

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

- PROJECT NAME:** 103 Unit Subdivision (LDP 23-14 & TTM 20675)
- SUBJECT:** Notice of Intent to Adopt a Mitigated Negative Declaration - Environmental Review (California Environmental Quality Act, CEQA)
- LEAD AGENCY:** City of Adelanto
Community Development Department, Planning Division
11600 Air Expressway
Adelanto, California 92301
- APPLICANT:** Nan Huang, Principal. MetaCapital Management. 4141 S Nogales St, C102, West Covina, California 91792
- CITY/COUNTY:** City of Adelanto, San Bernardino County
- LOCATION:** The proposed 17.2-acre project site is located in the central portion of the City of Adelanto. The project site is generally located in an area that is bounded by Lawson Avenue on the north, Bellflower Street on the east, Cortez Avenue on the south, and Lilac Road on the west. No Address has been assigned to the property at this time. The corresponding Assessor Parcel Numbers (APNs) include 0459-124-36 and 0459-124-37. The project site is located in the Adelanto quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within Section 29 of Township 6 North, Range 5 West. The project site's geographic coordinates are 34°34'29.24" N and -117°25'15.42" W.
- DESCRIPTION:** The proposed project would involve the development of 103 single-family residential units within a 17.2-acre site. A total of four floor plans are proposed. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. The individual units would consist of a single level and would be provided with an enclosed two-car garage. A retention basin (referred to as Lot A) would be provided in the northwest corner of the site. Primary access would be provided by a main entry with the west side of Bellflower Street while four additional access ways would be connected with the north side of Cortez Avenue. The internal drive aisles would consist of two travel lanes and would have a curb-to-curb width of 36-feet. The site's zoning designation is *Residential Medium Density (RM-12)*.

**ENVIRONMENTAL
INFORMATION:**

The proposed project site consists of 17.2 acres and, while undeveloped, the project site is largely disturbed. The site itself supports undeveloped, vacant land which has been subjected to human disturbances such as illegal dumping, off-road vehicular use, and surrounding development. According to historic aerials, the site has supported undeveloped, vacant land since at least 1952. The earliest observed land uses in the vicinity of the site occurred prior to 1985 in association with residential development. The majority of the project site is disturbed and no longer supports a natural plant community. Scattered vegetation occurs throughout the project site.

The project site ranges in elevation from 2,897 to 2,885 feet above mean sea level. On-site topography is generally flat with no areas of significant topographic relief. Based on the NRCS USDA Web Soil Survey, the project site is historically underlain entirely by Bryman loamy fine sand (0 to 2 percent slopes). Soils onsite have been compacted from recent disturbances and surrounding land-use.

The proposed project site is located in an area that supports a mix of developed and

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undeveloped land in the central portion of the City. The land surrounding the site is composed of a mix of undeveloped, vacant land and residential developments. Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Lawson Avenue extends along the project site's north side. The parcels located to the north of the aforementioned roadway are sparsely developed. This area is zoned as *Residential Medium Density (RM-12)*.
- *West of the project site:* Lilac Avenue extends along the project site's west side. Sparsely developed residential development is located to the west of the aforementioned roadway. This area is zoned as *Residential Medium Density (RM-12)*.
- *South of the project site:* The Cortez Avenue right-of-way (ROW) is located to the project site's south side. Vacant land is located further south of the aforementioned ROW. This area is zoned as *Residential Medium Density (RM-12)*.
- *East of the project site:* Bellflower Street extends along the project site's east side. Vacant, undeveloped land is located further east, east of the aforementioned roadway. This area is zoned as *Mixed Use (M-U)*.

FINDINGS:

The environmental analysis provided in the attached Initial Study indicates that the proposed project will not result in any significant impacts. For this reason, the City of Adelanto determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

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

The environmental analysis prepared for the proposed project is provided in the attached Initial Study. The project is also described in greater detail in the attached Initial Study.

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REVIEW:

The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins May 10, 2024 and ends on June 10, 2024. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: Christian Espinoza, Planning Technician or via email at cespinoza@adelantoca.gov by 5:00 PM on June 10, 2024. Copies of the Initial Study and Mitigated Negative Declaration will be available for public review at the following locations:

City of Adelanto, Planning Division
11600 Air Expressway
Adelanto, California 92301

Copies of the IS/ND can also be found online at <http://www.ci.adelanto.ca.us/>. Please send your comments to the attention of Christian Espinoza, Planning Technician, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301.

Your responses are requested by June 10, 2024.

Marc Blodgett

Marc Blodgett, Project Principal

Date: May 08, 2024

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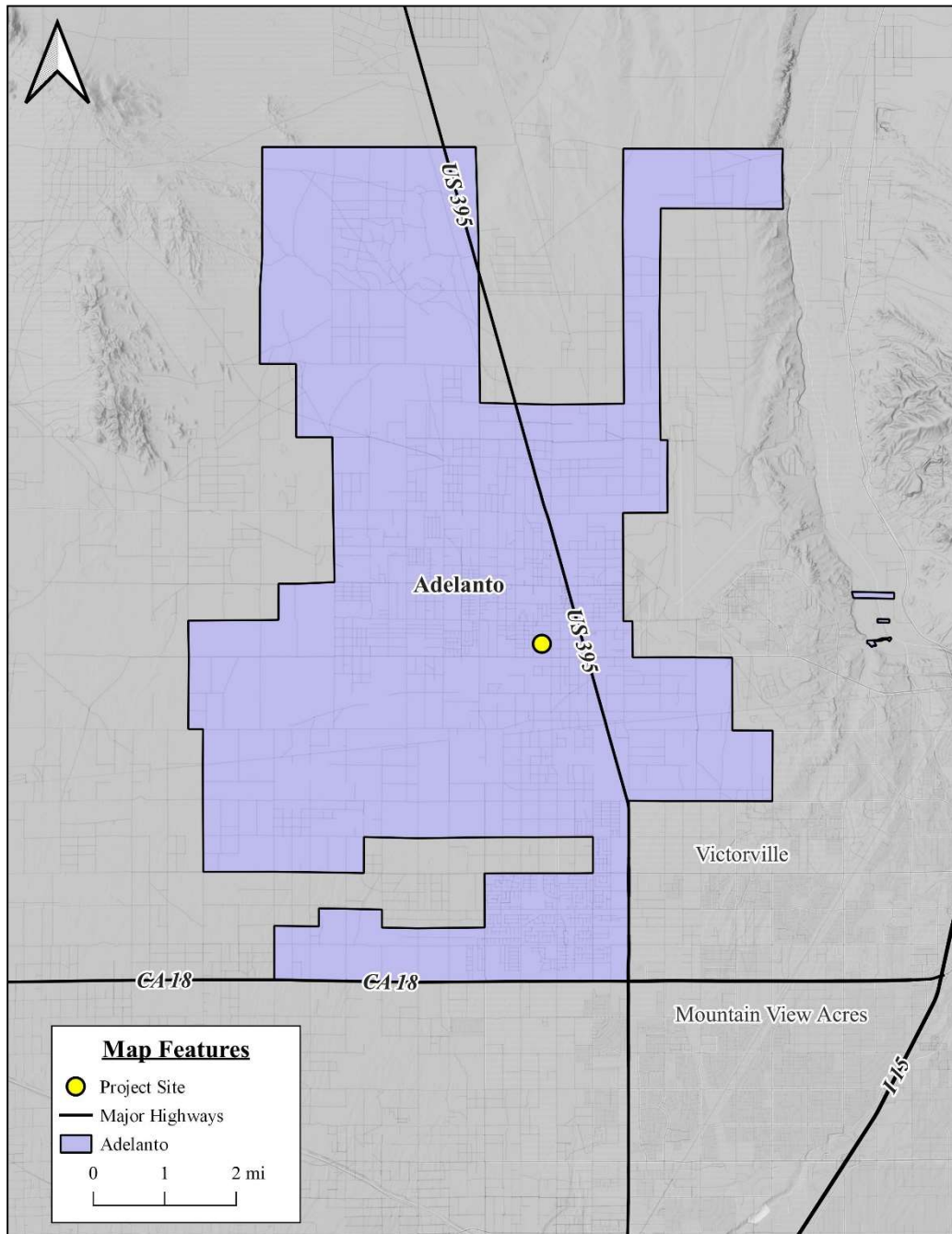


FIGURE 1. CITYWIDE MAP

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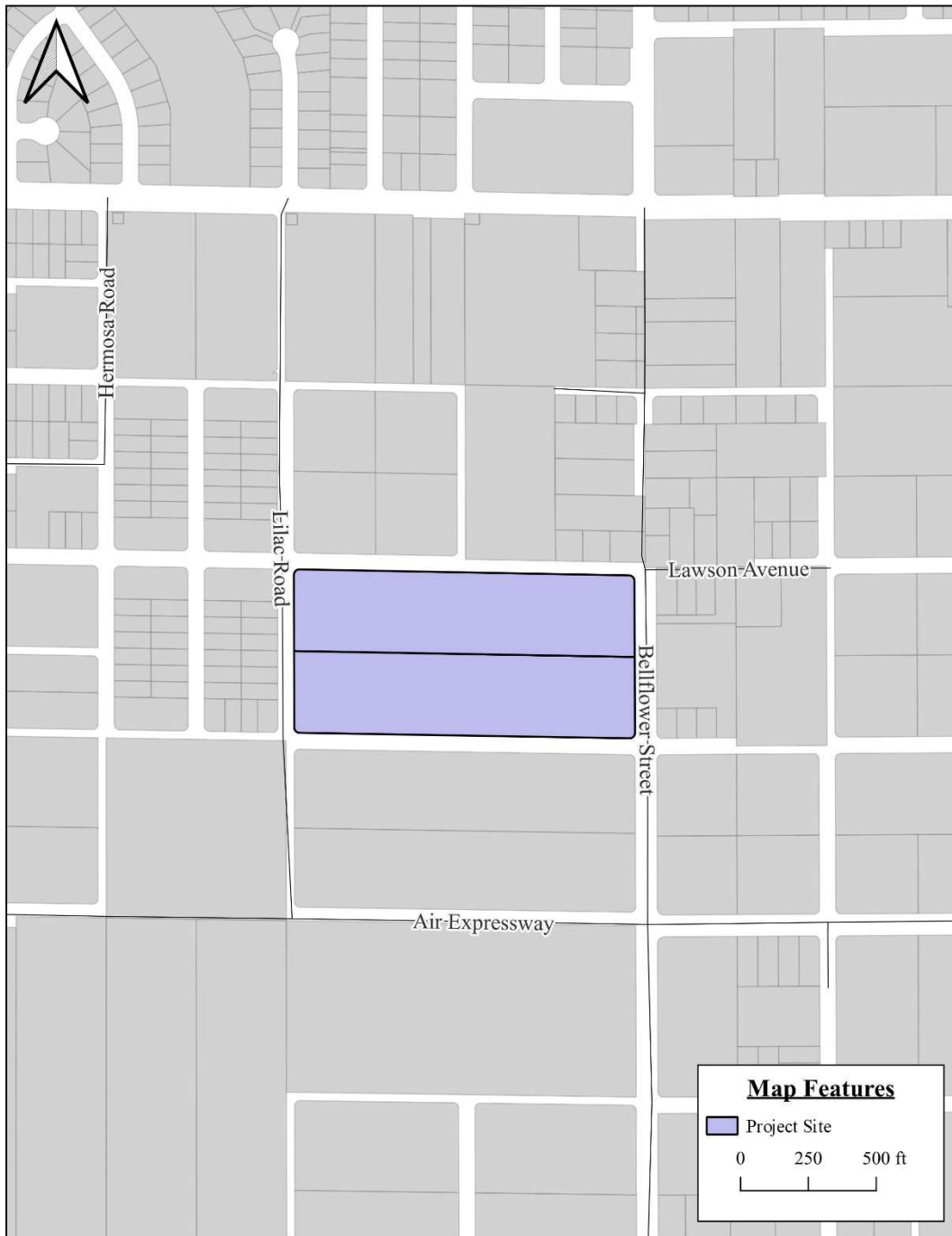


FIGURE 2. VICINITY MAP