

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: Joshua Tree GPA and Zone Change
Lead Agency: San Bernardino County **Contact Person:** Ron Cruz
Mailing Address: 385 N. Arrowhead Avenue, 1st Floor **Phone:** 909-387-4110
City: San Bernardino **Zip:** 92415-0182 **County:** San Bernardino

Project Location: County: San Bernardino City/Nearest Community: Joshua Tree
Cross Streets: Sunset Road and Twentynine Palms Highway **Zip Code:** 92252
Longitude/Latitude (degrees, minutes and seconds): 34 ° 8 ' 12.57 " N / 116 ° 19 ' 10.35 " W **Total Acres:** 40
Assessor's Parcel No.: 0602-371-06 **Section:** 26 **Twp.:** 1N **Range:** 6E **Base:** SBBM
Within 2 Miles: State Hwy #: 62 **Waterways:** N/A
Airports: N/A **Railways:** N/A **Schools:** Joshua Tree Elementary

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 _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD Other: No proposed development

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:

Vacant/JT Commercial & JT Multiple Residential/Commercial & Medium Density Residential

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

A General Plan Amendment/Policy Plan Amendment to adjust the boundary between Medium Density Residential 5-20 du/ac (MDR) and Commercial (C) and corresponding Zone Change to adjust the boundary between Joshua Tree/General Commercial-Sign Control Primary (JT/CG-SCp) and Joshua Tree/Multiple Residential (JT/RM) within a parcel.

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".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 8
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 6
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # 7
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: _____
- Other: _____

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

Starting Date April 16, 2025 Ending Date May 16, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Terra Nova Planning and Research, Inc. Applicant: Eric Kleinhub, Pacific Transwest Realty
 Address: 42635 Melanie Place, Ste. 101 Address: 6019 Avenida Cresta
 City/State/Zip: Palm Desert, CA 92211 City/State/Zip: La Jolla, CA 92037
 Contact: Nicole Criste Phone: 760-404-1969
 Phone: 760-341-4455

Signature of Lead Agency Representative: Ron Cruz Digitally signed by Ron Cruz Date: 2025.04.16 11:51:34 -0700 **Date:** 4/16/2025

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