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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: US-395 & Rancho Road Commercial Center (LDP 22-14 & CUP 22-18)

Lead Agency: City of Adelanto

Contact Name: James Hirsch

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

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

The City of Adelanto is reviewing an application for a proposed commercial center development that would be located in the southeastern portion of the City, east of State Highway 395 and north of Rancho Road. The proposed Phase 1 development site consists of 4.2-acres and is currently undeveloped though it has been disturbed. The new development would include a four story hotel consisting of 85 guest rooms; a 2,600 square foot drive through restaurant, a 3,800 square foot sit down restaurant, a 5,500 square foot convenience store, and a fueling area with 10 dispensers and 20 fueling positions. The convenience store would include the cashiers area for the fuel dispensing area and a drive-through lane. The fuel dispensing area would be covered by a 5,000 square foot canopy. Landscaping would total 31,864 square feet. Primary public access to the project site would be provided by a driveway connection with the north side of Rancho Road. Secondary emergency access would be provided by a 30-foot wide easement to access Parcel 0459-342-35 from the adjacent Parcel 0459-342-37. A total of 205 surface parking stalls would be provided including 7 ADA parking spaces and 24 EV parking spaces. The project sites zoning is Commercial. Conditional Use Permits (CUPs) would be required.

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. 1. Regardless of the time of year, a pre-construction survey shall be performed to verify absence of nesting birds. Cultural Resources Mitigation Measure No. 1. Prior to the issuance of a grading permit, the Applicant shall provide evidence to the City of Adelanto that a qualified archaeologist/paleontologist has been retained by the Project Applicant to conduct monitoring of excavation activities and has the authority to halt and redirect earthmoving activities in the event that suspected paleontological resources are unearthed. 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. Noise Mitigation Measure No. 2. Construction vehicles will be prohibited from travelling on local streets in the residential areas. All haul trucks must travel either northbound or southbound on Highway 395. Transportation Mitigation Measure No. 1. Once the conceptual alignment for the proposed emergency access has been completed, all required studies, including those related to grading, hydrology, and environmental, must be completed and submitted to the City for review and approval before construction commences. All roadway improvements must be constructed pursuant to City design standards.

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.

California Department of Fish and Wildlife
California Department of Transportation