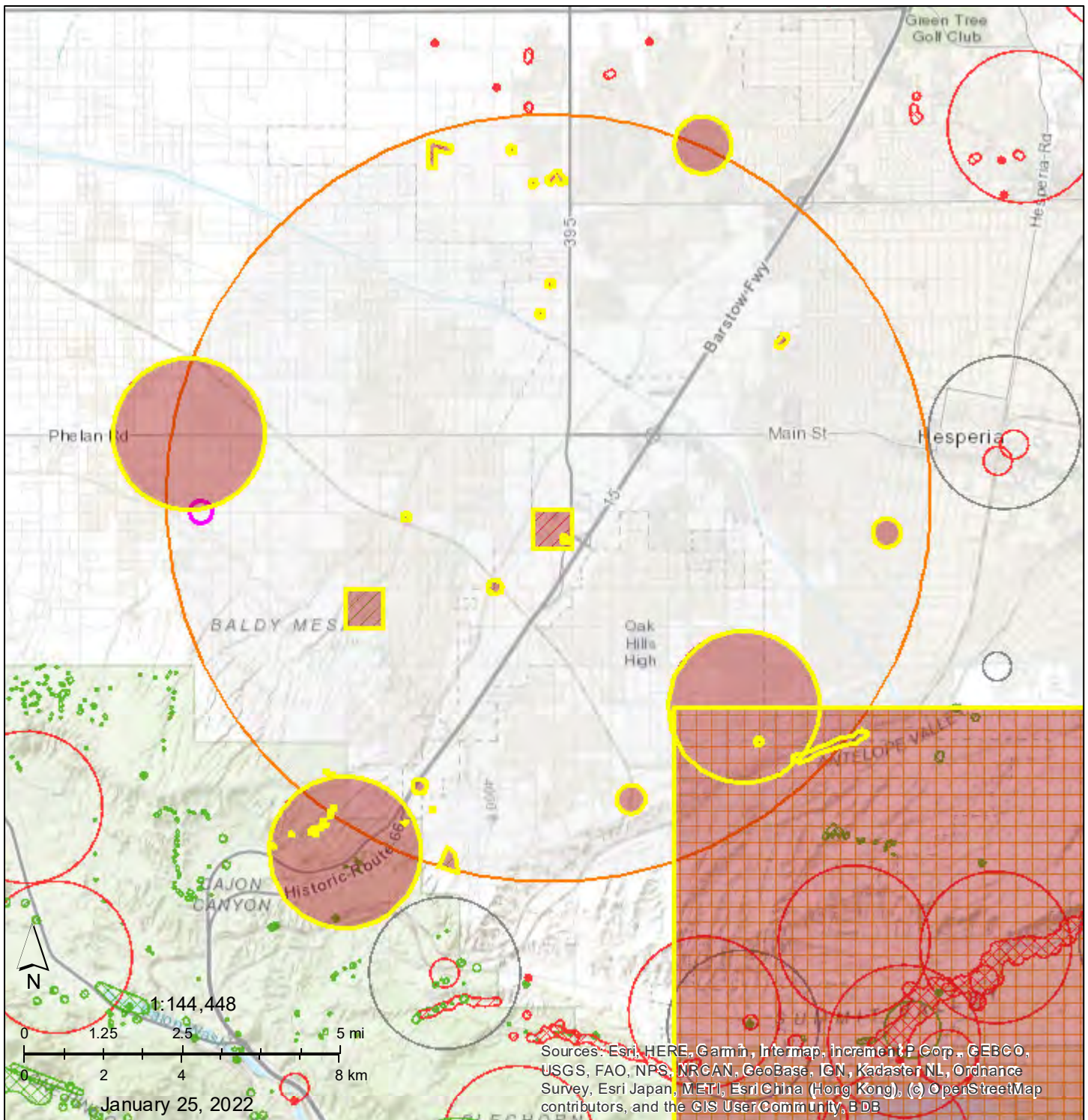
- Aquatic Comm. (80m)
- ▨ Aquatic Comm. (specific)
- ▨ Aquatic Comm. (non-specific)
- ⋯ Aquatic Comm. (circular)
- ▬ Multiple (80m)
- ⋯ Multiple (specific)
- ⋯ Multiple (non-specific)

- Multiple (circular)
- Sensitive EO's (Commercial only)

California Natural Diversity Database (CNDDB) Commercial [ds85]

Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbology	Taxon Group
Athene cunicularia	burrowing owl	ABNSB10010	255	36996	31993	3411744	Baldy Mesa	SBD	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	19890610	19890610	CALTRANS	None	None	G4	S3		SSC	BLM_S; IUCN_LC; USFWS_BCC	203	Birds
Opuntia basilaris var. brachyclada	short-joint beavertail	PDCAC0D053	20	38936	33943	3411744	Baldy Mesa	SBD	80 meters	Presumed Extant	Natural/Native occurrence	Poor	N	19890323	19890323	CALTRANS	None	None	G5T3	S3	1B.2		BLM_S; SB_CalBG/RSABG; USFS_S	101	Dicots

Map of Project Area 5-Mile Radius



California Natural Diversity Database (CNDDB) Commercial [ds85]

- Plant (80m)
- ▨ Plant (specific)
- ⋯ Plant (non-specific)
- Plant (circular)
- ▨ Animal (80m)
- ⋯ Animal (specific)

- ▨ Animal (non-specific)
- Animal (circular)
- ▨ Terrestrial Comm. (80m)
- ▨ Terrestrial Comm. (specific)
- ⋯ Terrestrial Comm. (non-specific)
- ⋯ Terrestrial Comm. (circular)

- Aquatic Comm. (80m)
- ▨ Aquatic Comm. (specific)
- ▨ Aquatic Comm. (non-specific)
- ⋯ Aquatic Comm. (circular)
- ⋯ Multiple (80m)
- ⋯ Multiple (specific)
- ⋯ Multiple (non-specific)

- Multiple (circular)
- Sensitive EO's (Commercial only)

California Natural Diversity Database (CNDDB) Commercial [ds85]

Scientific Name	Common Name	Element Code	Occ Number	MAPNDX	EONDX	Key Quad Code	Key Quad Name	Key County Code	Accuracy	Presence	Occ Type	Occ Rank	Sensitive	Site Date	Elm Date	Owner Management	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank	CDFW Status	Other Status	Symbolog
Phrynosoma blainvillii	coast horned lizard	ARACF12100	224	03148	28000	3411744	Baldy Mesa	SBD	1 mile	Extirpated	Natural/Native occurrence	None	N	19920516	XXXXXXX	PVT	None	None	G3G4	S3S4		SSC	BLM_S; IUCN_LC	204
Phrynosoma blainvillii	coast horned lizard	ARACF12100	244	03171	27993	3411734	Cajon	SBD	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	XXXXXXX	XXXXXXX	USFS-SAN BERNARDINO NF	None	None	G3G4	S3S4		SSC	BLM_S; IUCN_LC	204
Asio otus	long-eared owl	ABNSB13010	15	03285	25557	3411734	Cajon	SBD	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19500312	19500312	UNKNOWN	None	None	G5	S3?		SSC	IUCN_LC	204
Accipiter cooperii	Cooper's hawk	ABNKC12040	4	03390	27356	3411743	Hesperia	SBD	1/5 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19520503	19520503	UNKNOWN	None	None	G5	S4		WL	IUCN_LC	204
Athene cucularia	burrowing owl	ABNSB10010	255	36996	31993	3411744	Baldy Mesa	SBD	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	19890610	19890610	CALTRANS	None	None	G4	S3		SSC	BLM_S; IUCN_LC; USFWS_BCC	203
Opuntia basilaris var. brachyclada	short-joint beavertail	PDCAC0D053	20	38936	33943	3411744	Baldy Mesa	SBD	80 meters	Presumed Extant	Natural/Native occurrence	Poor	N	19890323	19890323	CALTRANS	None	None	G5T3	S3	1B.2		BLM_S; SB_CalBG/RSABG; USFS_S	101
Opuntia basilaris var. brachyclada	short-joint beavertail	PDCAC0D053	12	03175	21479	3411744	Baldy Mesa	SBD	non-specific area	Presumed Extant	Natural/Native occurrence	Fair	N	19861124	19861124	UNKNOWN	None	None	G5T3	S3	1B.2		BLM_S; SB_CalBG/RSABG; USFS_S	103
Setophaga petechia	yellow warbler	ABPBX03010	29	03321	24913	3411743	Hesperia	SBD	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	N	19530510	19530510	UNKNOWN	None	None	G5	S3S4		SSC	USFWS_BCC	204
Xerospermophilus mohavensis	Mohave ground squirrel	AMAFB05150	318	62236	62272	3411744	Baldy Mesa	SBD	80 meters	Presumed Extant	Natural/Native occurrence	Good	N	20050713	20050713	PVT	None	Threatened	G2G3	S2S3			BLM_S; IUCN_VU	201
Loeflingia squarrosa var. artemisium	sagebrush loeflingia	PDCAR0E011	20	64626	64705	3411744	Baldy Mesa	SBD	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	20050426	20050426	PVT	None	None	G5T3	S2	2B.2		BLM_S	101
Athene cucularia	burrowing owl	ABNSB10010	948	69405	70181	3411744	Baldy Mesa	SBD	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20060227	20060227	PVT	None	None	G4	S3		SSC	BLM_S; IUCN_LC; USFWS_BCC	202
Canbya candida	white pygmy-poppy	PDPAP05020	3	27631	925	3411733	Silverwood Lake	SBD	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19800603	19800603	UNKNOWN	None	None	G3G4	S3S4	4.2		SB_CalBG/RSABG; USFS_S	803
Athene cucularia	burrowing owl	ABNSB10010	1041	71314	72219	3411744	Baldy Mesa	SBD	80 meters	Presumed Extant	Natural/Native occurrence	Good	N	20070629	20070326	PVT	None	None	G4	S3		SSC	BLM_S; IUCN_LC; USFWS_BCC	201
Athene cucularia	burrowing owl	ABNSB10010	949	69406	70182	3411744	Baldy Mesa	SBD	specific area	Presumed Extant	Natural/Native occurrence	Good	N	20060227	20060227	PVT	None	None	G4	S3		SSC	BLM_S; IUCN_LC; USFWS_BCC	202
Athene cucularia	burrowing owl	ABNSB10010	1042	71316	72220	3411743	Hesperia	SBD	specific area	Presumed Extant	Natural/Native occurrence	Excellent	N	20060228	20060228	PVT-KB HOME	None	None	G4	S3		SSC	BLM_S; IUCN_LC; USFWS_BCC	202
Gopherus agassizii	desert tortoise	ARAAF01012	66	72320	73283	3411744	Baldy Mesa	SBD	1/10 mile	Presumed Extant	Natural/Native occurrence	Good	N	20000621	20000621	UNKNOWN	Threatened	Threatened	G3	S2S3			IUCN_VU	204
Phrynosoma blainvillii	coast horned lizard	ARACF12100	566	76183	77173	3411733	Silverwood Lake	SBD	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	20080424	20080424	PVT-SCE, CITY OF HESPERIA	None	None	G3G4	S3S4		SSC	BLM_S; IUCN_LC	201
Opuntia basilaris var. brachyclada	short-joint beavertail	PDCAC0D053	65	77517	78357	3411734	Cajon	SBD	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20060629	20060629	USFS-SAN BERNARDINO NF	None	None	G5T3	S3	1B.2		BLM_S; SB_CalBG/RSABG; USFS_S	102
Opuntia basilaris var. brachyclada	short-joint beavertail	PDCAC0D053	93	77554	78416	3411744	Baldy Mesa	SBD	80 meters	Presumed Extant	Natural/Native occurrence	Good	N	20061011	20061011	PVT	None	None	G5T3	S3	1B.2		BLM_S; SB_CalBG/RSABG; USFS_S	101
Opuntia basilaris var. brachyclada	short-joint beavertail	PDCAC0D053	71	77523	78371	3411734	Cajon	SBD	non-specific area	Presumed Extant	Natural/Native occurrence	Good	N	20100605	20100605	BLM	None	None	G5T3	S3	1B.2		BLM_S; SB_CalBG/RSABG; USFS_S	103
Calochortus palmeri var. palmeri	Palmer's mariposa-lily	PMLIL0D122	49	27631	81205	3411733	Silverwood Lake	SBD	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	19800603	19800603	UNKNOWN	None	None	G3T2	S2	1B.2		BLM_S; SB_CalBG/RSABG; SB_SBBG; USFS_S	803
Lanius ludovicianus	loggerhead shrike	ABPBR01030	53	80994	81984	3411744	Baldy Mesa	SBD	80 meters	Presumed Extant	Natural/Native occurrence	Fair	N	20070410	20070410	PVT	None	None	G4	S4		SSC	IUCN_LC; USFWS_BCC	201
Xerospermophilus mohavensis	Mohave ground squirrel	AMAFB05150	11	03300	24275	3411743	Hesperia	SBD	2/5 mile	Extirpated	Natural/Native occurrence	None	N	19770701	19770701	PVT	None	Threatened	G2G3	S2S3			BLM_S; IUCN_VU	204
Opuntia basilaris var. brachyclada	short-joint beavertail	PDCAC0D053	64	77515	78355	3411734	Cajon	SBD	non-specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20170323	20170323	UNKNOWN	None	None	G5T3	S3	1B.2		BLM_S; SB_CalBG/RSABG; USFS_S	103
Opuntia basilaris var. brachyclada	short-joint beavertail	PDCAC0D053	70	77522	78370	3411734	Cajon	SBD	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20170627	20170627	USFS-SAN BERNARDINO NF	None	None	G5T3	S3	1B.2		BLM_S; SB_CalBG/RSABG; USFS_S	102
Opuntia basilaris var. brachyclada	short-joint beavertail	PDCAC0D053	198	B4211	117135	3411734	Cajon	SBD	specific area	Presumed Extant	Natural/Native occurrence	Unknown	N	20141024	20141024	USFS-SAN BERNARDINO NF	None	None	G5T3	S3	1B.2		BLM_S; SB_CalBG/RSABG; USFS_S	102

Charina umbratica	southern rubber boa	ARADA01011	97	A7942	120615	3411733	Silverwood Lake	SBD	1 mile	Presumed Extant	Natural/Native occurrence	Unknown	Y	1990XXXX	1990XXXX		None	Threatened	G2G3	S2S3			USFS_S	999
----------------------	------------------------	------------	----	-------	--------	---------	--------------------	-----	--------	--------------------	------------------------------	---------	---	----------	----------	--	------	------------	------	------	--	--	--------	-----

THIS PAGE INTENTIONALLY LEFT BLANK