

# 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 SOUNDSTAGE - PROJ-2022-00191

Lead Agency: San Bernardino County

Contact Name: Luis Rodriguez, Contract Planner

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Project Location: 53585 Mane Street, Pioneertown San Bernardino County  
*City* *County*

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

A Conditional Use Permit to renovate and operate event structure, coffee and ice cream shop, and construct an outdoor dining/gathering pavilion. The existing 6,223 sq. ft. event building will be renovated to facilitate musical programming for residents and visitors of Pioneertown. The existing 831 sq. ft. coffee and ice cream shop building will be remodeled to fit with the Mane Street historical western style architectural design. the new 3,024 sq. ft. outdoor dining/gathering pavilion would serve as a gathering place between the event structure and coffee & ice cream shop, with shade and seating for guests. The outdoor patio area will have non-fixed picnic tables; additional modular structures are proposed to serve as public restrooms, mobile snack cart, and a self-contained mobile kitchen (225 sf) on 1.84 acres in the Special Development-Residential (SD-RES) zoning district.

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

Items of potentially significant effects have been identified and include Air Quality, Aesthetics, Biological Resources, Cultural Resources, Energy, Geology/Soils, Hydrology & Water Quality, Noise, Transportation, Utilities, and Mandatory Findings of Significance.

Mitigation Measures have been included to address concerns. These mitigation measures include construction dust control, Joshua Tree protection measures, cultural/historical preservation of documented historical buildings to ensure Secretary of Interior standards are applied for the renovations of the buildings, cultural inadvertent discoveries during grading, paleontological protection measures during grading/trenching/drilling, using Best Practices Management (BMPs) that will prevent construction pollutants from contacting storm water runoff and prevent erosion, and noise mitigations to reduce noise impacts from construction and operations.

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

Per Project Notice correspondences from four (4) stakeholders (residents/business owners) in Pioneertown regarding concerns of noise, light pollution, impacts on wildlife, water usage, trash, parking, traffic, historic preservation, and fire prevention control have been expressed.

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

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

California Department of Fish and Wildlife