



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / NEGATIVE DECLARATION
FOR THE PIONEERTOWN GENERAL PLAN AMENDMENT

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study/Negative Declaration (IS/ND) that identifies and evaluates the environmental impacts of the proposed Oak Hills Community Plan update.

Project Title: Pioneertown General Plan Amendment/Zone Change

Project No.: P200800685

Project Location:

The project is located surrounding the community of Pioneertown in all of Section 19 and a portion of Section 20 of Township 1 North Range 5 East, between Monterey Road and Skyline Ranch Road, except the downtown core of Pioneertown which will maintain the current zoning of SD-RES. This area is bounded by Pioneertown, Tom Mix, Rawhide and Curtis Roads.

Project Description:

This project is a General Plan Land Use Zoning District Amendment from Special Development-Residential (SD-RES) to Rural Living (RL) on approximately 660 acres surrounding the community of Pioneertown in San Bernardino County. The proposed RL zoning is considerably more restrictive with regards to development potential than the current SD-RES zone.

Environmental Review and Public Comment: The circulation of the Draft Negative Declaration and Initial Study is to encourage written public comments. Interested persons can review the Draft IS/ND at <http://cms.sbcounty.gov/lus/Planning/Environmental/NoticesDeterminations/Desert.aspx> and the following physical location:

Land Use Services Department - Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

If unavailable on the web site, you may obtain the document in electronic format by telephoning the Land Use Services Department at either (909) 387-4434, or by emailing the Planner at Jim.Squire@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 began on **August 28, 2013**. All comments must be received no later than **September 16, 2013 at 5:00 PM**. Please submit comments to Jim.Squire@lus.sbcounty.gov or to:

Jim Squire, Planner
County of San Bernardino
Land Use Services Department - Current Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

Public Hearing: A public hearing to consider adoption of the Final IS/ND has been scheduled for October 3, 2013, at 9 a.m. at the County Government Center located at 385 N. Arrowhead Ave., San Bernardino.