



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:** Pioneertown Soundstage

**Project No.:** PROJ-2022-00191

**Project Location:** 53585 Mane Street, Pioneertown, CA 92268

**Assessor Parcel Number(s):** 0594-391-(06, 07 and 08)

**Project Description:** A CONDITIONAL USE PERMIT TO RENOVATE AND OPERATE EVENT STRUCTURE, COFFEE AND ICE CREAM SHOP, AND CONSTRUCT AN OUTDOOR DINING/GATHERING PAVILION. THE EXISTING 6,223 SQ. FT. EVENT BUILDING'S WILL BE RENOVATED TO FACILITATE MUSICAL PROGRAMMING FOR RESIDENTS AND VISITORS OF PIONEERTOWN. THE EXISTING 831 SQ. FT. COFFEE AND ICE CREAM SHOP BUILDING WILL BE REMODELED TO FIT WITH THE MANE STREET HISTORICAL WESTERN STYLE ARCHITECTURAL DESIGN. THE NEW 3,024 SQ. FT. OUTDOOR DINING/GATHERING PAVILION WOULD SERVE AS A GATHERING PLACE BETWEEN THE EVENT STRUCTURE AND COFFEE & ICE CREAM SHOP, WITH SHADE AND SEATING FOR GUESTS. THE OUTDOOR PATIO AREA WILL HAVE NON-FIXED PICNIC TABLES; ADDITIONAL MODULAR STRUCTURES ARE PROPOSED TO SERVE AS PUBLIC RESTROOMS, MOBILE SNACK CART, AND A SELF-CONTAINED MOBILE KITCHEN (225 SF) ON 1.84 ACRES IN THE SPECIAL DEVELOPMENT-RESIDENTIAL (SD-RES) ZONING 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 IS/MND comment period begins on **February 13, 2026**, and closes on **March 16, 2026**.

Please submit comments to [Luis.Rodriguez@lus.sbcounty.gov](mailto:Luis.Rodriguez@lus.sbcounty.gov) or to:

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