

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: A Site Plan and Conditional Use Permit Case No. PLAN24-00037- Woodspring Suites

Lead Agency: City of Victorville

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Project Location: Victorville
City

San Bernardino
County

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

The proposed project site is located in the south-eastern portion of the City of Victorville. The proposed project site is located to the west of the Mojave Freeway (I-15) on the northeast corner of Cottonwood Avenue and Pahute Avenue. The project site's legal address is 14952 Pahute Avenue. The corresponding Assessor Parcel Number (APN) is 3093-141-05. The proposed project would involve the construction and operation of a new 4 story extended stay hotel. The 4-story, wood framed building would consist of 113 guestrooms. The total floor area of the proposed new hotel would be 46,406 square feet. The proposed hotel would be an "extended stay" hotel. An extended stay hotel offers long term accommodations for guests. With amenities such as self-serve laundry and in-suite kitchens, the extended stay hotels are a cost-effective and convenient alternative to renting a traditional apartment. The proposed project would not include any restaurant facilities, meeting rooms, or other ancillary uses other than those uses related to the hotel's daily operation.

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

Aesthetic Mitigation 1. All light fixtures (including portable fixtures) shall be oriented downward and away from adjacent properties in conformance with municipal code Section 16-3.11.060. Lighting shall consist of the minimal wattage necessary to provide safety at the construction site. A construction lighting plan shall be submitted to the City of Victorville Development Department for review concurrent with Grading Permit application. Air Quality Mitigation 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; Air Quality Mitigation 2. The Applicant shall ensure that signage, compliant with Rule 403 Attachment, is erected at each project site entrance not later than the commencement of construction. Air Quality Mitigation 3. The Applicant shall ensure the use of a water truck to maintain moist disturbed surfaces and actively spread water during visible dusting episodes to minimize visible fugitive dust emissions. For projects with exposed sand or fines deposits (and for projects that expose such soils through earthmoving), chemical stabilization or covering with a stabilizing layer of gravel will be required to eliminate visible dust/sand from sand/fines deposits. Biological Resources Mitigation 1. Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. a. Appropriate survey methods and timeframes shall be established, to ensure that chances of detecting the target species are maximized. In the event that listed species, such as the desert tortoise, are encountered, authorization from the USFWS and CDFW must be obtained. If nesting birds are detected, avoidance measures shall be implemented to ensure that nests are not disturbed until after young have fledged. b. Pre-construction surveys shall encompass all areas within the potential footprint of disturbance for the project, as well as a reasonable buffer around these areas.

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.

None at this time.