

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Primrose Residential Project

Lead Agency: City of Hesperia

Contact Name: Edgar Gonzalez

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Project Location: Hesperia San Bernardino
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project includes the construction of a 36-unit multi-family residential development consisting of nine two-story apartment buildings and associated site improvements including a paved access road and parking areas, a 3,398-square-foot leasing office building with a common recreation room, common outdoor recreation areas, a trash enclosure, a playground, a stormwater infiltration system, perimeter fencing, and other on-site improvements. The project would also include off-site utility improvements along the property frontages along Yucca Street and Primrose Avenue.

Each apartment building would have four residential units, including two 2-bedroom units and two 3-bedroom units. The project would provide 82 total parking spaces on-site, including 72 standard spaces, 6 compact spaces, and 4 spaces compliant with the Americans with Disabilities Act (ADA) accessibility requirements. Thirty-eight of the parking spaces provided on-site would be covered.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources: The project has the potential to disturb biological resources, including but not limited to Western Joshua Trees located on the project site. Mitigation has been identified to obtain a City-approved project biologist to ensure compliance with biological resource mitigations measures, Construction General Pest Practices, and to consult with CDFW to obtain WJTCA permit(s) if ground disturbance is unavoidable.

Cultural Resources: The project has the potential for the inadvertent discovery of unknown archaeological resources within the project site. Mitigation has been identified to retain a qualified archaeologist to assess any potential finds.

Tribal Cultural Resources: The project has the potential for the inadvertent discovery of unknown cultural resources within the project site. Mitigation has been identified to ensure the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) is contacted if any pre-contact cultural resources are discovered during project implementation. YSMN will be provided information regarding the nature of the find to provide Tribal input with regards to significance and treatment and all records and reports will be documented and submitted to the City and YSMN.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

CDFW has drafted a Notice of Violation requiring the property owner to obtain an Incidental Take Permit to rectify a violation related to Western Joshua tree removal.

Provide a list of the responsible or trustee agencies for the project.

City of Hesperia

California Fish & Game, Region 6

Mojave Desert Air Quality Management District (MDAQMD)