

CITY OF VICTORVILLE
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT NAME:	Tentative Tract Map 20781 (PLAN25-00008)
SUBJECT:	Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)
LEAD AGENCY:	City of Victorville Planning Department 14343 Civic Drive Victorville, California 92323
APPLICANT:	Mike McDaniel, Construction Manager, Grand Pacific Communities Corp, 100 North Barranca Avenue Suite 950, West Covina, California 91791
CITY/COUNTY:	City of Victorville, San Bernardino County
LOCATION:	The proposed project would be located at the southwest corner of Green Tree Boulevard and Sixth Avenue. The project consists of four parcels with Assessor Parcel Numbers (APNs) 3090-011-02, 3090-031-06, -11, and -12. Currently, no legal address has been assigned to the project site. The project site is located within the Hesperia, Calif., United States Geological Survey (USGS) 7 1/2 Minute Quadrangle (Township 5 North, Range 4 West, Section 28, San Bernardino Principal Meridian). The project site's latitude and longitude is 34°29'53.23" N; -117°18'33.59" W.
DESCRIPTION:	The proposed project involves the subdivision of a 20-acre site into 70 residential lots, referred to as Lots 1 through 70, ranging from 7,201 square feet to 13,788 square feet and have a density of 3.9 dwelling units per net acre. Lots A, B, and C will be utilized for Landscape and Maintenance (LMAD) purposes, Lot D is a dedicated dual-use infiltration and detention basin, and a 30-foot-wide utility and storm drain easement will be located between Lot D and Lot 19.
ENVIRONMENTAL INFORMATION:	The project site is currently vacant and undeveloped. A drainage channel bisects the site vertically. The site shows disturbance from off-road vehicle trails that traverse the property scattering refuse along Green Tree Boulevard. The vegetation community present onsite supports a moderately disturbed Mojave Desert Scrub habitat. The project site is zoned <i>Single-Family Residential (R-1)</i> and has a General Plan designation of <i>Low Density Residential</i>. Land uses and development located in the vicinity of the proposed project are outlined below: • North of the project site: Green Tree Boulevard extends across the north of the project site. A residential development built around the historic Green Tree Golf Course includes single-family homes, vacant parcels, and a drainage channel located north of the aforementioned road. This area is zoned both <i>Single-Family Residential (R-1)</i> and <i>Residential-Mobile Home Planned Development (RMPD)</i> and has a General Plan designation of <i>Low Density Residential</i>. • East of the project site: The Victorville Post Office, a self-storage facility, and a vacant parcel are located to the east of the project site. This area is zoned <i>Public and Civic (P-C)</i> and <i>General Commercial (C-2)</i>. This area has a General Plan designation of <i>Public/Institutional</i> and <i>Commercial</i>.

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- *South of the project site:* An unpaved section of Talpa Street extends along the project site's most southern border. Vacant land, that has been subdivided for single-family homes, is located further south of the undeveloped portion of Talpa Street. This area is zoned *Single-Family Residential (R-1)* and has a General Plan designation of *Low Density Residential*.
- *West of the project site:* A vacated, partially developed site and single-family homes are located to the west of the project site. This area is zoned *Medium Density Residential (R-3)* and *Single-Family Residential (R-1)*. This area has a General Plan designation of *Medium Density Residential* and *Low Density Residential*.

FINDINGS:

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the City of Victorville determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

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REVIEW: The City of Victorville invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins July 10, 2026 and ends on August 7, 2026. Written comments must be received at the City of Victorville Planning Division located at 14343 Civic Drive, Victorville, California 92323. Attention: Casandra Erskine, Associate Planner or via email at cerskine@victorvilleca.gov by 5:00 PM on August 7, 2026. This project will be considered at the Planning Commission meeting on August 12, 2026. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Victorville, Planning Division
14343 Civic Drive
Victorville, California 92323

Copies of the IS/MND can also be found online at <https://www.victorvilleca.gov/>. Please send your comments to the attention of Casandra Erskine, Associate Planner, City of Victorville, Planning Division, 14343 Civic Drive, Victorville, California 92323. Your responses are requested by August 7, 2026. This project will be considered on the Planning Commission meeting on August 12, 2026.

Casandra Erskine

Digitally signed by Casandra Erskine
DN: C=US,
E=cerskine@victorvilleca.gov,
O=City of Victorville, OU=Planning
Department, CN=Casandra Erskine
Date: 2026.07.07 16:01:57-07'00'

Casandra Erskine, Associate Planner

Date

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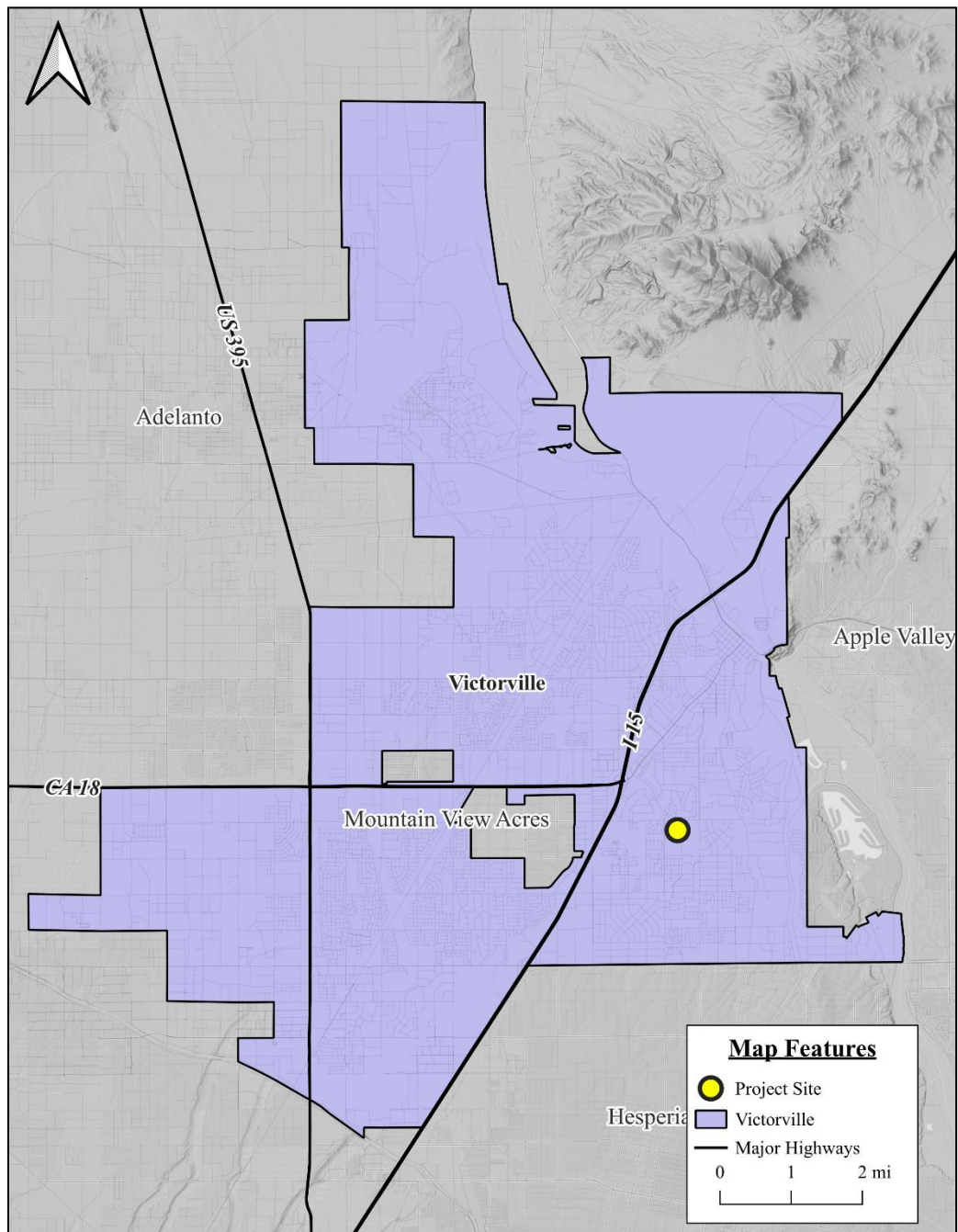


FIGURE 1. CITYWIDE MAP

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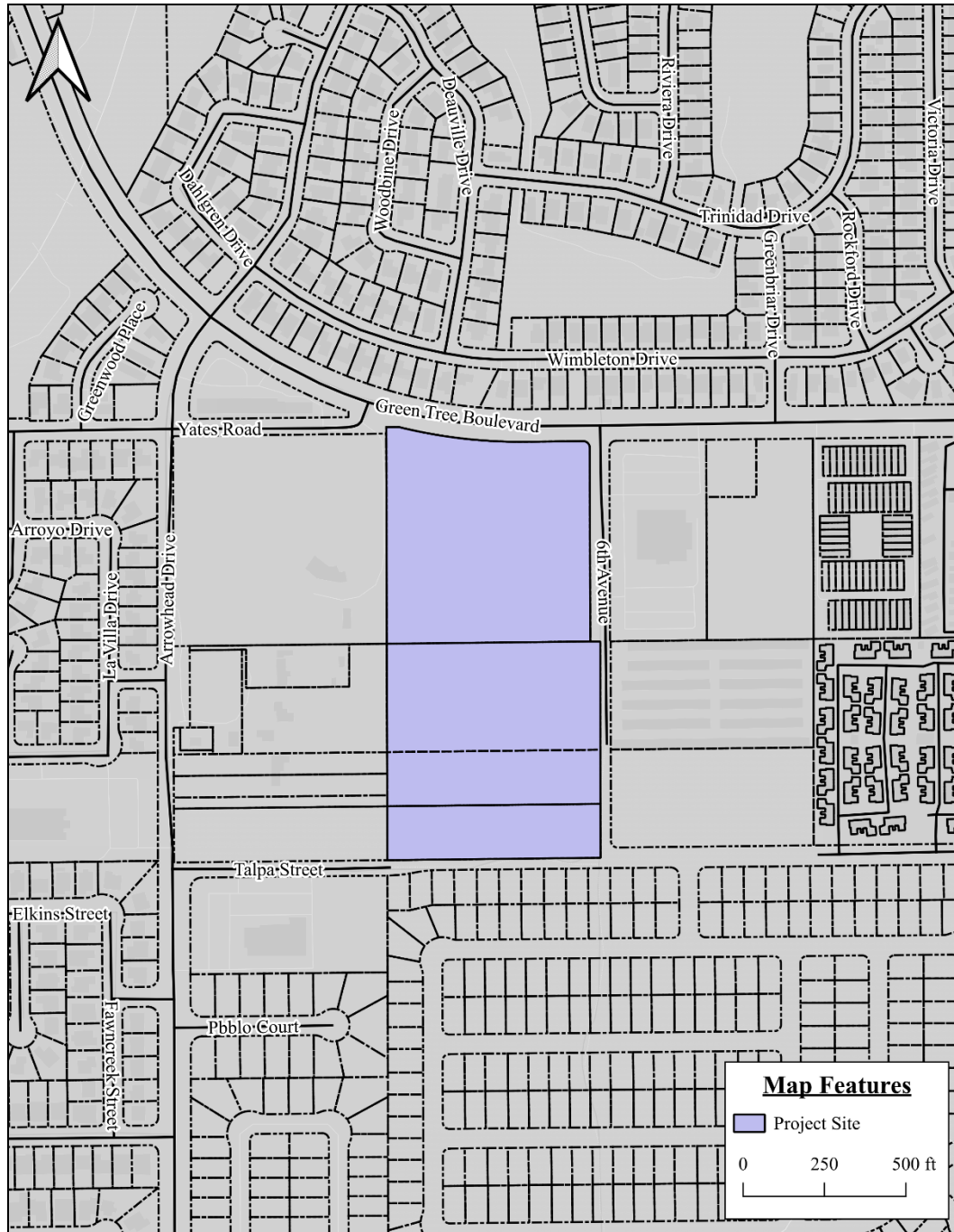


FIGURE 2. VICINITY MAP