

# CITY OF ADELANTO, SAN BERNARDINO COUNTY

## NOTICE OF DETERMINATION

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**SUBJECT:** Notice of Determination - Mitigated Negative Declaration –General Plan Amendment No. 21-01, Zone Change No. 21-01, Location and Development Plan No. 21-19, and Tentative Parcel Map No. 20436 project.

**LEAD AGENCY:** City of Adelanto  
Community Development Department, Planning Division  
11600 Air Expressway  
Adelanto, California 92301  
Ms. Mary Blais, Contract Planner

**PROJECT NAME:** GPA 21-01, ZC 21-01, LDP 21-19, TPM 20436

**APPLICANT:** Frontier Properties, Inc.  
2151E. Convention Way, Ste. 230  
Ontario, CA 91764

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

**LOCATION:** The project site is located at the northwest corner of the intersection of Verbana Road and Palmdale Road (Highway 18) within the City of Adelanto, CA. The Project site is located within Section 20, Township Range 5 North, Range 5 West, San Bernardino Base and Meridian (SBB&M).

**DESCRIPTION:** The City of Adelanto, in its capacity as Lead Agency, approved an application package for a Tentative Parcel Map (TPM 20436) to reconfigure the Project site’s two existing parcels, and to dedicate right-of-way (ROW) along Verbena Road and Palmdale Road, a General Plan Amendment (GPA 21-01) to change the change the land use designation for the Project site to “Mixed Use (MU) (12-18 du/ac)” in order to accommodate the uses proposed as part of Location & Development Plan No. 21-19, a Zone Change (SC 21-01) to rezone the Project site for “Mixed Use (MU) (12-18 du/ac)” in order to accommodate the uses proposed as part of Location & Development Plan No. 21-19, and a Location and Development Plan (LDP 21-19) to construct 200 multi-family residential dwelling units and approximately 8,991 square feet (s.f.) of commercial retail land uses.

**DETERMINATION:**

This is to advise that the City of Adelanto has approved the described project on February 22, 2022 and has made the following determinations regarding the above-described project.

1. The project will **not** have a significant effect on the environment.
2. Mitigation measures **were** made condition of the approval of the project.
3. A mitigation reporting or monitoring plan **was** adopted for this project.
4. Findings **were** made pursuant to the provisions of CEQA.

**CITY OF ADELANTO, SAN BERNARDINO COUNTY  
NOTICE OF DETERMINATION**

This is to certify that the Mitigated Negative Declaration and record of project approval, and the Mitigated Negative Declaration, are available to the General Public at:

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

The MND can also be found online at <https://www.ci.adelanto.ca.us/377/CEQA-Process-Policy>



Date: February 24, 2022

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Mary Blais, Planning Consultant to the City of Adelanto