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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: Pine Rose

Lead Agency: San Bernardino County Land use Services Department

Contact Name: Reuben J. Arceo

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Project Location: 25994 Highway 189, Twin Peaks, CA 92391 San Bernardino County

City *County*

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

The proposed project currently consists of a General Plan Amendment (GPA) to rezone nine (9) parcels zoned Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 sq. ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CN), and a Conditional Use Permit (CUP) to allow the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 19 Cabin Units, and two (2) assembly areas to accommodate weddings, receptions and similar functions for up to 292 persons. Nine (9) cabins are exclusively assigned for use as part of the event programing. The remaining ten (10) cabins are rented for use that is separate from any on-site wedding event. The total maximum occupancy when the 19 cabins are occupied and the two venues are operating is 292 persons. The site is located at 25994 Highway 189 in the community of Twin Peaks.

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

The project incorporates Mitigation measures for Traffic and Noise, these issues have been raised by persons living within close proximity of the use. the mitigation includes:

* Operating Mitigation - to regulate entertainment assembly events.
* Noise Mitigation - to minimize noise impacts from assebly events, music and other festive noises.
* Traffic Mitigation - requiring.

On-site improvement and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.

- On-site traffic signing and striping shall be required in conjunction with detailed construction plans for the project.

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

As the proposed project does not involve an expansion of the site both Crestline Lake Arrowhead Water Agency (CLAWA), and Lake Arrowhead Community Services District (LACSD) have no substantial comments concerning the project since no expansion of the sites septic system is proposed.
Caltrans has reviewed the project and imposed the following mitigation:
Traffic Mitigation
TR-1. On-site improvement and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.
TR-2. On-site traffic signing and striping shall be required in conjunction with detailed construction plans for the project.
TR-3. Site shall provide sufficient parking spaces to meet County of San Bernardino parking code requirements in order to service on-site parking demand. A total of 94 parking stalls are required as per Figure 4.
TR-4. Applicant shall participate in the phased construction of off-site traffic signal through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

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

* Fish & Game - District 6 Office
* Crestline Lake Arrowhead Water Agency (CLAWA),
* Lake Arrowhead Community Services District (LACSD)
*Caltrans District 8 Office