

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: Pipes Canyon Subdivision

Lead Agency: County of San Bernardino Contact Person: Vanessa Norwood

Mailing Address: 385 N. Arrowhead Avenue, 1st Floor Phone: 909 991 4419

City: San Bernardino Zip: 92415 County: San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Pioneertown

Cross Streets: Pipes Canyon and Millstream Avenue Zip Code: 92268

Longitude/Latitude (degrees, minutes and seconds): 34 ° 11'57. ' 7 " N / 116 ° 29'58. ' 2 " W Total Acres: 61.36

Assessor's Parcel No.: 0594 351 36 Section: 6 Twp.: 1N Range: 5E Base:

Within 2 Miles: State Hwy #: Old Women Springs Road hwy 247 Waterways: none

Airports: none Railways: none Schools: none

Document Type:

CEQA: <input type="checkbox"/> NOP	<input type="checkbox"/> Draft EIR	NEPA: <input type="checkbox"/> NOI	Other: <input type="checkbox"/> Joint Document
<input type="checkbox"/> Early Cons	<input type="checkbox"/> Supplement/Subsequent EIR	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	(Prior SCH No.) <u></u>	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other: <u></u>
<input checked="" type="checkbox"/> Mit Neg Dec	Other: <u></u>	<input type="checkbox"/> FONSI	<u></u>

Local Action Type:

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Coastal Permit
<input type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other: <u></u>

Development Type:

<input checked="" type="checkbox"/> Residential: Units <u>12</u> Acres <u></u>	<input type="checkbox"/> Transportation: Type <u></u>
<input type="checkbox"/> Office: Sq.ft. <u></u> Acres <u></u> Employees <u></u>	<input type="checkbox"/> Mining: Mineral <u></u>
<input type="checkbox"/> Commercial: Sq.ft. <u></u> Acres <u></u> Employees <u></u>	<input type="checkbox"/> Power: Type <u></u> MW <u></u>
<input type="checkbox"/> Industrial: Sq.ft. <u></u> Acres <u></u> Employees <u></u>	<input type="checkbox"/> Waste Treatment: Type <u></u> MGD <u></u>
<input type="checkbox"/> Educational: <u></u>	<input type="checkbox"/> Hazardous Waste: Type <u></u>
<input type="checkbox"/> Recreational: <u></u>	<input type="checkbox"/> Other: <u></u>
<input type="checkbox"/> Water Facilities: Type <u></u> MGD <u></u>	

Project Issues Discussed in Document:

<input type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input type="checkbox"/> Minerals	<input type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input type="checkbox"/> Public Services/Facilities	<input type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: <u></u>

Present Land Use/Zoning/General Plan Designation:
R L5 Rural Living 5 acre minimum

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

The proposed Pipes Canyon Subdivision Project (TTM No. 20612; PROJ 2023 00064) involves the subdivision of an approximately 122.98 acre undeveloped parcel (APN 0594 351 36) located along Pipes Canyon Road in the unincorporated community of Pioneertown, San Bernardino County, California. The Project site has split General Plan land use and zoning designations of Rural Living 5 acre minimum (RL 5) and Resource Conservation (RC). The Project would subdivide the site into 13 lots, including 12 RL 5 residential lots with a minimum lot size of five acres and one approximately 61.36 acre remainder parcel that would remain Resource Conservation (RC).

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 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>8</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input checked="" 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 checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date 05/14/2026 Ending Date 06/13/2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>The Altum Group</u>	Applicant: <u>Jonathan Shokrian</u>
Address: <u>44 600 Village Court, Suite</u>	Address: <u>53252 Pipes Canyon Road</u>
City/State/Zip: <u>100, Palm Desert, CA 92260</u>	City/State/Zip: <u>Pioneertown, CA 92268</u>
Contact: <u>Rich Malacoff</u>	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Vanessa Norwood Date: 05/14/2026

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