

**CITY OF ADELANTO
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration

LEAD AGENCY: City of Adelanto Community Development Department, Planning Division
11600 Air Expressway Adelanto, California 92301

PROJECT NAME: Chamberlaine Way Development. (ZC 21-02, LDP 21-29, and TTM 20507)

PROJECT APPLICANT: Nan Huang, Chamberlaine
Development LLC,
5118 Arctic Place,
Rancho Cucamonga, California 91739

**CITY/
COUNTY:** City of Adelanto, San Bernardino County

LOCATION: The project site is located in the north-central portion of the City of Adelanto. The project site is located on the north side of Chamberlaine Way and south of Vintage Road. The future Raccoon Avenue right-of way extends along the project site's west side. No Address has been assigned to the property at this time. The corresponding Assessor Parcel Numbers (APN) includes 0459-432-36, 0459-432-37, 0459-432-38, and 0459-432-39.

PROJECT DESCRIPTION: The proposed project would involve the development of 136 single-family residential units within a 26.7-acre site. The project site is currently vacant and undeveloped. The residential units would consist of single-level units and include an enclosed two-car garage. The project would also involve the construction of interior streets, curbs and gutters, and storm water catch basins. An above ground infiltration basin and a small park would be located in the northern portion of the project site near the main entrance at the future Vintage Road right-of-way. Sanitary sewer and water service would be provided to each lot in the subdivision).

ENVIRONMENTAL INFORMATION: An Initial Study/Mitigated Negative Declaration was prepared to evaluate the potential impacts of the proposed Project in accordance with the provisions of the California Environmental Quality Act. Pursuant to CEQA Guidelines Section 15072, the Project site is not on any lists enumerated under Section 65962.5 of the Government Code including, but not limited to lists of hazardous waste facilities, land designated as hazardous waste property, and hazardous waste disposal sites, and the information in the Hazardous Waste and Substances Statement required under subdivision (f) of that section.

FINDINGS: The City of Adelanto's decision to implement this proposed project is a discretionary decision or "project" that requires evaluation under the California Environmental Quality Act (CEQA). The City has prepared an Initial Study and Mitigated Negative Declaration to evaluate the project impacts and has concluded the project will not have any significant negative impacts on the environment upon implementation of the recommended mitigation measures.

PUBLIC REVIEW AND COMMENT: The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins February 7, 2022 and ends on March 8, 2022. Written comments must be received at the City of

Adelanto Community Development Department, Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: James Hirsch, Planning Consultant or via email at jhirsch@ci.adelanto.ca.us by 5:30 PM on March 8, 2022. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Adelanto Community Development Department, Planning Division
11600 Air Expressway
Adelanto, California 92301

Copies of the IS/MND can also be found online at:
<https://www.ci.adelanto.ca.us/201/Planning-Division>.

Mr. Hirsch' contact number with the City is (760) 246-2300 extension 1190. A Planning Commission hearing is tentatively scheduled for March 16, 2022.

James Hirsch
James Hirsch, Planning Consultant

Date: February 4, 2022

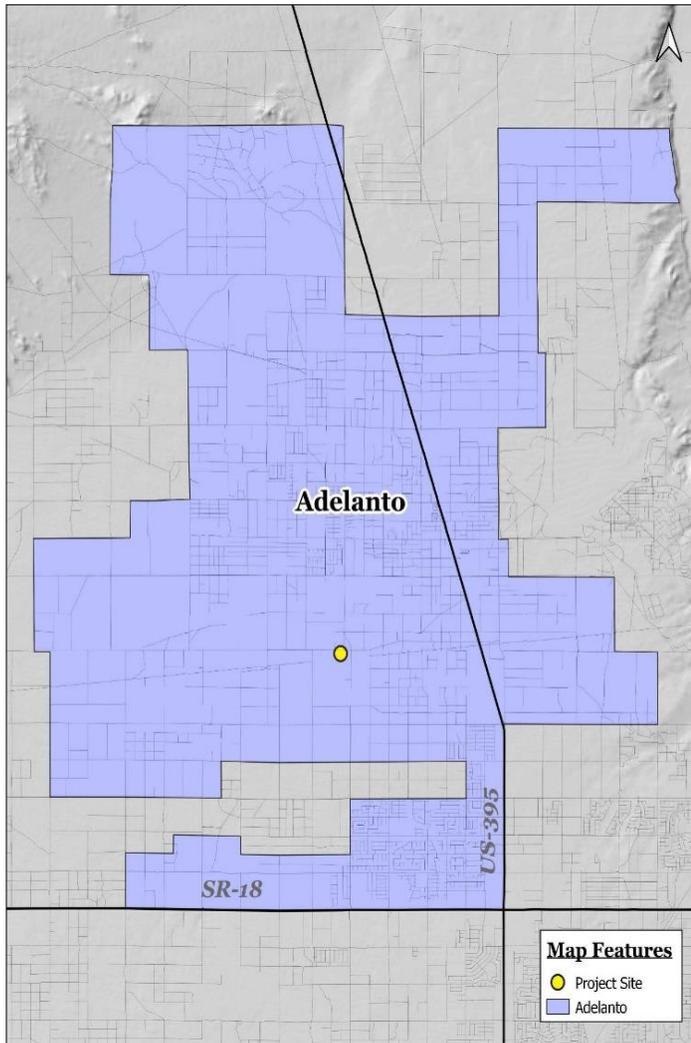


Figure 1: Citywide Map

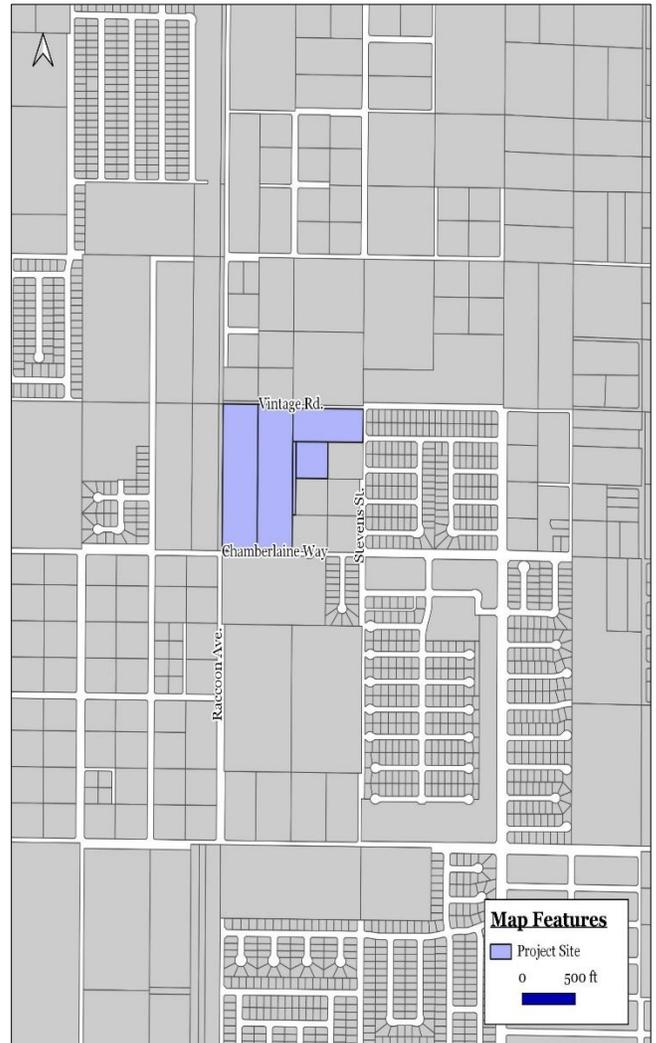


Figure 2: Project Site Location