

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** PLAN 24-00020 Tentative Tract Map 20816

Lead Agency: City of Victorville Contact Person: Mina Morgan  
 Mailing Address: PO Box 5001 Phone: 760-955-5135  
 City: Victorville Zip: 92393 County: San Bernardino

**Project Location:** County: San Bernardino City/Nearest Community: Victorville  
 Cross Streets: Tawney Ridge Ln/Ferndale Rd Zip Code: 92394

Longitude/Latitude (degrees, minutes and seconds): 34 ° 32 ' 7.7 " N / -117 ° 20 ' 8.86" W Total Acres: 9.87

Assessor's Parcel No.: 0395-211-01, 02, 04, & 05 Section: 7 Twp.: T05N Range: R04W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: I-15 Waterways: \_\_\_\_\_  
 Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: See Page 3

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |   |   |
|---|---|---|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                                       | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>32</u> Acres <u>9.87</u> | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____          | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                       | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                    |  |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input type="checkbox"/> Flood Plain/Flooding                  | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                             | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input type="checkbox"/> Sewer Capacity                             | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Growth Inducement                   |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input type="checkbox"/> Solid Waste                                | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                            | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input checked="" type="checkbox"/> Economic/Jobs            | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

Single Family Residential (R-1)

**Project Description:** (please use a separate page if necessary)

A Tentative Tract Map with a Mitigated Negative Declaration to allow for the development of 32 Single-Family lots on an undeveloped four parcels totaling 9.87-acres and zoned R-1 located south of the intersection of Tawney Ridge Lane and Ferndale Road and encompasses parcels on both the east and west sides of Ferndale Road. The proposed minimum lot sizes are 7,200 square feet with a net density of 3.2 dwelling units per acre.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board                 | <input checked="" type="checkbox"/> Office of Historic Preservation          |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input type="checkbox"/> Office of Public School Construction                |
| <input type="checkbox"/> California Emergency Management Agency         | <input checked="" type="checkbox"/> Parks & Recreation, Department of        |
| <input type="checkbox"/> California Highway Patrol                      | <input type="checkbox"/> Pesticide Regulation, Department of                 |
| <input checked="" type="checkbox"/> Caltrans District # <u>8</u>        | <input type="checkbox"/> Public Utilities Commission                         |
| <input checked="" type="checkbox"/> Caltrans Division of Aeronautics    | <input checked="" type="checkbox"/> Regional WQCB # <u>6</u>                 |
| <input checked="" type="checkbox"/> Caltrans Planning                   | <input checked="" type="checkbox"/> Resources Agency                         |
| <input type="checkbox"/> Central Valley Flood Protection Board          | <input type="checkbox"/> Resources Recycling and Recovery, Department of     |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy             | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.           |
| <input type="checkbox"/> Coastal Commission                             | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board                           | <input type="checkbox"/> San Joaquin River Conservancy                       |
| <input type="checkbox"/> Conservation, Department of                    | <input type="checkbox"/> Santa Monica Mtns. Conservancy                      |
| <input type="checkbox"/> Corrections, Department of                     | <input type="checkbox"/> State Lands Commission                              |
| <input type="checkbox"/> Delta Protection Commission                    | <input type="checkbox"/> SWRCB: Clean Water Grants                           |
| <input type="checkbox"/> Education, Department of                       | <input type="checkbox"/> SWRCB: Water Quality                                |
| <input checked="" type="checkbox"/> Energy Commission                   | <input type="checkbox"/> SWRCB: Water Rights                                 |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>       | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of              | <input checked="" type="checkbox"/> Toxic Substances Control, Department of  |
| <input type="checkbox"/> Forestry and Fire Protection, Department of    | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Housing & Community Development                |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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### Local Public Review Period (to be filled in by lead agency)

Starting Date 7/11/25 Ending Date 8/11/25

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>EPC Environmental Inc</u>	Applicant: <u>GJH Development, Inc</u>
Address: <u>11801 Pierce St Ste 200</u>	Address: <u>960 North Tustin Street, #385</u>
City/State/Zip: <u>Riverside, CA 92505</u>	City/State/Zip: <u>Orange, CA 92857</u>
Contact: _____	Phone: <u>(909) 917-3226</u>
Phone: <u>951-710-3010</u>	

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Signature of Lead Agency Representative: \_\_\_\_\_ *Mina Morgan* \_\_\_\_\_ Date: 7/8/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **Schools within 2 miles of the Project Site:**

- Zion Lutheran School- approx 0.4 miles from the Project site
- Challenger School of Sports and Fitness- approx 0.5 miles from the Project site
- Village STEAM School- approx 0.6 miles from the Project site
- Del Rey AVID Elementary School- approx 1.5 miles from Project site
- Hook Jr High School- approx 0.8 miles from Project site
- Brentwood School of Environmental Sciences- approx 1.5 miles from Project site
- Mojave River Academy- approx 1.75 miles from Project site
- Puesta Del Sol Elementary- approx 1.2 miles from Project site