



COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT  
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared an Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the below-named project.

**Project Title:** Pioneertown Motel Expansion

**Project No.:** PROJ-2020-00077

**Project Location:** 5240 Curtis Road, Pioneertown, CA 92268

**Assessor Parcel Number(s):** 0594-212-27, -28, -29, and -30

**Project Description:** 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 THE COMMUNITY OF PIONEERTOWN; 3RD SUPERVISORIAL DISTRICT.

**Environmental Review and Public Comment:**

The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: <https://lus.sbcounty.gov/planning-home/environmental/desert-region/> and the following offices:

High Desert Government Center  
Land Use Services – Planning Division  
15900 Smoke Tree Street, Suite 131  
Hesperia, CA 92345

San Bernardino Government Center  
Land Use Services – Planning Division  
385 N. Arrowhead Avenue, 1st Floor  
San Bernardino, CA 92415-0187

The IS/MND comment period begins on **August 29, 2025**, and closes on **September 29, 2025**.

Please submit comments to [Luis.Rodriguez@lus.sbcounty.gov](mailto:Luis.Rodriguez@lus.sbcounty.gov) or to:

Luis Rodriguez, Contract Planner  
County of San Bernardino  
Land Use Services Department, Planning Division  
385 N. Arrowhead Ave., 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187