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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 No. 20527

Lead Agency: City of Victorville

Contact Name: Casandra Erskine

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Project Location: Southwest corner of Luna Road and Fremontia Road

City *County*

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

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.

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.

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 within San Bernardino County within the Mojave Desert Air Basin (MDAB). The local air district with jurisdiction over the Project Site is the Mojave Desert Air Quality Management District (MDAQMD). Although the Proposed Project does not exceed MDAQMD thresholds, the Applicant is required to comply with applicable MDAQMD Rules 402 for nuisance and 403 for fugitive dust control. For any Western Joshua Trees that would be removed, the MWA shall obtain either an Incidental Take Permit (ITP) from California Department of Fish and Wildlife (CDFW) under §2081 of the California Endangered Species Act (CESA) or a permit under the Western Joshua Tree Conservation Act, whichever would be applicable at the time of the application. If construction occurs between February 1st and August 31st, pre-construction surveys for burrowing owls and any other species protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commencement of Project-related ground disturbance. Additionally, a pre-construction clearance survey be conducted thirty (30) days prior to ground disturbing activities in undeveloped areas to confirm the absence of desert tortoise within the boundaries of the survey area. The applicant is required to prepare a Jurisdictional Delineation to document the project's extent of jurisdictional impacts to the drainage. In the event that cultural or paleontological resources are discovered, all work in the immediate vicinity of the Project Site shall stop and the Yuhaaviatam of San Manuel Nation (formerly known as the San Manuel Band of Mission Indians) Cultural Resources Department shall be notified and a qualified paleontologist shall develop a plan of mitigation which may include full-time monitoring, salvage excavation, scientific removal of the find, removal of sediment from around the specimen (in the laboratory), research to identify and categorize the find, curation of the find in a local qualified repository, and preparation of a report summarizing the find.

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

None at this time.

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

Mojave Water Agency
Lahontan Regional Water Quality Control Board
California Department of Fish and Wildlife
Mojave Desert Air Quality Management District