

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #**Project Title:** Pioneertown Motel Expansion (PROJ-2020-00077)Lead Agency: San Bernardino countyContact Person: Luis RodriguezMailing Address: 385 N. Arrowhead AvenuePhone: 909-387-4106City: San BernardinoZip: 92415County: San Bernardino**Project Location:** County: San BernardinoCity/Nearest Community: PioneertownCross Streets: Mane Street & Curtis RoadZip Code: 92268Longitude/Latitude (degrees, minutes and seconds): 34 ° 9 ' 27 " N / -116 ° 29 ' 36 " W Total Acres: 5.79Assessor's Parcel No.: 0594-212-27, -28, -29, and -30Section: 19Twp.: T01NRange: R05EBase: SBBM

Within 2 Miles: State Hwy #: _____

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.) _____

☐ Draft EIS☐ Other: _____☒ Mit Neg Dec

Other: _____

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☐ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other: _____**Development Type:**☐ Residential: Units _____

Acres _____

☐ Office: Sq.ft. _____

Acres _____

Employees _____

☐ Transportation: Type _____☒ Commercial: Sq.ft. 264,900Acres 5.79Employees 40☐ Mining: Mineral _____☐ Industrial: Sq.ft. _____

Acres _____

Employees _____

☐ Power: Type _____

MW _____

☐ Educational: _____☐ Waste Treatment: Type _____

MGD _____

☐ Recreational: _____☐ Hazardous Waste: Type _____☐ Water Facilities: Type _____

MGD _____

☐ Other: _____**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☐ Recreation/Parks☐ Vegetation☐ Agricultural Land☐ Flood Plain/Flooding☐ Schools/Universities☐ Water Quality☒ Air Quality☐ Forest Land/Fire Hazard☒ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☐ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☐ Minerals☐ Soil Erosion/Compaction/Grading☐ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☐ Population/Housing Balance☐ Toxic/Hazardous☐ Cumulative Effects☐ Economic/Jobs☐ Public Services/Facilities☒ Traffic/Circulation☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

Special Districts-Residential (SD-RES) Zoning District, and Commercial (C) and Rural Living (RL) Land Use Designation.

Project Description: (please use a separate page if necessary)

A Conditional Use Permit (CUP) to expand the existing Pioneertown Motel for constructing forty-seven (47) new motel rooms, horseback riding facilities, a day spa, an outdoor pool, a restaurant, an event venue, and retail space ("Project"). The Project consists of 17,088 sq. ft. of additional lodging in the form of eighteen (18) patio rooms, nineteen (19) cabins, one (1) bunkhouse with ten (10) units, and one (1) private suite located above the event venue. The Project includes 4,036 sq. ft. of amenities, 1,787 sq. ft. of back of house/administration uses, 785 sq. ft. of retail uses, a 3,447 sq. ft. guest-only event venue, and a 2,995 sq. ft. restaurant. The facility will be staffed twenty-four (24) hours a day, seven days a week in the Special Development-Residential (SD-RES) Land Use Zoning District. The subject parcels are located in Pioneertown.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>7</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>6</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 25, 2025 Ending Date September 25, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>CASC Engineering and consulting</u>	Applicant: <u>Loescher-Meachum Architects, Inc.</u>
Address: <u>1470 East Cooley Drive</u>	Address: <u>353 S. Broadway, Ste. #201</u>
City/State/Zip: <u>Colton, CA 92324</u>	City/State/Zip: <u>Los Angeles, CA 90013</u>
Contact: <u>Danielle Ornelas</u>	Phone: <u>(310) 745-9211</u>
Phone: <u>(800) 260-2272</u>	

Signature of Lead Agency Representative: Luis Rodriguez

Digitally signed by Luis Rodriguez
Date: 2025.08.25 13:18:28 -0700

Date: August 22, 2025

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.