



# City of Hesperia

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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](mailto:leonard@cityofhesperia.us) or to:

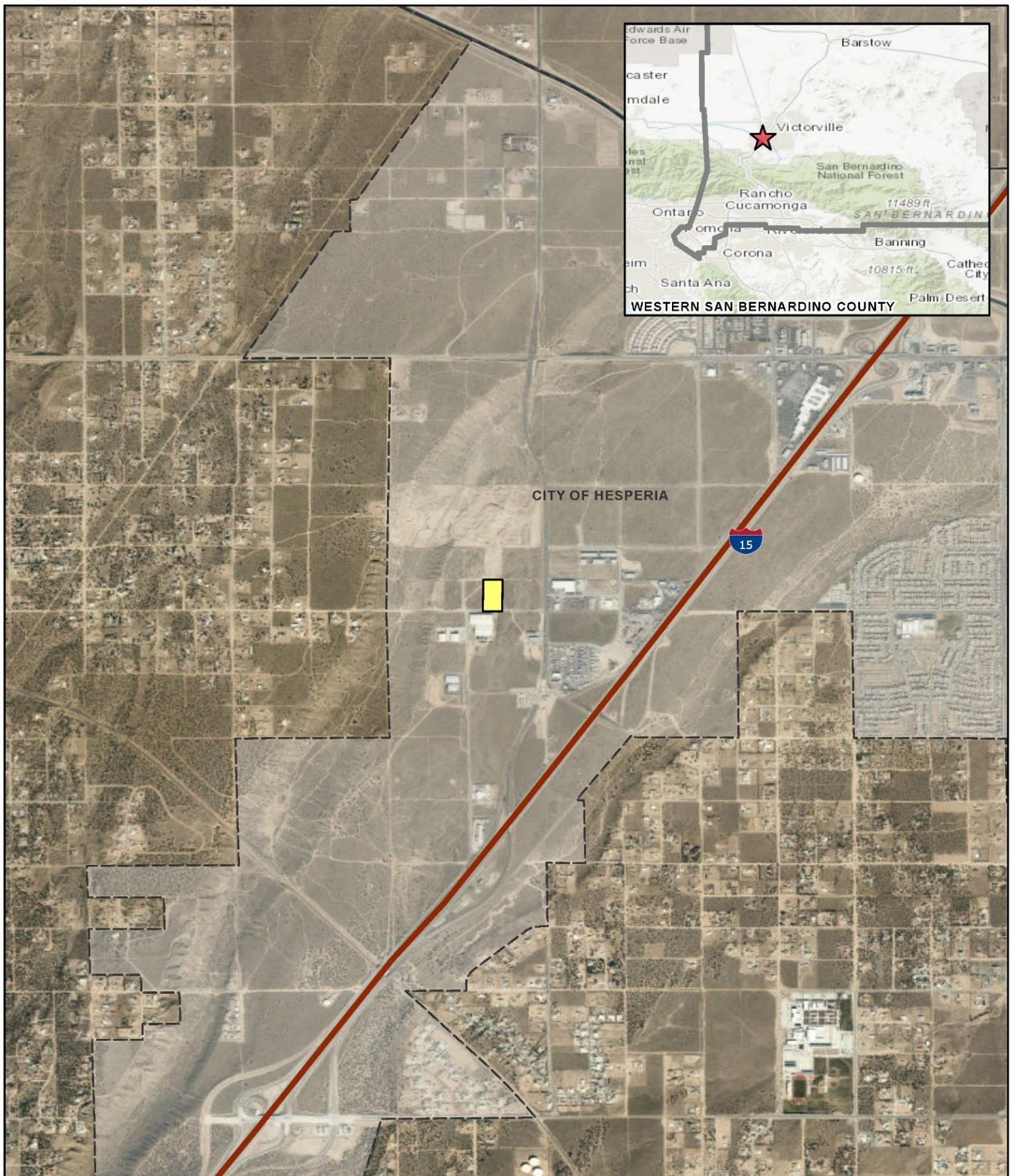
Ryan Leonard, AICP, Senior Planner  
(760) 947-1651  
(760) 947-1221 (FAX)  
City of Hesperia  
9700 Seventh Avenue  
Hesperia, CA 92345

**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





### Figure 3: 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

