

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

Project Title: Landers Hotel Project

Lead Agency: County of San Bernardino

Contact Name: Oliver Mujica, Contract Planner

Email: Oliver.Mujica@lus.sbcounty.gov

Phone Number: (909) 387 - 4002

Project Location: Landers  
*City*

San Bernardino  
*County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Biological Resources. Construction activities could disturb exiting sensitive species located within the Project Site. Mitigation Measure (MM) BIO-1 requires the Project Applicant to retain a qualified biologist to conduct a pre-construction clearance survey for nesting birds prior to any ground disturbing activities MM BIO-2 requires a pre-construction clearance survey to be conducted prior to any vegetation removal/ground disturbing activities to ensure impacts to any burrowing owls or occupied burrows do not occur. MM BIO-3 requires a pre-construction clearance survey to be conducted 30 days prior to any vegetation removal or ground disturbing activities to confirm the presence/absence of desert tortoises. Cultural Resources. The project may encounter undiscovered resources during grading activities. MM CUL-1 requires an archaeologist to evaluate the find and determine appropriate subsequent procedures to reduce the impact to less than significant. Geological Resources: Ground disturbing activities during construction could potentially impact undiscovered paleontological resources. MM GEO-1 would require a paleontologist to evaluate the find and determine appropriate subsequent procedures to reduce the impact to less than significant. Tribal Cultural Resources. (TCR) Ground-disturbing activities associated with the Project could result in the discovery of previously undiscovered cultural resources. MM TCR-1 requires the Project Applicant to retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. MM TCR-2 requires assessment of discovered TCR by the San Manuel Band of Mission Indians monitor/San Manuel Band of Mission Indians archaeologist. MM TCR-3 requires adherence to Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

N/A