



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act, this notice is to advise you that the City of Victorville intends to adopt a Mitigated Negative Declaration for the proposed project described below.

Lead Agency: City of Victorville, Community Development Department

Contact: Travis Clark, Associate Planner, 760-955-5135

Project Title: Tentative Tract Map (TTM) No. 20341 Project (PLAN21-00006)

Project Applicant: Royal Investors Group, LLC (Applicant)

Project Location: The proposed project is located north of the California Aqueduct, south of Eucalyptus Street, and west of US-395 (Assessor's Parcel Numbers [APN] 3136-241-02, -03, -04, and -05).

Project Description: The Victorville TTM No. 20341 (herein referenced as the "project") involves the development of 298-unit single-family residences ranging from 7,200 square feet to 19,708 square feet distributed over 76.65 acres. The project would be accessed by developer-installed street improvements in accordance with the City of Victorville Standards, including two lanes of access road on Cloverlawn Street from Coconut Grove to Mesa Street and two lanes of access road on Mesa Street to US-395. The project also proposes approximately 125,000 square feet of public open space that would also function as the project's detention basins. Ornamental water-efficient landscaping would be installed throughout the project site, with planting materials selected in accordance with the City's Water Wise Plant list and Victorville Municipal Code requirements.

Environmental Determination: The City has prepared an Initial Study to determine the proposed project's potential impact on the environment. The City has determined that the project may have a significant effect on the environment, but by implementing the identified mitigation measures, the project's impacts could be reduced to less than significant levels. Accordingly, the City intends to adopt a Mitigated Negative Declaration (MND).

Public Review: A public review period will begin on February 26, 2022 and end on March 28, 2022 at 5:00 p.m. Any interested person or agency may comment on this matter by submitting comments via email planning@victorvilleca.gov or via postal mail or in person delivery to the Planning Division, located at City Hall, 14343 Civic Drive, Victorville, California 92392.

The Initial Study is available for public review on the City Hall website located at <https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notices>. The Victorville City Hall is located at 14343 Civic Drive, Victorville, California 92392. Alternatively, please call or email the Travis Clark, Associate Planner, at 760-955-5135 to make arrangements to view the Initial Study and/or supporting materials in person.

Public Hearing: 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: April 13, 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

Hazardous Waste Sites: The project site is not listed pursuant to Government Code Section 65962.5.