

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: Pipes Canyon Subdivision

Lead Agency: San Bernardino

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Project Location: San Bernardino San Bernardino
City *County*

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

The proposed Pipes Canyon Subdivision Project (TTM No. 20612; PROJ-2023-00064) involves the subdivision of an approximately 122.98-acre undeveloped parcel (APN 0594-351-36) located along Pipes Canyon Road in the unincorporated community of Pioneertown, San Bernardino County, California. The Project site has split General Plan land use and zoning designations of Rural Living 5-acre minimum (RL-5) and Resource Conservation (RC). The Project would subdivide the site into 13 lots, including 12 RL-5 residential lots with a minimum lot size of five acres and one approximately 61.36-acre remainder parcel that would remain Resource Conservation (RC).

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

The proposed Project could result in potentially significant impacts related to biological resources, cultural resources, tribal cultural resources, paleontological resources, and wildfire. Mitigation measures have been incorporated to reduce impacts to less than significant levels. Biological resource mitigation includes pre-construction nesting bird and special-status species surveys, avoidance of active nests, compliance with the Western Joshua Tree Conservation Act, replacement or relocation of impacted Joshua trees, worker environmental awareness training, and habitat protection measures. Cultural and tribal cultural resource mitigation includes tribal consultation, pre-construction worker training, archaeological and tribal monitoring during ground-disturbing activities, and procedures for the treatment of inadvertent discoveries and human remains. Paleontological mitigation includes full-time monitoring in sensitive geologic areas, fossil recovery and documentation, and curation of recovered specimens at an approved repository. Wildfire mitigation includes implementation of defensible space requirements, fire-safe building design, emergency access improvements, vegetation management, and compliance with San Bernardino County Fire Department and CAL FIRE standards. All other environmental impacts were determined to be less than significant with compliance with existing regulations, County standards, and project design features.

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

Potential areas of controversy associated with the proposed Project include concerns related to biological resources, wildfire risk, tribal cultural resources, and rural character. Agency and tribal consultation identified concerns regarding the presence of western Joshua trees, sensitive desert habitat, and the potential for impacts to special-status species. The San Manuel Band of Mission Indians identified the area as culturally sensitive due to the presence of a geologic feature of cultural significance and requested government-to-government consultation pursuant to AB 52. Additional concerns may include wildfire exposure associated with future residential development in a rural desert environment and potential changes to the existing visual and rural character of the area. These issues have been evaluated in the Initial Study/Mitigated Negative Declaration, and mitigation measures have been incorporated where required to reduce impacts to less than significant levels.

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

Air Resources Board
Fish & Game Region # 6
Forestry and Fire Protection, Department of
Native American Heritage Commission
Regional WQCB #8
Resources Recycling and Recovery, Department of
Water Resources, Department of