

**NOTICE OF INTENT TO ADOPT A  
MITIGATED NEGATIVE DECLARATION**

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location: North of and abutting Bear Valley Road between 2nd Avenue and 3rd Avenue. APN Nos. 3091-221-03 through 3091-221-10 & 3091-221-12 through 3091-221-21

Public Agency/Lead Agency:	City of Victorville Planning Division; PO Box 5001; Victorville, California 92393-5001.
Project Name:	General Plan Amendment, Planned Unit Development, Site Plan, and Tentative Parcel Map Case No. PLAN21-00023 (Victor Valley Connection)
Project Description:	A General Plan Amendment, Planned Unit Development, Site Plan and Tentative Parcel Map with an Initial Study and Mitigated Negative Declaration to allow for the development of mixed-use commercial and residential development on an approximately 34 acre project site that includes approximately 230,632 sq. ft. of commercial, retail, office, self-storage and restaurants; 376 multi-family residential units; and the redesign of 19 parcels into 18 parcels via Tentative Parcel Map No. 20402.
Project Location:	North of and abutting Bear Valley Road between 2nd Avenue and 3rd Avenue. APN: . 3091-221-03 through 3091-221-10 & 3091-221-12 through 3091-221-21; Within the City of Victorville, County of San Bernardino, State of California, San Bernardino Meridian, Section 33, Township 5N, Range 4W.

This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act (CEQA). This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.

Copies of the Initial Study, Draft Mitigated Negative Declaration, and all referenced documents are on file and are available for public review at the Lead Agency's office, located at: 14343 Civic Dr., Victorville, CA 92392. These documents are also available for download and viewing on the City's website at: <https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notice>

Comments will be received during public review period from: April 29, 2022 to May 30, 2022

Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency by May 30, 2022. Comments of all Responsible Agencies and Trustee are also requested.

The City of Victorville, acting as the Lead Agency under CEQA, will consider the project and the Draft Mitigated Negative Declaration at its Planning Commission meeting on: June 8, 2022 at 5:00 PM  
 Planning Commission meetings are held with the City Council Chambers, located at: 14343 Civic Dr. Victorville, CA 92392. Participating and viewing the meeting via Zoom or YouTube is also available at [www.victorvilleca.gov/government/agendas](http://www.victorvilleca.gov/government/agendas).

- The Project site IS on a list compiled pursuant to Government Code section 65962.5.
- The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.
- The proposed project IS considered a project of statewide, regional or areawide significance.
- The proposed project IS NOT considered a project of statewide, regional or areawide significance.
- The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
- A scoping meeting WILL be held by the Lead Agency.
- A scoping meeting WILL NOT be held by the Lead Agency.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date: N/A	Time: N/A	Location: NA
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If the Lead Agency finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. This means that the Lead Agency may proceed to consider the project without the preparation of an Environmental Impact Report.