

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: Pioneertown Motel

Lead Agency: County of San Bernardino

Contact Name: Luis Rodriguez

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Phone Number: (909) 387-4106

Project Location: 5240 Curtis Road, Pioneertown
City

San Bernardino
County

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

The Project proposes Conditional Use Permit (CUP) to expand the existing Pioneertown Motel for constructing forty-seven (47) new motel rooms, horseback riding facilities, a day spa, an outdoor pool, a restaurant, an event venue, and retail space ("Project"). The Project consists of 17,088 sq. ft. of additional lodging in the form of eighteen (18) patio rooms, nineteen (19) cabins, one (1) bunkhouse with ten (10) units, and one (1) private suite located above the event venue. The Project includes 4,036 sq. ft. of amenities, 1,787 sq. ft. of back of house/administration uses, 785 sq. ft. of retail uses, a 3,447 sq. ft. guest-only event venue, and a 2,995 sq. ft. restaurant. The facility will be staffed twenty-four (24) hours a day, seven days a week in the Special Development-Residential (SD-RES) Land Use Zoning District. The subject parcels are located in Pioneertown

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

The Initial Study evaluated potential environmental impacts and identified the proposed Project would result in no impacts to recreation. The proposed Project would result in less than significant impacts to aesthetics, agricultural and forestry resources, air quality, biological resources, cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, noise, population and housing, public services, transportation, tribal cultural resources, utilities and service systems and wildfire. Mitigation measures are proposed to reduce Project impacts on biological resources, cultural resources, and tribal cultural resources to less than significant levels.

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

Traffic and water availability concerns were brought forth by the public. However, those concerns have been addressed by each respective responsible agency.

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

Land Use Services: Land Development, Building & Safety, and Planning. Department of Public Works: Traffic Division, County Surveyor, Special Districts and Solid Waste Management Division. Department of Public Health: Environmental Health Services. County Fire: Community Safety