



COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT  
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared an Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the below-named project.

**Project Title: Avellana Senior Wellness Community**

**Project No.:** PROJ-2021-00063

**Project Location:** North and south of Las Piedras Road, south of Bear Valley Road, on the east side on Circle Five Road, in San Bernardino County.

**Assessor Parcel Number:** 0435-015-13 and 0435-015-35

**Project Description:** The applicant is requesting approval of a Planned Development to allow for the construction and operation of a Senior Wellness Community to be located on approximately 44.92 acres (including a 40.2-acre site and a 4.72-acre site) to include a 399-unit senior mobile home park, a 11,700 square-foot (SF) community center, 5,000 SF wellness convenience shop, a 3,500 SF first aid center, a pond and detention basins. Project also includes a Tentative Parcel Map (TPM No. 20553) to subdivide the 40.2- acre parcel into five parcels with each of the proposed uses occupying one of the parcels. The 4.72-acre parcel located south of the 40.2-acre site on the south side of Las Piedras Road, would include 1,895 square-foot caretaker residence, a two (2) megawatt (MW) solar power area, a domestic water well and two water storage tanks that would serve the Project.

**Environmental Review and Public Comment:**

The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: <https://lus.sbcounty.gov/planning-home/environmental/desert-region/> and the following offices:

High Desert Government Center	San Bernardino Government Center
Land Use Services – Planning Division	Land Use Services – Planning Division
15900 Smoke Tree Street, Suite 131	385 N. Arrowhead Avenue, 1st Floor
Hesperia, CA 92345	San Bernardino, CA 92415

The comment period on the IS/MND begins on **August 25, 2023**, and closes on September 25, **2023 at 4:30 PM**.

Please submit comments to [Natalie.Patty@lus.sbcounty.gov](mailto:Natalie.Patty@lus.sbcounty.gov) or to:

Natalie Patty, Planner  
County of San Bernardino  
Land Use Services Department, Planning Division  
385 N. Arrowhead Ave 1<sup>st</sup> Floor  
San Bernardino, CA 92415