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: Landers Hotel Project

Lead Agency: San Bernardino County | Contact Person: Oliver Mujica, Contract Planner III

Mailing Address: 385 N. Arrowhead Avenue, 1st Floor | Phone: (909) 387-4002

City: San Bernardino | Zip: 92415 | County: San Bernardino

Project Location: County: San Bernardino | City/Nearest Community: Landers

Cross Streets: Eat of Belfield Boulevard, approximately 890 feet north of Reche Road | Zip Code: 92285

Longitude/Latitude (degrees, minutes and seconds): 34 ° 16 ′ 8.9 ″ N / 116 ° 24 ′ 14.61 ″ W | Total Acres: 5.8

Assessor's Parcel No.: 0630-031-05 and 0630-031-06 | Section: 7 | Twp.: 2 North | Range: 6 East | Base: San Bernardino

Within 2 Miles: State Hwy #: 247 | Waterways:

Airports: | Railways: | Schools: Landers Elementary School

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ 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
☒ Commercial: Sq.ft. 30,000 Acres 5.8 Employees 25
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD

☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ 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: Tribal Cultural Resources

Present Land Use/Zoning/General Plan Designation:

Land Use: Vacant / Zoning: Homestead Valley/Rural Commercial (HV/CR) / Designation: Commercial

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

The applicant proposes to develop a single-story hotel comprised of 35 rooms (Project). The main lodge includes a restaurant, bar, and goods market offering coffee and essential food goods to the neighborhood. The lodge's patio includes outdoor dining seats, a pool , hot tub, and spa structure. The spa is a wellness center consisting of a smaller soaking pool, hot tub, sauna, and showers. The pavilion is a structure intended for exercise classes and multipurpose meetings. The Project totals approximately 30,000 square feet of space. Discretionary entitlements, reviews, and approvals required for implementation of the Project would include, but would not necessarily be limited to, the following : Minor Use Permit, Lot Merger, Certificate of Use, Health Permit for Public Swimming Pool , Health Permit for Food Facility, California Regional Water Quality Control Board Drainage Study and Mitigation Plan, Erosion Control Plan, Construction Waste Management Plan Part 1 and Part 2.

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 and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

X	Air Resources Board		Office of Historic Preservation
	Boating & Waterways, Department of		Office of Public School Construction
	California Emergency Management Agency		Parks & Recreation, Department of
	California Highway Patrol		Pesticide Regulation, Department of
X	Caltrans District # 8		Public Utilities Commission
	Caltrans Division of Aeronautics	X	Regional WQCB # 6
	Caltrans Planning		Resources Agency
	Central Valley Flood Protection Board		Resources Recycling and Recovery, Department of
	Coachella Valley Mtns. Conservancy		S.F. Bay Conservation & Development Comm.
	Coastal Commission		San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
	Colorado River Board		San Joaquin River Conservancy
	Conservation, Department of		Santa Monica Mtns. Conservancy
	Corrections, Department of		State Lands Commission
	Delta Protection Commission		SWRCB: Clean Water Grants
	Education, Department of		SWRCB: Water Quality
	Energy Commission		SWRCB: Water Rights
X	Fish & Game Region # 6		Tahoe Regional Planning Agency
	Food & Agriculture, Department of		Toxic Substances Control, Department of
	Forestry and Fire Protection, Department of		Water Resources, Department of
	General Services, Department of		
	Health Services, Department of		Other:
	Housing & Community Development		Other:
X	Native American Heritage Commission		

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

Starting Date September 22, 2025 Ending Date October 21, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Impact Sciences, Inc.
Address: 811 W. 7th Street, Suite 200
City/State/Zip: Los Angeles, CA 90017
Contact: Brad Pomeroy
Phone: (213) 935-1901

Applicant: Belfield Development, LLC
Address: 3705 W. Pico Boulevard, Suite 890
City/State/Zip: Los Angeles, CA 90019
Phone: (440) 829-5068

Signature of Lead Agency Representative: Oliver Mujica **Date:** 09/16/2025

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