

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

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**PROJECT NAME:** Auto and Tractor Trailer Parking Lot (CUP 23-11 and LDP 23-13)

**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:** Justin Prann, Pinnacle Transportation Group. 2206 Toledo Road, Elkhart, Indiana 46516

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

**LOCATION:** The project site is located on the southwest corner of Coronado Avenue and US 395. The project site's address is 1101 Race Road. The site's Assessor's Parcel Numbers (APNs) are 0459-026-016 & -035. The project site's latitude and longitude are 34°36'37.30" N, -117°25'29.68" W. The project site is located within the Southwest 1/4 of the Northeast 1/4 of Section 17 Township 6 North, Range 5 West.

**DESCRIPTION:** The applicant is proposing an auto and tractor trailer parking on the project site. The development site spans across two parcels (APNs 0459-026-016 & -035) for a gross land area of 40.18 acres. The project site is currently occupied by Sunrise Motorcycle Park. The existing buildings, some existing chain-link fences would remain. Existing dirt motocross tracks, some existing chain-link fence, and existing water tanks would be removed. The proposed project would allow for a total of 1,600 parking spaces: 355 spaces (12' by 20') for vehicle/van, 168 spaces (12' by 30') for van/RV, 607 spaces (12' by 30') for van/RV with charger, 63 spaces (12' by 40') for van/RV, 366 spaces (15' by 70') for semi-truck trailer, 26 spaces (15' by 84') for semi-truck trailer, and 35 spaces (10' by 20') for office parking. Access to the project site would be provided by a 70 foot driveway located west of the US 395 frontage and central east of the project site.

**ENVIRONMENTAL INFORMATION:** The proposed project site is currently occupied by Sunrise Motorcycle Park. Both Coronado Avenue and Verbena Road are dirt roads. During the field observations from Burke Walker Consulting on February 13, 2024, 12 western Joshua trees (Yucca brevifolia) were observed within project site, and located in the northern, southern, central and eastern portions of the project area. Four additional western Joshua trees are located just outside of the project area boundaries, but within 25 feet of the parcel boundaries. Land uses and development located in the vicinity of the proposed project site are outlined below:

- *North of the project site:* Coronado Avenue, an unimproved local street, extends along the north side of the project site. Vacant land is located further north, north of the aforementioned roadway. This area is designated as *Airport Development District (ADD)* in the City of Adelanto General Plan Land Use and Zoning Map.
- *South of the project site:* Vacant land is located south of the project site. This area is designated as *Desert Living (DL-2.5)(1 du/2.5 ac)* in the City of Adelanto General Plan Land Use and Zoning Map.
- *West of the project site:* Verbena Road, an unimproved local street, extends along the west side of the project site. Vacant land is located further west, west of the aforementioned roadway. This area is designated as *Desert Living (DL-2.5)(1*

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*du/2.5 ac*) in the City of Adelanto General Plan Land Use and Zoning Map.

- *East of the project site:* The US 395 frontage and US 395 highway is located east of the project site's eastern border. Further east of the highway are vacant lands. This area is designated as *Airport Development District (ADD)* in the City of Adelanto General Plan Land Use and Zoning Map.

**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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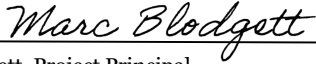
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**REVIEW:** The City of Adelanto invites you to comment on the Initial Study/ Mitigated Negative Declaration. The public review period begins October 31, 2024 and ends on December 2, 2024. Written comments must be received at the City of Adelanto Planning Division located at 11600 Air Expressway, Adelanto, California 92301. Attention: James Hirsch, Senior Contract Planner or via email at [jhirsch@adelantoca.gov](mailto:jhirsch@adelantoca.gov) by 5:00 PM on December 2, 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.adelantoca.gov>. 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 December 2, 2024.

  
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Marc Blodgett, Project Principal

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Date: October 30, 2024

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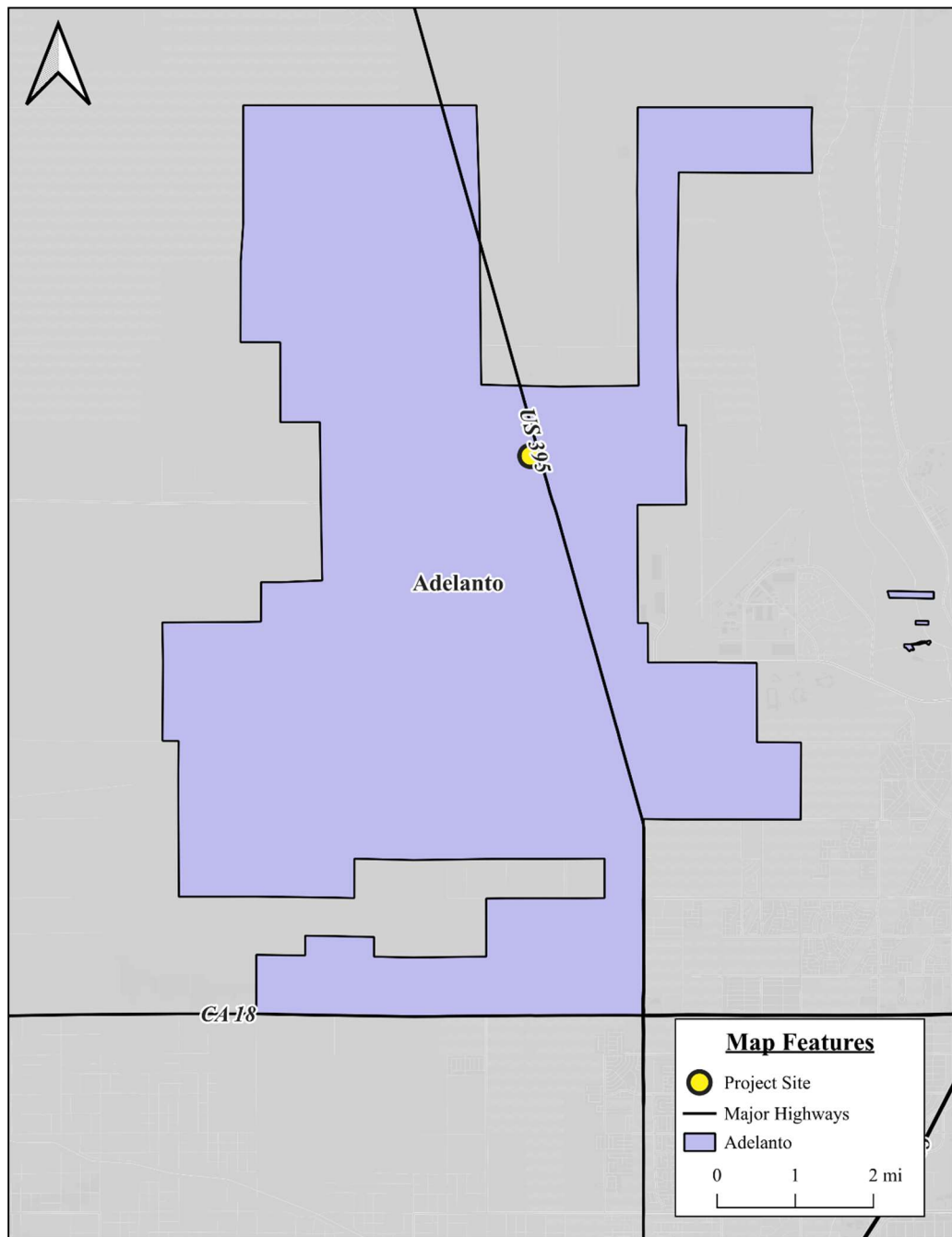


**FIGURE 1. CITYWIDE MAP**

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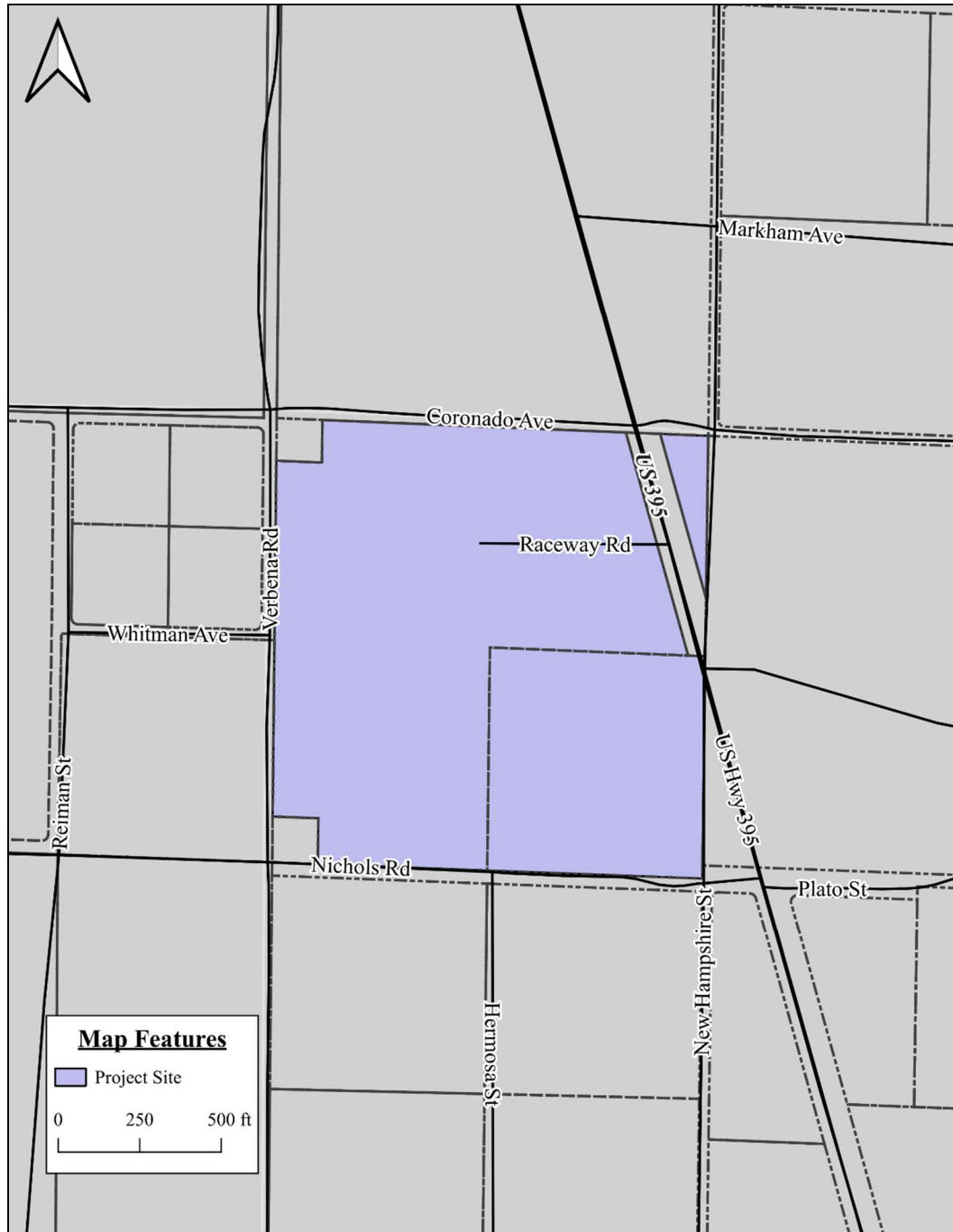


**FIGURE 2. VICINITY MAP**