

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

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration for the proposed project consisting of Tentative Tract Map No. 20471.

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

PROJECT NAME: TTM 20471

PROJECT APPLICANT: Joshua Tree Fund, LLC
c/o Jessica Haughton
410 Patti Ann Woods Drive
Henderson, NV 89002
Irvine, CA 92618.

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

LOCATION: The Project site is bordered by Vintage Road on the north, Chamberlaine Way on the south, Muskrat Avenue on the east, and Koala Avenue on the west. The Project site is also identified by the following Assessor Parcel Number: 0459-014-13.

PROJECT DESCRIPTION: The City of Adelanto is reviewing an application package submitted by Joshua Tree Fund, LLC for a Tentative Tract Map No. 20471 (TTM 20471) to subdivide approximately 42.4 acres of vacant undeveloped land into 171 - single-family residential lots with a minimum lot size of 7,200 square feet.

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 prepared for the proposed project indicated that the project will not result in any significant adverse irremediable impacts. For this reason, the City of Adelanto has determined that a Mitigated Negative Declaration is the appropriate CEQA document. The following findings may be made based on the analysis contained as part of the Initial Study's preparation:

- 1) The proposed project *will not* have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number, or restrict the range of an endangered, rare or threatened species or eliminate important examples of the major periods of California history or prehistory.

- 2) The proposed project *will not* have impacts that are individually limited, but cumulatively considerable.
- 3) The proposed project *will not* have environmental effects which will cause substantially adverse effects on human beings, either directly or indirectly.

PUBLIC REVIEW AND COMMENT: The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins on July 15, 2022, and ends on August 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 by 5:30 PM on August 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. Your responses are requested by October 25, 2021. A Planning Commission hearing is tentatively scheduled for August 17, 2022.

James Hirsch

James Hirsch, Planning Consultant

Date: July 15, 2022

Location Vicinity Map

