



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:** Lonely Dove Motel Expansion

**Project No.:** PROJ-2022-00200

**Project Location:** 1473 Wamego Road, Homestead Valley, CA 92285

**Assessor Parcel Number(s):** 0629-282-03 and 0629-282-06

**Project Description:** A PARTIAL ZONE DISTRICT CHANGE FROM HOMESTEAD VALLEY/RURAL LIVING (HV/RL) TO HOMESTEAD VALLEY/SPECIAL DEVELOPMENT (HV/SD-RES) AND CONDITIONAL USE PERMIT (CUP) FOR THE EXPANSION OF AN EXISTING 2,442 SQUARE-FOOT EIGHT (8) ROOM MOTEL ("LONELY DOVE") ON TWO 5-ACRE PARCELS. THE EXISTING 8-ROOM MOTEL IS LOCATED ON THE WESTERN 5-ACRE PARCEL (APN 0629-282-03) AND WOULD UNDERGO IMPROVEMENTS TO THE MOTEL WITH 12 ADDITIONAL ROOMS IN 6 SEPARATE FREE-STANDING STRUCTURES, UPGRADES TO AN EXISTING 2,540 SQUARE-FOOT CARETAKER RESIDENCE, 1,800 SQUARE-FOOT RESTAURANT, PARKING AND IMPROVED ACCESS FROM THE NORTH (DESIDERIA DRIVE) AND SOUTH (NEW DIXIE MINE ROAD). THE EASTERN 5-ACRE PARCEL (APN 0629-282-06) WHICH IS CURRENTLY VACANT WOULD BE USED FOR THE MAJORITY OF THE EXPANSION WITH 20 ADDITIONAL ROOMS IN 10 SEPARATE FREE-STANDING STRUCTURES, ONE 338 SQUARE FOOT SINGLE STORY PREFABRICATED "FUTURO" HOME, MINIATURE GOLF FACILITY, A 1,000 SQUARE-FOOT RESTAURANT WITH COVERED OUTDOOR SPACE, AND 1,200 SQUARE-FOOT STORAGE/SHARED RESTROOM BUILDING AND COVERED GUEST PARKING. THE FACILITY WILL BE STAFFED TWENTY-FOUR (24) HOURS A DAY, SEVEN DAYS A WEEK IN THE HOMESTEAD VALLEY/SPECIAL DEVELOPMENT-RESIDENTIAL (HV/SD-RES) ZONING 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 **February 4, 2026**, and closes on **March 6, 2026**.

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