



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

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared an Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the below-named project.

**Project Title:** Pipes Canyon Subdivision

**Project No.:** PROJ-2023-00064

**Project Location:** The Project is situated on both the north and south sides of Pipes Canyon Road at its northernmost point, approximately midway between Pioneertown Road and State Route 247 (Old Woman Springs Road), north of the unincorporated community of Pioneertown in San Bernardino County, California.

**Assessor Parcel Number:** 0594-351-36

**Project Description:** Tentative Tract Map 20612 to subdivide one (1) parcel to create twelve (12) 5-acre Rural Living (RL)-zoned lots, with the remaining 61.36 acres of the parcel kept as Resource Conservation (RC) and preserved as Open Space and dedicated to Resource Conservation, located at 53360 Pipes Canyon Road, Yucca Valley, in the Rural Living (RL) and Resource/Land Management (RLM) Land Use Category and Rural Living (RL) and Resource Conservation (RC) Zoning Designation; 3rd Supervisorial District.

**Environmental Review and Public Comment:**

The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: <https://lus.sbcounty.gov/planning-home/environmental/desert-region/> and the following offices:

High Desert Government Center  
Land Use Services – Planning Division  
15900 Smoke Tree Street, Suite 131  
Hesperia, CA 92345

San Bernardino Government Center  
Land Use Services – Planning Division  
385 N. Arrowhead Avenue, 1st Floor  
San Bernardino, CA 92415-0187

The comment period on the IS/MND begins on **May 14, 2026**, and closes on **June 13, 2026**. Please submit comments to: [vanessa.norwood@lus.sbcounty.gov](mailto:vanessa.norwood@lus.sbcounty.gov) or to:

Vanessa Norwood  
County of San Bernardino  
Land Use Services Department, Planning Division  
385 N. Arrowhead Ave 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187