

**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: A Single-Family Residential development located on the southwest corner of Luna Road and Fremontia Road in the City of Victorville, within the County of San Bernardino.

Public Agency/Lead Agency:	City of Victorville Planning Division; PO Box 5001; Victorville, California 92393-5001.
Project Name:	Tentative Tract Map No. 20527
Project Description:	<p>Canaday Company/Luna LLC (Project Applicant) is requesting the entitlement of a Tentative Tract Map (No. 20527, expired TTM No. 18345) to allow for the development of 53 residential lots in the City of Victorville. The Project Site occurs on two undeveloped parcels (APN 3096-341-04, and -09) located west of Fremontia Road and south of Luna Road on approximately 19.08 acres. The site is currently designated as having a LDR (Low Density Residential) Land Use on the City of Victorville General Plan Land Use Map and has a zoning classification as R-1 (Single-family Residential) allowing up to five dwelling units per acre. Therefore, at 3.8 dwelling units per acre, the Proposed Project would be an allowable use under the current land use designations.</p> <p>The Proposed Project would be accessed from Fremontia Road via three internal access roads. All three internal roads would be cul-de-sacs. All utilities and public services are currently available on, or adjacent to, the proposed Project Site. Fire access will be provided from Luna Road to Fremontia Road with secondary access through the southerly residential tract (TTM 20488) via a proposed access Easement Agreement with the current landowner, Victorville Development LLC.</p>
Project Location:	The Project Site is located at the southwest corner of Luna Road and Fremontia Road in the City of Victorville, County of San Bernardino

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 may also be obtained in electronic format by sending an email request to planning@victorvilleca.gov

Comments will be received during public review period from 10/25/24 to 11/24/24.

Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency by 11/24/24. 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: 12/11/24 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.

- 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

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.