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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: 145 Unit Subdivision (GPA 23-07, ZC 23-06, & TM 15267)

Lead Agency: City of Adenalto

Contact Name: James Hirsch

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

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

The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The parcel sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Access would be provided by driveway connections with Auburn Avenue, Panther Avenue, and Muskrat Avenue. There are no addresses that have been assigned to the property at this time. The sites' Accessor Parcel Numbers (APNs) are 0459-014-11 and 0459-014-35. The project's Zoning designation is Single-family Residential (R-S1). A General Plan Amendment and Zone Change to change the General Plan and Zoning Designation from Single Family Residential (R-S1) to Single Family Residential (R-S5) in order to accommodate the proposed 145 single-family project.

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

BIO-1 If construction occurs between February 1st and August 31st, a pre-construction clearance survey for nesting birds should be conducted within three (3) days of the start of any vegetation removal or ground disturbing activities to ensure that no nesting birds will be disturbed during construction. The biologist conducting the clearance survey should document a negative survey with a brief letter report indicating that no impacts to active avian nests will occur. If an active avian nest is discovered during the pre-construction clearance survey, construction activities should stay outside of a no-disturbance buffer. The size of the no-disturbance buffer will be determined by the wildlife biologist and will depend on the level of noise and/or surrounding anthropogenic disturbances, line of sight between the nest and the construction activity, type and duration of construction activity, ambient noise, species habituation, and topographical barriers. These factors will be evaluated on a case-by-case basis when developing buffer distances. Limits of construction to avoid an active nest will be established in the field with flagging, fencing, or other appropriate barriers; and construction personnel will be instructed on the sensitivity of nest areas. A biological monitor should be present to delineate the boundaries of the buffer area and to monitor the active nest to ensure that nesting behavior is not adversely affected by the construction activity. Once the young have fledged and left the nest, or the nest otherwise becomes inactive under natural conditions, construction activities within the buffer area can occur.

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.

Department of Fish and Wildlife
California Department of Transportation