



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

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Planning Staff prepared a Initial Study / Mitigated Negative Declaration (IS/MND) that identified and evaluated the environmental impacts of the Joshua Tree Estates Project.

Project Title: Joshua Tree Estates

Project No.: PROJ-2023-00129

Project Applicant: JT Santorini Villa LLC

Project Location: Located in the community of Joshua Tree, San Bernardino County, California, Assessor Parcel number (APN) 0605-051-01 bounded by Broadway Street to the north, Sunever Road to the east, Sapphire Street to the south, and La Farney Avenue to the west.

Project Description: Tentative Tract Map (TTM) 20668 to subdivide one (1) 80.2-acre parcel into thirty-two (32) residential lots, ranging from 2 to 2.6 acres each, for the development of thirty-two (32) single family homes. The Project site is in The Rural Living (RL) Land Use Category and Joshua Tree/Rural Living (JT/RL) Zoning District.

Environmental Review and Public Comment: The circulation of the IS/MND is to encourage written public comments. Interested parties can review the IS/MND at the following physical location:

San Bernardino County
Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

You may also obtain the document in electronic format at <https://lus.sbcounty.gov/planning-home/environmental/desert-region> or by emailing the Planner at shannon.casey@lus.sbcounty.gov. To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the IS/MND closes on **July 28, 2026 at 4:30 PM**. Please submit comments to electronically to shannon.casey@lus.sbcounty.gov or mail to:

Shannon J. Casey, Contract Planner III
760.780.3617
County of San Bernardino
Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187