

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: Hesperia Phelan (CUP24-00012) (Project)

Lead Agency: City of Hesperia

Contact Name: Leilani Henry

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Project Location: Hesperia San Bernardino
City *County*

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

The Project includes the construction and operation of a 5,915-square-foot convenience store, five fuel islands (10 pumps total) beneath a 4,080-square-foot canopy, and a 1,968-square-foot automated car wash tunnel on an approximately 115,870-square-foot (2.66-acre) site. The Project is located on Assessor's Parcel Number (APN) 3064-401-10, with grading and landscaping extending onto APNs 3064-401-06 and 3064-401-09, and the proposed sewer line extending onto APN 3064 401-09. The convenience store is proposed to be located at the center of the Project site, approximately 60 feet west of the proposed fueling station and approximately 73 feet south of the proposed car wash. A total of 40 parking spaces are proposed, including 21 standard spaces, 10 standard spaces that are electrical vehicle capable, two spaces served by electrical vehicle charging stations, two handicap-accessible spaces, four spaces for use of a vacuum, and one space for use of pressurized air/water. The entire approximately 2.66-acre site will be developed for the Project, with approximately 1.88 acres (81,893 square feet) of paved surface area and approximately 0.78 acre (33,977 square feet) of landscaped surface area. Two driveways are proposed for the Project: one on the northeastern corner of the Project site off United States (U.S.) Highway 395, and the second on the southwestern corner of the Project site off Phelan Road. As a result, access to the site is proposed from a right-in and right-out-only approach on both U.S. Highway 395 and Phelan Road.

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

In accordance with mitigation measure (MM) BIO-1, a western Joshua tree incidental take permit will be applied for and submitted to the California Department of Fish and Wildlife (CDFW) for review and approval prior to Project construction. Two pre-construction burrow surveys will be completed prior to ground-disturbing activities to confirm the absence of burrowing owl from the Project work area in accordance with MM BIO-2. In accordance with MM BIO-3, if occupied burrows are identified, a qualified biologist will establish adequate buffers around the burrows. If occupied burrows cannot be avoided, the CDFW will be consulted, and a burrowing owl-specific mortality reduction or avoidance plan will be developed. MM BIO-4 will require a pre-construction nesting bird survey prior to vegetation removal or relocation activities between the nesting bird season. In accordance with MM CUL-1 and MM TCR-1, in the event that a cultural resource is discovered during Project construction, all work within a 60-foot buffer of the find will cease, and a qualified archaeologist meeting U.S. Secretary of Interior standards will assess the find. Additionally, the Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) will be contacted regarding any pre-contact finds. In accordance with MM CUL-2, if significant pre-contact cultural resources are discovered and avoidance cannot be ensured, the archaeologist will develop a Monitoring and Treatment Plan. In accordance with MM CUL-3, and if human remains are inadvertently discovered during construction activities, all work within a 100-foot buffer of the find will cease and the San Bernardino County coroner will then be contacted. In accordance with MM TCR-2, any and all archaeological/cultural documents created as a part of the Project will be supplied to the applicant and Lead Agency for dissemination to YSMN. If a fossil discovery is made during excavation, all work within a 60-foot buffer of the find will be halted, and a qualified paleontologist will assess the find, in accordance with MM PALEO-1. MM FIRE-1 details the fire management procedures that will be followed during construction to reduce wildfire risks.

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 are identified at this time.

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

None are identified at this time.