

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: PROJ-2021-00063

Lead Agency: San Bernardino County

Contact Name: Natalie P. Patty

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Phone Number: (909) 387-4142

Project Location: unincorporated area near Apple Valley
City

San Bernardino
County

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

The applicant is requesting approval of a Planned Development to allow for the construction and operation of a Senior Wellness Community to be located on approximately 44.92 acres (including a 40.2-acre site and a 4.72-acre site) to include a 399-unit senior mobile home park, a 11,700 square-foot (SF) community center, 5,000 SF wellness convenience shop, a 3,500 SF first aid center, a pond and detention basins. Project also includes a Tentative Parcel Map (TPM No. 20553) to subdivide the 40.2-acre parcel into five parcels with each of the proposed uses occupying one of the parcels. The 4.72-acre parcel located south of the 40.2-acre site on the south side of Las Piedras Road, would include 1,895 square-foot caretaker residence, a two (2) megawatt (MW) solar power area, a domestic water well and two water storage tanks that would serve the Project. APN-0435-015-13 and 0435-015-35.

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

Mitigation including pre-construction surveys shall be implemented to ensure no impacts to burrowing owls, desert tortoise and nesting birds occur. Although it was demonstrated that the single Joshua tree on-site would be preserved, a protected plant plan shall be developed. Given the cultural sensitivity in the local region and the presence of hearth activity, the northern third of the Project Site shall be subject to controlled grading monitoring. In the event cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. To ensure safety, the Project Applicant shall incorporate appropriate geotechnical recommendations for earthwork. During all construction related activities, a qualified vertebrate paleontologist shall be present. Any fossils recovered during mitigation shall be deposited in an accredited and permanent scientific institution for the benefit of current and future generations.

Applicant shall become a party to the Mojave Basin Area Court Judgment. To mitigate exterior noise from the nearby Bear Valley Road and State Route 18, a seven-foot high sound barrier shall be constructed along a portion of the northern property line. Appropriate glazing is also required for residential and non-residential structures. Tribal cultural resources shall be protected and require halting of work, identification of the cultural find, notification of interested tribes. All necessary permits shall be obtained from the Lahontan Waterboard for installation and operation of the onsite wastewater treatment system.

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

Several homeowners in the vicinity of the project site, oppose the project for the following reasons:

Project conflicts with the low density, large residential lots in the surrounding area.

Noise and water availability concerns.

Adequate traffic control for ingress/egress.

Public services including medical facilities are limited in the area.

Project is not compatible with surrounding land uses.

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

United States Department of Agriculture, Rural Utilities Service, Community Solar Energy Generation

Caltrans District 8

Town of Apple Valley Fire District

Mojave Desert Air Quality Management District

Lahontan Regional Water Quality Control Board

California Department of Housing and Community Development - Mobile Home Park Permit

State Water Resources Control Board-Division of Drinking Water

Mojave Water Agency