

**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: Tawney Ridge Ln/Ferndale Rd in Victorville, CA		
Public Agency/Lead Agency:	City of Victorville Planning Division; PO Box 5001; Victorville, California 92393-5001.	
Project Name:	PLAN 24-00020 Tentative Tract Map 20816	
Project Description:	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.	
Project Location:	The proposed project is 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. (Assessor's Parcel Numbers [APN] 0395-211-01, 02, 04, & 05).	
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 or accessing the City's website at https://www.victorvilleca.gov/government/city-departments/development/planning/environmental-review-notice .		
Comments will be received during public review period from July 11, 2025 to August 11, 2025		
Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency by August 11, 2025. 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: August 13, 2025 at 5:00 PM Planning Commission meetings are held with the City Council Chambers, located at: 14343 Civic Dr. Victorville, CA 92392		
☐	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.		