



Item Number: 2

Planning Commission

PUBLIC HEARINGS

Meeting of: May 14, 2025

Submitted By:

Mina Morgan, Associate Planner

Case:

PLAN23-00030

Subject:

A Tentative Tract Map with a Mitigated Negative Declaration to allow for the development of 242-single-family residential lots on four vacant parcels designated as R-1 (Single-Family Residential) zoning and totaling approximately 70 acres

Applicant:

Tim Roofian - Rodeo Credit Enterprises

Location:

Northwest corner of Mesa Street and Topaz Road

Recommendation:

Staff recommends that the Planning Commission conduct a public hearing, receive testimony regarding the proposed project and take the following actions:

- 1. Environmental Assessment** – Adopt the attached Mitigated Negative Declaration with a Mitigation Monitoring and Reporting Program for the project; and
- 2. Tentative Tract Map** - Adopt Resolution No. P-25-013, approving Tentative Tract Map Case No. PLAN23-00030, subject to the attached conditions of approval.

Summary:

The applicant is requesting approval of Tentative Tract Map No. 20576 to allow for the recordation and development of a 242-lot single-family residential subdivision with 7,200 sq. ft. minimum size lots. The proposal is located on an approximately 70 gross-acre building site that is vacant and undeveloped with an approximate density of 3.4 units per acre. The proposed map includes a design in accordance with the R-1 Single-Family Residential zone district and the Single-Family Design Guidelines. Access to the site is

provided via Topaz Road, Mesa Street and Cataba Road, which are arterial, collector and local designated roadways that will provide sufficient vehicular access to the proposed subdivision. Staff finds that the proposed subdivision is in accordance with the various Municipal Code standards and guidelines as discussed further in the Staff Analysis.

Discussion/Analysis:

1. Environmental Assessment.

An Initial Study and Mitigated Negative Declaration (Attachments C & E) have been prepared for the Tentative Tract Map in accordance with Section 15070 of the California Environmental Quality Act (CEQA), and all the proposed mitigation measures have been included within the proposed Conditions of Approval (Conditions of Approval No. 26–53). Mitigation measures for biological resources, cultural and tribal cultural resources, as well as geology/soils and noise were included in the proposed Mitigated Negative Declaration that will ensure that any potential effects on the environment are considered less than significant. As of the close of the required CEQA review period on May 5, 2025, comments from the Department of Fish and Wildlife as well as the California Department of Transportation (Caltrans) have been received regarding the Initial Study and Mitigated Negative Declaration. These comments, responses from the applicant, as well as any necessary mitigation is discussed as follows:

- CDFW Comments w/Responses (Attachment F & G) – Comments received from CDFW note concerns with the adequacy of the biological resources analysis and survey methods included in the biological assessment prepared for and referenced by the Initial Study/Mitigated Negative Declaration (IS/MND) for the project. Specifically, CDFW provides comments and updated mitigation measures with respect to, Western Joshua Tree Fee Payment, Nesting Bird Avoidance and Pre-Construction Burrowing Owl Survey. As a result of the CDFW comments provided (BIO-1, BIO-6 and BIO-7), the applicant has agreed to accept CDFW's recommendations as outlined in the Attachment G.
- Caltrans Comments (Attachment H) - Staff received comments from Caltrans regarding the project Traffic Impact Analysis (TIA) . After reviewing the correspondence, the City Engineer determined that the project can proceed with the current TIA on file, and any required modifications noted by Caltrans can be adequately addressed following the approval of the tentative map. As a result, Engineering staff has included Condition of Approval #93, which states that the Engineer of Record shall formally acknowledge and respond to the comment letter issued by Caltrans regarding the project's Initial Study/Mitigated Negative Declaration (IS/MND). As conditioned, should revisions be necessary a final traffic study must be submitted to Caltrans and the City of Victorville Engineering Department for review and approval prior to the recordation of the final map.

2. Tentative Tract.

General Information

- The subject site is located with the R-1 Single-Family Residential zone and has a General Plan designation of Low-Density Residential, which allows for a minimum lot size of 7,200 sq. ft. and a maximum density of five units per acre.
- The proposal entails the development of 242 single-family residential lots on approximately 70 acres of vacant land. The Tentative Tract Map is designed to comply with the R-1 Single-Family Residential Zone District standards and applicable portions of the Single-Family Design Guidelines.

Title 16

- As conditioned, the proposed Tentative Tract Map meets all development standards of the underlying R-1 (Single-Family Residential) Zone District, including minimum lot sizes, usable area, and dwelling unit density. As proposed, no lots are less than 7,200 sq. ft. and the tentative map includes a density of approximately 3.4 dwelling units per gross acre.
- The proposed tentative tract map generally complies with the Single-Family Design Guidelines and creates a safe neighborhood by organizing the map's physical characteristics in a functional manner and providing an interactive design oriented towards pedestrians, open space, and the streetscape. The proposal incorporates elements such as a multi-purpose basin, avoidance of thru streets and landscape improvements along the perimeter streets, pursuant to Section 16-3.08.090(c) of the Municipal Code. The proposed tentative map includes the following elements in accordance with the Single-Family Design Guidelines:
 - Neighborhood Design – The subdivision design promotes a safe neighborhood by limiting excessive through streets that bisect the subdivision while creating a meaningful walkable destination within the community linking residents to park spaces and recreational amenities.
 - Drainage Facilities and Park Spaces – The map has been designed to include Lot "J" as a drainage facility to address the projects stormwater requirements while Lots "G, H, K, N, L, M and I" have been designed as park and landscape spaces. Designed to be utilized as entry features to the community, recreational spaces, and stormwater retention, these lots will enhance the overall community, with Lot "J" designed to include a dual use design for recreation purposes.
 - Entry Landscaping – Required exterior landscape areas are provided along the perimeter streets, Topaz Road, Mesa Street and Catapa Road that will include landscaped returns at the local roadway entries to create an entry feature.

Stormwater Detention

- California water quality standards stipulate that post development storm water runoff cannot exceed pre-development conditions. Since residential development creates impervious surfaces, such as roof tops, driveways and streets, a detention basin has been incorporated at the north end of the site as mitigation for the added impermeable area.
 - As noted above, the proposed basin has been designed as a dual use basin, however, a conceptual amenity plan has not been prepared at this time, consequently, Condition #7 has been added to ensure the dual use recreation and basin design of the primary basin is confirmed prior to map recordation and that the amenity is installed with the initial phase of development.

Maintenance Assessment District

- A variety of the project components are required to be installed then maintained through an assessment district such as a Community Facilities District (CFD). These components include the landscaping along Topaz Road, Mesa Road and Cataba Road (lot J), and the park spaces (Lots G, H, K, N, L, M and I), Conditions #5 & #6 have been included to address the installation and maintenance requirements.

Site Plan Requirement

- Pursuant to Municipal Code Section 16-3.08.090(b)(2), the applicant will be required to obtain approval of an administrative Site Plan application prior to the start of construction on-site. This application process will review the design compliance of the individual components of the development, such as dwelling products, wall details, landscaping, entry monuments and the park and detention basin improvements. Therefore, Condition # 7 has been added accordingly.

Street Names

- Street names are not included on the proposed tentative tract map. Therefore, Staff has included Condition #16, requiring the applicant/developer to choose street names from the City's Approved Master Street Name List prior to the recordation of the final map.

Site Characteristics:

	Existing Land Use	General Plan	Zoning	Specific Plan
Site	Vacant / Undeveloped	Low Density Residential	R-1	N/A
North	Vacant / Undeveloped	Commercial	C-2	N/A
South	Vacant / Undeveloped	Low Density Residential	R-1	N/A
East	Vacant / Undeveloped	Low Density Residential	R-1	N/A
West	Single-Family Residential	Low Density Residential	R-1	N/A

Number of Radius Letters Mailed: 75**Attachments:**

Attachment A – Resolution No. P-25-013

Attachment B – Tentative Tract Map 20576

Attachment C – Initial Study

Attachment D – Initial Study Appendices

Attachment E – Mitigated Negative Declaration &
Mitigation Monitoring and Reporting Program

Attachment F – CDFW Comments

Attachment G – Applicant's Responses

Attachment H – Caltrans Comments

Attachment I – Aerial Image