

CITY OF ADELANTO

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

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**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:** Holly Road and Fremontia Road Residential Development

**PROJECT APPLICANT:** Don De Filippo, Argies West, Inc  
31220 La Baya Drive. #113  
Westlake Village, California 91362

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

**LOCATION:** The project site is located in the southeast portion of the City of Adelanto. The project site is located on the northwest corner of Holly Road and Fremontia Road. Holly Road extends along the project site's south side and Fremontia Road extends along the project site's east side. No legal address has been assigned to the project site at this time. The corresponding Assessor Parcel Number (APN) is 3128-201-017.

**PROJECT DESCRIPTION:** The proposed project would involve the development of 38 rental (residential) units within a 4.76-acre site located on the northwest corner of Holly Road and Fremontia Road. The project site is currently vacant and undeveloped. The residential units would consist of 32, two-bedroom units and 6, three-bedroom units. Each unit would be provided a private patio area that would range from 165 square feet to 180 square feet. A common open space area that would include a pool, playground, and picnic area would be centrally located in the development. The individual units would include an enclosed two-car garage. In addition, a total of 23 guest parking spaces would also be provided. The project would also involve the construction of a 26-foot-wide interior private street that would provide two curb cuts with the north side of Holly Road. Both of these driveways would be gated. Sanitary sewer and water service would be provided to each unit. The corresponding General Plan Amendment is (GPA) 21-03, Zone Change (ZC) 21-03, Land Development Plan (LDP) 21-33. The Assessor Parcel Number (APN) is 3128-201-017.

**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 environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant adverse unmitigable impacts. For this reason, the City of Adelanto determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project.

**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 15, 2022 and ends on March 15, 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](mailto:JHirsch@ci.adelanto.ca.us) by 5:30 PM on

March 15, 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 11190. A Planning Commission hearing is tentatively scheduled for March 16, 2022.

James Hirsch

Date: February 15, 2022

James Hirsch, Planning Consultant

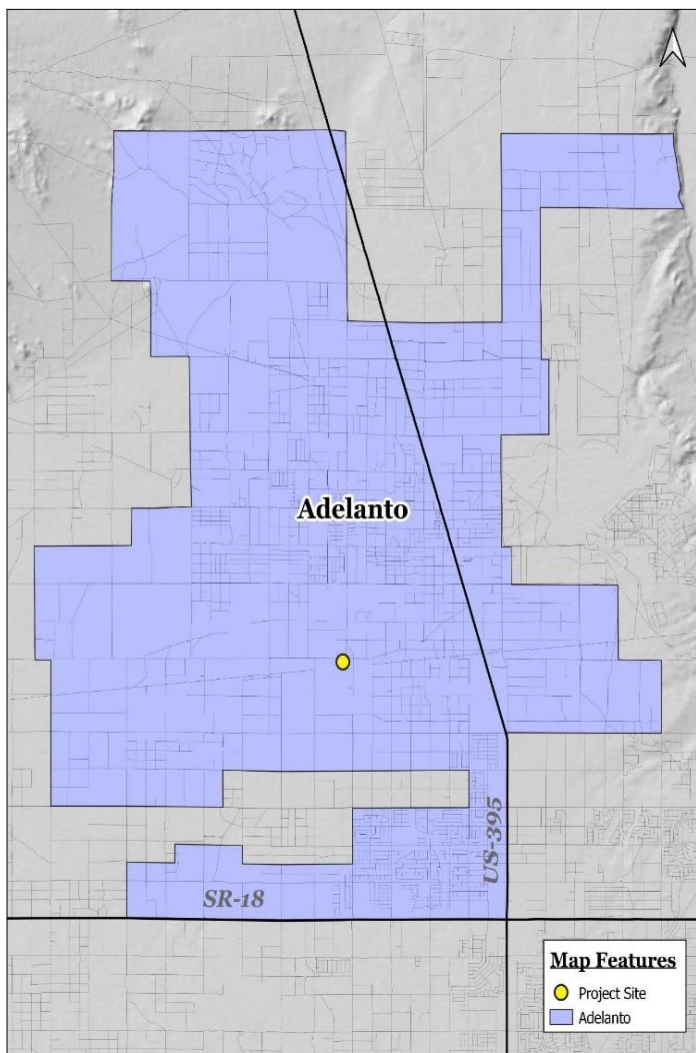


Figure 1: Citywide Map

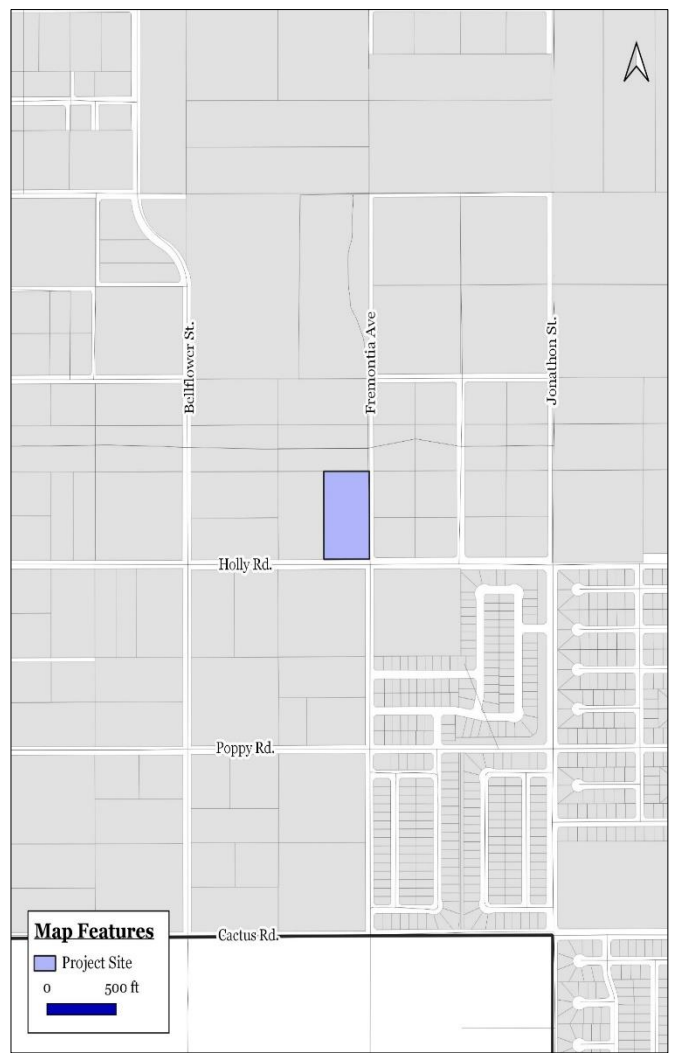


Figure 2: Project Site Location