

CITY OF VICTORVILLE DEVELOPMENT DEPARTMENT  
14343 Civic Drive, Victorville, California 92392  
(760) 955-5135 FAX (760) 245-8250

MITIGATED NEGATIVE DECLARATION  
Preparation Date: April 27, 2026

Name or Title of Project: Plan25-00014 – Tractor Supply Company, Victorville

Location: North of Roy Rogers Drive and south of Midtown Drive, Victorville, CA 92395  
(Assessor's Parcel Numbers 3106-201-20, -22, and -22.

Entity or Person Undertaking Project: Tractor Supply Company (Applicant)

Description of Project: The Proposed Project involves the construction of an indoor building of 23,957 square feet as well as a fenced outdoor display/sales area which would be approximately 20,000 square feet. The Project Site is currently vacant and zoned General Commercial (C-2) Additionally, the Proposed Project would include a permanent equipment (trailers and utility vehicles only) display area within the parking lot of 2,000 square feet, forage (hay) trailers within the fenced parking lot, three permanent sidewalk display areas as well as a shared easement. The sidewalk display area of 437 square feet would be for general merchandise and located in front of the outdoor display area.

Statement of Findings: The City of Victorville Planning Commission has reviewed the Initial Study for this proposed project and has found that there are no adverse environmental impacts to either the man-made or physical environmental setting if the following mitigation measures are implemented in conformance with the Mitigation Monitoring Policy and does hereby direct staff to file a Notice of Determination, pursuant to the California Environmental Quality Act (CEQA).

A copy of the Initial Study and other applicable documents used to support the proposed Negative Declaration is available for review at the City of Victorville Planning Division.

Mitigation Measures:

**Biological Resources:**

1. Mitigation Measure BIO-1. Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.

2. Mitigation Measure BIO-2. In accordance with the Western Joshua Tree Conservation Act via SB 122, and the City of Victorville's Development Advisory dated July 19, 2023, the Project will be required to obtain an Incidental Take Permit (ITP) from the California Department of Fish and Wildlife, prior to any ground disturbance. The ITP will provide for the acceptance of the mitigation fees to offset the impacts to the Western Joshua trees found on-site. Additional surveys or mitigation required will be determined during the ITP process.

### **Cultural Resources:**

3. Mitigation Measure CUL-1. If any historic or prehistoric cultural resources are inadvertently discovered during the future development of the property, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be consulted to determine if further mitigation measures are warranted.

### **Geologic Resources**

4. Mitigation Measure GEO-1. Full-time monitoring is recommended, starting at the surface during earth disturbance activities, in accordance with City of Victorville guidelines (City of Victorville 2008a, 2008b). A Paleontological Resource Impact Mitigation Program (PRIMP) should be implemented prior to the approval of the project's grading permits by the City of Victorville, which would describe monitoring and fossil collection procedures. When implemented with the provisions of CEQA, and the guidelines of the Society of Vertebrate Paleontology (2010), an approved PRIMP would mitigate any adverse impacts (loss or destruction) on potential nonrenewable paleontological resources (fossils), if present, to a level below significant.

### **Tribal Cultural Resources:**

5. Mitigation Measure TCR-1. Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the YSMN. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.
6. Mitigation Measure TCR-2. If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.  
The Project Archaeologist shall develop a research design that shall include a plan to

evaluate the resource for significance under CEQA criteria. Representatives from the consulted tribes, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR), and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by the consulted tribes. All plans for analysis shall be reviewed and approved by the applicant and consulted tribes prior to implementation, and all removed material shall be temporarily curated on-site.

Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the consulted tribes to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.

All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and consulted tribes for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and the consulted tribes.

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
<b>Biological Resources</b>			
<p><b>MM BIO-1:</b> Nesting bird nesting season generally extends from February 1 through September 15 in southern California and specifically, March 15 through August 31 for migratory passerine birds. To avoid impacts to nesting birds (common and special status) during the nesting season, a qualified Avian Biologist will conduct pre-construction Nesting Bird Surveys (NBS) prior to Project-related disturbance to nestable vegetation to identify any active nests. If no active nests are found, no further action will be required. If an active nest is found, the biologist will set appropriate no-work buffers around the nest which will be based upon the nesting species, its sensitivity to disturbance, nesting stage, and expected types, intensity, and duration of the disturbance. The nests and buffer zones shall be field-checked weekly by a qualified biological monitor. The approved no-work buffer zone shall be clearly marked in the field, within which no disturbance activity shall commence until the qualified biologist has determined the young birds have successfully fledged and the nest is inactive.</p>	Qualified Avian Biologist hired by Applicant	Prior to ground disturbing activities if construction is to occur nesting season	
<p><b>MM BIO-2:</b> In accordance with the Western Joshua Tree Conservation Act via SB 122, and the City of Victorville’s Development Advisory dated July 19, 2023, the Project will be required to obtain an Incidental Take Permit (ITP) from the California Department of Fish and Wildlife, prior to any ground disturbance. The ITP will provide for the acceptance of the mitigation fees to offset the impacts to the Western Joshua trees found on-site. Additional surveys or mitigation required will be determined during the ITP process.</p>	Qualified Biologist hired by Applicant	Prior to Project Approval	
<b>Cultural Resources</b>			
<p><b>MM CUL-1:</b> If any historic or prehistoric cultural resources are inadvertently discovered during the future development of the property, all construction work in the immediate vicinity of the discovery shall stop and a qualified archaeologist shall be consulted to determine if further mitigation measures are warranted.</p>	Contractor; Applicant	Upon discovery of human remains	
<b>Geological Resources</b>			
<p><b>MM GEO-1:</b> Full-time monitoring is recommended, starting at the surface during earth disturbance activities, in accordance with City of Victorville guidelines (City of Victorville 2008a, 2008b). A Paleontological Resource Impact Mitigation</p>	Qualified Paleontologist hired by Applicant	Prior to Project Approval	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
<p>Program (PRIMP) should be implemented prior to the approval of the project's grading permits by the City of Victorville, which would describe monitoring and fossil collection procedures. When implemented with the provisions of CEQA, and the guidelines of the Society of Vertebrate Paleontology (2010), an approved PRIMP would mitigate any adverse impacts (loss or destruction) on potential nonrenewable paleontological resources (fossils), if present, to a level below significant.</p>			
<p><b>Tribal Cultural Resources</b></p>			
<p><b>MM TCR-1:</b> Due to the heightened cultural sensitivity of the proposed project area, at the discretion of the consulting tribe(s), Tribal monitor(s) authorized to represent YSMN shall be present for all ground-disturbing activities that occur within the proposed project area (which includes, but is not limited to, tree/shrub removal and planting, clearing/grubbing, grading, excavation, trenching, compaction, fence/gate removal and installation, drainage and irrigation removal and installation, hardscape installation [benches, signage, boulders, walls, seat walls, fountains, etc.], and archaeological work). At the discretion of the consulting tribes, a sufficient number of Tribal monitors shall be present each work day to ensure that simultaneously occurring ground disturbing activities receive thorough levels of monitoring coverage. A Monitoring and Treatment Plan that is reflective of the project mitigation ("Cultural Resources" and "Tribal Cultural Resources") shall be completed by the archaeologist, as detailed within CUL-1, and submitted to the Lead Agency for dissemination to the YSMN. Once all parties review and agree to the plan, it shall be adopted by the Lead Agency – the plan must be adopted prior to permitting for the project. Any and all findings will be subject to the protocol detailed within the Monitoring and Treatment Plan.</p>	<p>Tribal Monitors</p>	<p>During all ground-disturbing activities</p>	
<p><b>MM TCR-2:</b> If a pre-contact cultural resource is discovered during project implementation, ground-disturbing activities shall be suspended 60 feet around the resource(s), and an Environmentally Sensitive Area (ESA) physical demarcation/barrier constructed.</p> <p>The Project Archaeologist shall develop a research design that shall include a plan to evaluate the resource for significance under CEQA criteria. Representatives from the consulted tribes, the Archaeologist, and the Lead Agency shall confer regarding the research design, as well as any testing efforts needed to delineate the resource boundary. Following the completion of evaluation efforts, all parties shall confer regarding the resource's archaeological significance, its potential as a Tribal Cultural Resource (TCR),</p>	<p>Qualified Archaeologist hired by Applicant</p>	<p>Upon discovery of pre-contact cultural resource</p>	

Mitigation Measure (MM) Project Design Feature (PDF)	Responsibility For Implementation	Time Frame /Milestone	Verified By (signature/date required)
<p>and avoidance (or other appropriate treatment) of the discovered resource. Removal of any cultural resource(s) shall be conducted with the presence of a Tribal monitor representing the Tribe, unless otherwise decided by the consulted tribes. All plans for analysis shall be reviewed and approved by the applicant and consulted tribes prior to implementation, and all removed material shall be temporarily curated on-site.</p> <p>Should it occur that avoidance, preservation in place, and on-site reburial are not an option for treatment, the landowner shall relinquish all ownership and rights to this material and confer with the consulted tribes to identify an American Association of Museums (AAM)-accredited facility within the County that can accession the materials into their permanent collections and provide for the proper care of these objects in accordance with the 1993 CA Curation Guidelines. A curation agreement with an appropriate qualified repository shall be developed between the landowner and museum that legally and physically transfers the collections and associated records to the facility. This agreement shall stipulate the payment of fees necessary for permanent curation of the collections and associated records and the obligation of the Project developer/applicant to pay for those fees.</p> <p>All draft records/reports containing the significance and treatment findings and data recovery results shall be prepared by the archaeologist and submitted to the Lead Agency and consulted tribes for their review and comment. After approval from all parties, the final reports and site/isolate records are to be submitted to the local CHRIS Information Center, the Lead Agency, and the consulted tribes.</p>			