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:	Main Street Commercial Project	(SPR23-00028)
Lead Agency:	City of Hesperia	
Contact Name:	Edgar Gonzalez	
	alez@cityofhesperia.us	Phone Number: (760) 947-1330
Project Location: _	Hesperia	San Bernardino
r roject Location	City	County

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

The project proposes a new commercial building located in the City of Hesperia. The proposed project site consists of approximately 1.54 acres. Once developed, the proposed project would include a commercial building with 20,500 square feet of floor area and 9 tenant spaces. The commercial building would be constructed in the southern portion of the site as a "u" shaped building while the rest of the site would be covered by the parking lot, landscape, and utilities. Out of the 82 parking spaces required, the site will provide 79 parking spaces with a minor exception for the reduction of 3 parking spaces. A total of 4 spaces would be ADA accessible, and 10 bicycle parking spaces would be provided. Landscaped areas would total 6,751 square feet accounting for 10.4% of the total site area. Primary vehicular access to the project site would be provided by one 35-foot wide decorative driveway connection consisting of a two-lane ingress and egress on the south side of Main Street. A trash enclosure would be located on the east side of the parking lot. A 6-foot tall decorative block wall would surround the property on the east, west, and a small portion on the south boundary.

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. 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 may need to be conducted prior to the commencement of future ground disturbance. Biological Resources Mitigation Measure No.2. The Applicant will be responsible for obtaining an will require a California Endangered Species Act Incidental Take Permit (CESA, ITP) or a Western Joshua Tree Conservation Act Incidental Take Permit (WJTCA, ITP) prior to the removal of any existing western Joshua Trees within the project site. Cultural Resources Mitigation Measure No. 1. In the event that 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. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Tribal Cultural Resources Mitigation Measure No. 1. The Yuhaaviatam of San Manuel Nation Cultural Resources Management Department (YSMN) shall be contacted, as detailed in CUL-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment.

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