

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 #: 2024101105

Project Title: TTM 20443 Lovemore Ranch

Lead Agency: San Bernardino County

Contact Name: Elena Barragan

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Phone Number: (909)387-4422

Project Location: Joshua Tree

City

San Bernardino

County

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

Recirculated Initial Study/ Mitigated Negative Declaration

Merrell-Johnson Companies, on behalf of Lovemore Investments LLC, is requesting approval of a Tentative Tract Map No. 20443 to subdivide an 18.49-acre parcel, described as APN 0602-361-04, into 64 single-family residential lots and two lettered lots. The residential lots would range between 0.16 acre to 0.30 acre. The lettered lots would consist of open space and recreational facilities totaling 2.75 acres of the Project Site. The existing, surrounding roads would serve as the main access roads with primary access to the site off of Hillview Road. Access to the TTM lots would be provided by five additional private internal streets.

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

The Project Site is located within the documented desert tortoise habitat according to CNDBB, and supports minimal suitable habitat for the burrowing owl. Nesting birds were observed on-site. Pre-construction surveys for burrowing owls, desert tortoise, and nesting birds shall be conducted prior to commencement of ground disturbance. There are 50 Joshua Trees that occur within the boundaries of the property and 5 Joshua Trees that occur within a 15-meter buffer surrounding the property. For any western Joshua trees that would be impacted, the Project Applicant shall obtain either an Incidental Take Permit from CDFW under §2081 of the CESA or a permit under the Western Joshua Tree Conservation Act, whichever would be applicable. The northwestern and eastern channel meet the criteria to be considered jurisdictional under CDFW. Any proposed changes, disruptions or activities in a streambed or bank that change the flow or composition of the channel will require a Lake and Streambed Alteration Agreement. Cultural Resources have the potential for occurring anywhere. Therefore, Mitigation Measure CR-1 is required as a condition of project approval to reduce these impacts to a level below significant. Construction activities could potentially disturb human remains interred outside of a formal cemetery. Thus, Mitigation Measure CR-2 is required. The Project Site is located on older surficial deposits of Pleistocene Holocene age. A paleontological monitor shall be present full-time during ground disturbance below one foot. The Morongo Band of Mission Indians Tribal Historic Preservation Office has stated that the proposed Project is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the MBMI. Prior to ground to disturbance, the Project Applicant shall retain a Native A

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

No issues or controversy have been raised by reviewing agencies. Members of the Community have raised concerns related to higher housing density, viewsheds, native plant removal, traffic drainage, onsite wastewater treatment, and noise. As described in this document, these concerns have been addressed via project conditions.

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

California Department of Fish and Wildlife, Colorado River Regional Water Quality Control Board.