

CITY OF
VICTORVILLE



DEVELOPMENT DEPARTMENT
Planning • Building • Code Enforcement
14343 Civic Drive
P.O. Box 5001
Victorville, CA 92395-5001

(760) 955-5135
Fax (760) 269-0070

June 28, 2024

CLERK OF THE BOARD

Received on: 06-28-24

Remove on: 07-30-24

Ms. Lynna Monell
County Clerk of the Board of Supervisors
385 North Arrowhead - Second Floor
San Bernardino, CA 92415-0130

Re: Posting of Notice of Intent to Adopt a Mitigated Negative Declaration

Dear Ms. Monell:

Please find an attached copy of a Notice of Intent to Adopt a Mitigated Negative Declaration prepared for the project(s) listed below scheduled to be tentatively heard by the Victorville Planning Commission at its August 14, 2024 meeting. Pursuant to Public Resources Code Section 21092.3, your office must post this notice for a period of twenty days. This public review and comment period commences June 28, 2024 and ends July 29, 2024.

The project(s) are as follows:

PLAN22-00039 – A Site Plan with an Initial Study and proposed Mitigated Negative Declaration to allow for the development of a multi-tenant shopping center, a Conditional Use Permit to allow for the development of a carwash, a Conditional Use Permit for a drive-thru restaurant, a Conditional Use Permit for the development of a fueling station, and a Conditional Use Permit for off-site alcohol sales on an undeveloped 3.5 acre parcel zoned COM (Commercial) within the Vista Verde Specific Plan located at the south west corner of Luna Road and HWY 395.

We appreciate your assistance in complying with State law. If you have any questions or need clarification regarding this matter, please do not hesitate to contact this department at (760) 955-5135.

Sincerely,

Daisy Kawasaki
Associate Planner

DK:rh

Attachments

CLERK OF THE
BOARD OF SUPERVISORS
2024 JUN 28 PM 4:45
SAN BERNARDINO COUNTY
CALIFORNIA

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: Fueling station, carwash, restaurant, and retail development on the southwest corner of Luna Road and US Hwy 395. APN No. 3096-361-09

| | |
|----------------------------|--|
| Public Agency/Lead Agency: | City of Victorville Planning Division; PO Box 5001; Victorville, California 92393-5001. |
| Project Name: | Luna and 395 Commercial Project |
| Project Description: | A Site Plan to allow for the development of a multi-tenant shopping center, a Conditional Use Permit to allow for the development of a carwash, a Conditional Use Permit for a drive-thru restaurant, a Conditional Use Permit for the development of a fueling station, and a Conditional Use Permit for off-site alcohol sales on an undeveloped 3.5 acre parcel zoned COM (Commercial) within the Vista Verde Specific Plan |
| Project Location: | Southwest corner of Luna Road and US Hwy 395; APN: 3096-361-09; City of Victorville, County of San Bernardino |

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

Comments will be received during public review period from June 28, 2024, to July 29, 2024

Any person wishing to comment on this matter must submit such comments, in writing, to the Lead Agency by July 29, 2024. 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 14, 2024 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.

- 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.

CLERK OF THE BOARD OF SUPERVISORS
 SAM BERNARDINO COUNTY
 CALIFORNIA
 JUN 28 PM 4:45