



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the below-named project.

Project Title: VVR, LLC

Project No.: P201500032/CF

Project Location: South west corner of Phelan Road, and Valle Vista Road

Assessor Parcel Numbers: 3066-251-07

Project Description: Conditional Use Permit to establish a commercial shopping center in 8 phases with structures totaling approximately 77,817 square feet, a Variance to allow a decrease in the landscape requirement from 20% to 10.6% and to allow for a reduction to the truck drive aisle from 40 feet to 26 feet; and a Tentative Parcel Map 19590 to create 6 commercial parcels on 8.42 acres.

Environmental Review and Public Comment:

The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Desert.aspx> and the following offices:

High Desert Government Center
Land Use Services – Planning Division
15900 Smoke Tree Street, Suite 131
Hesperia, CA 92345

San Bernardino Government Center
Land Use Services – Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

The comment period on the IS/MND begins on **November 4, 2016** and closes on **November 28, 2016 at 4:30 PM**. Please submit comments to john.oguendo@lus.sbcounty.gov, or to:

John Oquendo, Senior Planner
County of San Bernardino
Land Use Services Department, Planning Division
15900 Smoke Tree Street, Suite 131
Hesperia, CA 92345

Public Hearing: A public hearing will be scheduled to consider adoption of the Final IS/MND at a future date. In advance of the hearing date, Staff will distribute a separate notice regarding that hearing.