



COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT  
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION  
PIONEERTOWN HOTEL

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/ND) that identify and evaluate the environmental impacts of the Pioneertown Hotel Minor Use Permit.

**Project Title:** Pioneertown Hotel – Minor Use Permit

**Project No.:** P201900057/PROJ-2020-00158

**Project Location:** 53488 Pioneertown Road, located between Pioneertown Road and Mane Street, east of and adjoining Roy Rogers Road.

**Project Description:** MINOR USE PERMIT TO DEVELOP AND OPERATE A HOTEL WITH 14 INDIVIDUAL TRAILERS, INCLUDING A MANAGERS TRAILER, WITHIN A WESTERN THEMED DESIGN ON APPROXIMATELY 0.77 ACRES

**Environmental Review and Public Comment:** The circulation of the Draft Mitigated Negative Declaration\ Initial Study is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

**Land Use Services Department - Planning Division**  
**385 North Arrowhead Avenue, First Floor**  
**San Bernardino, CA 92415-0187**

You may obtain the document in electronic format at <http://cms.sbcounty.gov/lus/Planning/Environmental/Desert.aspx> or by emailing the Planner at [Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov). To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the IS/MND closes on **December 30, 2020 at 4:30 PM**. Please submit comments to [Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov) or to:

Jim Morrissey, Contract Planner  
909-387-4234  
County of San Bernardino  
Land Use Services Department - Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187