

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

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- PROJECT NAME:** Tentative Tract Map 17210 (TTM 17210)
- 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:** Mr. Aaron Rivani, Adelanto 20, LLC., 3470 Wilshire Boulevard, Suite 20, Los Angeles, CA 90010
- CITY/COUNTY:** City of Adelanto, San Bernardino County
- LOCATION:** The project site would be located on the west side of Stevens Street, north of Bartlett Avenue. There is currently no address that has been assigned to this project site. The corresponding Assessor Parcel Number (APN) is 0459-092-03.
- DESCRIPTION:** The proposed project would subdivide a 20.3-acre vacant site into 82 lots. Lots 4 through 82 would be for single-family homes and Lots 1 through 3 would be developed as a retention basin. The proposed lots range from 6,920 square feet to 18,568 square feet. The project would dedicate five streets, Streets A through D, and the western portion of Stevens Street. The project would have a gross density of 4 dwelling units per acre and a net density of 5.4 dwelling units per acre. The site's zoning and land use designation is *Single Family Residential (R-S1)*.
- ENVIRONMENTAL INFORMATION:** The project site consists of 20.3 acres and is vacant. The site and the surrounding area are illustrated in Exhibit 4. The project site's General Plan and Zoning designation is *Single Family Residential (R-S1)*. Land uses and development located in the vicinity of the proposed project site are outlined below:
- *North of the project site:* Vacant land and single-family homes are located to the north of the project site. This area's General Plan and Zoning designation is *Single Family Residential (R-S1)*.
  - *East of the project site:* Stevens Street extends along the east of the project site. Single-family homes are located further east of Stevens Street. This area's General Plan and Zoning designation is *Single Family Residential (R-S5)*.
  - *South of the project site:* Vacant land is located to the south of the project site. This area's General Plan and Zoning designation is *Single Family Residential (R-S1)*.
  - *West of the project site:* Vacant land is located to the west of the project site. This area's General Plan and Zoning designation is *Single Family Residential (R-S5)*.
- 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

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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.

**REVIEW:**

The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins May 18, 2026 and ends on June 16, 2026. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: Christian Espinoza, Planning Technician or via email at [cespinoza@adelantoca.gov](mailto:cespinoza@adelantoca.gov) by 5:00 PM on June 16, 2026. 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/MND can also be found online at <http://www.adelantoca.gov>. Please send your comments to the attention of Christian Espinoza, Planning Technician, City of Adelanto, Community Development Department – Planning Division, 11600 Air Expressway, Adelanto, California 92301. Your responses are requested by June 16, 2026.

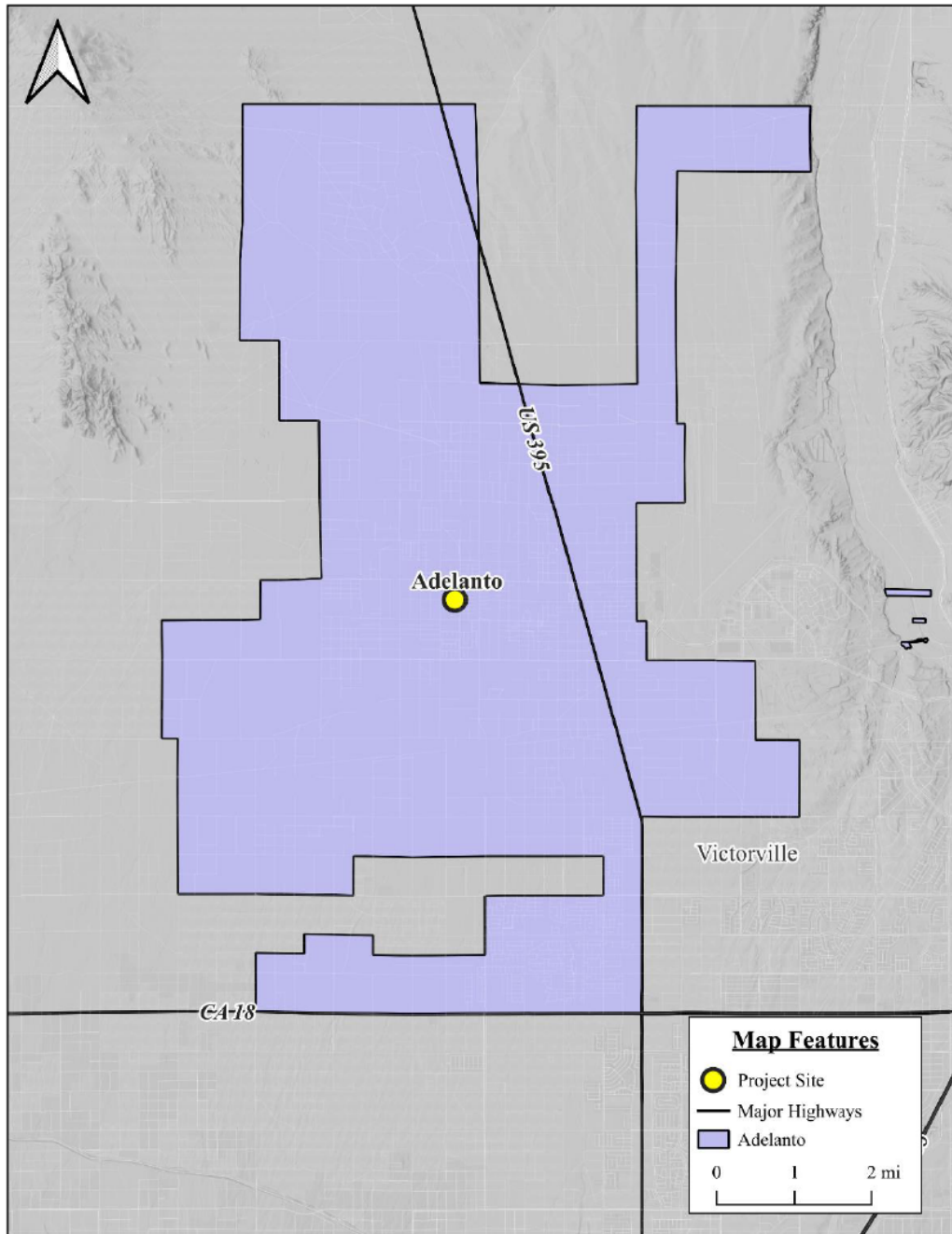
*Marc Blodgett*

Marc Blodgett, Project Principal

5/15/2026

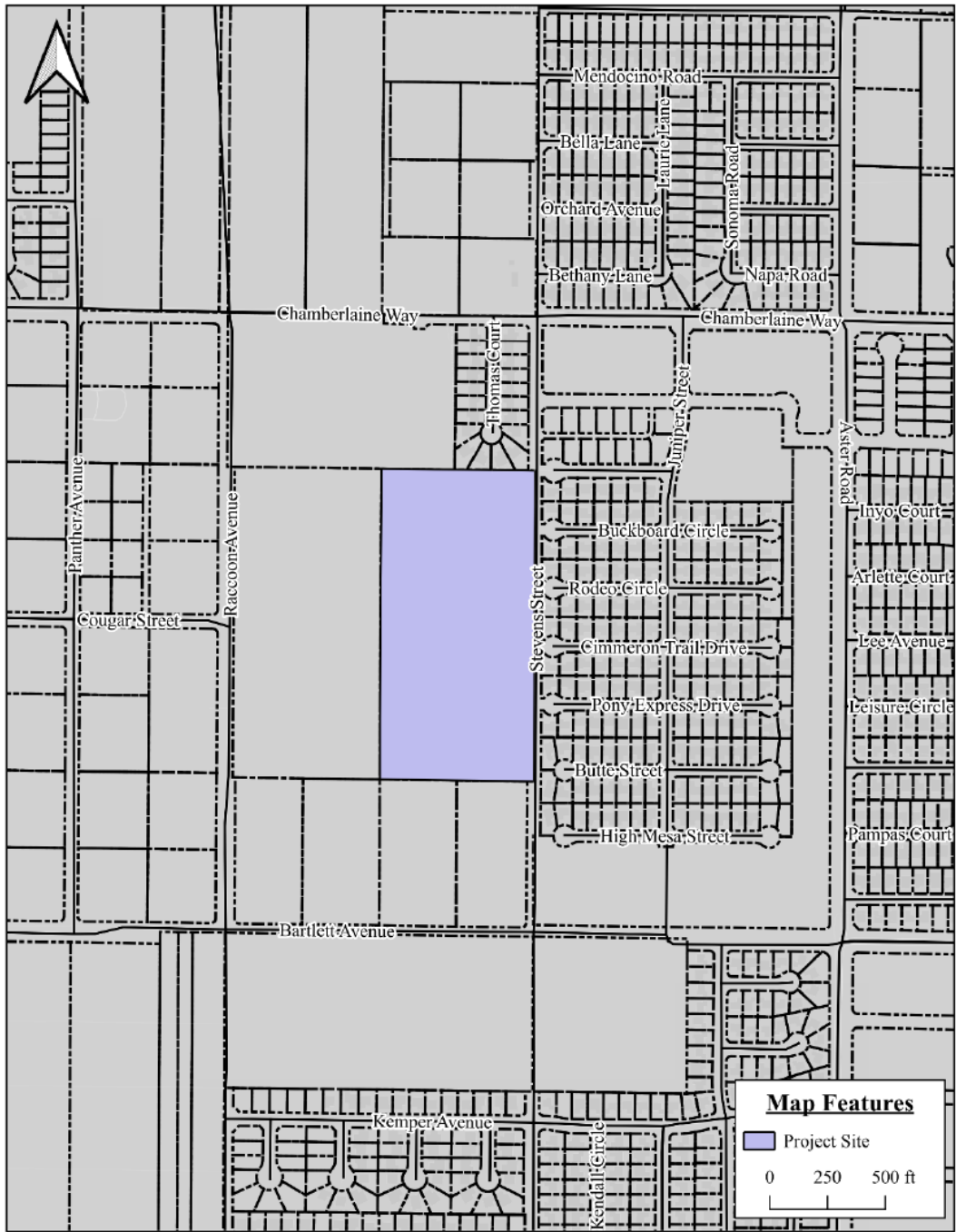
Date: May 15, 2026

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**FIGURE 1. CITYWIDE MAP**

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**FIGURE 2. VICINITY MAP**