

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: Tentative Tract Map 20576 Project (project)

Lead Agency: City of Victorville

Contact Name: Mina Morgan

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Phone Number: (760) 955-5135

Project Location: Victorville

City

San Bernardino

County

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

Paul Earle, LLC (Applicant) proposes to develop a 242-lot single-family residential subdivision, and associated improvements on a vacant 70.8-acre lot at the northwest corner of Mesa Street and Topaz Road, approximately 3,320 feet east of Highway US-395 and approximately 1.05 miles west of Interstate 15 (I-15). The project proposes road improvements to Cataba Road, Mesa Street and Topaz Road along the project's street frontages, including a separate letter lot for Landscape Maintenance Assessment Districts, a new sidewalk with curb and gutter, and half-width frontage improvements within the roadway right-of-way. The project would also construct a storm water detention basin at the northern edge of the project site, which would abut Street A and Topaz Road. The project applicant intends to commence construction on or around November 2025. It is anticipated that construction would take approximately 61 months, concluding in December 2030. The project site is identified as Assessor Parcel Numbers (APNs) 3136-441-01, 3136-441-02, 3136-411-04, and 3136-411-05, and is within a Single Family Residential Zone. Site Access Will be provided by four roads to access the project site from Cataba Rd and two roads to access the project site from Topaz Rd

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

Bio Resources - The project would result in direct impacts to 23 western Joshua trees, which requires an incidental take permit from the California Dept of Fish and Wildlife. The project also has the potential to impact Coast Horned Lizard, Burrowing Owl, Loggerhead Shrike, Leconte's Thrasher, and could result in other indirect impacts to biological resources as well. Implementation of mitigation measures MM-BIO-1 through MM-BIO-12, which includes western Joshua trees Fee Payments, a Designated Biologist, Pre-construction surveys, and more, would reduce all impacts to western Joshua trees, Coast Horned Lizard, Burrowing Owl, Loggerhead Shrike, Leconte's Thrasher, and other indirect impacts to less than significant with mitigation incorporated.

Cultural Resources - The project site is potentially sensitive for archaeological resources and the project has therefore included MM-CUL-1 through MM-CUL-7 and MM-CUL-9 to reduce potential impacts to less than significant with mitigation incorporated. Although no burials were identified within the project site, MM-CUL-8 was incorporated to reduce any potential impacts relating to inadvertent discovery of human remains to less than significant with mitigation incorporated.

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 areas of controversy known.

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

California Dept of Fish and Wildlife - Incidental Take Permit for Joshua Trees