



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT NAME: Tentative Tract Map (TTM) No. 20485, Auburn Avenue and Verbena Road, Residential Subdivision proposed by Development Services – Planning Division.

NOTICE OF INTENT: The City of Adelanto has prepared and intends to adopt a Mitigated Negative Declaration (MND) for the Project. The proposed MND is supported by an Initial Study that evaluated potential effects with respect to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. The proposed MND determines that although the proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been required or revisions in the Project have been made or agreed to by the Applicant. The City’s decision to prepare a MND should not be construed as a recommendation of either approval or denial of this Project.

LOCATION: The proposed project site is bordered by Auburn Avenue on the north, Vintage Road on the south, Verbena Road on the east, and Reiman Road on the west, and is referred to as APN: 0459-082-08. (See Figure 1, *Project Location*, attached).

PROJECT DESCRIPTION: The applicant is proposing a Tentative Tract Map (TTM) to subdivide approximately 20 gross acres into 92 single-family residential lots with an average lot size of 5,399 square feet.


PUBLIC REVIEW INFORMATION:

MND PUBLIC REVIEW PERIOD	December 16, 2022 to January 16, 2023
PLANNING COMMISSION PUBLIC HEARING	The Planning Commission will hold a public hearing to consider and take action on (1) the proposed MND and (2) applications for the Project at a future date to be determined. A separate public notice for the hearing(s) will be published.
LOCATION OF DOCUMENTS FOR PUBLIC REVIEW	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 .
PRESENCE ON THE SITE OF HAZARDOUS WASTE OR SUBSTANCES:	None
SUBMIT COMMENTS TO:	City of Adelanto Community Development Department, Planning Division, 11600 Air Expressway, Adelanto, California 92301. Attention: Louis Morales, Planning Consultant or via email at: lmorales@ci.adelanto.ca.us by 5:30 PM on January 16 th , 2023.

X

Louis Morales
Planning Consultant



Legend
 Project Boundary

Source: ESRI Standard

Figure 1 - Project Location

TTM 20485

