

DATE FILED & POSTED

Posted On:

5.21.2025

Removed On:

6.26.2025

Receipt No:

36-05212025-353

Print Form

Notice of Determination

Appendix D

To:

☐ Office of Planning and Research

U.S. Mail:

Street Address:

P.O. Box 3044

1400 Tenth St., Rm 113

Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk

County of: San Bernardino

Address: 385 N Arrowhead Avenue

San Bernardino, CA 92415

From:

Public Agency: City of Adelanto

Address: 11600 Air Expressway
Adelanto, CA 92301

Contact: Christian Espinoza

Phone: (760) 246-2300 ext. 11136

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024050405

Project Title: 103 Unit Subdivision (LDP 23-14 & TTM 20675)

Project Applicant: Nan Huang, Principal. MetaCapital Management.

Project Location (include county): City of Adelanto, San Bernardino

Project 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).

This is to advise that the City of Adelanto has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on July 17, 2024 and has made the following determinations regarding the above
(date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☐ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

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

Signature (Public Agency): CE Title: Christian Espinoza, Planning Technician

Date: 2.24.25 Date Received for filing at OPR: _____