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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: 120 Acres Deep Creek & Del Oro

Lead Agency: Town of Apple Valley

Contact Name: Daniel Alcayaga

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Project Location: Apple Valley (*City*) San Bernardino (*County*)

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

The proposed project would construct 99 single-family residential units on a 120-acre parcel. The 120-acre development site is bounded on the north by Gupan Road, on the south by Del Oro Road, on the east by Savage Lane, and on the west by Deep Creek Road. The proposed project would consist of 99 lots that would contain single-family homes. In addition, the proposed development would include improved streets, a retention basin/park, and a second community park consisting of 2.52 acres. The current tentative tract map would be modified to bring the proposed horse trail inside the property lines. The individual residential lots would range in size from 0.75 to 1.22 acres. The Assessor Parcel Number (APN) of the project site is 0434-042-32. The project site is currently vacant with a zoning designation of Residential Agriculture (R-A). The proposed project will require both a General Plan Amendment (GPA) and a Zone Change (ZC) to allow for the proposed project. The GPA would change the site's General Plan designation to Estate Residential to permit lot sizes between 0.75-acres and larger.

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.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. An Incidental Take Permit (ITP) must be granted by the CDFW for the removal or modification of any Joshua Trees. Noise Mitigation Measure No. 1. The Applicant must ensure that the contractors use construction equipment that includes working mufflers and other sound suppression equipment as a means to reduce machinery noise. Transportation Mitigation Measure 1. Construct and improve the project's frontage with Deep Creek Road between the projects northern property line and Del Oro Road. Deep Creek Road is designated as a secondary road with an 88-foot right of way. The project will be required to dedicate and widen Deep Creek Road to the 44-foot half-width of a secondary road section including the proposed driveways accessing the project from Deep Creek Road. Until the other half of Deep Creek Road is constructed by others the two travel lanes constructed with the half-width section can provide for two-way traffic.

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. The applicant is applying for an Incidental Take Permit (ITP) from California Department of Fish and Wildlife.

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

California Department of Fish and Wildlife.