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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: Master Case No. 20-073

Lead Agency: Master Case No. 20-073

Contact Name: Jon Dille, Associate Planner

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

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

The applicant, Monte Vista Assets, LLC., is requesting approval of a General Plan Amendment to amend the land use designation, a Zoning District map amendment to amend the zoning designation, a Tentative Parcel Map for the subdivision of four parcels, a Conditional Use Permit for a Planned Unit Development, and Design Review for the site and architectural review to construct a 53-lot single family residential detached unit complex. The subdivision will include site improvements of parking, landscaping, and other associated on-site and off-site improvements on an 8.8-net acre site.

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

Potentially significant impacts were identified in the Initial Study for the following environmental topic areas: Biological Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources.

Impacts to Biological Resources would be reduced to less than significant levels through implementation of Mitigation Measures BIO-1 (Nesting Bird Surveys) and BIO-2 (Burrowing Owl Surveys. Impacts to Geology and Soils would be reduced to less than significant levels through implementation of Mitigation Measure GEO-1 (Paleontological Resources Inadvertent Discovery). Impacts to Hazards and Hazardous Materials would be reduced to less than significant levels through implementation of Mitigation Measures HAZ-1 (Soil Sampling/Lead-Based Analysis), HAZ-2 (Lead-Based Paint Inspection), and HAZ-3 (Asbestos-Containing Material Inspection). Noise impacts would be reduced to less than significant levels through implementation of Mitigation Measure NOI-1 (Paving Control Plan). Impacts to Tribal Cultural Resources would be reduced to less than significant levels through implementation of Mitigation Measure TCR-1 (Tribal Cultural Resource Discovery). Refer to the Draft IS/MND for the full text of these measures.

All other impacts would be less than significant or no impact.

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

N/A

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

N/A