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](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.oquendo@lus.sbcounty.gov](mailto:john.oquendo@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.