

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

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- PROJECT NAME:** 145 Unit Subdivision (GPA 23-07, ZC 23-06, & TM 15267)
- 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:** The Applicant is Mr. Richard Wu, Vantage 168, LLC. 20683 Sunset Circle, Walnut, California 91789
- CITY/COUNTY:** City of Adelanto, San Bernardino County
- LOCATION:** The 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 Auburn Avenue on the north, Chamberlaine Way on the south, Panther Avenue on the east, and Muskrat Avenue on the west. No Address has been assigned to the property at this time. The corresponding Assessor Parcel Numbers (APNs) include 0459-014-11 and 0459-014-35. The project site is located in the Adelanto quadrangle of the United States Geological Survey's (USGS) 7.5-minute map series within Section 19 of Township 6 North, Range 5 West. The project site's geographic coordinates are 34°35'30.12" N and -117°26'53.52" W.
- DESCRIPTION:** The proposed project would involve the development of 145 single-family residential units. Each single-family unit would consist of three-bedroom or four-bedroom floor plans. Each unit would also be provided with an enclosed two-car garage. The proposed project site consists of approximately 29 acres and it has two parcels. The first parcel is approximately 11.15 acres and the second parcel is approximately 19.08 acres. The parcel sizes would range from 5,000 square feet to 10,871 square feet. Project amenities would include a 12,016 square foot dog park and a 27,918 square foot mini park, both of which would be located next to Panther Avenue and would also serve as retention basins. Access would be provided by driveway connections with Auburn Avenue, Panther Avenue, and Muskrat Avenue. There are no addresses that have been assigned to the property at this time. The sites' Assessor Parcel Numbers (APNs) are 0459-014-11 and 0459-014-35. The project's Zoning designation is *Single-family Residential (R-S1)*. A General Plan Amendment and Zone Change to change the General Plan and Zoning Designation from Single Family Residential (R-S1) to Single Family Residential (R-S5) in order to accommodate the proposed 145 single-family project.
- ENVIRONMENTAL INFORMATION:** The project site is undeveloped though it has been graded. The proposed project site is located in an area that supports a mix of developed and undeveloped land in the central portion of the City of the Adelanto. The land surrounding the site is composed of a mix of undeveloped, vacant land and residential developments, with the latter occurring in lower densities to the east and higher densities to the west. The site is bounded immediately to the north and east by undeveloped, vacant land; to the south by undeveloped, vacant land with residential developments beyond; and to the west by undeveloped, vacant land and residential developments. The site itself consists entirely of undeveloped, vacant land. The site has been significantly impacted by grading, illicit dumping, surrounding development, and City-mandated weed abatement activities.

As indicated above, there are various land uses and development found in the immediate area. Land uses and development located in the vicinity of the proposed project are outlined below:

- *North of the project site:* Auburn Avenue extends along the project site's north side. The parcels located to the north of the aforementioned roadway are vacant and undeveloped. This area is zoned as Desert Living (residential) 2.5 (DL 2.5).
- *West of the project site:* Single-family residential units are located adjacent to the project site on the west side. These homes have frontage along Muskrat Avenue. These properties are zoned as Single-family Residential (R-S1).
- *South of the project site:* Vacant undeveloped land is located on the project site's south side. South of Frankline Court are existing single-family homes. These properties are zoned as Single-family Residential (R-S1).
- *East of the project site:* Panther Avenue extends along the project site's east side. Vacant, undeveloped land is located further east, east of the aforementioned roadway. The properties located to the east of Panther Avenue are zoned Single-Family Residential (R-S1).

**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 December 20, 2023 and ends on January 19, 2024. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: James Hirsch, Senior Contract Planner or via email at [JHirsch@ci.adelanto.ca.us](mailto:JHirsch@ci.adelanto.ca.us) by 5:30 PM on January 19, 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 James Hirsch, Senior Contract Planner, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301. Your responses are requested by January 19, 2024.

*Marc Blodgett*

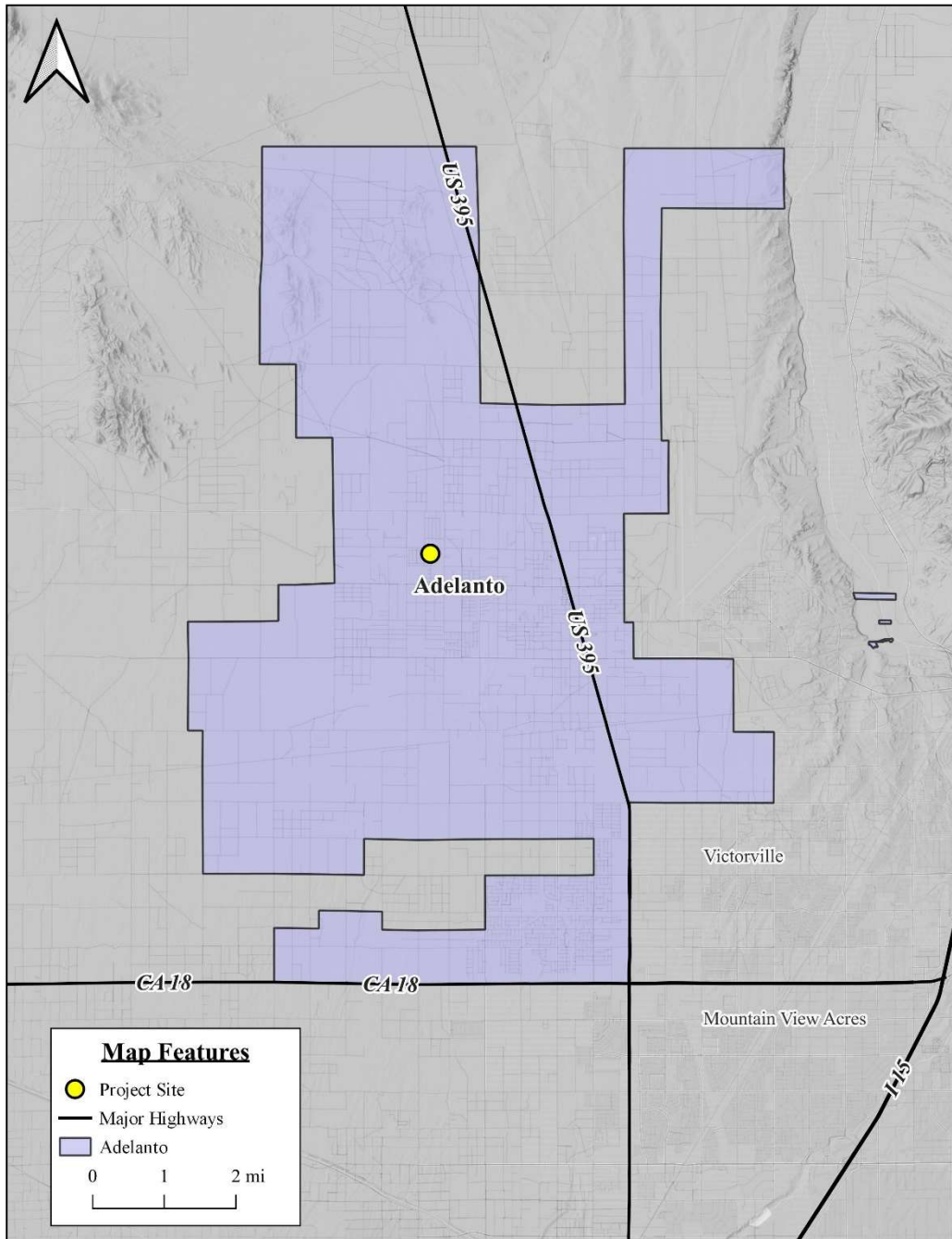
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Marc Blodgett, Project Principal

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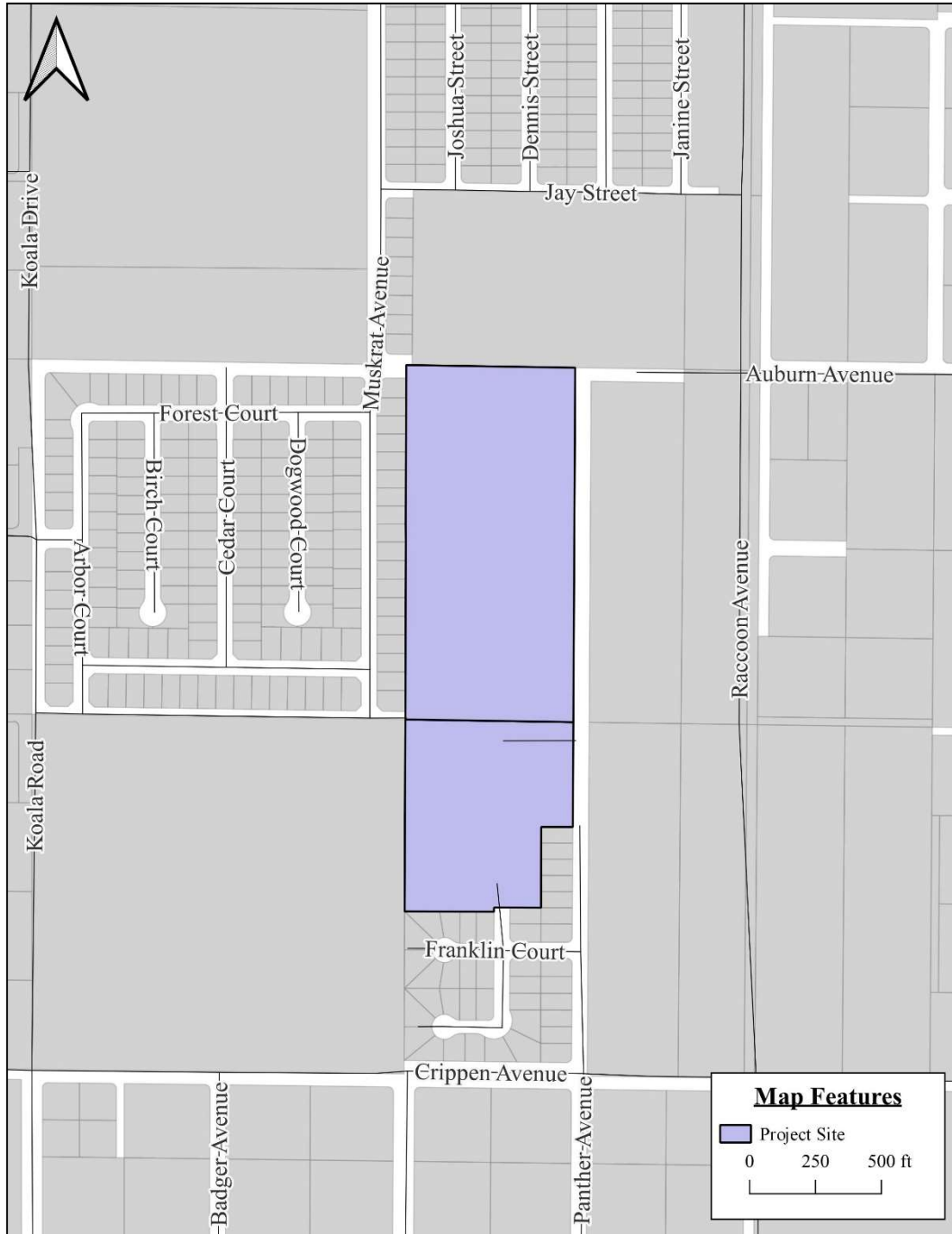
Date: December 18, 2023

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**FIGURE 1. CITYWIDE MAP**

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**FIGURE 2. VICINITY MAP**