

Sample Summary for Electronic Document Submittal

15 copies of this document may be included when a Lead Agency is submitting electronic copies of environmental impact reports, negative declarations, mitigated negative declarations, or notices of preparation to the SCH. The SCH will still accept other summaries, such as an EIR summary prepared pursuant to CEQA Guidelines Section 15123, attached to the electronic copies of the document.

SCH # _____

Lead Agency: County of San Bernardino

Project Title: Crestwood Communities GPA/CUP/TT/MV

Project Location: Montclair Sphere San Bernardino
City *County*

Please provide a Project Description (Proposed Actions, location, and/or consequences).

Crestwood Communities (Project Applicant) is requesting approval of a General Plan Amendment (GPA), Conditional Use Permit (CUP), and a Tentative Tract Map (TT No. 20267) for construction of 40 two-story detached residential condominiums and two single-story single-family detached residential units on a 4.66-acre site described as APN 1011-351-02-0-000. The GPA is to change the Land Use Designation of the northern portion of the Proposed Project Site which is currently designated as Single Residential-twenty thousand minimum square foot lot size, (RS-20M) and General Commercial (CG) to Multiple Residential (RM) allowing for attached, detached, and/or mixed residential development with a wide range of densities and housing types. The southern portion of the Proposed Project Site, which will consist of the two single-story single-family homes will remain as Residential (RS-20M). Additionally, the GPA will include changing the Land Use Designation for three adjacent parcels (APN: 1011-351- 03, 04 & 05) which are currently designated as CG to Multiple Residential (RM). The three adjacent parcels (APN: 1011-351- 03, 04 & 05) are not a part of the Proposed Project and the evaluation of a proposal for development of the parcels is not included in this Initial Study.

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

The proposed project does not have any potentially significant impacts associated with the proposed development. However, there are less than significant issues related to nesting birds and cultural resources. The following mitigation measures were included to address the biological and cultural resources.

Mitigation Measure BIO-1: A qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required.

Mitigation Measures for CUL: Prior to the continuation of ground disturbing activities, the land owner shall arrange a designated site location within the footprint of the project for the respectful reburial of the human remains and/or ceremonial objects.

Mitigation Measures for CUL: he Project Applicant shall be required to retain and compensate for the services of a Tribal monitor/consultant who is both approved by the Gabrieleño Band of Mission Indians-Kizh Nation Tribal Government and is listed under the NAHC's Tribal Contact list for the area of the project location.

Mitigation Measure for CUI" Upon discovery of any archaeological resources, cease construction activities in the immediate vicinity of the find until the find can be assessed. For unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment

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

The proposed project is not controversial. No issues or concerns were raised by the public, or other agencies during the Project Notice phase of review.



Please provide a list of the responsible or trustee agencies for the project.

California Department of Fish & Game
County of San Bernardino
City of Montclair
South Coast Air Quality Management District
State Water Resources Control Board

