Print From

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: Desert Breeze 12-Unit Condominium Project (SPR24-00005, TTM24-00001)

Lead Agency: City of Hesperia

Contact Name: Leilani Henry

Email: lhenry@hesperiaca.gov Phone Number: (760) 947-1231

Project Location: Hesperia (*City*) San Bernardino (*County*)

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

The proposed project would involve the construction of 12 condominium units within the 1.0-acre site. Of the total number of units, 10 units would consist of two-levels and 2 units would be single-level units. The residential units would be located in two new buildings that would be located on the north and south sides of a new internal drive aisle. Each building would contain 6 units. This drive aisle would provide vehicular access to the north side of Lime Street and the parking spaces and garages within the project site. The two-level units would have a total living area of 1,911 square feet while the one level units would have a total living area of 1,846 square feet. All of the units would have 3-bedrooms. A 2,400 square foot tot-lot and open space area would be located in the site's south-central portion of the site near the entry. A covered pavilion, consisting of 320 square feet would be located next to the tot lot. Landscaping would be located in the front yard, side yards, and rear yard areas and would total 4,492 square feet or 10.3%. A total of 27 parking spaces would be provided including 24 parking spaces in the enclosed garages and 5 guest parking spaces (including 1 ADA space). Water and connections would be provided by new connections with water connections to lines located in Lime Street and sewer connections would be made by a new sewer main from C Avenue.

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

Air Quality Mitigation Measure No. 1. The Applicant shall prepare and submit to the MDAQMD, prior to commencing earth-moving activity, a dust control plan that describes all applicable dust control measures that will be implemented at the project. 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. 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. 1. 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 fossil resources.

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

None at this time.

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

None at this time.