



# AND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

**HEARING DATE:** July 7, 2022

**AGENDA ITEM #4**

**Project Description**

Vicinity Map -

**APN:** 0594-391-25  
**Applicant:** Rick Schwartz  
**Community:** Pioneertown / 3<sup>RD</sup> Supervisorial District  
**Location:** Between Mane St. and Pioneertown Rd., east of Roy Rogers Road.  
**Project No:** PROJ-2020-00158  
**Staff:** Jim Morrissey  
**Rep:** Rick Schwartz  
**Proposal:** Conditional Use Permit to develop a 14-unit hotel with individual trailers, including manager and owner units; a Variance for: 1) Encroachments into the building, parking, and landscaping setback areas; 2) Parking encroachment into the westerly side yard setback area, and; 3) Wall type adjoining a residential use on approx. 0.77 acres.



**Hearing Notices Sent on :** June 23, 2022

Report Prepared By: Jim Morrissey, Contract Planner

**SITE INFORMATION:**

Parcel Size: 0.33 acres  
 Terrain: Relatively flat, sloping down to the north towards Mane Street.  
 Vegetation: Several large Joshua trees and minimal ground cover vegetation.

**TABLE 1 – SITE AND SURROUNDING LAND USES, POLICY PLAN, AND ZONING DISTRICTS:**

AREA	EXISTING LAND USE	LAND USE POLICY	ZONING DISTRICT
SITE	Vacant	C (Commercial)	Special Development-Residential (SD-RES)
North	Single Family	C (Commercial)	Special Development-Residential (SD-RES)
South	Vacant	Rural Living (RL)	Rural Living (RL)
East	Residential	C (Commercial)	Special Development-Residential (SD-RES)
West	Vacant	C (Commerical)	Special Development-Residential (SD-RES)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	N/A	N/A
Water Service:	SB County	None
Sewer Service:	Septic Tank	Co. Env. Health

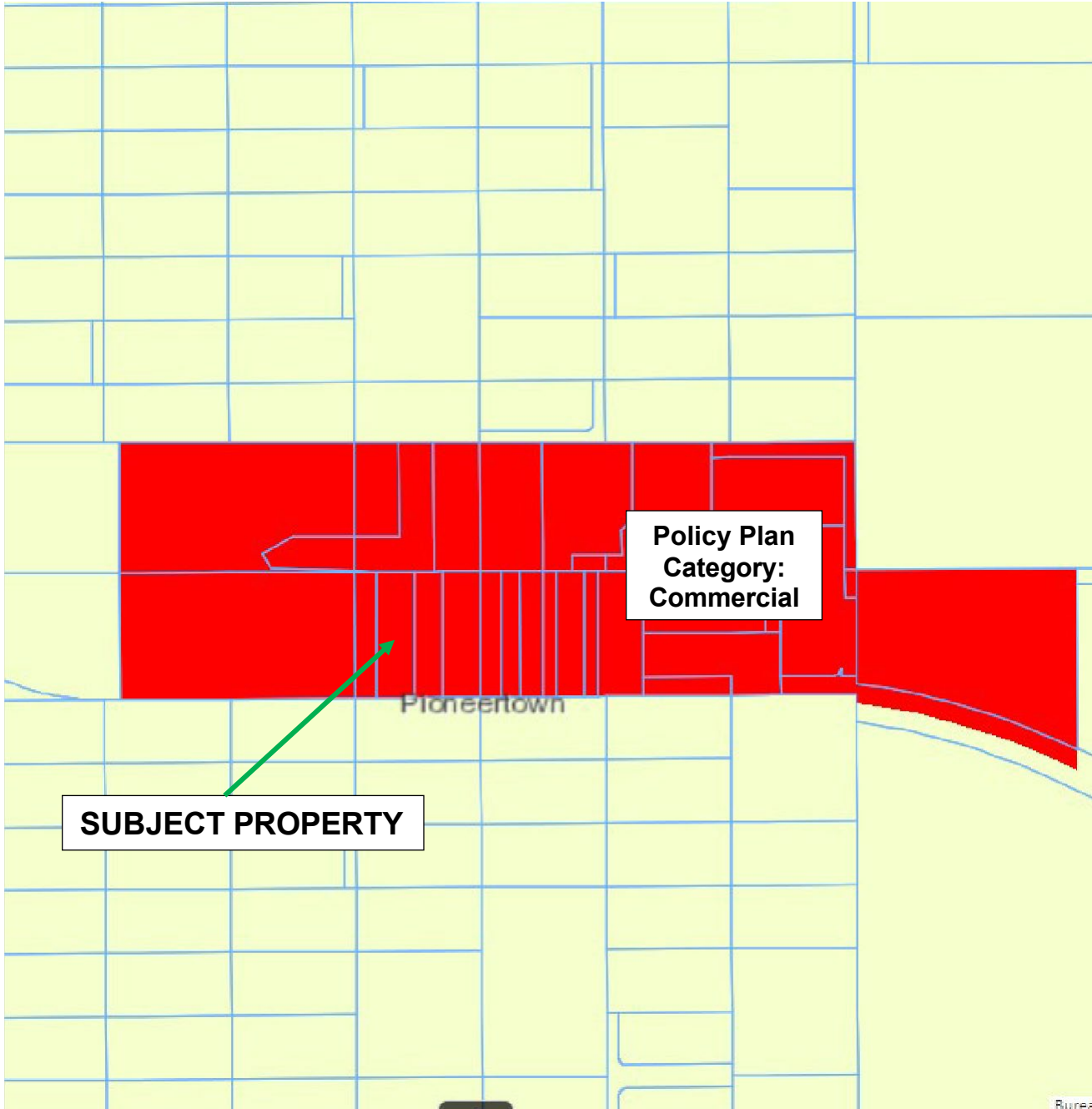
**STAFF RECOMMENDATION:** That the Planning Commission **ADOPT** the proposed Mitigated Negative Declaration, **ADOPT** the recommended Findings, **APPROVE** the Variance for setbacks and wall type, **APPROVE** the Conditional Use Permit to develop a 14-unit hotel, subject to the Conditions of Approval, and **DIRECT** Staff to file a Notice of Determination. <sup>1</sup>

<sup>1</sup> In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors  
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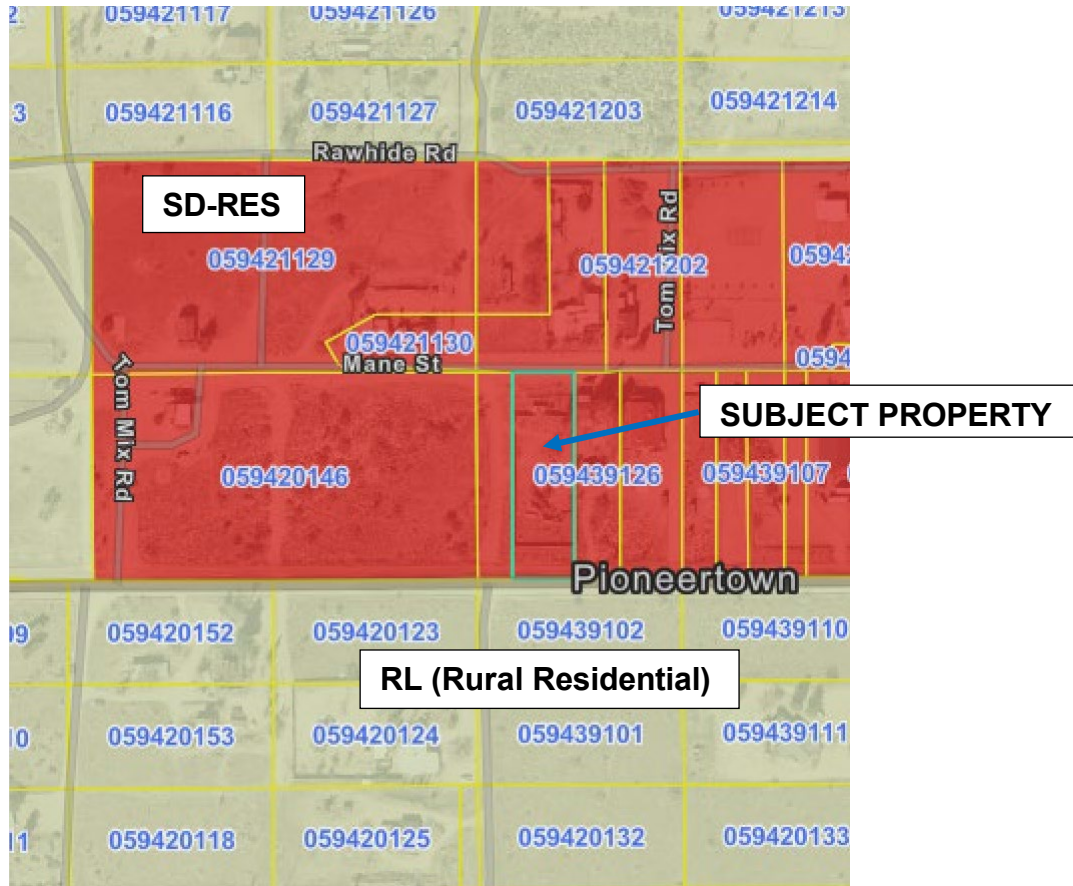
**VICINITY MAP:**  
Aerial view of the Project Site



**POLICY PLAN LAND USE DISTRICT MAP:**



**ZONING MAP:**



(Parcel Information from County's Parcel and Permit Viewer)

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City: 059439125  
Sphere of Influence:  
Zoning:  
LUC: C: Commercial  
Zoning: SD-RES  
LUD: SD  
Community Plan:  
Area: 0.31ha



**AERIAL MAP:**



Westerly  
Street  
Barricade

SUBJECT PROPERTY

25  
059439125  
53488

Roy Rogers Rd

Pioneertown

## SITE PHOTOS

View across the subject property from the intersection of Mane Street and Roy Rogers Road.



View of the subject property from inside the perimeter fencing, looking south.





**PHOTOS CONTINUED**

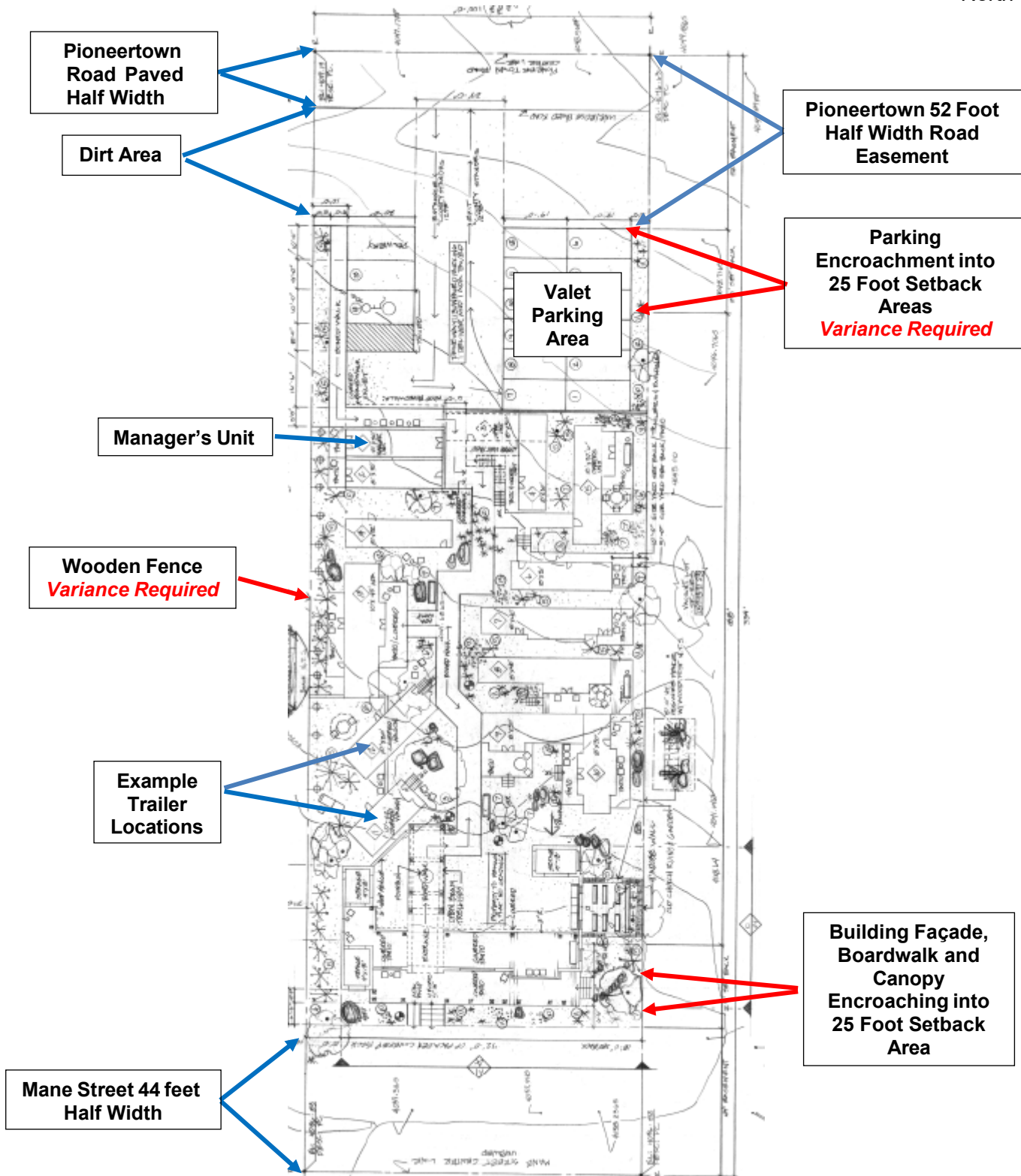
View of the residence adjacent to the Project's easterly boundary.



View of the residence on the north side of Mane Street, north of the Project site.



### SITE PLAN

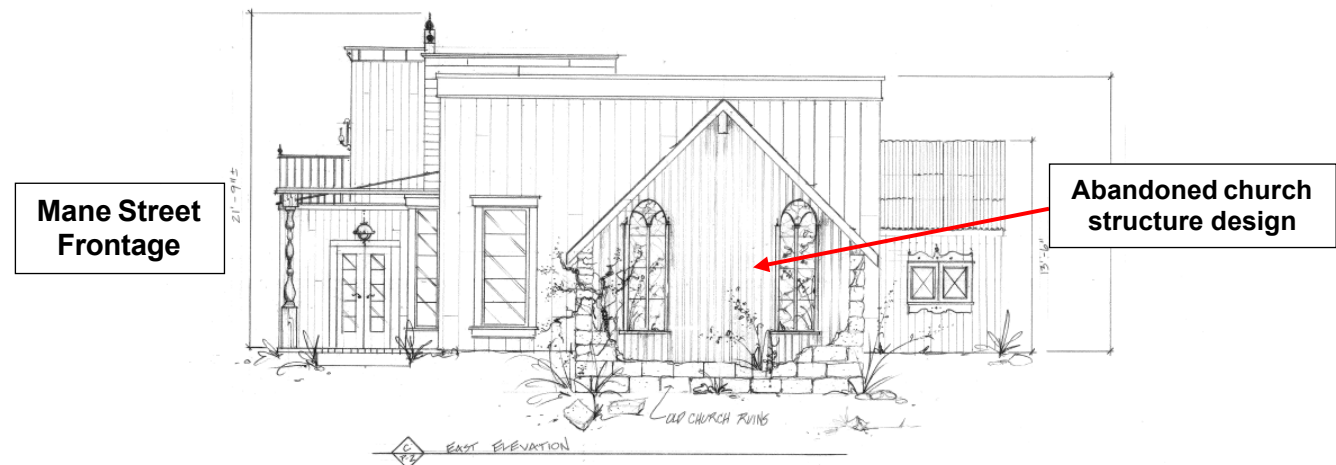
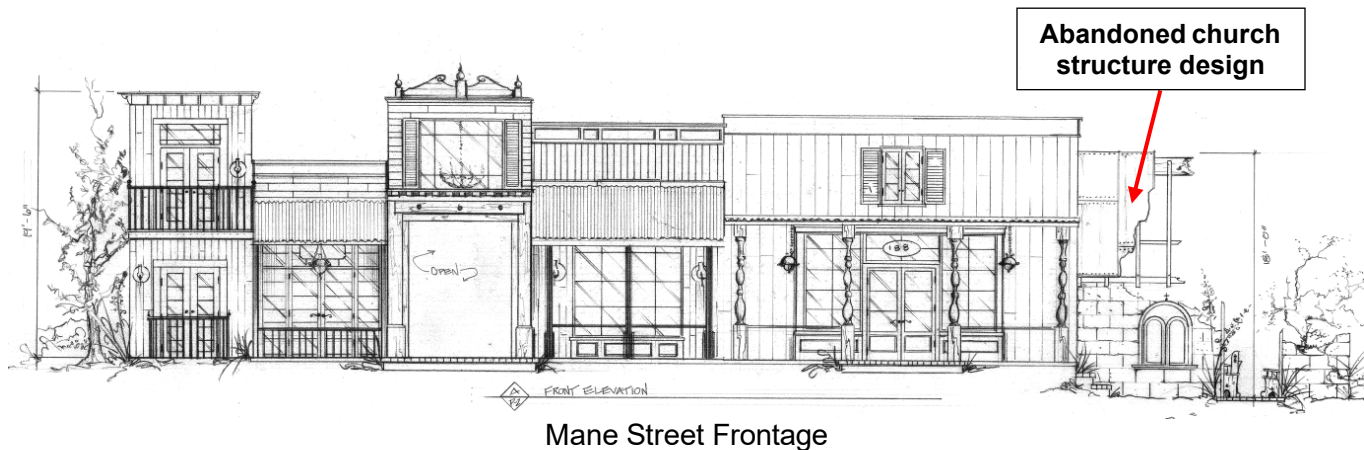


**PROJECT DESCRIPTION:**

The applicant is requesting approval of a Conditional Use Permit (CUP) to develop a hotel with 14 individual trailers, including an owner and manager units, with connecting boardwalks, landscaping, and parking on approximately 0.77 acres. In addition to the CUP, the applicant is requesting a variance to allow the following (collectively the “Project”):

- Building facade, boardwalk and canopy to encroach 18.5 feet into the required 25-foot wide building and landscape setback area along Mane Street.
- Parking to encroach five feet into the required 10-foot wide parking and landscape setback along the westerly property line.
- Parking to encroach twenty-five feet into the required 25-foot wide building and landscape setback area along Pioneertown Road.
- Wooden wall along the easterly property line (collectively the “Variance”).

The subject property is located on the south side of Mane Street in Pioneertown, general at the westerly edge of existing development within the western-themed town. The hotel proposes to utilize different styles of trailers as individual units hidden behind false-façade old western style boardwalk along Mane Street. The Project includes 12 self-contained trailers for rental with different design styles and interconnecting boardwalks extending to most of the units, along with additional separate owner’s and manager’s units. Parking includes a valet style design along Pioneertown Road side of the property.





### Examples of Potential Trailer Types



The parcel is approximately 0.77 acres in size and is a through lot with frontage on both Mane Street and Pioneertown Road and is in close proximity to Roy Rogers Road. Mane Street is a dirt road and Pioneertown Road is a two-lane paved roadway.

### PROJECT ANALYSIS:

#### Background

Pioneertown is a unique area due to its Western-themed design. Pioneertown was developed as a western-style town that could function for every day activities and for individuals living the area and as well as a movie set. Many films were produced that included Pioneertown as the setting. The salient features of Pioneertown include its western theme, walkable design due to the lack of street improvements, and general quiet atmosphere. Tourists typically occupy the area and a hotel and several restaurants provide for their needs.

#### Application Type

The application was originally filed as a Minor Use Permit that would have been subject to the review of the Zoning Administrator. One of the criteria for processing a Minor Use Permit is that “[t]he project is not likely to result in controversy.” Due to number of public concerns expressed as part of the initial Project Notice and subsequent environmental notice, the application was transitioned to a Conditional Use Permit for Planning Commission consideration.

#### Project Design

The proposed Project has six overall features/concerns: Historic status; Community Plan Criteria; Western-themed facades; Variances for building, landscaping, parking, and wall type; Valet parking; and; Individual units for overnight stays. Each of these features is discussed below.

## 1. *Historic Designation*

Pioneertown is on the National Register of Historic Places. The Staff Report from the California Office of Historic Preservation noted the following:

*Pioneertown Mane Street Historic District is a grouping of 25 contributing buildings, structures, and objects, built in the mid-20<sup>th</sup> Century with a late 19<sup>th</sup> Century Western vernacular theme. The buildings are generally single story with varied wood cladding and Western-themed detailing including parapets, porches, and wood boardwalks. The buildings flank "Mane Street," an earthen pedestrian-only street on an east-west axis. All contributors were built between 1946 and 1996; with the exception of one reconstruction, all were made as Western-themed film sets. Unlike other sets at other movie ranches, the stage sets at Pioneertown were intended to double as commercial buildings outside of filming hours, providing goods and services to Pioneertown's film productions as well as practical sets. The property includes 25 contributing and 15 non-contributing resources, but retains sufficient historic integrity for eligibility as a district. Important contributing buildings include Pioneertown Likker, Pioneer Bowl, Trigger Bill's Shooting Gallery, the Pioneer Gazette, Barbershop and Beauty Corral, Marbles Electronics, Pioneertown Nickelodeon, Pioneer Duds and Saddlery, Red Dog Saloon and the O.K. Corral.*

Staff Comment: Information obtained from the National Register of Historic Places confirms the following regarding the implication of a National Register of Historic Places designation:

"Under Federal Law, the listing of a property in the National Register places no restrictions on what a non-federal owner may do with their property up to and including destruction, unless the property is involved in a project that receives Federal assistance, usually funding or licensing/permitting.

There may be state or local preservation laws that a property owner should be aware of before they undertake a project with a historic property. We recommend you, or the property owner contact the State historic preservation office (SHPO) before an action with a listed property is taken. The SHPO is the state agency that oversees historic preservation efforts in their state. If Federal monies are attached to the property then any changes to the property have to allow the Advisory Council on Historic Preservation to comment on the project."

The Project site is not listed on the California Register of Historical Resources or listed on a local register of historical resources.

## 2. *Countywide Community Plan Values and Action Guides*

The County's adopted Policy Plan includes Community Action Guides for various unincorporated portions of the County. As the title implies, this material is intended to guide the future use, character and independent identity of each identified area. The Values identified in the Pioneertown Action Guide are listed below.

- **Western History and Culture.** The Pioneertown Communities residents value the storied history and Old West culture that embodies the community.
- **Quality of Life.** The Pioneertown Communities residents value the high quality of life provided by the rural setting and established community – a safe environment with fresh, clean air, wide open spaces, peace and quiet, and a natural physical buffer between Pioneertown Communities and the more urban areas nearby.

- **Natural Environment.** The Pioneertown Communities residents value the natural beauty of the desert, including scenic vistas, wildlife, beautiful sunrises and sunsets, and dark starry nights.
- **Managed Growth.** The Pioneertown Communities residents value limited, sustainable growth and development that increase business opportunities for independent operators while striking a balance between the rights of property owners and the community's desire to maintain the small town character of Pioneertown Communities.
- **Community.** The Pioneertown Communities residents value community feel and unique place that is Pioneertown and surrounding communities. Friendly neighbors with shared interests look out for each other and form the core of the Pioneertown Communities

Community Guide Action Statements.

A. Preserve The Historic Western Themed Rural Lifestyle

- 1) Preserve and restore original buildings in the community.
- 2) Collaborate with the County to maintain the Old West theme of the community by creating architectural design guidelines for new construction.
- 3) Keep dirt roads in the community.
- 4) Promote community history awareness.
- 5) Install street and wayfinding signage consistent with the western theme.
- 6) Protect residential equestrian uses that are part of the Old West heritage.
- 7) Protect, maintain, and expand open spaces in the community.

B. Promote Balanced Growth And A Viable Town Center Around Mane Street.

- 1) Advocate with the County to establish a commercial zoning overlay on Mane Street that restricts big box retail, encourages neighborhood commercial scale retail and lodging, and establishes flexibility for locally-grown businesses.
- 2) Provide public restroom facilities on Mane Street and explore local funding options for design and construction.
- 3) Advocate for a sustainable water supply system accessible by local businesses.

Staff Comment: The proposed design theme of the Project is a Western style that is consistent with the natural environment and will promote balanced growth centered around Mane Street. The establishment of the motel and its operation would provide additional business opportunities while still striking a balance to maintain the small town character of the Pioneertown and surrounding communities. Water has been supplied to the area by the County Community Services District (CSD).

3. *Western Theme*

Pioneertown is a relatively isolated area extending approximately 1/3 mile, stretching from the easterly end anchored by the Pioneertown Motel and Pappy and Harriet's, to the post office at the westerly end. Aside from the Motel and restaurant at the easterly end and the post office at the westerly end, buildings are generally grouped between the two locations and to the east of the Project site, covering an area approximately 800 feet in length. Generally no cars are parked along Mane Street, although they are there on occasion. The more centralized portion of the developed area, approximately 430 feet in length, is barricaded with a wooden fence at either end to prohibit vehicles driving along the roadway, but permit pedestrian movement. The westerly barricade is approximately 350 feet east of the subject property.

Staff Comment: The applicant proposes a Western style theme frontage that displays connected buildings with varying elevations and building heights. All parking spaces are proposed along the Pioneertown Road frontage, although the applicant initially placed some along Man Street. Some existing buildings have boardwalks, although it is limited.

#### 4. Variances for Building, Parking, Landscaping, and Wall Type

A number of variances are proposed, based upon the relatively small size of the property and a desire to eliminate parking along the Mane Street frontage. Each of the variances are noted below.

Variance Request	Development Code Requirement	Proposed Improvement
Reduce the building and landscape setback along Mane Street to 6.5 feet.	Building Setback: 25 feet. The 25 foot setback area is to be landscaped.	The Western façade and canopy covered boardwalk encroach to within 6.5 feet of Mane Street.
Allow parking within the entire building and landscape setback area along Pioneertown Road.	Building Setback: 25 feet. The 25 foot setback area is to be landscaped.	All proposed Project parking is located along the Pioneertown Road frontage and encompass the entire setback area.
Allow parking within the 5 feet of the westerly side yard property line.	Building Setback: 10 feet. The 10 foot setback area is to be landscaped.	Parking is proposed within five feet of the westerly property line.
Allow a wood wall proposed along the easterly property line.	A solid 6-foot high solid masonry wall is required adjacent to a residential use.	6-foot high solid wood fence.

#### Staff Comment

- Mane Street setback. Mane Street frontage is a dirt roadway and limited landscaping exists along this roadway. The proposed Western-themed building façade and boardwalk will encroach into the setback area to a lesser degree than the adjoining residence to the east, and will provide a 6.5 foot wide building and landscape setback area, rather than the required 25-feet. The Mane Street area is generally used by pedestrians with limited vehicular traffic. The need for an additional setback and landscaping would not be consistent with the existing Mane Street design.
- Pioneertown Road setback. Pioneertown Road is a two-lane paved roadway. The proposed parking area is separated from the paved roadway portion by a wide dirt area. Random parking occurs along Pioneertown Road within the dirt portion adjacent to the paved roadway. The proposed valet parking area would be removed from the paved roadway. Parking spaces are located outside of the required roadway easement, but within the entire 25-foot setback area. Their placement along the roadway and to the rear of buildings is similar to other area businesses.
- Parking within westerly setback. The applicant is within a commercially designated area. The adjoining parcel is very narrow with a portion currently used as Roy Rogers Road. Reducing the required side yard parking setback by five feet would not adversely affect the adjoining property.
- Wall along easterly property line. The proposed six foot high wood wall would adequately shield the adjoining property and better reflect the western design theme rather than a block wall.

#### 5. Valet Parking

The applicant has proposed valet-style on-site parking for patrons along Pioneertown Road.

Staff Comment The proposed parcel is relatively small and the number of required parking spaces is limited. The applicant will have an on-site manager and owner's unit. The manager will be responsible for parking the vehicles. This item has been listed as a condition of approval.

The proposed Project is also affected by the requirement for additional roadway width. The proposed roadway width of Mane Street is 88 feet or 44 feet half width. Very little vehicle trips occur along the roadway, but this width is required due to its location along a USGS Section mid-section line. The required roadway width of Pioneertown Road is 104 feet or 52 feet half width. The combination of these roadway widths affects the ability to provide on-site parking by reducing the amount of land available for development. In addition, the existing paved portion of Pioneertown Road is separated from the proposed parking area by dirt that is wider than the required landscape setback area. Landscaping within this area would not be consistent with the current area characteristics.

#### *6. Individual Units for Overnight Stays*

The applicant proposes to use trailers with a unique design. The trailers will be self-contained with beds, toilets, and cooking facilities. The applicant has not yet purchased the trailers, but provided photo examples of the style/design of the units, which can vary from wood to metal exterior. The Project site will be surrounded by a six foot high wooden fence on the easterly property line and a five foot high Hog Wire Fence along the westerly property line.

Staff Comment: Trailers would be screened from view along Mane Street and fencing and landscaping is proposed along the side property lines.

#### **California Environmental Quality Act Compliance**

An Initial Study/Mitigated Negative Declaration (IS/MND) has been completed (Exhibit A) in compliance with the California Environmental Quality Act (CEQA). A Notice of Availability/Notice of Intent (NOA/NOI) to adopt the IS/MND was advertised on the County Environmental website and distributed to initiate a 30-day public comment period, which concluded on December 30, 2020. The IS/MND concludes that the Project will not have a significant adverse impact on the environment with the implementation of recommended mitigation measures. The mitigation measures have been incorporated into the Conditions of Approval. The Applicant will be responsible for implementing all mitigation measures contained in the Mitigation Monitoring and Reporting Program (MMRP) (Exhibit B). The following mitigation measures were identified for the following topics:

- Biological Resources: An ephemeral drainage course was identified through Mane Street. The California Department of Fish and Wildlife (CDFW) would need to be notified and a streambed alteration agreement with CDFW would need to be provided to the County's Land Development Division.
- Cultural Resources: In the event cultural resources are discovered during construction all work would cease around the site and an archaeologist would assess the find and coordinate with the San Manuel Band of Mission Indians.
- Paleontological Resources: In the event paleontological resources are discovered during construction a qualified paleontologist would assess the significance.
- Noise: Due to the proximity of an adjoining residence, the applicant is required to install temporary noise attenuation features and agree to certain noise reduction measures to reduce potential noise.

Based upon the completion of the Initial Study, Staff is recommending the adoption of a Mitigated Negative Declaration.

#### **Public Comments:**

Public Notices were distributed to surrounding residents on several occasions, including as part of the environmental review discussed above.



Project Notices: Notices were sent to surrounding property owners within 300 feet of the Project site in March 2019, as required by Development Code Section 85.03.080. A number of comments were received related to the following topics (Exhibit C):

- Desire to maintain the integrity of the old town movie set.
- Building a travel trailer motel would be a detriment to the unique town design and Historic District status.
- Project will over tax available services.
- Project would result in additional night-time illumination.
- The number of trailers is too great, a reduction to allow between four and eight would be appropriate.
- No parking should occur on Mane Street.
- Site should be kept clean and free of storage for building materials.
- Concerned about the availability of restroom facilities and on-site management.
- Concerned about the amount of new traffic and availability of water.
- Do not desire short-term rentals.
- Concerned about after hours parties and noise.
- The view from Pioneertown Road should be screened, the same as from Mane Street.

Comments within the perview of Planning have been addressed through project design and implementation of Conditions of Approval (Exhibit D), including mitigation measures.

#### **RECOMMENDATION:**

That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibits A and B);
2. **ADOPT** the recommended Findings for approval of the Project (Exhibit E);
3. **APPROVE** a Variance to reduce the required setback to allow the encroachment into: 1) Building, parking, and landscape setback area along Mane Street Road from 25 feet to 6.5 feet and Pioneertown Road from 25 feet to 0 feet; 2) Parking setback area along the westerly property line from 10 feet to 5 feet, and; 3) Wall type adjoining a residential use from a solid masonry wall to a wood wall along the easterly property line on approx. 0.77 acres;
4. **APPROVE** the Conditional Use Permit to establish a motel with 14 individual travel trailers, a western-themed boardwalk and façade on approximately 0.77 acres, subject to the Conditions of Approval (Exhibit D); and
5. **DIRECT** Staff to file the Notice of Determination.

#### **ATTACHMENTS:**

- EXHIBIT A: Initial Study  
EXHIBIT B: Mitigation Monitoring and Reporting Program  
EXHIBIT C: Public Comments  
EXHIBIT D: Conditions of Approval  
EXHIBIT E: Findings  
EXHIBIT F: Letter of Intent  
EXHIBIT G: Historic District Nomination Form

# EXHIBIT A

## Initial Study

**SAN BERNARDINO COUNTY  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION ENVIRONMENTAL CHECKLIST  
FORM**

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

**PROJECT LABEL:**

<b>APNs:</b>	0594-391-25-0000	<b>USGS Quad:</b>	Yucca Valley North, CA
<b>Applicant:</b>	Rick Schwartz 2267 N. Janis Drive Palm Springs, CA 92262	<b>T, R, Section:</b>	Township 1 North, Range 5 East, Section 19
<b>Location</b>	Between Mane Street and Pioneertown Road, just east of Roy Rogers Road, Pioneertown, CA	<b>Thomas Bros</b>	N/A
<b>Project No:</b>	PROJ-2020-00158	<b>Community Plan:</b>	None
<b>Rep</b>	Gary Gustat	<b>LUZD:</b>	SD-RES (Special Development)
<b>Proposal:</b>	A Minor Use Permit to develop a hotel with 14 individual trailers, connecting wood boardwalks, landscaping, perimeter western facades, parking, and landscaping.	<b>Overlays:</b>	Desert Tortoise

**PROJECT CONTACT INFORMATION:**

**Lead agency:** County of San Bernardino  
Land Use Services Department  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0182

**Contact person:** Jim Morrissey, Planner  
**Phone No:** (909) 387-4234      **Fax No:** (909) 387-3223  
**E-mail:** [jim.morrissey@lus.sbcounty.gov](mailto:jim.morrissey@lus.sbcounty.gov)

**Project Sponsor** Rick Schwartz  
2267 N. Janis Drive  
Palm Springs, CA 92262

**PROJECT DESCRIPTION:**

***Summary***

The proposed Conditional Use Permit will develop a 0.77 acre parcel with 14 separate hotel style rental units that could consist of pre-fabricated manufactured units, travel trailers, scoolies, buses and motorhomes that will vary in size between 20' x 8' and 11' in height and 10' x 40' and 16' in height. The design of the façade, primarily around the northerly and northwester portion of the property will attempt to replicate an old western town, including a partially abandoned building, with the individual units providing a rusted design to exhibit an older unit, even if newly purchased. The front or northerly portion that faces Mane Street will look like a western town with different features, including windows, doors and two-story variations in height up to approximately 22 feet.

Parking will occur in both the front and the back of the property, with most of the parking along the Pioneertown Road frontage.

***Surrounding Land Uses and Setting***

<b>Existing Land Use and Land Use Zoning Districts</b>		
<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Zoning District</b>
<b>Project Site</b>	Vacant unimproved	SD-RES (Special Development, with a focus on Planned Development)
North	Single Family home	SD-RES (Special Development, with a focus on Planned Development)
South	Vacant land	SD-RES (Special Development, with a focus on Planned Development)
East	Single Family home	SD-RES (Special Development, with a focus on Planned Development)
West	Vacant land	SD-RES (Special Development, with a focus on Planned Development)

***Project Site Location, Existing Site Land Uses and Conditions***

CEQA Guidelines §15125 establishes requirements for defining the environmental setting to which the environmental effects of a proposed project must be compared. The environmental setting is defined as "...the physical environmental conditions in the vicinity of the project, as they exist at the time the Notice of Preparation is published, or if no Notice of Preparation is published, at the time the environmental analysis is commenced..." (CEQA Guidelines §15125[a]). The project does not require the preparation of an Environmental Impact Report and a Notice of Preparation is not required. Thus, the environmental setting for the project is the approximate date that the project's Initial Study Checklist commenced in July 2020.

The area of the proposed installation currently consists of a primarily unimproved, vacant dirt area adjacent near a residential building. Materials have been left on the property and an opaque wooden fence has been erected around the perimeter of the property. The surrounding area consists of limited residential and commercial development, as well as areas of undeveloped land.

PROJ-2020-00158  
Rick Schwartz  
APN: 0594-391-25-0000  
October, 2020

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**ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES**

Federal: None.

State of California: None.

County of San Bernardino: Land Use Services Department-Building and Safety/Planning/Code Enforcement/Land Development, Public Works, Special Districts, and Fire Department.

Regional: None.

Local: None



**Site Photographs**



**View from property across Mane Street to the north**



**View to the northwest from the property along Mane Street**



**View of subject property towards the southeast**



**View of adjoining property to the west looking toward the south from Mane Street**





**View inside the wooden perimeter fencing looking southeast.**



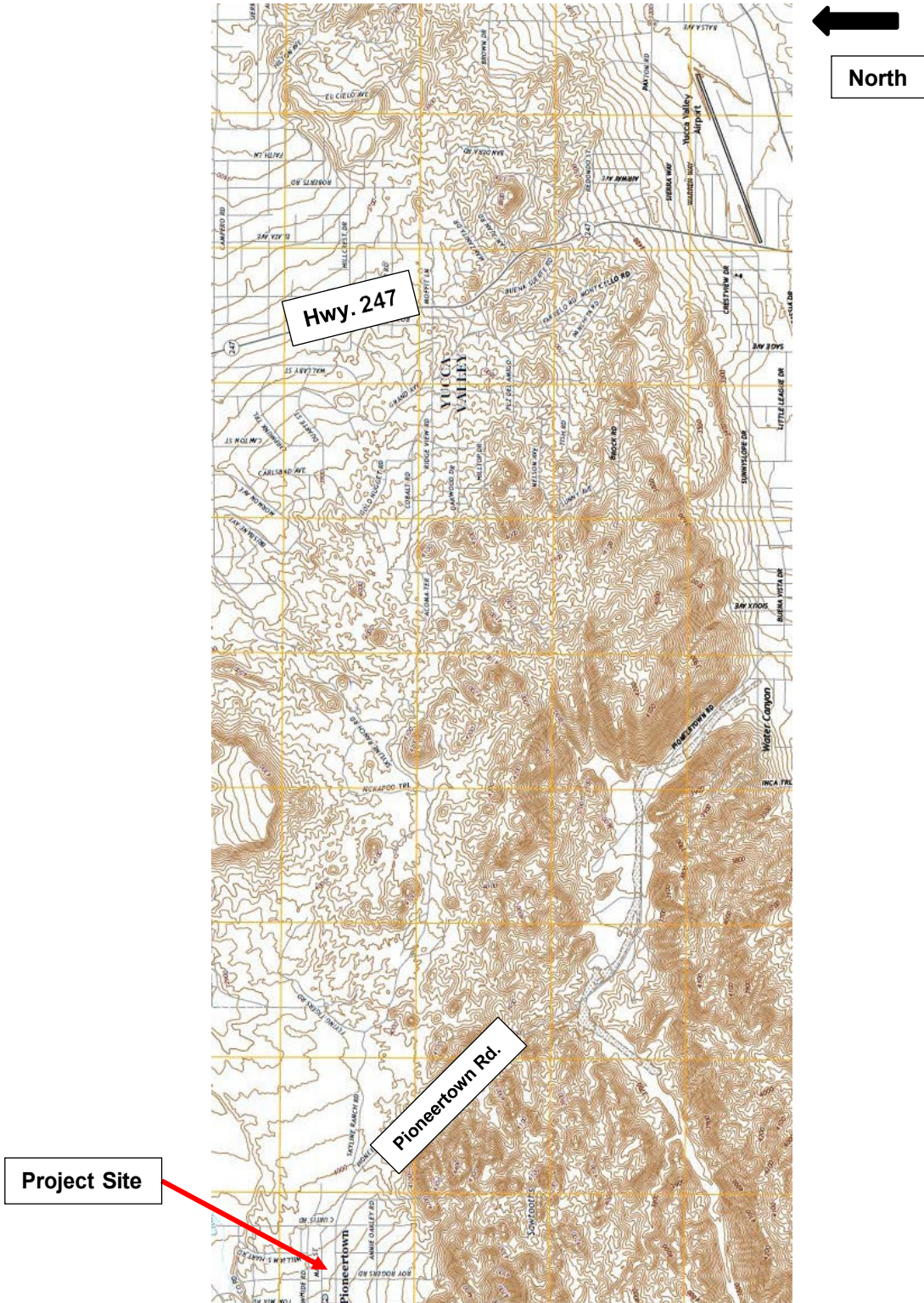
**View near the northerly portion of the property looking east.**

**Figure 1: Land Use of the Property**

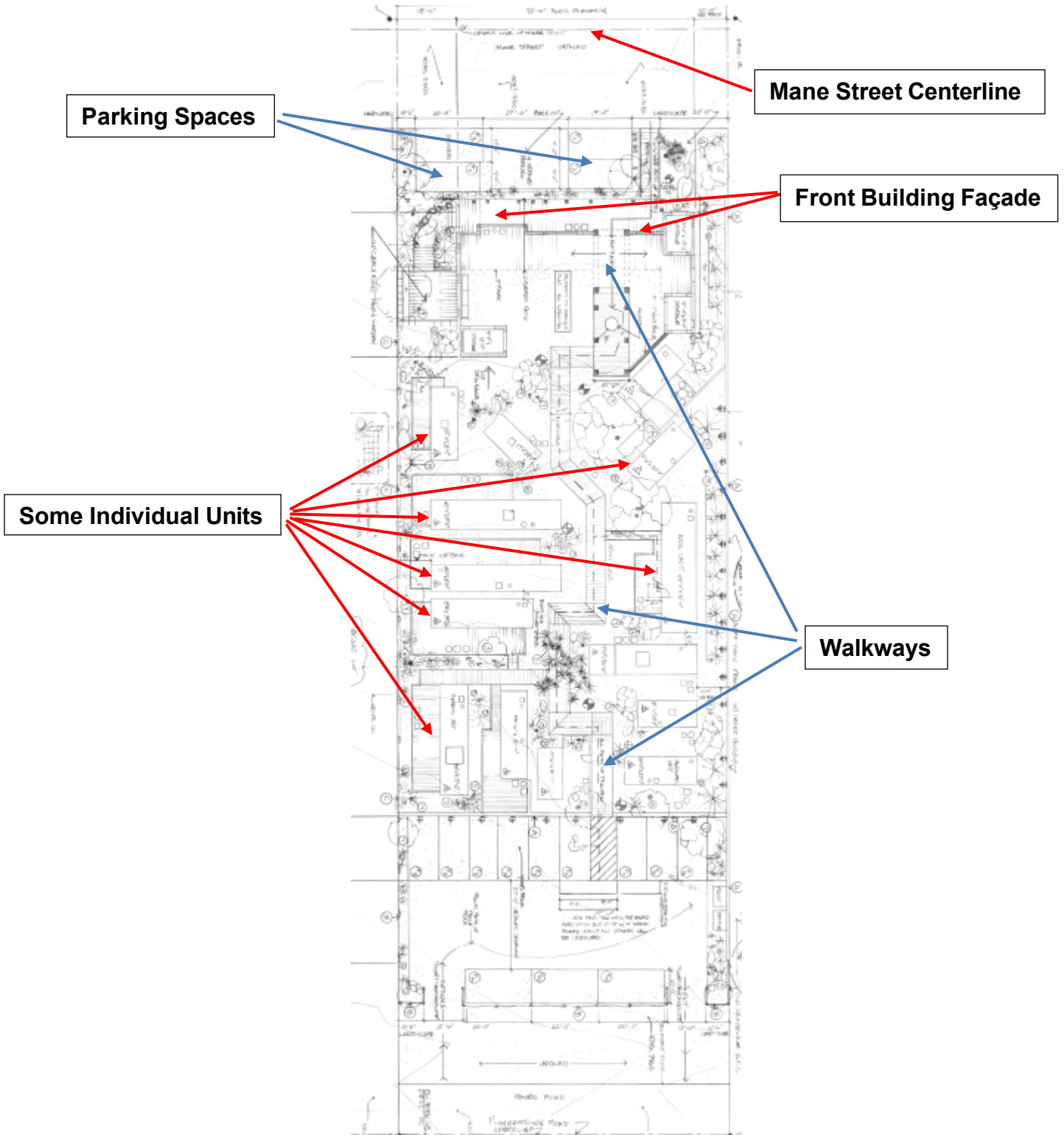




Figure 2: Project Vicinity Map (Pioneertown)

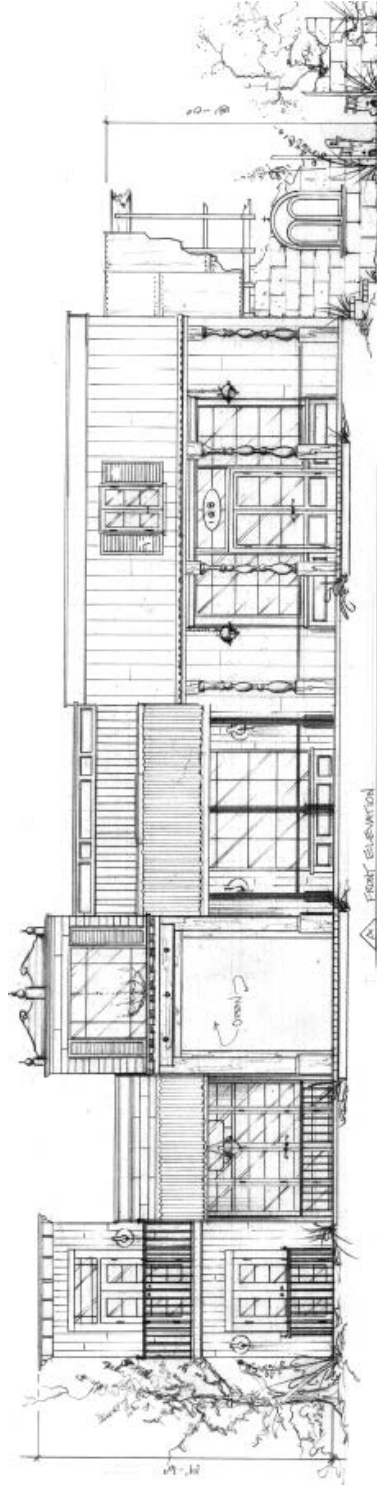


**Figure 3: Site Plan**





**Figure 4: Mane Street Façade Elevation**



## **CONSULTATION WITH CALIFORNIA NATIVE AMERICAN TRIBES**

**Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

Tribal Consultation has occurred with the San Manuel and Morongo Band of Mission Indians. Recommended mitigation measures were provided by the San Manuel Tribe and incorporated into this document as both mitigation measures and conditions of approval.

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21083.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

## **EVALUATION FORMAT**

This Initial Study is prepared in compliance with the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21000, et seq. and the State CEQA Guidelines (California Code of Regulations Section 15000, et seq.). Specifically, the preparation of an Initial Study is guided by Section 15063 of the State CEQA Guidelines. This format of the study is presented as follows. The project is evaluated based on its effect on 20 major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact:** No impacts are identified or anticipated and no mitigation measures are required.
2. **Less than Significant Impact:** No significant adverse impacts are identified or anticipated and no mitigation measures are required.

3. **Less than Significant Impact with Mitigation Incorporated:** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are listed.
4. **Potentially Significant Impact:** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are listed within the EIR.

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below will be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> <a href="#">Aesthetics</a>                | <input type="checkbox"/> <a href="#">Agriculture and Forestry Resources</a> | <input type="checkbox"/> <a href="#">Air Quality</a>                        |
| <input type="checkbox"/> <a href="#">Biological Resources</a>      | <input type="checkbox"/> <a href="#">Cultural Resources</a>                 | <input type="checkbox"/> <a href="#">Energy</a>                             |
| <input type="checkbox"/> <a href="#">Geology/Soils</a>             | <input type="checkbox"/> <a href="#">Greenhouse Gas Emissions</a>           | <input type="checkbox"/> <a href="#">Hazards &amp; Hazardous Materials</a>  |
| <input type="checkbox"/> <a href="#">Hydrology/Water Quality</a>   | <input type="checkbox"/> <a href="#">Land Use/Planning</a>                  | <input type="checkbox"/> <a href="#">Mineral Resources</a>                  |
| <input type="checkbox"/> <a href="#">Noise</a>                     | <input type="checkbox"/> <a href="#">Population/Housing</a>                 | <input type="checkbox"/> <a href="#">Public Services</a>                    |
| <input type="checkbox"/> <a href="#">Recreation</a>                | <input type="checkbox"/> <a href="#">Transportation</a>                     | <input type="checkbox"/> <a href="#">Tribal Cultural Resources</a>          |
| <input type="checkbox"/> <a href="#">Utilities/Service Systems</a> | <input type="checkbox"/> <a href="#">Wildfire</a>                           | <input type="checkbox"/> <a href="#">Mandatory Findings of Significance</a> |

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the following finding is made:

D	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
◆	Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.
D	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
D	The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
D	Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

*Jim Morrissey*  
 Signature: Jim Morrissey , Planner

11/17/20  
 Date

*Chris Warrick*  
 Signature: Chris Warrick, Supervising Planner

11-16-20 ZCJ2-o  
 Date

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>I. AESTHETICS</b> – Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>SUBSTANTIATION:</b> <i>San Bernardino County General Plan, 2007; Federal Register; 2010 Census Urbanized Area Reference Map.</i>				

- a) **Less Than Significant Impact.** County of San Bernardino General Plan Open Space Element Policy OS 5.1 states that a feature or vista can be considered scenic if it:
- Provides a vista of undisturbed natural areas;
  - Includes a unique or unusual feature that comprises an important or dominant portion of the viewshed; or,
  - Offers a distant vista that provides relief from less attractive views of nearby features such as views of mountain backdrops from urban areas.

Scenic vistas are points or corridors that are accessible to the public and that provide a view of scenic areas and/or landscapes. A scenic vista in the vicinity of the Project site would be of the mountains located approximately ½ mile south of the Project site.

The Project would establish a 14-unit hotel rental project on approximately 0.77 acres, with a maximum building façade height of approximately 22 feet. As such, the Project would not block or completely obstruct views from surrounding public vantage points to the mountain visible in the horizon under existing conditions. Impacts are less than significant.

- b) **Less Than Significant Impact.** California's Scenic Highway Program was created by the Legislature in 1963. Its purpose is to protect and enhance the natural scenic beauty of California highways and adjacent corridors, through special conservation treatment. The state laws governing the Scenic Highway Program are found in the Streets and Highways Code, Sections 260 through 263.

According to the California Department of Transportation, the Project site is not located within a State Scenic Highway. However, according to the County of San Bernardino General Plan the Project site is located adjacent to Pioneertown Road which is a designated scenic route (Ref. General Plan EIR Pg. IV-18). The San Bernardino County Development Code requires a viewshed analysis "if it is determined through the preparation of an Initial Study...that the proposed project may have a significant negative impact on the scenic values of the subject parcel." (Section 82.19.040) The criteria applicable to Scenic Highways extends 200 feet beyond the edge of the right of way, which encompasses most of the subject parcel. Most of the proposed façade treatment at the north end of the parcel is beyond this distance, but all the individual units and most of the parking area is within this boundary.

The criteria for uses within this evaluation area include the following:

- Building and structure placement: The proposed use is not to detract from the visual setting or obstruct views.

Evaluation: Parking in the area currently occurs along Pioneertown Road with a designated parking area for uses approximately 600 feet to the east and a parking area is located behind a bowling alley approximately 480 feet to the east. Parking also occurs in front of a restaurant further to the east at the beginning of Pioneertown. The proposed unit height (11'-16') and façade height (21') would not visually obstruct views from Pioneertown Road. The proposed trailers/units are relatively small in height and interspersed throughout the site, with only a few being directly visible. In addition, wood fencing and landscaping would be placed in front of the trailers/units.

- Review area: The proposed use must blend into the natural landscape and terrain. In addition, the use must provide a natural open space area parallel to and visible from Pioneertown Road.

Evaluation: The proposed parking area improvement and the placement of parking along Pioneertown Road would be similar to other existing uses. The terrain would remain essentially in its current elevation, due to the lack of topographic changes.



Natural open space does not currently exist on the property, with opaque wooden fencing surrounding the site. A portion of natural open space does exist between the paved roadway and the property line, but is part of the required 52 foot street right of way and not on the Project site.

- Access Drives: Access drives are to be minimized.

Evaluation: The applicant has only one access drive.

- Landscaping: The removal of native vegetation is to be minimized and replaced with suitable landscaping and the landscaping is not to obstruct significant views.

Evaluation: The proposed project would remove a minimal amount of landscaping and retain several Joshua trees.

- Roads, pedestrian walkways, parking and storage areas: Parking and outside storage is to be screened from view to the maximum extent possible.

Evaluation: The proposed parking area would be located behind fencing that is similar to other area fencing and the trash receptacles would be screened by landscaping. It should be noted another section of the Development Code requires complete screening of the storage area with landscaping and planting.

- Above ground utilities: Utilities are to be placed underground.

Comment: The proposed Project is required to underground required facilities.

- Grading: Alteration of the natural topography is to be minimized.

Comment: The Project site is on natural and relatively flat terrain that will not be notably altered.

Based upon the proposed Project design and its surrounding environment and land uses, a viewshed analysis has not been required. The proposed design features address the requirements of the Development Code. Therefore, the proposed Project would have a less than significant impact on the scenic corridor.

- c) **Less Than Significant Impact.** The proposed Project will incorporate a Western theme façade along Mane Street, which is the property frontage, to screen the lodging facilities. The views from Pioneertown Road in the rear will not be screened in a similar manner, although the proposed lodging improvements would be setback approximately 44 feet from the edge of the 52 foot street right of way.

Pioneertown has been recently listed in the Federal Register as a Historic place. The County of San Bernardino does not have procedures or criteria that implement such a designation. Materials have been supplied to the County by a group that requested such a designation, which incorporated many of the materials in the actual Federal Register application.

The use of the Western theme by the applicant is an attempt to reflect this theme. The façade includes not only the look of old style Western buildings, but a pedestrian boardwalk. Parking has also been modified to place most of the parking in the rear of the property, with only four parallel parking spaces located along Mane Street, which is associated with notable pedestrian use.

According to the Census 2010 Urbanized Area Reference Maps, the Project site is not located in an Urbanized Area and is beyond the Yucca Valley Urban Cluster boundary. The Project is subject to mandatory Development Code requirements governing scenic quality that stipulate new land uses and structures shall be designed, constructed, and established in compliance with the requirements in the Development Code, including but not limited to, Chapter 82.06 (Industrial and Special Purpose Land Use Zoning Districts), Chapter 83.02 (General Development and Use Standards), Chapter 83.06 Fences, Hedgers, and Walls), and Chapter 83.13 (Signs). Compliance with these mandatory Development Code requirements will ensure that the Project will not conflict with applicable zoning and other regulations governing scenic quality.

d) **Less Than Significant Impact.**

*Light*

The Project may increase the amount of light in the area above what is being generated by the vacant site by directly adding new lighting. High intensity white lights will not be used for site illumination. The California Green Building Code requires that all outdoor lighting be designed and installed to comply with California Green Building Standard Code or with a local ordinance lawfully enacted pursuant to California Green Building Standard Code Section 101.7, whichever is more stringent.

The San Bernardino County Development Code also requires the use of non-reflective colors on structures, poles, towers, antenna supports, antennas, and other components. As a requirement of development, the Project conditions of approval will require adherence with County Code that allows only hooded lighting, directed downward in a diffused pattern. There would be no hazard warning lights associated with this project. Because of the design of the Project, lighting restrictions, material requirements, and the nominal intensity of the lights, impacts from lighting are less than significant.

*Glare*

The San Bernardino County Development Code also requires the use of non-reflective colors on structures, poles or other components. As such, the Project will not create a new source of substantial glare, which will adversely affect day or nighttime views in the area. Impacts would be less than significant.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>II.</b>	<b>AGRICULTURE AND FORESTRY RESOURCES</b> - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:** (Check  if project is located in the Important Farmlands Overlay):

*San Bernardino County General Plan, 2007; California Department of Conservation Farmland Mapping and Monitoring Program.*

- a) **No Impact.** The Project site is not within a mapped portion of the Important Farmland Mapping system provided by the State of California. As such, the site does not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. As a result, the proposed Project has no potential to convert such lands to a non-agricultural use and no impact would occur.

- b) **No Impact.**

*Agricultural Zoning*

Generally, a conflict with existing zoning for agricultural use would occur if a project would intrude into agricultural areas and create conflicts between agriculture uses and non-agriculture uses. The Project site is currently zoned SD-RES (Special Development-Focus on Planned Development). The zoning is the same on the surrounding properties. The SD-RES land use zoning district provides for the development of lodging, including motels and hotels for more or less than 20 guest rooms.

Agriculture, residential, and commercial uses are also allowed in the Land Use District. The SD-RES land use zoning district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses. The SD-RES Land Use zoning district is not considered an agricultural zone. In addition, there are no agricultural uses currently on the Project site or in the immediate vicinity. As such, the project will not create a conflict with agricultural zoning.

*Williamson Act*

Pursuant to the California Land Conservation Act of 1965, a Williamson Act Contract enables private landowners to voluntarily enter into contracts with local governments for the purpose of restricting specific parcels of land to agricultural or related open space use. In return, landowners receive lower property tax assessments based upon farming and open space uses as opposed to full market value. The Project site is not under a Williamson Act Contract. As such, there is no impact with respect to a Williamson Act Contract.

- c) **No Impact.** The Project site is in the SD-RES Land Use zoning district. The Project site does not contain any forest lands, timberland, or timberland zoned as Timberland Production, nor are any forest lands or timberlands located on or nearby the Project site. Because no lands on the Project site are zoned for forestland or timberland, the Project has no potential to impact such zoning.
- d) **No Impact.** The Project site and surrounding properties do not contain forest lands and are not zoned for forest lands. Because forest land is not present on the Project site or in the immediate vicinity of the Project site, the proposed Project has no potential to result in the loss of forest land or the conversion of forest land to non-forest use.

- e) **No Impact.** The proposed Project area consists of an unimproved, predominately vacant parcel. The surrounding area consists of limited residential and commercial development, as well as areas of undeveloped land. The Project would establish a lodging style development with individual units on approximately 0.77 acres. Therefore, the Project would not result in conversion of Farmland to non-agricultural use or forest land to non-forest use. No impacts will occur.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

	<b>Issues</b>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>III.</b>	<b>AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management district or air pollution control district might be relied upon to make the following determinations. Would the project:				
a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:*** *(Discuss conformity with the South Coast District Air Quality Management Plan, if applicable):*

*San Bernardino County General Plan, 2007; CalEEMod Data Sheets.*

- a) **Less Than Significant Impact.** The Project site is located within the jurisdiction of the Mojave Desert Air Quality Management District (“District”). The District is responsible for preparing and updating an Air Quality Management Plan. The primary purpose of an Air Quality Management Plan is for controlling emissions to maintain all federal and state ambient air standards for the District. The District has adopted a variety of attainment plans for a variety of non-attainment pollutants which together comprise the Air Quality Management Plan for the District.

A project is deemed non-conforming with an adopted Air Quality Plan if it conflicts with or delays implementation of any applicable attainment or maintenance of such a Plan. A project is conforming if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with growth forecasts can be established by demonstrating that a project is consistent with the land use plan that was used to generate the growth forecast.



The proposed Project is consistent with the zoning and land use classifications that were used to prepare the Attainment Plan (Special Development). In addition, based on Table 3 below, project-generated emissions generated will not exceed District emission thresholds. Therefore, the Project's emissions are in compliance with the thresholds established by the District. The Project would not significantly increase local air emissions and therefore would not conflict with or obstruct implementation of the Attainment Plans. Therefore, the potential impact is less than significant.

- b) **Less Than Significant Impact.** For projects applying the emissions-based significance thresholds, project emissions quantification is required. In addition the environmental documentation must include support for the quantification methodology used, including emission factors, emission factors source, assumptions, and sample calculations where necessary. For projects using a calculation tool such as CalEEMod, the support section must specify the inputs and settings used for the evaluation.

A quantification based analysis was done for the Project although a lodging facility occupying a 0.77 acre site is not expected to generate construction or operational emissions that would exceed the emissions-based significance thresholds established by the Mojave Desert Air Quality Management District. Both construction and operational emissions for the Project were estimated by using the *California Emissions Estimator Model* (CalEEMod) which is a statewide land use emissions computer model designed to provide a uniform platform for government agencies to quantify potential criteria pollutant emissions associated with both construction and operations from a variety of land use projects. The model can be used for a variety of situations where an air quality analysis is necessary or desirable, such as California Environmental Quality Act (CEQA) documents and is authorized for use by the Mojave Desert Air Quality Management District.

#### *Construction Emissions*

Construction activities associated with the Project will result in emissions of CO, VOCs, NOX, SOX, PM10, and PM2.5. Construction emissions are expected from the following activities:

- Site Preparation;
- Grading;
- Wall and Building Construction; and
- Architectural Features.

The estimated maximum daily construction emissions without mitigation are summarized on Table 3 below for the Winter period. It is estimated construction of the project would take approximately 118 days. Annualized emission levels are substantially lower.

**Table 3. Construction Emissions (unmitigated)**

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
	8.96	15.51	7.91	0.01	1.29	0.88
<b>Regional Threshold</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>137</b>	<b>82</b>	<b>65</b>
<b>Exceeds Regional Threshold?</b>	NO	NO	NO	NO	NO	NO
<b>Source:</b> MDAQMD and CalEEMod 2016.3.2						

Emissions resulting from the Project construction would not exceed thresholds established by the District for emissions of any criteria pollutant. As such, the project will have a less than significant impact during construction activity and no mitigation is required.

*Operational Emissions*

Operational activities associated with the proposed project will result in emissions of VOC, NOX, CO, SOX, PM10, and PM2.5. Operational emissions would be expected from the following primary sources:

- Area Source Emissions (architectural coatings);
- Energy Source Emissions (combustion emissions associated electricity);and
- Mobile Source Emissions (vehicles, fugitive dust related to vehicular travel).

The estimated maximum daily worst case peak operational emissions (Summer) without mitigation are summarized on Table 4 below.

**Table 4. Operational Emissions (Pounds per Day)**

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
	1.31	0.25	1.35	0.006	0.33	0.09
<b>Regional Threshold</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>137</b>	<b>82</b>	<b>65</b>
<b>Exceeds Regional Threshold?</b>	NO	NO	NO	NO	NO	NO
<b>Source:</b> MDAQMD and CalEEMod 2016.3.2						

Emissions resulting from the Project operation would not exceed thresholds established by the District for emissions of any criteria pollutant. As such, the Project will have a less than significant impact during on-going operational activity and no mitigation is required.

- c) **Less Than Significant Impact.** Residences, schools, daycare centers, playgrounds and medical facilities are considered sensitive receptor land uses. The following project types proposed for sites within the specified distance to an existing or planned (zoned) sensitive receptor land use must be evaluated using significance threshold criteria:

- Any industrial project within 1000 feet;
- A distribution center (40 or more trucks per day) within 1000 feet;
- A major transportation project (50,000 or more vehicles per day) within 1000 feet;
- A dry cleaner using perchloroethylene within 500 feet;
- A gasoline dispensing facility within 300 feet.

The Project is a 14-unit lodge-type facility and is adjacent to a single family residence, which is an identified sensitive receptors. An evaluation of potential air quality impacts are listed below in Table 5. The emissions do not exceed threshold levels and are less than significant.

**Table 5. Construction Emissions (Fugitive Dust Requirements)**

Maximum Daily Emissions	Emissions (pounds per day)					
	NOx	ROG	CO	SOx	PM10	PM2.5
	8.96	15.51	7.85	0.01	0.87	0.65
<b>Regional Threshold</b>	<b>137</b>	<b>137</b>	<b>548</b>	<b>137</b>	<b>82</b>	<b>65</b>
<b>Exceeds Regional Threshold?</b>	NO	NO	NO	NO	NO	NO
<b>Source:</b> MDAQMD and CalEEMod 2016.3.2						

d) **Less Than Significant Impact.** Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming);
- Wastewater treatment plants;
- Food processing plants;
- Chemical plants;
- Composting operations;
- Refineries;
- Landfills;
- Dairies; and
- Fiberglass molding facilities.

The Project does not contain any of the above described land uses typically associated with emitting objectionable odors. The only potential odor sources associated with the proposed Project may result from construction equipment exhaust. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is, thus, considered less than significant.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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**SUBSTANTIATION:** (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database 

*San Bernardino County General Plan, 2007; Biological Technical Report, prepared by ECORP, August, 2020.*

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a) **Less Than Significant Impact.**

**Existing Conditions**

The area of the proposed installation currently consists of an unimproved, vacant dirt lot, adjacent to a single family residence.

**Sensitive Species**

A Biological Technical Report was prepared for the proposed Project by ECORP Consulting, Inc., dated August 2020. The report listed the site as “disturbed/landscaped land cover with small portions of disturbed snakeweed scrub habitat.” (p. 20) The document further noted that several Joshua trees were on the property and it was likely the Joshua tree would be listed as threatened at the August 2020 California Department of Fish and Wildlife meeting. However, this action has been postponed until the Department’s next meeting. Joshua trees are protected under the County Development Code and require a permit if they are to be removed. However, no special permit is required if the removal is in conjunction with a development project that considered the Project’s effects upon the Joshua trees. It is possible for both of the trees to be incorporated into the design of the site plan.

Plants

Two species were discussed in the Technical Report: The Pinyon Rockcress and Latimer’s woodland-gilia. The Report indicated the Pinyon Rockcress is not very threatened in California. The Report also noted Latimer’s Woodland-gilia is fairly endangered in California and rare or endangered elsewhere. The biologist further found that the limited size of the property and existing disturbances in the disturbed snakeweed scrub habitat on the site “likely preclude” these species from occurring. (p. 16)

Wildlife

The Report noted the Project site is within the known range of the desert tortoise and burrowing owl, but that “these species are presumed absent from the site due to a lack of suitable habitat and existing levels of disturbance and development at the Project site...” (p. 19)

A field survey conducted by the Project biologist found that no suitable habitats capable of supporting the federally or state-listed species were observed within the limits of the Project site. As such, the proposed Project is not one that may affect listed, threatened or endangered species or designated critical habitats or is likely to jeopardize the continued existence of any proposed endangered or threatened species or is likely to result in the destruction or adverse modification of proposed critical habitats. There are no impacts.



- b) **Less Than Significant with Mitigation Impact.** There is no surface water on site or any riparian habitat or other sensitive natural community present on the Project site. An ephemeral drainage course exists along the northwesterly portion of the Project and according to the Technical Report, would not be subject to the Clean Water Act, Section 404. However, the drainage would be subject to the California Fish and Game Code, Section 1601, necessitating the filing a Streambed Alteration Agreement application with the California Department of Fish and Wildlife to determine its applicability/necessity.

As such, the Project will not have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations, but could be affected by the requirements of the California Department of Fish and Game. As such, the following mitigation measure is recommended:

**BIO-1**

*Due to the existence of an ephemeral drainage course near the northerly Project boundary, the California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement with the Department of Fish and Wildlife shall be provided to the Land Development Division prior to grading permit issuance.*

- c) **No Impact.** The U.S. Army Corps of Engineers (USACE) and the Environmental Protection Agency (EPA) define “wetlands” as “areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions.” In order to be considered a jurisdictional wetland under Section 404, an area must possess three wetland characteristics: Hydrophytic vegetation, hydric soils, and wetland hydrology. Each characteristic has a specific set of mandatory wetland criteria that must be satisfied in order for that wetland characteristic to be met. Several parameters may be analyzed to determine whether the criteria are satisfied. Based on the field survey, there are no wetlands on the Project site.
- d) **No Impact.** The area of the proposed installation currently consists of an unimproved lot that has been substantially disturbed. The Technical Report prepared for the property noted the existence of fencing around most of the property and that no suitable habitat, major drainage courses or washes exist that would supports a wildlife nursery site or corridor. There are no impacts.
- e) **Less Than Significant with Mitigation Incorporated.** Section 88.01.070 of the Development Code requires a Tree & Plant Removal Permit for the removal of any Native tree with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level or a three or more palm trees in linear plantings, which are 50 feet or greater in length. The Project site does contain several Joshua trees that have the potential to remain on the property. However, a tree permit would not be required in this instance since the potential effect upon the trees is related to a development project and potential biological effects would be evaluated as part of the entire Project.

However, should the trees need to be removed or relocated or be listed as threatened by the California Department of Fish and Wildlife, then measures consistent with both the County Code and State requirements would apply. As such, the following mitigation measure is recommended:

**BIO-2**

*The applicant shall provide a plan to the Planning Division for approval prior to issuance of a grading permit identifying and demonstrating the method to be used to retain the two existing Joshua trees in their current location and ensure no adverse effects to the trees will occur during either the grading and operation of the proposed use. Should this not be possible, a relocation plan approved by either the County of San Bernardino and, if applicable, the Department of Fish and Wildlife, shall occur prior to issuance of a grading permit.*

- f) **No Impact.** The Project site is located within the planning area of the *West Mojave California Desert Conservation Area Plan* Amendment. The *West Mojave California Desert Conservation Area Plan* Amendment was adopted by the Bureau of Land Management in 2006. The Record-of-Decision applies only to 3.3 million acres of BLM-managed lands. To date no approvals have been issued for the Habitat Conservation Plan component by the U.S. Fish and Wildlife Service or the California Department of Fish and Wildlife. All land within the Project site is located on private property outside of the Bureau of Land Management; therefore the *West Mojave California Desert Conservation Area Plan* does not apply. Additionally, the Project site is located within the boundaries of the *Desert Renewable Energy Conservation Plan*. Phase I of the *Desert Renewable Energy Conservation Plan* was approved by the Bureau of Land Management on September 14, 2016 and applies to Bureau of Land Management land only. Phase II, which would apply to non-federal land, is an on-going process and no implementing agreements have been issued. All land within Project site is located on private property outside of the Bureau of Land Management land; therefore the *Desert Renewable Energy Conservation Plan* does not apply.

**Therefore, no significant adverse impacts are identified or anticipated with implementation of Mitigation measure BIO-1 AND BIO-2.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>V. CULTURAL RESOURCES - Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** (Check if the project is located in the Cultural  or Paleontologic  Resources overlays or cite results of cultural resource review):

*San Bernardino County General Plan, 2007; Federal Register.*

- a) **Less Than Significant Impact.** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

#### *Records Search*

A cultural resources records search was conducted at the South Central Coastal Information Center (SCCIC), which is located at the California State University, Fullerton and conveyed to the County on April 17, 2019 for the purpose of identifying any cultural resources on or near the Project site. The records search indicated the site is within the boundaries of Pioneertown and that the area has not been evaluated for historical significance at either the State or Federal level. A District Record was created with the State of California Department of Parks and Recreation on May 8, 2013, that noted the use of Pioneertown for filming in the 1940's. Based on the results of the record search, no specific eligible or listed cultural resources are within a mile of the Project site nor did the search conclude the subject property is located within the boundaries or near the boundaries of a historic district that is eligible for listing on the National Register. The CHRIS report also noted the "subject property may or may not be a contributing property to the [Federal Register] district."

#### *Pedestrian Survey*

Subsequent to obtaining this information the area has been listed on the National Register. As noted previously, the County of San Bernardino does not have procedures or criteria that implement such a designation. The County acknowledges documentation has been supplied to the County by a group that requested the designation and that many of the materials contained in the actual Federal Register application were supplied to the County. The use of the Western theme frontage by the applicant has attempted to reflect this theme along Mane Street. The façade includes not only the vertical look of old style Western buildings, but a pedestrian boardwalk along the frontage of the façade similar to other properties along Mane Street. Parking has also been modified to place most of the parking in the rear of the property, with only four parallel parking spaces located along Mane Street.

Parking along Mane Street generally does not occur, although certain individual uses do have parking adjacent some structures, such as the post office or other nearby buildings to the east of the Project site. Mane Street is approximately 1,600 feet in length, extending from the Post Office to near Pappy and Harriet's. Mane Street is segmented into two separate sections, one of which utilizes wood posts and fencing in the Mane Street roadway to preclude vehicle traffic and the other which does not. The area precluding traffic is approximately 430 feet in length and located approximately 350 feet east of the subject property. Parking spaces for Pappy and Harriet's occurs over a portion of the Mane Street roadway and is located approximately 200 feet east of the restricted portion of Mane Street. As noted above, the Project site is located west of that portion of Mane Street restricted to pedestrian only use and has only a limited number of parking spaces located in front of the proposed Project, which may not be utilized on a continuous basis.

The Project site is generally unimproved vacant dirt lot, although an opaque wood fence surrounds most of the property. No impacts would occur upon historical resources.

- b) **Less Than Significant with Mitigation Incorporated.** Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. From the CHRIS survey, correspondence dated April 17, 2019, no archeological resources were recorded for the Project area or within one-mile radius of the subject property. The CHRIS report noted the “subject property may or may not be a contributing property to the [Federal Register] district.”

The proposed Project was also distributed to area Indian Tribes for review, consistent with the AB 52 Tribal Consultation process. The San Manuel Band of Mission Indians responded on April 19, 2019, and requested inclusion of mitigation measures related to inadvertent finds, as noted below. The Morongo Band of Mission Indians responded via e-mail on April 5, 2019 and indicated they had no comments.

#### **Mitigation Measure CR-1**

- 1. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.*
- 2. If significant pre-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.*
- 3. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.*

Based upon the background research and contact with Native American Tribes, including comments from the San Manuel Tribe and the inclusion of the mitigation measure listed above, the potential impacts upon archaeological resources are less than significant.



- c) **Less Than Significant Impact.** The Project site does not contain a cemetery and no known formal cemeteries are located within the immediate site vicinity. In the event that human remains are discovered during Project grading or other ground disturbing activities, the Project would be required to comply with the applicable mandatory provisions of California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq. California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made the necessary findings as to origin. Pursuant to California Public Resources Code Section 5097.98(b), remains shall be left in place and free from disturbance until a final decision as to the treatment and disposition has been made by the Coroner.

If the Coroner determines the remains to be Native American, the California Native American Heritage Commission (NAHC) must be contacted and the NAHC must then immediately notify the “most likely descendant(s)” of receiving notification of the discovery. The most likely descendant(s) shall then make recommendations within 48 hours of obtaining access to the property, and engage in consultations concerning the treatment of the remains as provided in Public Resources Code Section 5097.98. With mandatory compliance with California Health and Safety Code §7050.5 as well as Public Resources Code §5097 et. seq., impacts are less than significant.

**Therefore, no significant adverse impacts are identified or anticipated with implementation of Mitigation measure CR-1.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VI. ENERGY – Would the project:</b>				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:*** *San Bernardino County General Plan, 2007; CalEEMod Data Sheets.*

**a) Less Than Significant Impact.**

*Construction Impacts*

Construction of the Project would require electricity use to power some of the construction-related equipment. The electricity use during construction would vary during different phases of construction, where the majority of construction equipment during grading would be gas-powered or diesel-powered.

The amount of energy and fuel use anticipated by the Project's construction are less than typical for the type of construction proposed, because the lodging units are pre-assembled and self-contained, thereby less energy-intensive. Project construction equipment would conform to the applicable California Air Resources Board (CARB) emissions standards, acting to promote equipment fuel efficiencies. In addition, demand for construction-related electricity and fuels would be spread out over the life of the construction phases of the Project but would not require a permanent commitment of energy or diesel fuel resources for this purpose. (See analysis on following page.) The proposed construction estimates would be conservative since the new units would exist and not be assembled or built on-site. Therefore, impacts from energy use during short-term construction activities would be less than significant.

*Operational Impacts*

Operation of the Project would result in increases in demand for electricity as compared to the currently undeveloped Project site, which does not have any energy consuming uses. Since the Project area is already served by onsite electrical infrastructure, adequate electrical infrastructure capacity is available to accommodate the electricity demand during operation, the proposed Project would not require additional or expanded electrical infrastructure.

Additionally, plans submitted for building permits of development projects in the Project area would be required to include verification demonstrating compliance with the 2019 Building and Energy Efficiency Standards and are also required to be reviewed. The Project would also be required to adhere to the provisions of CALGreen, which established planning and design standards for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants.

**Table 6. Energy Consumption Estimate for Project Construction.**

Construction Phase	Number of Construction Days	Average Worker and Vendor Trips Per Day	Horse Power Hours per Construction Phase	Construction Equipment		Worker and Vendor Trips
				Energy Use (1)	Gas & Fuel Use (2)	Gas & Fuel Use (3)
Demolition	10	3	12,300		664.86	24.21
Site Preparation	1	5	2,272		122.81	4.03
Grading	2	8	4,118		222.59	12.91
Building Const., Paving, Arch. Coating	100	7	401,200		21,686.49	564.81
			<b>TOTALS</b>	<b>3.01 kWh</b>	<b>22,696.75 Gal.</b>	<b>605.96 Gal.</b>

1: Calculation is based on an average construction energy cost of \$2.28 per month of energy use per 1,000 square feet of building space (3,300 s.f.) over the total duration of construction (5- months), at the rate of 8 cents per kilowatt hour (kWh).  
 2: Calculation is based on expected horsepower (HP) hours and an average factor of 1 gallon of fuel per 18.5 horsepower-hour.  
 3: Calculation is based on number of expected worker and vendor trips per day, multiplied by an average trip length of 10.8 miles and based on the average fuel economy of a light duty automobile of 26.77 miles per gallon.  
 4. This calculation overstates the HP hours per construction phase because it does not apply a load factor.

Based on the above analysis, the proposed Project would not result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation.

- b) **No Impact.** The County of San Bernardino General Plan Renewable Energy and Conservation Element (REC Element) is an established regulatory framework, and is supportive of other county, state, and federal plans. REC Element Policy 1.1 states: “Continue implementing the energy conservation and efficiency measures identified in the County of San Bernardino Greenhouse Gas Emissions Reduction Plan. As noted in the analysis for Issue VIII-a and VIII-b, *Greenhouse Gas Emissions*, the Performance Standards for Commercial and Industrial Project pursuant to Appendix F of the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as Conditions of Approval for the Project. As such, the Project will not conflict with or obstruct a state or local plan for renewable energy or energy efficiency. There is no impact and no mitigation measures are required.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

	<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VII.</b>	<b>GEOLOGY AND SOILS</b> - Would the project:				

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii. Strong seismic ground shaking?

iii. Seismic-related ground failure, including liquefaction?

iv. Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

***SUBSTANTIATION:*** (Check  if project is located in the Geologic Hazards Overlay District):  
*San Bernardino County General Plan, 2007; San Bernardino County Geologic Hazard Map for Pioneertown (F121C).*

- ai) **No Impact.** The Project site is not located within an Alquist-Priolo Earthquake Fault Zone, based upon a review of the County's Geologic Hazard Overlays Map. Because there are no faults located on the Project site, there is no potential for the Project to expose people or structures to adverse effects related to ground rupture.
- aii) **Less Than Significant Impact.** The Project site is located in a seismically active area of Southern California and is expected to experience moderate to severe ground shaking during the lifetime of the project. This risk is not considered substantially different than that of other similar properties in the Southern California area. As a mandatory condition of project approval, the Project would be required to construct the proposed structures in accordance with the California Building Code. The County's Building and Safety Department would review the Project plans through building plan checks, issuance of a building permit, and inspection of the facilities during construction, which would ensure that all required California Building Code seismic safety measures are incorporated into the structures. Compliance with the California Building Code as verified by the County's review process, would reduce impacts related to strong seismic ground shaking to less than significant.
- aiii) **Less Than Significant Impact.** The Project site is not within an area identified on the San Bernardino County Hazard Maps as being subject to potential liquefaction. A geotechnical study would be required for construction that would identified potential groundwater depth and appropriate construction methods. Adherence to these criteria would reduce the potential impact to less than significant.
- aiv) **No Impact.** The site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to seismically induced landslides. As such, there are no impacts.
- b) **Less Than Significant Impact.** The Project would not result in substantial soil erosion or the loss of topsoil because of the minimal size of the building footprint and land disturbance area associated with the Project. Storm water from construction projects that disturb one or more acres of soil or that disturb less than one acre but are part of a larger common plan of development, are required to obtain coverage under the statewide General Permit for Discharges of Storm Water Associated with Construction Activity (also referred to as the Construction General Permit or CGP). The Project site is not within the MS-4 area and does not require the preparation of a Water Quality Management Plan (WQMP). However, according to the Land Use Services Department Grading Plan Guidance document, grading plans shall include the following:
- Adequate provisions should be made to intercept and conduct the tributary offsite/onsite drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.



- The drainage plan for the portions of the site that are to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs and fences that may affect drainage. Proposed structures must be free of flood hazard. If a site is subject to inundation, overflow or erosion, a permit may not be issued unless provisions are made to eliminate the hazard. Therefore, plans must also show all mitigation measures to protect proposed structures and the drainage study justifying the design must be provided.

With implementation of mandatory grading requirements, impacts are less than significant.

c) **Less Than Significant Impact.**

*Landslide*

As noted in the response to Issue VII (a-iv) above, the site is relatively flat and contains no slopes that may be subject to landslides. Therefore, the site is not considered susceptible to landslides

*Lateral Spreading*

Lateral spreading is a term referring to landslides that commonly form on gentle slopes and that have rapid fluid-like flow horizontal movement. Most lateral spreading is caused by earthquakes, but it is also caused by landslides. As noted in the response to Issue VII (a-iv) above, the site is relatively flat and contains no slopes that may be subject to lateral spreading.

*Subsidence*

Subsidence is the downward movement of the ground caused by the underlying soil conditions. Certain soils, such as clay soils are particularly vulnerable since they shrink and swell depending on their moisture content. As a mandatory condition of project approval, the Project would be required to construct the proposed structures in accordance with the California Building Code. The County's Building and Safety Department would review the facility plans through building plan checks, issuance of a building permit, and inspection of the facilities during construction, which would ensure that all required California Building Code seismic safety measures are incorporated into the structures. Compliance with the California Building Code as verified by the County's review process would reduce impacts related to subsidence to less than significant.

*Liquefaction*

According to San Bernardino County Geologic Hazard Map for Pioneertown (F121C), the Project site is not located within an area that is subject to liquefaction. As a mandatory condition of project approval, the Project would be required to construct the proposed structures in accordance with the California Building Code. The County's Building and Safety Department would review the facility plans through building plan checks, issuance of a building permit, and inspection of the facilities during construction, which would ensure that all required California Building Code seismic safety measures are incorporated into the structures. Compliance with the California Building Code, as verified by the County's review process, would reduce impacts related to liquefaction to less than significant.

### *Collapse*

Collapse occurs in saturated soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. The soils lose their strength beneath buildings and other structures. As a mandatory condition of project approval, the Project would be required to construct the proposed structures in accordance with the California Building Code (CBC). The County's Building and Safety Department would review the facility plans through building plan checks, issuance of a building permit, and inspection of the facilities during construction, which would ensure that all required California Building Code seismic safety measures are incorporated into the structures. Compliance with the California Building Code, as verified by the County's review process, would reduce impacts related to collapse to less than significant.

- d) **Less Than Significant Impact.** The proposed Project would be required to comply with the most recent CBC requirements, which have been developed to property safeguard structures and occupants from land stability hazards, such as expansive soils. Although the specific soils type has not been identified, sandy and gravelly soils do not typically contain significant levels of clay that could adversely affect building footings. However, preparation of a soils report would identify the specific characteristics and appropriate construction methods. Therefore, impacts related to expansive soils would be less than significant.
- e) **Less Than Significant Impact.** The proposed Project would result in the production of waste water. Sewer systems do not exist in the area and private waste water disposal systems, such as septic tanks, would be required. In general, the soil is sandy and gravelly, according to the *Biological Technical Report* prepared for the Project site. This soil characteristic would not represent an impediment to the use of an on-site septic system. Such an on-site system would require submittal of applicable documentation to and approval from the San Bernardino County Environmental Health Services Department to become operational. Therefore, impacts related to the use of on-site waste discharge would be less than significant.
- f) **Less Than Significant With Mitigation Incorporated.** Paleontological resources are the preserved fossilized remains of plants and animals. Fossils and traces of fossils are preserved in sedimentary rock units, particularly fine- to medium grained marine, lake, and stream deposits, such as limestone, siltstone, sandstone, or shale, and in ancient soils. They are also found in coarse-grained sediments, such as conglomerates or coarse alluvium sediments. Fossils are rarely preserved in igneous or metamorphic rock units. Fossils may occur throughout a sedimentary unit and, in fact, are more likely to be preserved subsurface, where they have not been damaged or destroyed by previous ground disturbance, amateur collecting, or natural causes such as erosion.

No paleontological resources or unique geologic features are known to be present on the Project site. Notwithstanding this circumstance, the San Bernardino County General Plan EIR states that unknown paleontological resources have the potential to exist on properties that have not been disturbed by prior development activities involving excavation. Accordingly, the Project has the potential to result in significant adverse impacts to paleontological resources that may exist beneath the ground surface on the project site during site excavation and/or grading activities that would occur on the property during Project construction activities. To minimize the effects of this potential impact, Mitigation Measure GEO-1 is required.

Mitigation Measure GEO-1: Treatment of Previously Unidentified Paleontological Resources.  
Prior to the issuance of a grading permit, the following note shall be included on the grading plans:

*“If previously unidentified paleontological resources are unearthed during construction activities, construction work in the immediate area of the find shall be halted and directed away from the discovery until a qualified Paleontologist assesses the significance of the resource. The County of San Bernardino Land Use Services Department shall make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the finds are found to be historically significant according to CEQA (CEQA Guidelines Section 15064.5 (a)). The plan shall include, but not be limited to:*

*1. Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates.*

*2. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontological storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontological resources is not complete until such curation into an established repository has been fully completed and documented.*

*3. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the County Land Use Services Department-Current Planning along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.”*

With implementation of Mitigation Measure GEO-1, impacts are less than significant.

**Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measure GEO-1.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>VIII. GREENHOUSE GAS EMISSIONS – Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION:** *San Bernardino County General Plan, 2007; CalEEMod Data Sheets*

a) **Less Than Significant Impact.** In December September 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan.

Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines. The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>E) per year or more. Projects that do not exceed this threshold require no further climate change analysis, but are required to implement mandatory reducing measures in the project's conditions of approval.

Projects exceeding this threshold must meet a minimum 31 percent emissions reduction in order to garner a less than significant determination. This can be met by either (1) achieving 100 points from a menu of mitigation options provided in the GHG Plan or (2) quantifying proposed reduction measures. Projects failing to meet the 31 percent reduction threshold would have a potentially significant impact related to climate change and greenhouse gas emissions.

The proposed Project's primary contribution to greenhouse gas (GHG) emissions is attributable to construction activities. Since the Project is a lodging development, with pre-constructed units, greenhouse gases would occur to a certain extent during construction and operation of the use. Project construction will result in greenhouse gas (GHG) emissions from the following construction-related sources: (1) construction equipment emissions such as grading, trenching, movement of materials, and energy used to power the equipment; and (2) emissions from construction workers personal vehicles traveling to and from the construction site. Construction-related GHG emissions vary in proportion to the level of activity, length of the construction period, specific construction operations, types of equipment, and number of personnel.

The primary emissions that would result from the proposed Project occur as carbon dioxide (CO<sub>2</sub>) from gasoline and diesel combustion, with more limited vehicle tailpipe emissions of nitrous oxide (N<sub>2</sub>O) and methane (CH<sub>4</sub>).

A GHG emissions inventory was conducted for the project utilizing the California Emissions Estimator Model (CalEEMod) as shown in Table 7.

**Table 7. Project Greenhouse Gas Emissions**

Source	GHG Emissions MT/yr.			
	N <sub>2</sub> O	CO <sub>2</sub>	CH <sub>4</sub>	CO <sub>2</sub> e
Mobile Sources	0.000	91.48	0.009	91.70
Area	0.000	0.0003	0.000	0.0003
Energy	0.0004	29.64	0.001	29.77
Solid Waste	0.000	1.56	0.092	3.86
Water/Wastewater	0.0002	1.73	0.012	2.10
30-year Amortized Construction GHG				1.50
<b>TOTAL</b>				<b>126.33</b>
<b>MDAQMD Threshold</b>				<b>100,000</b>
<b>Exceed Threshold?</b>				<b>NO</b>

As shown in Table 7, the Project's GHG emissions are less than the initial screening threshold of 3,000 MTCO<sub>2</sub>E per year. Projects that do not exceed this threshold require no further climate change analysis. However, Performance Standards pursuant to Appendix F of the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as Conditions of Approval for the project, if applicable.

b) **Less Than Significant Impact.**

State Plan

*The Climate Change Scoping Plan* was first approved by the California Air Resources Board (CARB) in 2008 and must be updated every five years. The *First Update to the Climate Change Scoping Plan* was approved by CARB on May 22, 2014. The *Climate Change Scoping Plan* provides a framework for actions to reduce California's GHG emissions, and requires CARB and other state agencies to adopt regulations and other

initiatives to reduce GHGs. As such, the *Climate Change Scoping Plan* is not directly applicable to the project in most instances. However, the Project is not in conflict with the *Climate Change Scoping Plan*, because its individual greenhouse gas emissions are below screening thresholds as noted in the response to Issue VIII(a) above and the Project will implement such greenhouse reduction measures as Title 24 Energy Efficiency Requirements and recycling and construction waste reduction requirements.

#### Regional Plan

As noted above, in December September 2011, the County of San Bernardino adopted the "*Greenhouse Gas Emissions Reduction Plan*" ("GHG Plan"). The purpose of the GHG Plan is to reduce the County's internal and external GHG emissions by 15 percent below current (2011) levels by year 2020 in consistency with State climate change goals pursuant to AB32. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines, which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan.

Performance Standard pursuant to the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan* will be included as conditions of approval for the project, if applicable. Based on the analysis above, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. Impacts are less than significant.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**



<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:</b>				

- |   |                          |                          |                                     |                                     |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?   | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

**SUBSTANTIATION:**  
*San Bernardino County General Plan, 2007; San Bernardino County Hazard Overlay Map Pioneertown (F121B).*

a-b) **Less Than Significant Impact.**

*Construction Activities*

Heavy equipment that would be used during construction of the project would be fueled and maintained by substances such as oil, diesel fuel, gasoline, hydraulic fluid, and other liquid materials that would be considered hazardous if improperly stored or handled. In addition, materials such as paints, roofing materials, solvents, and other substances typically used in building construction would be located on the Project site during construction. Improper use, storage, or transportation of hazardous materials could result in accidental releases or spills, potentially posing health risks to workers, the public, and the environment. The potential for accidental releases and spills of hazardous materials during construction is a standard risk on all construction sites, and there would be no greater risk for improper handling, transportation, or spills associated with future development that would be a reasonable consequence of the Project than would occur on any other similar construction site.

Construction contractors are required to comply with all applicable federal, state, and local laws and regulations regarding hazardous materials, including, but not limited to, requirements imposed by the Environmental Protection Agency, California Department of Toxic Substances Control, and Mojave Desert Air Quality Management District. As such, impacts due to construction activities would not cause a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials

*Operational Activities*

During the operational phase of the project, hazardous or potentially hazardous materials would not be routinely handled, stored, or dispensed on the Project site in substantial quantities. Cleaning and degreasing solvents, fertilizers, pesticides, and other materials used in the regular maintenance of structures would be utilized on-site.

These potentially hazardous materials, however, would not be of a type or occur in sufficient quantities to pose a significant hazard to the public and safety or the environment. Businesses are required by law to ensure employee safety by identifying hazardous materials in the workplace, providing safety information to workers that handle hazardous materials, and adequately training workers. The Project would be required to comply with applicable federal, state, and local requirements related to the handling of hazardous materials. Thus, hazardous materials used during Project operation would not pose any substantial public health risk or safety hazards. Therefore, long-term operational impacts are less than significant.

- c) **No Impact.** The Project site is not located within one-quarter (0.25) mile of a mile from an existing or proposed school. The nearest schools are in the City of Yucca Valley. Yucca Valley Elementary School, for example, is located approximately 4.0 miles southeast of the Project site. In addition, as discussed in the responses to issues VII (a-b) above, the all hazardous or potentially hazardous materials would comply with all applicable federal, State, and local agencies and regulations with respect to hazardous materials.

- d) **No Impact.** The Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the State and local agencies to comply with the California Environmental Quality Act requirements in providing information about the location of hazardous materials release sites pursuant to Government Code Section 65962.5. Below are the data resources that provide information regarding the facilities or sites identified as meeting the “Cortese List” requirements.
- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database.
  - List of Leaking Underground Storage Tank Sites from the State Water Board’s GeoTracker database.
  - List of solid waste disposal sites identified by Water Board with waste constituents above hazardous waste levels outside the waste management unit.
  - List of “active” CDO and CAO from Water Board.
  - List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

Based on a review of the Cortese List maintained by the California Environmental Protection Agency website at <https://calepa.ca.gov/SiteCleanup/CorteseList/> on August 24, 2020, the Project site is not identified on the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

- e) **No Impact.** The Project site is not located within an airport land use plan or within 2 miles of a public use airport or private airstrip. The nearest airport is the Yucca Valley Airport located approximately 5.2 miles to the southeast of the Project site. As such, the Project would not result in safety hazard impacts to or from aircraft-related uses. No impact is anticipated.
- f) **No Impact.** The Project site does not contain any emergency facilities nor does it serve as an emergency evacuation route. The Project would not result in a substantial alteration to the design or capacity of any public road that would impair or interfere with the implementation of evacuation procedures. Because the Project would not interfere with an adopted emergency response or evacuation plan, there is no impact.
- g) **Less Than Significant Impact.** The County has mapped areas that are susceptible to wild land fires within the Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department. According to the San Bernardino County Hazard Map (F121B-Pioneertown), the Project site is within Fire Safety Overlay District FS2. It should be noted the FS2 designated areas have been merged with the FS1 designated areas, resulting in one overlay area. Building setbacks and design criteria applicable to this designation must be met. However, upon compliance with this requirement, the result would be less than significant. (Also see Section XX, *Wildfire*).

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>X. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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***SUBSTANTIATION:***

*San Bernardino County General Plan, 2007.*

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a) **Less Than Significant Impact.**

*Waste Discharge Requirements*

Waste Discharge Requirements (WDRs) are issued by the Colorado River Regional Board under the provisions of the California Water Code, Division 7 “Water Quality,” Article 4 “Waste Discharge Requirements.” These requirements regulate the discharge of wastes which are not made to surface waters, but which may impact the region’s water quality by affecting underlying groundwater basins. Such WDRs are issued for Publically Owned Treatment Works’ wastewater reclamation operations, discharges of wastes from industries, subsurface waste discharges such as septic systems, sanitary landfills, dairies and a variety of other activities which can affect water quality. The Project is a lodging facility that would generate wastewater. The San Bernardino County Environmental Health Services Division would be responsible for permitting the use of an on-site septic system to ensure its adequate performance. Impacts are less than significant.

*Water Quality Requirements*

The Porter-Cologne Act defines water quality objectives (i.e. standards) as “...the limits or levels of water quality constituents or characteristics which are established for the reasonable protection of beneficial uses of water or the prevention of nuisance within a specific area” (§13050 (h)).

Construction Impacts

Construction of the Project would involve clearing, grading, paving, utility installation, and structure construction, which would result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other solvents with the potential to adversely affect water quality.

Storm water from construction projects that disturb one or more acres of soil, or that disturb less than one acre, but are part of a larger common plan of development, are required to obtain coverage under the statewide General Permit for Discharges of Storm Water Associated with Construction Activity (also referred to as the Construction General Permit or CGP). The Project site is contained on approximately 0.77 acres and is not part of a larger common plan for development, therefore, a Construction General Permit is not required. However, according to the Land Use Services Department Grading Plan Guidance document, grading plans shall include the following:

- Adequate provisions should be made to intercept and conduct the tributary offsite/onsite drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.

- The drainage plan for the portions of the site that are to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs and fences that may affect drainage. Proposed structures must be free of flood hazard. If a site is subject to inundation, overflow or erosion, a permit may not be issued unless provisions are made to eliminate the hazard. Therefore, plans must also show all mitigation measures to protect proposed structures and the drainage study justifying the design must be provided.

With implementation of mandatory grading requirements, impacts are less than significant.

#### Operational Impacts

Storm water pollutants commonly associated with the Project operation may include sediment/turbidity, nutrients, trash and debris, oxygen-demanding substances, organic compounds, bacteria and viruses, oil and grease, and pesticides. Surface runoff will be minimal given the small size of the facility. Impacts are less than significant.

- b) **Less Than Significant Impact.** The proposed Project area is within the Mojave Water Agency service area, specifically in the Morongo Subarea. The Project area is located in County Service Area (CSA) 70 W-4 for water service. The County has installed a water pipeline extending from Yucca Valley to provide water to the Pioneertown area. The water is obtain from a well in Yucca Valley. Yucca Valley wells have exhibited a variable depth over the years, with some well depths varying over 100 feet. The County's Special District Department has requested the applicant prepare a water feasibility study to ensure adequate service can be provided. Therefore, there are no impacts to groundwater supplies and recharge. Please refer to section **XIX UTILITIES AND SERVICE SYSTEMS** for additional information on water sources and the groundwater basin.
- c) **Less than Significant Impact.** According to the Land Use Services Department (i-v) Grading Plan Guidance document, grading plans shall include the following:
- Adequate provisions should be made to intercept and conduct the tributary offsite/onsite drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
  - The drainage plan for the portions of the site that are to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs and fences that may affect drainage. Proposed structures must be free of flood hazard. If a site is subject to inundation, overflow or erosion, a permit may not be issued unless provisions are made to eliminate the hazard. Therefore, plans must also show all mitigation measures to protect proposed structures and the drainage study justifying the design must be provided.

With implementation of mandatory grading requirements, impacts are less than significant.



- d) **No Impact.** According to County Hazard Map F121B-Pioneertown, the Project site is not located within a Flood Plain Safety Overlay District. As such, the Project shall not be subject to a Floodplain Development Standards Review conducted by the Building and Safety Division based upon the determination by the Land Development Division of the Land Use Services Department. No requirements are necessary to ensure that the proposed Project complies with this Development Code regarding flood protection measures.

According to the California Department of Conservation, California Official Tsunami Inundation Maps the site is not located within a tsunami inundation zone. There are no impacts.

Seismic seiches are standing waves set up on rivers, reservoirs, ponds, and lakes when seismic waves from an earthquake pass through the area. The Project site is not in close proximity to a water body that could create a seiche. Impacts are less than significant.

- e) **Less Than Significant Impact.** The Project site is located within the boundaries of the Colorado River Regional Water Quality Control Board, specifically the Lucerne Valley Planning Area, and is subject to the *Water Quality Control Plan for the Colorado River Basin Region* (Basin Plan). The Basin Plan implements a number of state and federal laws, the most important of which are the federal Clean Water Act (P.L. 92-500, as amended), and the State Porter-Cologne Water Quality Control Act (California Water Code § 13000 et seq.). Storm water from construction projects that disturb one or more acres of soil, or that disturb less than one acre but are part of a larger common plan of development, are required to obtain coverage under the statewide General Permit for Discharges of Storm Water Associated with Construction Activity (also referred to as the Construction General Permit or CGP). The Project site is less than one acre in size and the lodging facilities are proposed would be existing trailers. Therefore, a Construction General Permit is not required. However, according to the Land Use Services Department Grading Plan Guidance document, grading plans shall include the following:

- Adequate provisions should be made to intercept and conduct the tributary offsite/onsite drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
- The drainage plan for the portions of the site that are to be utilized as a building site (building pad), including elevations of floors with respect to finish site grade and locations of proposed stoops, slabs and fences that may affect drainage. Proposed structures must be free of flood hazard. If a site is subject to inundation, overflow or erosion, a permit may not be issued unless provisions are made to eliminate the hazard. Therefore, plans must also show all mitigation measures to protect proposed structures and the drainage study justifying the design must be provided.

With implementation of mandatory grading requirements, impacts are less than significant and the Project will not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XI. LAND USE AND PLANNING – Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:***  
*San Bernardino County General Plan, 2007.*

- a) **No Impact.** An example of a project that has the potential to divide an established community includes the construction of a new freeway or highway through an established neighborhood. The proposed Project would establish a lodging facilities for 14 units on approximately 0.77 acres, with access to Mane Street at the north end of the parcel and Pioneertown Road at the south end of the parcel. As such, the project will not divide an established community and there are no impacts.
- b) **Less Than Significant Impact.** As demonstrated throughout this Initial Study/Mitigated Negative Declaration, the project would otherwise not conflict with any applicable goals, objectives, and policies of the County of San Bernardino General Plan or Development Code. Additionally, the Project would not conflict with any applicable policy document, including, without limitation, the Mojave Desert Air Quality Management District’s *Air Quality Management Plans*, the County of San Bernardino *Greenhouse Gas Emissions Reduction Plan*, and the *Water Quality Control Plan for the Colorado River Basin Region*. The purpose of these plans is to avoid or mitigate an environmental effect.

In conclusion, the Project would not conflict with any applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating adverse environmental effects and impacts are less than significant.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XII. MINERAL RESOURCES -</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:*** (Check  if project is located within the Mineral Resource Zone Overlay):  
*San Bernardino County General Plan, 2007.*

a) **Less Than Significant Impact.** The California Department of Conservation (DOC) designates portions of the Project site as being located within Mineral Resource Zone (MRZ) - 4, based upon the Mineral Land Classification of a Part of Southwestern San Bernardino County: The Big Bear Lake – Lucerne Valley Area, California, 1994, which is defined as “Areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.” However, the mineral resource zone classifications assigned by the DOC focus solely on geologic factors and the potential value and marketability of a mineral resource, without regard to existing land use and ownership or the compatibility of surrounding land uses.

Due to small size of the Project site and the close proximity of other uses to the site, mineral resources extraction would not be feasible on-site. Lastly, the County’s General Plan does not identify any important mineral resource recovery sites on- or in the proximity of the Project site. Accordingly, the Project would result in a less than significant impact related to the loss of availability of a known mineral resource.

b) **No Impact.** The Project site is not identified as a resource recovery site on the General Plan, a specific plan or other land use plan. The Project site is small and adjacent properties are developed making them inappropriate for resource recovery. Therefore, no impact is anticipated.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<b>Issues</b>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIII. NOISE</b> - Would the project result in:				

- |   |                          |                                     |                                     |                                     |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| b) Generation of excessive groundborne vibration or groundborne noise levels?   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the Project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

**SUBSTANTIATION:** (Check if the project is located in the Noise Hazard Overlay District  or is subject to severe noise levels according to the General Plan Noise Element ):  
*San Bernardino County General Plan, 2007; Submitted Project Materials*

a) **Less Than Significant with Mitigation Incorporated.**

Construction Noise

Noise generated by construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined can reach high levels. The number and mix of construction equipment is expected to occur in the following stages:

- Site Preparation;
- Grading; and
- Facility Construction.

### *Construction Noise Thresholds*

The degree of construction noise will vary depending on the phase of construction and type of construction activity. Table 7 shows the typical noise levels generated by construction equipment.

**Table 7. Typical Construction Noise Levels**

Type of Equipment	Range of Sound Levels Measured (dBA at 50 feet)
Pile Drivers	81 to 96
Rock Drills	83 to 99
Jack Hammers	75 to 85
Pneumatic Tools	78 to 88
Pumps	68 to 80
Dozers	85 to 90
Tractors	77 to 82
Front-End Loaders	86 to 90
Graders	79 to 89
Air Compressors	76 to 86
Trucks	81 to 87
Source: "Noise Control for Buildings and Manufacturing Plants", Bolt, Beranek & Newman, 1987,	

These noise levels diminish with distance from the construction site at a rate of 6 dBA per doubling of distance. For example, a noise level of 82 dBA for a tractor measured at 50 feet from the noise source to the receptor would be reduced to 76 dBA at 100 feet from the source to the receptor, and would be further reduced to 64 dBA at 400 feet from the source to the receptor. The residential dwelling on the adjoining parcel to the east is very close to the existing property boundary.

Based on these factors, construction noise impacts from the Project are estimated to a maximum range of 82 dBA. In addition, construction noise sources are regulated within San Bernardino County under Section 83.01.090 (G) of the Development Code, which states that temporary construction, maintenance, repair, or demolition activities between 7AM to 7PM, except Sundays and Federal Holidays are exempt from the County's noise regulations. To minimize the potential higher construction noise levels on the adjoining parcel, noise curtains or other methods can be employed to reduce the noise levels.



Implementation of these methods would reduce the potential impacts to less than significant.

N-1 Noise Mitigation. The builder/developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:

- a) *Install temporary noise attenuation, if needed, to reduce noise levels to 65 dBA at the exterior of the residential structure on the adjacent residential property. The selection of the type of barrier, such as ½" plywood or sound absorption/attenuating blankets, and the height, thickness and location of the barrier shall be determined through the completion of an acoustical analysis acceptable to the County of San Bernardino Planning Division.*
- b) *Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.*
- c) *Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.*
- d) *Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.*
- e) *All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.*

#### Operational Noise

An increase of 3 dBA is considered barely perceivable to most healthy ears. Typically an increase of 5 dBA or greater is considered one of significance, as it is considered readily perceivable. Individual lodging units will be located on the Project site for occupancy and would not generate significant noise levels.

#### Traffic Noise

The proposed Project is a lodging facility that would generate minimal vehicle trips for occupants and facility staff. Therefore, noise generated by vehicle traffic is minimal.

#### b) **Less Than Significant Impact.**

##### *Construction Vibration*

Construction activity can result in varying degrees of ground vibration, depending on the equipment and methods used, distance to the affected structures and soil type. It is expected that ground-borne vibration from construction activities most likely to cause vibration impacts are:

Heavy Construction Equipment: Although all heavy mobile construction equipment has the potential of causing at least some perceptible vibration while operating close to buildings, the vibration is usually short-term and is not of sufficient magnitude to cause building damage.

Trucks: Trucks hauling building materials to construction sites can be sources of vibration intrusion if the haul routes pass through residential neighborhoods on streets with bumps or potholes. Repairing the bumps and potholes generally eliminates the problem.

Section 83.01.090 of the Development Code states:

*“No ground vibration shall be allowed that can be felt without the aid of instruments at or beyond the lot line, nor shall any vibration be allowed which produces a particle velocity greater than or equal to two-tenths (0.2) inches per second measured at or beyond the lot line.”*

Given the nature of the Project, it is not expected that large construction equipment will be required to construct the Western façade or the placement of trailers/units on-site or for the construction of the wooden walkways for pedestrian access. It is assumed a bulldozer will be used which could produce up to 0.089 PPV at 25 feet which is conservative given the type of Project. The level of anticipated vibration does not exceed 0.20 PPV inch/second. As such, vibration would not result in excessive groundborne vibration or groundborne noise levels impacting nearby properties.

#### *Operational Vibration*

Typically, groundborne vibration sources that could potentially affect nearby properties are from rail roads and trucks traveling at higher speeds on freeways and highways. The Project does not have rail access nor is it adjacent to a major transportation facility or roadway. Therefore, the operational impacts associated with ground-borne vibration would be less than significant at nearby sensitive uses.

- c) **No Impact.** The Project site is not located within an airport land use plan or within 2 miles of a public use airport or private airstrip. The nearest airport is the Yucca Valley Airport located approximately 5.2 miles to the southeast of the Project site. As such, the Project would not expose people residing or working in the project area to excessive noise levels. There is no impact.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIV. POPULATION AND HOUSING - Would the project:</b>				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:***  
*San Bernardino County General Plan, 2007*

- a) **No Impact.** The Project will not induce population growth in the area either directly or indirectly, because the Project will add lodging facilities. The Project is not proposing any new residential development and will make use of the existing roads and infrastructure. Therefore, there is no impact.
- b) **No Impact.** The Project would not displace substantial numbers of existing people or existing housing units, or require the construction of replacement housing, as no housing units exist on the site. There is no impact.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<b>Issues</b>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XV. PUBLIC SERVICES</b>				

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:***  
***San Bernardino County General Plan, 2007***

- a) **Less than Significant Impact and No Impact.**

**Fire Protection**

Development of the Project would impact fire protection services by placing an additional demand on existing fire protection resources. The Project would be conditioned by the Fire Department to provide a minimum of fire safety and support fire suppression activities, including compliance with State and local fire codes. The Project would increase the demand for fire protection services due to the development of the property, but it is not anticipated it would result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities as the Fire Department has reviewed the Project and will provide fire protection services from the Yucca Valley Fire Station, #41, located approximately five miles southeast of the Project site.

Based on the above analysis, impacts related to fire protection are less than significant.

**Police Protection**

The San Bernardino County Sheriff's Department provides police protection services to Project area from the Morongo Basin Patrol Station, approximately 13 miles from the Project site. The Project site is located within a rural area that is not routinely patrolled. The Sheriff's Department has indicated that it can provide police protection services to the project site from existing facilities so the provision of new or physically altered Sheriff

facilities or need for new or physically altered sheriff facilities is not required. Impacts are less than significant.

### **Schools**

The Project proposes construction of lodging facilities and would not result in the need for new housing creating a demand for additional school facilities. No impact would occur.

### **Parks**

The Project proposes construction of lodging facilities and would not result in the need for new housing creating as additional park facilities. No impact would occur.

### **Other Public Facilities**

The Project proposes construction of lodging facilities and would not generate substantial long-term increases in demand for roads, solid waste, or other public services or utilities. The proposed Project site would be accessed by the existing local circulation system and would not generate substantial long-term operational trips. Therefore, no impacts to public services or utilities would occur. No impact would occur.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVI. RECREATION</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility will occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:***  
***San Bernardino County General Plan, 2007***

- a) **No Impact.** The proposed Project would construct a 14-unit lodging facility would not result in any increase in the overall population, necessitating neither construction nor expansion of area parks or recreational facilities. Therefore, no impact would occur.
- b) **No Impact.** Because the Project proposes the construction of a 14-unit lodging facility, it would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. Therefore, no impact would occur.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVII. TRANSPORTATION – Would the project:</b>				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:***  
***San Bernardino County General Plan, 2007.***

a) **Less Than Significant Impact.**

***Motor Vehicle Analysis***

According to the County of San Bernardino Traffic Impact Study Guidelines (April 2014), the requirement to prepare a traffic impact study is based upon, but not limited to, one or more of the following criteria:

- If a project generates 100 or more trips without consideration of pass-by trips during any peak hour.
- If the project is located within 300 feet of the intersection of two streets designated as Collector or higher in the County’s General Plan or the Department’s Master Plan, or (an) impacted intersection as determined by the Traffic Division.

- The project creates safety or operational concerns.

If a project generates less than 100 trips, without consideration of pass-by trips during any peak hour, a focused study may still be required if there are special concerns.

The applicant provided information indicating the proposed Project is a mini boutique hotel consisting of 13 nonmoving rental trailers and 1 manager trailer. It is estimated that 7 vehicles would enter and exit out daily, with 2 employees living on site. No deliveries would occur. Operational hours for check in would be 9am to 10pm. Therefore, the proposed Project is not forecast to generate more than 100 peak hour trips and it is not located within 300 feet of an intersection of two streets designated as Collector or higher category. There are no apparent traffic safety or operational concerns with implementation of the project. Therefore, the Project was not required to prepare a traffic impact study. Based on the low volume of traffic trips, it is not anticipated that the project would impact the performance of the circulation system related to motor vehicles.

### **Transit Service Analysis**

There is no bus service adjacent to the Project site. In addition, the Project is not proposing to construct any improvements that would interfere with any future bus service.

### **Bicycle & Pedestrian Facilities Analysis**

The project is an unmanned telecommunications facility. Therefore, the Project will not conflict with an applicable plan, ordinance or policy applying to non-motorized travel. Impacts are less than significant.

- b) **Less Than Significant Impact.** CEQA Guidelines Section 15064.3 (b) describes specific considerations for evaluating a project's transportation impacts utilizing vehicle miles traveled (VMT). For purposes of this section, "vehicle miles traveled" refers to the amount and distance of automobile travel attributable to a project. Vehicle miles traveled exceeding an applicable threshold of significance may indicate a significant impact.

According to the *County of San Bernardino Transportation Impact Study Guidelines*, July 9, 2019, projects which serve the local community and have the potential to reduce VMT should not be required to complete a VMT assessment. The Project proposes the construction of a 14-unit motel type structure, including the managers unit. The Traffic Division of the County Public Works Department evaluated the proposed use and did not find that a VMT analysis was required. As such, it does not exceed the thresholds for completing a VMT assessment and, thus, would result in a less than significant impact.



- c) **No Impact.** The proposed Project site is rectangular in shape and currently fronts on several roadways at the north and south end of the site, with an additional access drive on the west. The proposed use would involve primarily passenger vehicles with limited daily ingress and egress movements. As such, the project will not substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections). The Project site is located in an area developed with a variety of residential and commercial land uses. There are no major agricultural uses in the vicinity of the site that would increase incompatible uses with farm equipment.
  
- d) **No Impact.** As noted in the previous response, the Project site borders several roadways and it relatively flat topographically. Emergency access is available from the north and south ends of Project site. As such, the Project will not result in inadequate emergency access.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XVIII. TRIBAL CULTURAL RESOURCES</b>				
a) Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

***SUBSTANTIATION:***  
***San Bernardino County General Plan, 2007.***

- i) **Less Than Significant Impact.** Historic resources generally consist of buildings, structures, improvements, and remnants associated with a significant historic event or person(s) and/or have a historically significant style, design, or achievement. Damaging or demolition of historic resources is typically considered to be a significant impact. Impacts to historic resources can occur through direct impacts, such as destruction or removal, and indirect impacts, such as a change in the setting of a historic resource.

CEQA Guidelines §15064.5(a) clarifies that historical resources include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources.

*2. A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements [of] section 5024.1(g) of the Public Resources Code.*

*3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.*

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains.

As noted in the Cultural Resources, Section V, a cultural resources records search was conducted by the South Central Coastal Information Center (SCCIC), which is located at the California State University, Fullerton and conveyed to the County on April 17, 2019, for the purpose of identifying any cultural resources on or near the project site. The records search indicated the site is within the boundaries of Pioneertown and that the area has not been evaluated for historical significance at either the State or Federal level. A District Record was created with the State of California Department of Parks and Recreation on May 8, 2013, that noted the use of Pioneertown for filming in the 1940's. Based on the results of the record search, no specific eligible or listed cultural resources are within a mile of the Project site nor did the search conclude the subject property is located within the boundaries or near the boundaries of a historic district that is eligible for listing on the National Register. The CHRIS report also noted the "subject property may or may not be a contributing property to the [Federal Register] district."

Section V of this document also noted that subsequent to obtaining this information the area has been listed on the National Register. As noted previously, the County of San Bernardino does not have procedures or criteria that implement such a designation. The County acknowledges documentation has been supplied to the County by a group that requested the designation and that many of the materials contained in the actual Federal Register application were part of the materials supplied to the County. The use of the Western theme frontage by the applicant has attempted to reflect this theme along Mane Street. The façade includes not only the vertical look of old style Western buildings, but a pedestrian boardwalk along the frontage of the façade similar to other properties along Mane Street. Parking has also been modified to place most of the parking in the rear of the property, with only four parallel parking spaces located along Mane Street.

Based upon the evaluation of existing land uses and the Project design contained in Section V, it was determined the proposed Project would not significantly affect the Historic Register listing of Pioneertown.

- aii) **Less Than Significant Impact With Mitigation Incorporated.** Tribal Cultural Resources are either of the following:

(1) *Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:*

- (A) *Included or determined to be eligible for inclusion in the California Register of Historical Resources.*
- (B) *Included in a local register of historical resources as defined in subdivision (k) of Section 5020.1.*

(2) *A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.*

#### Assembly Bill (AB) 52

Archaeological sites are locations that contain resources associated with former human activities, and may contain such resources as human skeletal remains, waste from tool manufacture, tool concentrations, and/or discoloration or accumulation of soil or food remains. From the CHRIS survey, correspondence dated April 17, 2019, no archeological resources were recorded for the Project area or within one-mile radius of the subject property. The CHRIS report noted the “subject property may or may not be a contributing property to the [Federal Register] district.”

The proposed Project notice was also distributed to area Indian Tribes for review, consistent with the AB 52 Tribal Consultation process, which created a process for consultation with California Native American Tribes as part of the CEQA evaluation process. Tribal Governments can request consultation with a lead agency and give input into potential impacts to tribal cultural resources before the agency decides what kind of environmental assessment is appropriate for a proposed project. Notices were provided on March 19, 2019, to the following Tribes:

- San Manuel Band of Mission Indians.
- Morongo Band of Mission Indians.
- Twenty-Nine Palms Band of Mission Indians.
- Colorado River Indian Tribes.
- San Gabriel Band of Mission Indians

The San Manuel Band of Mission Indians responded on April 19, 2019, and requested inclusion of mitigation measures related to inadvertent finds, as noted below. The Morongo Band of Mission Indians responded via e-mail on April 5, 2019 and indicated they had no comments.

Mitigation Measure-TCR-1

1. *The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.*
2. *Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.*

Based upon the background research and contact with Native American Tribes, including comments from the San Manuel Tribe and the inclusion of the mitigation measure listed above, the potential impacts upon Tribal resources are less than significant.

**Therefore, no significant adverse impacts are identified or anticipated with implementation of Mitigation measure TCR-1.**

<b>Issues</b>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the Project that it has adequate capacity to serve the Project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

***SUBSTANTIATION:***

*County of San Bernardino General Plan 2007; Submitted Project Materials, CalEEMod Printouts (Appendix A), CalRecycle.*

- a) **Less Than Significant Impact With Mitigation Incorporated.** The proposed Project would require the relocation or construction of the following facilities:

Water

The proposed Project does not have a water connection and would need to utilize water provided by County Service Area (CSA 70 W-4). Water provided by the County to the Project area is derived from Well No. 2W, owned by Hi-Desert Water District (HDWD). HDWD is located within the overall service area of the Mojave Water Agency, which is one of 29 State Water Project (SWP) subcontractors. SWP water is conveyed to the area and represents the largest water source for the Yucca Valley area, according to the *Urban Water Supply Assessment* prepared for the Old Town Yucca Valley Specific Plan. This water supplements water within the Warren Valley Groundwater Basin, which provides HDWD approximately 80% of their water supply. One seventh of the SWP water allocated to Division 2 of the Mojave Water Agency, which covers the subject property and Yucca Valley, is then divided between four public water purveyors within Division 2 receive water, including HDWD (59%) and County Service Area 70 (5%), with the balance to Bighorn-Desert View Water Agency (9%) and Joshua Basin Water District (27%). The Urban Water Management Plan prepared by HDWD indicates adequate water supply is available for normal, dry, and multiple dry years.

Based upon the existing water allocation to the County, a water feasibility study is required prior to obtained water service to ensure adequate water supply is available to individual users. The feasibility study will be funded by the applicant and prepared by a consultant acceptable to the County. Once it is determined water can be feasibly be provided to the Project, a water connect will be permitted. Based upon the existing water allotment agreement and the requirement for a water feasibility study, adequate water is available within the groundwater basin for use in the project area.

To ensure the compliance with the process described above the following mitigation measure is recommended:

UTS-1

*Applicant shall fund the preparation of a water feasibility study for the proposed use prior to providing water to the site. All provisions of that study shall be met, including, but not limited to, water facility installation methods, meter size, and number of lodging units.*

Wastewater Treatment

The proposed Project will utilize a subsurface disposal system approved by the County of San Bernardino. Documentation will need to be supplied to the Environmental Health Services Division to verify the feasibility of the proposed system.

### Storm Drainage

An ephemeral drainage course exists along the northwest corner of the property, as noted in the Biological Technical Report completed for the proposed Project. Although the drainage is not subject to Section 404 of the Clean Water Act, the Biological report indicated it would be subject to Section 1601 of the California Fish and Game Code, necessitating completion of a Streambed Alteration Agreement. Please see BIO-1 Mitigation Measure below. This mitigation measure would respond to this topical issue. No storm drainage facilities are proposed.

### Electric Power

The facility will be required to connect via an underground trench to existing SCE electrical service.

### Natural Gas

No natural gas facilities are proposed.

### **Conclusions**

The installation of the above-described facilities as proposed by the Project would result in physical impacts to the surface and subsurface of the Project site. These impacts are considered to be part of the Project's construction phase and are evaluated throughout this Initial Study/Mitigated Negative Declaration. In instances where significant impacts have been identified, Mitigation Measures BIO-1, CR-1, GEO-1, TCR-1, and UTS-1 have been required to reduce impacts to less than significant levels. Accordingly, additional measures beyond those identified throughout this Initial Study/Mitigated Negative Declaration would not be required.

- b) **Less Than Significant Impact.** Based upon correspondence with Glenn Jacklin, Operations Manager, San Bernardino County Special Districts on September 8, 2020, the proposed Project area has access to water through County Service Area 70, which will utilize water pumped from the Hi-Desert Water District (HDWD). This water is primarily drawn from the Warren Valley Basin. Based upon the HDWD Urban Water Management Plan, adequate water supply is available for normal, dry, and multiple dry years. For further information also see response to item a) above and **X b) HYDROLOGY AND WATER QUALITY.**
- c) **No Impact.** The proposed Project proposes to utilize an underground waste disposal system or septic tank. Environmental Health Services is responsible for the review and approval of the on-site disposal system, consistent with their requirements. Completing this review and approval process would ensure the potential impact upon health and safety is reduced to a level that is less than significant.



- d) **Less Than Significant Impact.** The proposed Project will generate solid waste as part of the construction and operation of the use. The closest landfill is the Landers Landfill and the Trails End Transfer Station. The Landers Landfill has a design capacity of 13,983,500 cubic yards, a daily permitted tonnage of 1,200, and an estimated closure date of 2072. The Transfer Station, should it be necessary to use, is permitted to accept 120 cubic yards per day. The CalEEMod Air Quality analysis generated a default value factor of 7.67 tons of waste generated per year based upon the type of land use. This factor is significantly less than even the maximum daily tonnage permitted. As such, the potential effect upon the environment from waste generation is less than significant.
- e) **No Impact.**

*Construction Waste*

The California Green Building Standards Code ("CALGreen"), requires all newly constructed buildings to prepare a Waste Management Plan and divert construction waste through recycling and source reduction methods. The County of San Bernardino, Department of Public Works, Solid Waste Management Division reviews and approves all new construction projects required to submit a Waste Management Plan. Therefore, the Project is in compliance with federal, state, and local management and reduction statutes and regulations related to solid waste.

*Operational Waste*

The Project's waste hauler would be required to comply with all applicable local, State, and Federal solid waste disposal standards, thereby ensuring that the solid waste stream to the landfills that serve the facility are reduced in accordance with existing regulations.

**Therefore, no significant adverse impacts are identified or anticipated with implementation of Mitigation Measure CR-1, GEO-1, TCR-1, and UTS-1.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XX. WILDFIRE:</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water resources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION:**  
*County of San Bernardino General Plan 2007;*

a-c) **Less Than Significant Impact.** A wildfire is a nonstructural fire that occurs in vegetative fuels, excluding prescribed fire. Wildfires can occur in undeveloped areas and spread to urban areas where the landscape and structures are not designed and maintained to be ignition resistant. A wildland-urban interface is an area where urban development is located in proximity to open space or “wildland” areas. The potential for wildland fires represents a hazard where development is adjacent to open space or within close proximity to wildland fuels or designated fire severity zones. Steep hillsides and varied topography within portions of the County also contribute to the risk of wildland fires. Fires that occur in wildland-urban interface areas may affect natural resources as well as life and property. The California Department of Forestry and Fire Protection (Cal Fire) has mapped areas of significant fire hazards in the state through its Fire and Resources Assessment Program (FRAP). These maps place areas of the state into different fire hazard severity zones (FHSZ) based on a hazard

scoring system using subjective criteria for fuels, fire history, terrain influences, housing density, and occurrence of severe fire weather where urban conflagration could result in catastrophic losses. As part of this mapping system, land where Cal Fire is responsible for wildland fire protection and generally located in unincorporated areas is classified as a State Responsibility Area (SRA). Cal Fire currently identifies the Project site as an SRA and a high fire hazard severity zone.

In addition, the County has mapped areas that are susceptible to wildland fires within the Fire Hazard Overlay. The Fire Hazard Overlay is derived from areas designated in high fire hazard areas in the General Plan and locations derived from the California Department of Forestry, U.S. Forest Service, and the County Fire Department. According to Hazard Map F121 B, the Project site is located within an area classified as very high fire hazard severity zone (FS 2). According to the San Bernardino County Fire Department all of the FS designations have been combined into the FS1 designation.

The County of San Bernardino requires development projects within the FS1 category to meet particular requirements. These requirements include a variety of items, such as two points of access, private drive and access, an evaluation of density based upon the topographic slope of the site, cul-de-sac length, fencing, water supply, fuel modification area, building setbacks, and a number of other items including building construction. The Project meets these requirements or is capable of meeting these requirements through compliance with conditions of approval, based upon the following factors:

- The project site abuts a paved roadway to the rear and existing dirt roadways along the front and west side of the property;
- The property is essentially clear of vegetation, except for several Joshua trees;
- No cul-de-sacs are proposed on or adjacent to the subject property;
- Building setbacks and improvements associated with the buildings and façade structures will be required to meet California Building Code requirements through the County's review of plans and inspections of the structures upon their completion, and;
- No new improvements would be required that could exacerbate a fire risk to the Project site or adjoining properties.

Water to the proposed Project will be conveyed to the Project site via a County water pipeline that was recently installed extending along Pioneertown Road from the Town of Yucca Valley. The County's Special Districts Division of the Public Works Department has established a two-step process whereby individual applicants will be provided water upon completion and acceptance of a water feasibility study and a separate application process that places projects on a priority list. The proposed Project is currently on that list. Based upon the Project's location, County improvement requirements, and the County's evaluation and compliance procedures, the potential effect of the proposal upon the environment will be reduced to less than significant.

- d) **No Impact.** The Project site is located on relatively flat land and abuts dirt roadways on the north and west sides of the property and a paved roadway on the south. People will not be placed at risk for flooding or landslides that may occur due to the proposals location, topography or evaluation of potential drainage and soil conditions. As such, no impact would upon the proposed Project.

**Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.**

<i>Issues</i>	<i>Potentially Significant Impact</i>	<i>Less than Significant with Mitigation Incorporated</i>	<i>Less than Significant</i>	<i>No Impact</i>
<b>XXI. MANDATORY FINDINGS OF SIGNIFICANCE:</b>				

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?

a) **Less Than Significant Impact With Mitigation Incorporated.** In instances where significant impacts have been identified, Mitigation Measures BIO-1, CR-1, GEO-1, and TCR-1 are required to reduce impacts to less than significant levels. Therefore, the proposed Project does not have impacts which would have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

- b) **Less Than Significant Impact With Mitigation Incorporated.** The Project would result in potentially significant project-specific impacts to cultural resources, paleontological resources, noise, and tribal cultural resources. In instances where these impacts have been identified, Mitigation Measures CR-1 GEO-1, and TCR-1 are required to reduce impacts to less than significant levels. In addition, future development in the surrounding area may impact these resources as well. However, implementation of the mitigation measures outlined in this document, and other CEQA documents for development projects in the area, will help reduce potential impacts to less than significant levels or to the maximum extent feasible. Therefore, the proposed Project does not have impacts that are cumulatively considerable.
- c) **Less Than Significant Impact With Mitigation Incorporated.** The proposed Project does not have impacts which will cause substantial adverse effects on human beings, either directly or indirectly, with the inclusion of Mitigations N-1 and UTS-1 to ensure adequate noise buffering and water service is available to the property. Impacts are less than significant.

## **MITIGATION MEASURES.**

(Any mitigation measures which are not 'self-monitoring' shall have a Mitigation Monitoring and Reporting Program prepared and adopted at the time of project approval)

### **Mitigation Measure BIO-1**

***Due to the existence of an ephemeral drainage course near the northerly Project boundary, the California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement with the Department of Fish and Wildlife shall be provided to the Land Development Division prior to grading permit issuance.***

### **Mitigation Measure CR-1**

***A. In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.***

- B. If significant cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan (MTP). Should the significant resource be from the pre-contact era, the draft of the MTP shall be provided to SMBMI for review and comment, as detailed within CR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.**
- C. If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.**

**Mitigation Measure GEO-1: Treatment of Previously Unidentified Paleontological Resources.** Prior to the issuance of a grading permit, the following note shall be included on the grading plans:

***“If previously unidentified paleontological resources are unearthed during construction activities, construction work in the immediate area of the find shall be halted and directed away from the discovery until a qualified Paleontologist assesses the significance of the resource. The County of San Bernardino Land Use Services Department shall make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the finds are found to be historically significant according to CEQA (CEQA Guidelines Section 15064.5 (a)). The plan shall include, but not be limited to:***

- 1. Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates.***
- 2. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontological storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontological resources is not complete until such curation into an established repository has been fully completed and documented.***
- 3. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the County Land Use Services Department-Current Planning along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.”***

**Mitigation Measure N-1.** The builder/developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:

- a) ***Install temporary noise attenuation, if needed, to reduce noise levels to 65 dBA at the exterior of the residential structure on the adjacent residential property. The selection of the type of barrier, such as ½" plywood or sound absorption/attenuating blankets, and the height, thickness and location of the barrier shall be determined through the completion of an acoustical analysis acceptable to the County of San Bernardino Planning Division.***
- b) ***Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.***
- c) ***Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.***
- d) ***Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.***
- e) ***All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.***

#### **Mitigation Measure-TCR-1**

- A. ***The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.***
- B. ***Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.***

#### **Mitigation Measure UTS-1.**

***Applicant shall fund the preparation of a water feasibility study for the proposed use prior to providing water to the site. All provisions of that study shall be met, including, but not limited to, water facility installation methods, meter size, and number of lodging units.***

#### **GENERAL REFERENCES**

2015 UWMP Update, Hi-Desert Water District, July 2016.

California Department of Conservation. <https://maps.conservation.ca.gov/mineralresources/>

California Department of Transportation. *Caltrans Scenic Highway Corridor Map.*  
[http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/index.htm](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm)



California Department of Water Resources, Water Data Library (WDL) Station Maps, <https://wdl.water.ca.gov/waterdatalibrary/>

Census 2000 Urbanized Area Maps. <https://www.census.gov/geo/maps-data/maps/ua2kmaps.html>.

County of San Bernardino. 2007. *County of San Bernardino 2007 Development Code*. <http://cms.sbcounty.gov/lus/Planning/DevelopmentCode.aspx>

County of San Bernardino, 2007 *General Plan 2007*  
<http://www.sbcounty.gov/Uploads/lus/GeneralPlan/FINALGP.pdf>

County of San Bernardino Greenhouse Gas Emissions Reduction Plan, September 2011, [www.sbcounty.gov/Uploads/lus/GreenhouseGas/FinalGHGFull.pdf](http://www.sbcounty.gov/Uploads/lus/GreenhouseGas/FinalGHGFull.pdf)

County of San Bernardino Hazard Overlay Map F121B (Pioneertown).  
<http://cms.sbcounty.gov/lus/Planning/ZoningOverlayMaps/HazardMaps.aspx>

Initial Study/Environmental Assessment, Old Town Yucca Valley Specific Plan, Town of Yucca Valley, June 2006.

Mojave Desert Air Quality Management District, <https://www.mdaqmd.ca.gov/>

State of California, Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program, <https://www.conservation.ca.gov/dlrp/fmmp>

State of California, Department of Conservation, DOC Maps, Mines and Mineral Resources, <https://maps.conservation.ca.gov/mineralresources/>

Water Quality Control Plan for the Colorado River Basin Region, State Water Resources Control Board, January 2019, [https://www.waterboards.ca.gov/coloradoriver/water\\_issues/programs/basin\\_planning/docs/2020/rb7bp\\_e2019.pdf](https://www.waterboards.ca.gov/coloradoriver/water_issues/programs/basin_planning/docs/2020/rb7bp_e2019.pdf)

Water Supply Assessment, Old Town Yucca Valley Specific Plan, RBF Consulting, December 2006.

## **PROJECT-SPECIFIC REFERENCES**

### **Appendices: (Under Separate Cover or on Compact Disk)**

- A. Biological Technical Report, August 2020, prepared by ECORP
- B. CalEEMod Data Sheets, March 14, 2020.
- C. Glenn Jacklin, Division Manager, Operations, San Bernardino County Special Districts, Correspondence, September 8, 2020.

# **EXHIBIT B**

## Mitigation Monitoring and Reporting Program

Mitigation Monitoring and Reporting Program  
Initial Study/Mitigated Negative Declaration  
Rick Schwartz – Pioneertown Motel Project  
PROJ-2020-00158

*Prepared by:*



County of San Bernardino, Land Use Services Department  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, California 92415-0182  
*Contact: Jim Morrissey, Planner*

**JULY 2022**



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# 1 Introduction

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The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Star Point Properties Sixth Street Warehouse Project when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

County of San Bernardino  
385 N. Arrowhead Avenue, First Floor  
San Bernardino, California 92415

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# 2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<i>Biological Resources</i>				
BIO-1 Streambed Alteration Agreement. Due to the existence of an ephemeral drainage course near the northerly Project boundary, the California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement with the Department of Fish and Wildlife shall be provided to the Land Development Division prior to grading permit issuance.	Prior to Land Disturbance or Grading Permit	Project applicant	County of San Bernardino	
<i>Cultural Resources</i>				
CR-1 A). In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.	During Construction	Project applicant and their construction contractor	County of San Bernardino	
CR-1 B). If significant cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan (MTP).	During Construction	Project applicant and their construction contractor	County of San Bernardino	



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
Should the significant resource be from the pre-contact era, the draft of the MTP shall be provided to SMBMI for review and comment, as detailed within CR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.				
CR-1 C). If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	During Construction	Project applicant and their construction contractor	County of San Bernardino	
<i>Geology and Soils</i>				
GEO-1: Treatment of Previously Unidentified Paleontological Resources. Prior to the issuance of a grading permit, the following note shall be included on the grading plans:  “If previously unidentified paleontological resources are unearthed during construction activities, construction work in the immediate area of the find shall be halted and directed away from the discovery until a qualified Paleontologist assesses the significance of the resource. The County of San Bernardino Land Use Services Department shall make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the finds are found to be historically significant according to CEQA (CEQA Guidelines Section 15064.5 (a)). The plan shall include, but not be limited to:	Prior to issuance of Land Disturbance/ Grading Permit	Project applicant and/or their construction contractor	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>1. Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates.</p> <p>2. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontological storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontological resources is not complete until such curation into an established repository has been fully completed and documented.</p> <p>3. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the County Land Use Services Department-Current Planning along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources.”</p>				
<i>Noise</i>				
<p>N-1: Noise Measures. The builder/developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented:</p>	<p>Prior to issuance of Land Disturbance/ Grading Permit and During Construction Activities</p>	<p>Project applicant and their construction contractor</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>a) Install temporary noise attenuation, if needed, to reduce noise levels to 65 dBA at the exterior of the residential structure on the adjacent residential property. The selection of the type of barrier, such as ½” plywood or sound absorption/attenuating blankets, and the height, thickness and location of the barrier shall be determined through the completion of an acoustical analysis acceptable to the County of San Bernardino Planning Division.</p> <p>b) Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only.</p> <p>c) Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays.</p> <p>d) Construction equipment will be muffled per manufacturer’s specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible.</p> <p>e) All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.</p>				
<i>Tribal Cultural Resources</i>				
<p>TCR-1: Inadvertant Finds.                      A. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact</p>	<p>Prior to issuance of Land Disturbance or Grading Permit</p>	<p>Project applicant and their construction contractor</p>	<p>County of San Bernardino</p>	



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.</p> <p>B. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.</p>				
<i>Utility and Service Systems</i>				
<p><u>UTS-1</u>: Water Feasibility Study Applicant shall fund the preparation of a water feasibility study for the proposed use prior to providing water to the site. All provisions of that study shall be met, including, but not limited to, water facility installation methods, meter size, and number of lodging units.</p>	<p>Prior to Issuance of Building Permit</p>	<p>Project applicant</p>	<p>County of San Bernardino</p>	



# EXHIBIT C

## Public Comments



**SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE**  
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

Referral Date:  
March 15, 2019

**ATTENTION PROPERTY OWNERS**

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than March 29, 2019 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, JIM MORRISSEY at (909) 387-4234 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

**ASSESSOR PARCEL NUMBER:** 0594-391-25 (See map below for more information)

**PROJECT NUMBER:** P201900057/MUP

**APPLICANT:** RICK SCHWARTZ

**LAND USE DISTRICT (ZONING):** SD-Res

**IN THE COMMUNITY OF:** PIONEERTOWN/3RD/ SUPERVISORIAL DISTRICT

**LOCATED AT:** 53488 PIONEERTOWN RD PIONEERTOWN 92268

**PROPOSAL:** MINOR USE PERMIT TO DEVELOP A HOTEL COMPRISED OF 12 INDIVIDUAL TRAILERS, CONNECTING WOOD BOARDWALKS, LANDSCAPING, PERIMETER WESTERN FACADES, AND PARKING ON APPROXIMATELY 0.77 ACRES.

**RECEIVED**  
2019 MAR 28 PM 2:44  
LAND USE SERVICES  
ADMINISTRATION

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.  
Comments (If you need additional space, please attach additional pages):

*See Attached*

VICINITY MAP 



*Guy L. Hann*  
*Guy L. Hann*

3-26-19

SIGNATURE DATE AGENCY

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

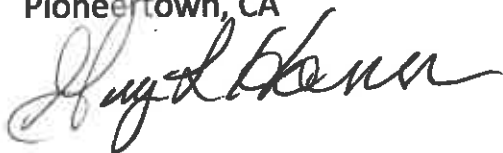


**Parcel #0594-391-25**  
**Project #p201900057/MUP**  
**Rick Schwartz**

As neighbors of this proposed project we are not in favor of this proposal  
For the following reasons

1. New owners have already stockpiled huge piles of wood, cars, other flammable articles now, not conforming with current laws. Living through 3 fires we feel that this is totally unacceptable.
2. We don't live in a city, we live in a unique town trying to obtain historic District status. Building a travel trailer hotel will substantially deter from this Project.
3. New owners misrepresented land use intentions to the community.
4. Being as no city water is yet provided and there is no sewer, the project Will overly tax the services available.
5. There is not timely enough response by local sheriffs to this area to curtail Problems that would occur adding increased trash, noise, and crime with this type of dense short term housing.
6. Ambient light is not wanted in this community as we prefer the stars. This type of development would not be able to avoid this over lighting Problem.
7. The density of 12 trailers on this small  $\frac{3}{4}$  acre lot is more than any Other lot in town and inappropriate in this community. It is apparent that This applicant has no regard for the look and feel of the community or the Atmosphere that it would create for the neighbors.
8. I would encourage the County of San Bernardino planning to reject their Permit request, and if it proceeds beyond that to require a conditional use Permit process to give the community an open public voice.

Submitted by: Homeowner directly across the street  
Guy & Nancy Hann 03/26/2019  
53530 Mane St.  
Pioneertown, CA



Mr. Jim Morrissey, Planner  
County of San Bernardino  
Land-Use Services Department, Planning Division  
385 N. Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

RE: NOI/MND, PROJ-2020-00158

Dear Mr. Morrissey,

The purpose of this letter is to provide comments to the undated Initial Study (IS) and Mitigated Negative Declaration (MND) for the "Pioneertown Hotel" trailer motel project circulated by the County of San Bernardino.

**1. THE DEPARTMENT'S INITIAL STUDY/MND FAILS TO COMPLY WITH CEQA.**

- a. As you are aware, the purpose of the California Environmental Quality Act (CEQA) is "to inform the public and its responsible officials of the environmental consequences of their decisions *before* they are made." (Emphasis mine)
- b. CEQA's purposes are designed to: (a) inform governmental decision makers and the public about the potential, significant environmental effects of a proposed project; (b) identify ways to avoid or significantly reduce environmental damage; (c) prevent significant, avoidable damage to the environment by requiring changes to a project that use alternatives or mitigation measures; and (d) disclose to the public the reasons why a governmental agency approved a project in the manner it chose if significant environmental effects are present.

**2. STANDARD OF REVIEW FOR IS/MND UNDER CEQA**

- a. A mitigated negative declaration may be adopted only if the record shows that there is no substantial evidence that the project may have a significant effect on the environment. (See Guidelines, § 15070(b)(2);) Substantial evidence "means enough relevant information and reasonable inferences from this information that a fair argument can be made to support a conclusion, even though other conclusions might also be reached." (Guidelines, § 15384.) Substantial evidence includes "facts, reasonable assumptions predicated upon facts, and expert opinion supported by fact." (Ibid.) "Relevant personal observations of area residents on nontechnical subjects may qualify as substantial evidence." (Keep Our Mountains Quiet v. County of Santa Clara, *supra*, 236 Cal.App.4th at 730; Pocket Protectors v. City of Sacramento, *supra*, 124 Cal.App.4th at 928.)

**3. THE INITIAL STUDY/MND FAILS TO ADEQUATELY IDENTIFY POTENTIALLY IMPACTED CULTURAL RESOURCES**

- a. The Initial Study/MND concludes based on a cultural resources records search performed well in advance of the Notice of Intent that "no specific eligible or listed cultural resources are within a mile of the Project site nor did the search conclude the subject property is located within the boundaries or near the boundaries of a historic district that is eligible for listing on the National Register". This is a significant error:

- i. The Project falls within the boundaries of a National Register Historic District (SG100005220), listed within the California Historical Resources Information System (CHRIS), and the California Register of Historic Resources.
- ii. The Mane Street Right-of-Way (upon which the project fronts) is a Contributing Structure within the aforementioned Historic District, as is the immediately adjacent "Barbershop and Beauty Corral".
- iii. The Lead Agency is not relieved of its obligation to adequately identify impacted Cultural Resources when additional resources are made known to the agency between the time of the initial records search and the Agency's Notice of Intent.

**4. THE INITIAL STUDY/MND FAILS TO ADEQUATELY ADDRESS THE PROJECT'S IMPACTS ON CULTURAL RESOURCES**

- a. Historical resources are recognized as part of the environment under CEQA (PRC Sections 21002(b), 21083.2, and 21084.1). The California Register is an authoritative guide to the state's historical resources and to which properties are considered significant for purposes of CEQA.
- b. The Pioneertown Mane Street Historic District is a historical resource recognized in the National Register of Historic Places, The California Register, and The California Historical Resources Information System (CHRIS)
- c. Lead agencies have a responsibility to evaluate projects against the California Register criteria prior to making a finding as to a proposed project's impacts to historical resources (PRC Section 21084.1, 14 CCR Section 15064.5(3)).
- d. The significance of an historical resource is materially impaired when a project:
  - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources; or
  - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes by a preponderance of evidence that the resource is not historically or culturally significant; or
  - (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.
- e. No Cultural Resources Survey has been commissioned or provided for the subject property to evaluate the project's impacts on Cultural Resources

**5. AS PROPOSED, THE PROJECT WILL CAUSE SUBSTANTIAL ADVERSE CHANGE TO A HISTORICAL RESOURCE**

- a. The project proposes to adversely change at least three Character Defining Features of the Mane Street Historic District:

- i. The project proposes vehicle parking on the Mane Street frontage, a condition which does not occur anywhere else in the "urban" portion of the district and which impairs the legibility of the building facades. Among the Character Defining Features of the Pioneertown Mane Street Historic District, Mane Street is noted as "...double width and primarily for pedestrian and equestrian access". Further, "Vehicular parking lots, present since Pioneertown's inception, are earthen (dirt) covered and unpaved, and located behind buildings and structures facing or adjacent to Mane Street."
- ii. The project proposes a building setback beyond the prevailing historic setback on Mane Street, threatening the legibility of a consistent street frontage. Among the Character Defining Features it is noted that "Buildings are consistently set back +/- 50' from the centerline of Mane Street".
- iii. The use of travel trailers, buses and like elements in lieu of buildings is unprecedented within the district and not compatible with Character Defining Features for Building Elements, Materials, and Massing.

**6. THE INITIAL STUDY/MND FAILS TO STUDY POTENTIAL MITIGATION OF THE PROJECT'S IMPACTS ON CULTURAL RESOURCES**

- a. Per CEQA, the Lead Agency is obligated to identify potentially feasible measures to mitigate significance adverse changes in the significance of an historical resources (§15064.5 (b)(2)(4))
- b. No attempt has been made to identify possible mitigation measures for the project.
- c. Adverse impact on the Historic District's Character Defining Features could be readily mitigated as follows:
  - i. Relocation of the proposed parking from the Mane Street Frontage to the Pioneertown Road frontage
  - ii. Relocation of the proposed false building facade forward to align with the prevailing setback.
  - iii. Augmentation of the size and extent of the false facade to screen the accommodation trailers, buses and RVs such that they are not visible from Mane Street.

**7. STUDY/MND FAILS TO ADEQUATELY INDICATE THE PROJECT'S POTENTIAL ADVERSE IMPACT ON HYDROLOGY AND WATER QUALITY**

- i. The Initial Study requires the Lead Agency to assess the project's potential for Conflict with or implementation of a water quality control plan or sustainable groundwater management plan.
- ii. Wastewater in San Bernardino is under the purview of The Department of Environmental Health Services which administers the County's Local Area Management Plan (LAMP). The lamp limits on-site wastewater discharge for new developments to less than 600 gallons/1 acre/day.
- iii. As designed, the project has not been designed in a manner which can comply with the LAMP.

- iv. Per California Plumbing Code TABLE H201.1(4), the estimated wastewater discharge for this project will exceed 700 gallons per day. Based on site area of 0.77 acres and the LAMP, the maximum wastewater discharge for this site using a conventional septic system will be 462 gallons/day, necessitating either reduction in the quantity of accommodation or the use of an Alternative Treatment System (also known as a "Package Plant").
- v. As proposed, the project fails to provide adequate area and related setbacks for either a conventional septic system or an Alternative Treatment System, and significant redesign will be required to obtain approval of the project within the requirements of the LAMP. This redesign can be expected to cause the project's scale, intensity and design to deviate significantly from the project as presented in the Notice of Intent.

## 8. CONCLUSION

- a. I reserve the right to supplement its comments at or prior to any hearings on the Rebuild Project. The Initial Study/MND fails to comply with CEQA and the evidence shows that the Pioneertown Hotel trailer motel project may have a significant effect on the environment. Accordingly, San Bernardino County must prepare an environmental impact report.

Sincerely,



K. Ben Loescher  
PO Box 352  
Pioneertown, CA 92268

## Duron, Heidi - LUS

---

**From:** Matthew French <matthewryanfrench@gmail.com>  
**Sent:** Sunday, March 24, 2019 5:12 PM  
**To:** Morrissey , Jim  
**Subject:** 53488 Mane Street, Pioneertown, Ca

Hi Jim,

I am writing regarding the proposed "trailer hotel" at 53488 Mane Street, Pioneertown, CA. I ask that the full project application be made available to Pioneertown residents for review and that the deadline for comment be extended until there is enough time to see what has been proposed. As a resident of this small community and a neighbor living just a block away from the proposed project, I don't believe that adequate notice or information has been provided about the proposed project for the community to offer input.

I appreciate your consideration.

All the best,  
Matt

## Duron, Heidi - LUS

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**From:** phil kerr <philbkerr@yahoo.com>  
**Sent:** Monday, March 25, 2019 9:21 AM  
**To:** Morrissey , Jim; glh.guy@gte.net  
**Subject:** Fw: County Planning Notice Pitown  
**Attachments:** SB County Planning Project Notice.pdf

To: Land Use Services (Parcel 0594-391-25)

Proposed Hotel/using Trailer as Room.

I am a property owner in Pioneer Town. I disapprove this project. I feel that the integrity of the old town movie set should be maintained. It is a historic site and part of the Old Western movie history from the 1940's. Please turn this project down.

Phil Kerr  
760-668-3415  
66595 5th Street  
Desert Hot Springs, Ca 92240  
philbkerr@yahoo.com

**From:** I <cnstncwlsh@aol.com>  
**Sent:** Saturday, March 23, 2019 4:19 PM  
**To:** Morrissey , Jim  
**Cc:** michaelrandallfrench@gmail.com; cnstncwlsh@aol.com  
**Subject:** Mane Street, Pioneertown

Hello Jim,

The proposed Mane Street project by Rick Schwartz (rental trailers) was forwarded me by Michael French, who lives next door at in the little red cabin at 53525 Mane Street.

Although I no longer have a real-estate interest in Pioneertown, having lived at 53525 (the French cabin) for thirty-some years, my interest in it remains, for bigger-picture reasons as well as personal.

Rick and Gary's trailer project is quite fitting to the nature of Mane Street, commercially and in essence, in my opinion.

However, everything is a matter of scale, especially on Mane Street, where the architecture is primary. It holds its charm not only in age and old-west design, but in the smallness of the buildings.

***Twelve (12) trailer sites on the Schwartz lot of about half an acre is too much. Half that amount is more appropriate, and eight acceptable.***

I would even suggest, if possible, six sites for a period of two years, with allowance for more should the project be successful *and accountable in every way.*

I thank you in advance for your work and interest in a most peculiar little spot, which has somehow become of enormous interest to many.



Sincerely,  
Constance Walsh  
Joshua Tree, CA  
former resident Mane Street, Pioneertown, 1979 - 2010

## Duron, Heidi - LUS

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**From:** Cynthia White <cynthiawhite701@yahoo.com>  
**Sent:** Saturday, March 23, 2019 4:28 PM  
**To:** Morrissey , Jim  
**Subject:** Mane Street Pioneertown, CA

Mr. Morrissey,

We have been informed that there is a 12-unit trailer "hotel" permit that is being processed for Pioneertown. Is it possible to receive additional information about this request before the application is either denied or accepted?

Thank you,  
Cynthia & Stanley White  
51855 Trails End  
Pioneertown, CA 92268  
(760) 369-1187

## Duron, Heidi - LUS

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**From:** Mike French <michaelrandallfrench@gmail.com>  
**Sent:** Tuesday, April 2, 2019 9:42 AM  
**To:** Morrissey , Jim  
**Subject:** P201900057 at 53488 Mane Street, Pioneertown, CA

Hi Jim,

After reviewing the proposed plans for P201900057 at [53488 Mane Street, Pioneertown, CA](#), I have a few comments to contribute. As the adjacent landowner and local business owner, I am concerned about this project for many reasons.

First off, I am a pro-business in Pioneertown. I believe strongly that Pioneertown, California is one of the greatest tourism assets for the State of California and certainly San Bernardino County. The proposed project seeks to capitalize on it's popularity, but poses substantial threats to it's integrity. Under the right conditions, I can see a successful path forward for the Pioneertown community and it's visitors.

1. Density- Pioneertown and the surrounding areas have a significant issue with improperly managed Airbnbs. Even a single mismanaged property can create a plethora of issues from fire safety to light pollution. I am concerned about 12 trailer units on a .77 acre parcel, making it the most dense development in Pioneertown. I suggest 4 units as a reasonable starting point and would be in support of allowing expansion based on proven management track record. Unfortunately, based on my experience as a neighbor, I have very little confidence in respectful management given the current state of the property and treatment of neighbors. Additionally, I am currently living in a historic 1946-built cabin adjacent to the proposed project. My cabin is a mere 10 feet from their proposed common areas.



2. Fire Safety- Since taking ownership of the property, the land has transformed from a publicly accessible land art gallery to what appears to be a junkyard with lumber, broken glass and multiple inoperable vehicles. Countless tourists used to enjoy this land and it's public art, which has all now been piled up alongside highly flammable lumber and left to rot for several months. Given the significant fire risk today, I am extremely concerned about the owners managing an operating business with consideration for fire safety. At minimum, the property must have a 24 hour manager on site.









3. Historic Character- As a local business owner, I take great pride in restoring precious historic buildings in Pioneertown, such as the Pioneertown Motel and Red Dog Saloon. I am fully in support of growth in Pioneertown that respects the land and historic character. I do not believe that RV/ Trailers are an appropriate unit type for Historic Mane Street. I would suggest a professionally constructed unit typology that fits with the historic narrative. I acknowledge the effort of erecting facades to cover up their project, but I would strongly suggest that the project *itself* maintains the integrity and historic character starting with the actual units. Similarly, we cannot afford to have parking on Mane Street.



Thank you for your consideration. Please keep me apprised of any developments on the project.

Best,  
Mike

## Duron, Heidi - LUS

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**From:** Danielle Murphy <danielle.litke@gmail.com>  
**Sent:** Saturday, March 23, 2019 8:35 PM  
**To:** Morrissey , Jim  
**Subject:** Pioneertown 12 trailer hotel

Hello Mr Morrissey,

I am a resident of Pioneertown and today learned from a neighbor about the proposed 12 trailer hotel on Mane St. I have concerns about restroom facilities, lighting, noise, and onsite management. Other residents in our community have similar concerns. We hope you will consider disclosing additional information on the project and extending the comment period.

Thank you,  
Danielle Murphy

PO Box 285  
Pioneertown, CA 92268

## Duron, Heidi - LUS

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**From:** Rue Patricia McDonough <packinrue@yahoo.com>  
**Sent:** Sunday, March 24, 2019 8:43 AM  
**To:** Morrissey, Jim  
**Subject:** Pioneertown Mane Street trailer project

Hello Mr. Morrissey,

Could the county provide residents of Pioneertown a full project application for review ? Also since SBC released this information so late, the date for comment should be extended so we have an opportunity to find out just what this project is and be able to comment.

AT this point a 12 TRAILER MOTEL doesn't sound like a motel. It sounds like a trailer park.

What about waste disposal ?

What about WATER? Pioneertown has limited water supply for many years now and the cost of hauled water has double for permanent resident in the past two years because of the many short term rentals.

Can our roads handle more TRAFFIC? No, they can't.

Does the residents of Pioneertown want more LOUD NOISE? No we don't.

This project is close enough to my home I'll hear every noise they make all night long and I'll be looking at the trailer from my windows when inside and any time I'm outside on my patio and yard.

Do I want to look at a bunch of old trailers they'll call vintage? No, I don't.

Why can't we keep Pioneertown clean and not turn it into a junk yard ?

Thank you  
Patricia McDonough  
5441 Minna Gombell Lane  
Pioneertown, Ca.

## Duron, Heidi - LUS

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**From:** Watkins, Karen  
**Sent:** Tuesday, April 2, 2019 11:24 AM  
**To:** LUS - Planning  
**Subject:** Pioneertown Projects

**Importance:** High

The Friends of Pioneertown and the people at the emails below have requested to be noticed on **all projects** within the Pioneertown Community Planning Area. Please be sure to include these on your Pioneertown area notices.

In Gratitude, Karen

[info@friendsofpioneertown.org](mailto:info@friendsofpioneertown.org)

Dave Miller <davesmiller09@gmail.com>  
Steve Bardwell <steve@infinityranch.net>  
Sarah Kennington <sarah@infinityranch.net>  
Bernadette Ingalls <bernadetteingalls@gmail.com>  
Jill Endicott <jill@endicottenterprises.com>  
Jack Dugan <jsdpitown@gmail.com>  
[sarafairchild@yahoo.com](mailto:sarafairchild@yahoo.com);  
Danny Sall <dannysall@gmail.com>

### **Karen E. Watkins**

Planning Manager  
**Land Use Services Department**  
Phone: 909-387-4218  
Fax: 909-387-3223  
385 N. Arrowhead Ave, First Floor  
San Bernardino, CA 92415-0187



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## Duron, Heidi - LUS

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**From:** Shirley Z <pioneertowngirl@yahoo.com>  
**Sent:** Tuesday, March 26, 2019 9:57 AM  
**To:** Morrissey, Jim  
**Subject:** Re: Application for 12 unit trailer motel at 53488 Pioneertown Rd. Pioneertown, CA

Rick Swartz applied for a permit to build a trailer motel on Pioneertown Rd.

The community is trying to stop these short term rentals from being built and rented out through a Community Plan that has not been completed by the Supervisors in San Bernardino.

Attached is a response to me from the Countywide plan. Please check this out, this is the community of Pioneertown trying to stop this overgrowth of short term rental, and western theme. Why it hasn't been completed from 2016-17 meetings is beyond belief! Please help us stop this influx of city people that don't have any idea how quiet our neighborhoods have been until the last 5 years.

I am sure you will be hearing from many neighbors about this bad idea. Please help us keep Pioneertown quiet. This is probably the only town in the USA left that is trying to stay quiet, .

Sincerely,

Shirley Zambrano  
5538 Minna Gombell Ln  
Pioneertown, CA 92268

\* \* Shirley \* \*

CountywidePlan <CountywidePlan@us.sbcounty.gov>  
To: pioneertowngirl@yahoo.com  
Nov 20, 2018 at 4:29 PM

Hi Shirley,

I am so sorry about the delayed response. We are still working on edits to the Community Action Guides. You can view both the 2017 draft and 2018 revised draft Pioneertown Community Action Guide online, here: <http://countywideplan.com/pioneertown/draft/> You are welcome to review and comment on the draft document.

The Countywide Plan, which includes the Policy Plan and Land Use Map, have an anticipated adoption date of sometime in the spring or summer of 2019. You can review the draft Policy Plan here: <http://countywideplan.com/policy-plan/> and review the proposed Land use map here: <http://tpc.maps.arcgis.com/apps/webappviewer/index.html?id=6592d1c46ed34246926a3a5427f29d0d> You may be interested to know that some changes are being made to the Land use designations of certain parts of Pioneertown. When you open the map, you can see the areas of proposed change shown with hatched marks.

I hope this answers your questions.

**Suzanne Peterson**

Planner

**Land Use Services Department**

Phone: 909-387-4739

Fax: 909-387-3223

385 N. Arrowhead Ave

San Bernardino, CA, 92415-0187



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## Duron, Heidi - LUS

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**From:** Watkins, Karen  
**Sent:** Tuesday, April 2, 2019 1:19 PM  
**To:** desertsall; Lundquist, Mark; Morrissey, Jim  
**Cc:** Dave Miller; Steve Bardwell; Sarah Kennington; Bernadette Ingalls; Jill Endicott; Jack Dugan; sarafairchild@yahoo.com; Danny Sall  
**Subject:** RE: 12 unit trailer park on Mane Street, Pioneertown

Good Afternoon Claudia,

It is always good to hear from you. I was in the field yesterday. I have included Jim Morrissey on this email as he is the Project Manager for the trailer park motel and can provide details or answer questions on that project. Ben Loescher, who has known about this project for a few months, was in the office on Friday and was provided a copy of the draft site plan for the project. Jim is glad to share information with everyone who requests it.

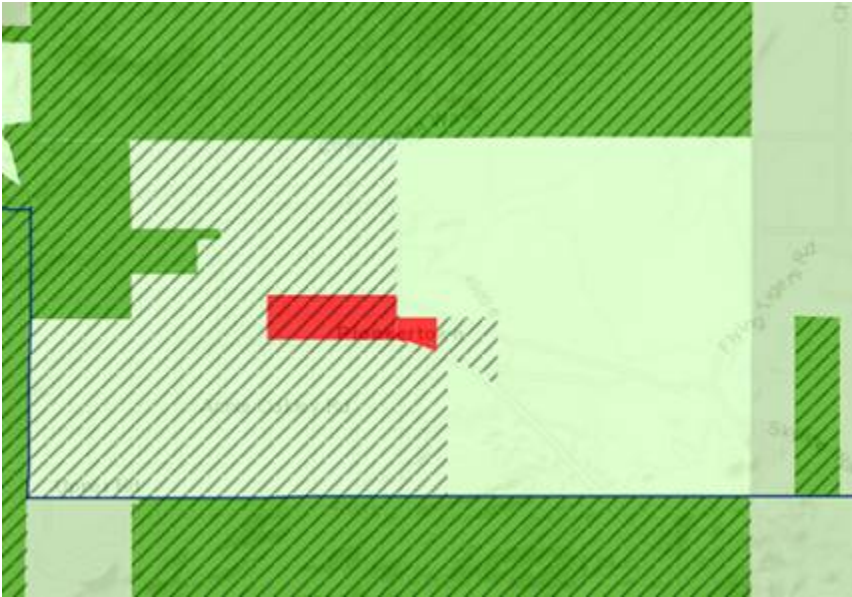
1. an extension of the public comment period to allow [per CEQA mandate] the public to participate in informed decisionmaking with a close examination of the project. (Not necessary, see details below)
2. a copy of the Cultural and Paleontologic Study (if this is required for the project, it will be part of the CEQA review)
3. notification be given on all proposed projects in the Pioneertown Action Plan Boundary to the Friends of Pioneertown [info@friendsofpioneertown.or] and to the cc-ed email recipients (This request has been passed on to the Planning Division.)

We are aware of the desire of the community to protect the character of Mane Street and the wider community and working towards providing this. However, the County has to give consideration of every application that is submitted. We provide the project notice with a deadline so that we can identify issues as early as possible in the project review; however, we will take comments throughout the entire process up until the public hearing. An extension of the comment period is not necessary. Jim will be able to provide answers to specific questions.

Jim Morrissey has talked with the applicant about the community's proposal for historic district designation and the hope of the community to retain the character of Mane Street. Neither of these will stop development on Mane Street as long as it is consistent with the current or future land use and zoning. The applicant has been willing to consider the frontage on Mane Street and make changes to make it fit within the historic character. Projects requiring a Conditional Use Permit have conditions placed on them. The motel project is in review and will need to meet all requirements of the Development Code. As you know, there are water issues in Pioneertown that are being addressed, but at this time are not final.

The County is well aware of the community's vision and the request to retain the current character. The County also supports economic development. The two are not mutually exclusive, but can work together to enhance the community while still providing the historic western character. The existing commercial development supports this including the existing 19-room motel on Mane Street with parking in the front and Pappy's and Harriet's, which has large areas of parking. Other properties are working to provide a bar and a restaurant on Mane Street or have small stores.

We are working towards adopting the appropriate land uses, zoning and overlays as part of the Countywide Plan. The Mane Street area is proposed for land use of Commercial, rezone to Rural Commercial (CR) (currently General Commercial) with a tourism overlay and the rest of Pioneertown will become Rural Living (see below). Mane Street is currently populated with residential and commercial development. A motel fits into the tourism overlay.



The Cultural and Paleontological review is part of the CWP. The Draft EIR should be out for public review by the end of April. The adoption process including Planning Commission and Board of Supervisor public hearings will occur this summer/fall. The Development Code amendments (including zoning and new standards for each zone and overlay) will follow adoption of the CWP. This will provide the public with many opportunities for comment on the proposed land use designations and changes in zoning, appropriate land uses, and development standards.

Karen

**Karen E. Watkins**  
Planning Manager  
**Land Use Services Department**  
Phone: 909-387-4218  
Fax: 909-387-3223  
385 N. Arrowhead Ave, First Floor  
San Bernardino, CA 92415-0187



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**From:** desertsall [mailto:sallwildlands@gmail.com]

**Sent:** Sunday, March 31, 2019 7:19 PM

**To:** Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>; Lundquist, Mark <Mark.Lundquist@bos.sbcounty.gov>

**Cc:** Dave Miller <davesmiller09@gmail.com>; Steve Bardwell <steve@infinityranch.net>; Sarah Kennington

<sarah@infinityranch.net>; Bernadette Ingalls <bernadetteingalls@gmail.com>; Jill Endicott <jill@endicottenterprises.com>; Jack Dugan <jsdpitown@gmail.com>; sarafairchild@yahoo.com; Danny Sall <dannysall@gmail.com>

**Subject:** 12 unit trailer park on Mane Street, Pioneertown

Karen

this afternoon, just had a shock: by accident, i learned that this trailer park is being proposed for mane street. i along with our community earnestly and in good faith engaged in the 2017 county workshops for community plans are stunned that not only has this project been given consideration in light of the voiced values but also that supposedly, the comment period is closing this week unbeknownst to the community.

given the community's more than 10-yr strenuous pursuit for a community plan to protect our natural values by the historic lot sizes and uses,, this intense development of 12 units on a 1 1/2A lot is not consistent with what our community repeatedly reiterated to the County. Furthermore, the County's planning rezoning proposals circulated to the community in 2009 and 2014 supports the intentions to transform the zoning from SDRES to RL to complement to community's wishes, values and resources. Due to the mandate for a Cultural and Paleontologic Study, that planning effort was postponed to be completed in the next general plan update cycle when the study would be folded into to that effort. Please advise about the progress of that study described as an essential component for local land use planning and future projects.

This project is not appropriate for the stated values nor available resources of the community and undermines the County's promises to this unique area. Recent requests for a copy of the project application and proposal not received a response.

I request:

1. an extension of the public comment period to allow [per CEQA mandate] the public to participate in informed decisionmaking with a close examination of the project.
2. a copy of the Cultural and Paleontologic Study
3. notification be given on all proposed projects in the Pioneertown Action Plan Boundary to the Friends of Pioneertown [info@friendsofpioneertown.or] and to the cc-ed email recipients

.  
Most sorely distressed

Claudia Sall

## Duron, Heidi - LUS

---

**From:** Ben L <k.ben.loescher@gmail.com>  
**Sent:** Monday, March 25, 2019 4:51 PM  
**To:** Morrissey , Jim  
**Subject:** Re: M/C Permit Application: 0594-391-25-0000

Will do!

On Mon, Mar 25, 2019 at 3:50 PM Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)> wrote:

Good Afternoon;

Yes. Let me know on Friday if that day still works for you. I will not be in the office on Thursday.

### Jim Morrissey

Planner  
**Land Use Services Department**  
Phone: 909-387-4234  
Fax: 909-387-3223  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187



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**From:** Ben L [mailto:[k.ben.loescher@gmail.com](mailto:k.ben.loescher@gmail.com)]  
**Sent:** Monday, March 25, 2019 3:10 PM  
**To:** Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)>  
**Subject:** Re: M/C Permit Application: 0594-391-25-0000

Thank you and I appreciate the explanation. Are you going to be in the office at around noon on Friday if I can get over there?

On Mon, Mar 25, 2019 at 2:30 PM Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)> wrote:

Good Afternoon

The 10-day period referenced in our Project Notice is standard. Public agencies, County Departments, and property owners all have the same time frame. You can submit comments up until the time the project is acted upon, but submitting them early is more helpful to the planning process. Please be aware that when the item is scheduled for action a public hearing notice will be mailed out to surrounding property owners, similar to the Project Notice. Your attendance is welcome at the hearing.

If you wish to see the file let me know and I can review it with you or others.

**Jim Morrissey**

Planner  
**Land Use Services Department**  
Phone: 909-387- 4234  
Fax: 909-387-3223  
[385 N. Arrowhead Avenue](#), 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187



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**From:** Ben L [mailto:[k.ben.loescher@gmail.com](mailto:k.ben.loescher@gmail.com)]  
**Sent:** Saturday, March 23, 2019 1:43 PM  
**To:** Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)>  
**Subject:** Re: M/C Permit Application: 0594-391-25-0000

Hi Jim, it doesn't look like I can get down there before the 29th, so I've shared your info with a couple other folks to see if someone can review the application proposal. I would like to request that the deadline be postponed until we have time to see that actual proposal; hopefully there is a way to get the full application materials up here so that you can get informed comments.

Best,

Ben Loescher

On Wed, Mar 20, 2019 at 11:33 AM Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)> wrote:

Good Morning;

It would be helpful to make sure I am in the office. I am out certain days of the week on a regular basis, typically on Thursdays and on alternating Mondays. If we need a room to meet, because you may bring others, I can also arrange for that as well. Just let me know.

**Jim Morrissey**

Planner  
**Land Use Services Department**  
Phone: 909-387- 4234  
Fax: 909-387-3223  
[385 N. Arrowhead Avenue](#), 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187



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**From:** Ben L [mailto:[k.ben.loescher@gmail.com](mailto:k.ben.loescher@gmail.com)]  
**Sent:** Wednesday, March 20, 2019 10:27 AM  
**To:** Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)>  
**Subject:** Re: M/C Permit Application: 0594-391-25-0000

Will do - do we need an appointment or is it any time during planning hours?

On Wed, Mar 20, 2019 at 9:43 AM Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)> wrote:

Good Morning;

Yes, revised plans were filed. You are welcome to review them in the office. I do not have a revised reduction that I can scan and e-mail, only the full-sized plans.

**Jim Morrissey**

Planner  
**Land Use Services Department**  
Phone: 909-387- 4234  
Fax: 909-387-3223  
[385 N. Arrowhead Avenue](#), 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187



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**From:** Ben L [mailto:[k.ben.loescher@gmail.com](mailto:k.ben.loescher@gmail.com)]  
**Sent:** Wednesday, March 20, 2019 6:25 AM  
**To:** Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)>  
**Subject:** Re: M/C Permit Application: 0594-391-25-0000

Hello Mr. Morrissey,

Based on the public notification it seems that the application has been deemed complete. Are revised plans available for review?

Best,

Ben Loescher

On Fri, Feb 8, 2019 at 7:39 PM Ben L <[k.ben.loescher@gmail.com](mailto:k.ben.loescher@gmail.com)> wrote:

Thank you! This is very helpful. I'll contact the historian and follow with the the draft NRHD nomination materials. Based on the site plans I have concerns about the vehicle parking that occurs on Mane Street (this is the preservation focus of the historic district). If it is appropriate feel free to share my information with the applicant, otherwise we will participate in the public process.

Best,

Ben

On Fri, Feb 8, 2019 at 5:39 PM Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)> wrote:

Good Evening;

An application has been submitted for a hotel that will be enclosed on three sides by a western themed façade. The hotel units are identified as individual "trailers". I am currently reviewing the application for completeness. Once the application is accepted as Complete, a Project Notice will be sent to surrounding property owners and appropriate agencies/departments for review and comment.



At this time a number of corrections to the application and site plan have been identified. I am continuing to review the application. A reduced version of the site plan is attached. I do not have a version of the façade I can scan.

If you would like to provide me a copy of the nomination materials, please do so. Thank you for the inquiry.

**Jim Morrissey**

Planner  
**Land Use Services Department**  
Phone: 909-387- 4234  
Fax: 909-387-3223  
[385 N. Arrowhead Avenue](#), 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187



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**From:** Ben L [mailto:[k.ben.loescher@gmail.com](mailto:k.ben.loescher@gmail.com)]  
**Sent:** Wednesday, February 06, 2019 2:11 PM  
**To:** Morrissey, Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)>  
**Subject:** M/C Permit Application: 0594-391-25-0000

Dear Mr. Morrissey,

I am part of a group that is in the midst of authoring a National Register Historic District nomination for the properties bounding Mane Street in Pioneertown which is intended to include both structures and landscape as contributing features. We recently became aware that an application has been submitted seeking approval to build a hotel within the proposed historic district boundary (APN 0594-391-25-0000). We don't have any detail on the project - would it be possible to get some insight into what is being proposed? I would also be happy to share our current nomination materials if that is helpful.

Best,

Ben Loescher

310-745-9211

## Duron, Heidi - LUS

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**From:** Cynthia White <cynthiawhite701@yahoo.com>  
**Sent:** Monday, March 25, 2019 6:48 PM  
**To:** Morrissey , Jim  
**Subject:** Re: Mane Street Pioneertown, CA

Thank you, Mr. Morrissey, for your response. I will be in contact with my neighbors.

Cynthia & Stanley White  
Pioneertown, CA

On Monday, March 25, 2019, 2:50:12 PM PDT, Morrissey , Jim <Jim.Morrissey@lus.sbcounty.gov> wrote:

Good Afternoon;

Yes, it is possible to receive more information on the project. One potential way is to come to the office and I can review the file with you.

At this point in time we have accepted the application as complete and distributed materials for comment, such as the Project Notice to surrounding property owners. We are in the process of receiving those comments. Environmental documentation will need to be prepared and made available for public review (probably 20 days). Conditions of approval must be compiled once the different departments have received any subsequent materials required and a Staff Report prepared. After these have occurred a public notice will be distributed and a public hearing held on the application.

### Jim Morrissey

Planner  
**Land Use Services Department**  
Phone: 909-387- 4234  
Fax: 909-387-3223  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187



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**From:** Cynthia White [mailto:cynthiawhite701@yahoo.com]  
**Sent:** Saturday, March 23, 2019 4:28 PM  
**To:** Morrissey , Jim <Jim.Morrissey@lus.sbcounty.gov>  
**Subject:** Mane Street Pioneertown, CA

Mr. Morrissey,

We have been informed that there is a 12-unit trailer "hotel" permit that is being processed for Pioneertown. Is it possible to receive additional information about this request before the application is either denied or accepted?

Thank you,

Cynthia & Stanley White

51855 Trails End

Pioneertown, CA 92268

(760) 369-1187

## Duron, Heidi - LUS

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**From:** Rick Schwartz <paperetc@pacbell.net>  
**Sent:** Wednesday, March 27, 2019 2:40 PM  
**To:** Morrissey, Jim  
**Subject:** Re: P201900057 Public Comments

Thanks,  
Rick

On Mar 27, 2019, at 9:53 AM, Morrissey, Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)> wrote:

Good Morning;

The comments received to date are below. I have numbered them just to establish where one comment ends and the next begins.

1) Rick Swartz applied for a permit to build a trailer motel on Pioneertown Rd.

The community is trying to stop these short term rentals from being built and rented out through a Community Plan that has not been completed by the Supervisors in San Bernardino.

Attached is a response to me from the Countrywide plan. Please check this out, this is the community of Pioneertown trying to stop this overgrowth of short term rental, and western theme. Why it hasn't been completed from 2016-17 meetings is beyond belief! Please help us stop this influx of city people that don't have any idea how quiet our neighborhoods have been until the last 5 years.

I am sure you will be hearing from many neighbors about this bad idea. Please help us keep Pioneertown quiet. This is probably the only town in the USA left that is trying to stay quiet, .

2) We have been informed that there is a 12-unit trailer "hotel" permit that is being processed for Pioneertown. Is it possible to receive additional information about this request before the application is either denied or accepted?

3) I am a property owner in Pioneer Town. I disapprove this project. I feel that the integrity of the old town movie set should be maintained. It is a historic site and part of the Old Western movie history from the 1940's. Please turn this project down.

4) I live in Pioneertown and I have some questions and concerns about the permit applied for by Rick Schwartz for parcel number 0594-391-25. I am asking you to disclose the full project application to us residents for further review. My main concern is how moveable trailers on a property can be considered a hotel, how so many trailers are going to fit on that small property and include space for parking for the guests, where are the people going to use the restroom (if in the trailers, will each unit have its own septic and if not, shouldn't it be considered a campground if a separate bathroom is built), and what the water source will be for the property.

As a resident of Pioneertown, I am concerned about how the issuance of this permit will open the door to many other "hotels" popping up that are merely RV parks or campgrounds and how this will impact my community.

5) I am writing regarding the proposed "trailer hotel" at 53488 Mane Street, Pioneertown, CA. I ask that the full project application be made available to Pioneertown residents for review and that the deadline for comment be extended until there is enough time to see what has been proposed. As a resident of this small community and a neighbor living just a block away from the proposed project, I don't believe that adequate notice or information has been provided about the proposed project for the community to offer input.

6) Could the county provide residents of Pioneertown a full project application for review ? Also since SBC released this information so late, the date for comment should be extended so we have an opportunity to find out just what this project is and be able to comment.

AT this point a 12 TRAILER MOTEL doesn't sound like a motel. It sounds like a trailer park.

What about waste disposal ?

What about WATER? Pioneertown has limited water supply for many years now and the cost of hauled water has double for permanent resident in the past two years because of the many short term rentals.

Can our roads handle more TRAFFIC? No, they can't.

Does the residents of Pioneertown want more LOUD NOISE? No we don't.

This project is close enough to my home I'll hear every noise they make all night long and I'll be looking at the trailer from my windows when inside and any time I'm outside on my patio and yard.

Do I want to look at a bunch of old trailers they'll call vintage? No, I don't.

Why can't we keep Pioneertown clean and not turn it into a junk yard ?

7) I am a resident of Pioneertown and today learned from a neighbor about the proposed 12 trailer hotel on Mane St. I have concerns about restroom facilities, lighting, noise, and onsite management. Other residents in our community have similar concerns. We hope you will consider disclosing additional information on the project and extending the comment period.

8) The proposed Mane Street project by Rick Schwartz (rental trailers) was forwarded me by Michael French, who lives next door at in the little red cabin at 53525 Mane Street.

Although I no longer have a real-estate interest in Pioneertown, having lived at 53525 (the French cabin) for thirty-some years, my interest in it remains, for bigger-picture reasons as well as personal.

Rick and Gary's trailer project is quite fitting to the nature of Mane Street, commercially and in essence, in my opinion.

However, everything is a matter of scale, especially on Mane Street, where the architecture is primary. It holds its charm not only in age and old-west design, but in the smallness of the buildings.

***Twelve (12) trailer sites on the Schwartz lot of about half an acre is too much. Half that amount is more appropriate, and eight acceptable.***

I would even suggest, if possible, six sites for a period of two years, with allowance for more should the project be successful *and accountable in every way.*

I thank you in advance for your work and interest in a most peculiar little spot, which has somehow become of enormous interest to many.

**Jim Morrissey**

Planner

**Land Use Services Department**

Phone: 909-387- 4234

Fax: 909-387-3223

385 N. Arrowhead Avenue, 1<sup>st</sup> Floor

San Bernardino, CA 92415-0187

<image001.png>

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## Duron, Heidi - LUS

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**From:** Irv Kochman <irv@system4.ca>  
**Sent:** Thursday, March 21, 2019 3:58 AM  
**To:** Morrissey , Jim  
**Cc:** irvkochman@gmail.com  
**Subject:** RE: P201900057

Hi Jim

Thanks for speaking to me yesterday re the Pioneertown proposal.

Further to our conversation re the minor use permit to develop a hotel.

My comment concerning this proposal is that the Western Facade should surround the perimeter of the 12 trailers.

The view from Pioneertown Rd should be the same view as from Mane St.

No different than looking at all sides of Pappy and Harriets.

Is there an artist's rendering of the project available.

What landscaping will there be associated with this project.

If it's a Hotel then it should not look like a trailer park.

Thank you for sending this and thank you for the opportunity to make my comments.

All the best

Regards

Irv

Irv Kochman

**144 Hetherington Cres.**

**Thornhill, On L4J 2M2**

**Cell 416 452 2840**

[irvkochman@gmail.com](mailto:irvkochman@gmail.com)

[irv@system4.ca](mailto:irv@system4.ca)

Irv Kochman 416 452 2840

----- Forwarded message -----

From: Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)>

Date: Wed, Mar 20, 2019, 5:38 PM

Subject: P201900057

To: [irvkochman@gmail.com](mailto:irvkochman@gmail.com) <[irvkochman@gmail.com](mailto:irvkochman@gmail.com)>

Good Afternoon;

Here is my e-main address.



**Jim Morrissey**

Planner  
**Land Use Services Department**  
Phone: 909-387- 4234  
Fax: 909-387-3223  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187



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## Duron, Heidi - LUS

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**From:** Pamela <horsefeatherspcyv@yahoo.com>  
**Sent:** Thursday, March 28, 2019 7:39 PM  
**To:** Morrissey , Jim  
**Subject:** Re: parcel #0594-391-25

Project#P201900057/MUP  
53488 Pioneertown Rd, Pioneertown

Please reconsider NOT allowing a project of this scope on an inappropriate size parcel. The impact of cars, noise, trash, ect on the full time residents is unacceptable. They already are impacted weekends by hordes of tourists trespassing. The space is too small for such a project.

Thank you for your consideration in this matter .

Pam Anders  
PO Box 354  
Pioneertown, Ca

Sent from my iPhone

## Duron, Heidi - LUS

---

**From:** desertsall <sallwildlands@gmail.com>  
**Sent:** Thursday, July 11, 2019 10:38 PM  
**To:** Morrissey , Jim  
**Subject:** Re: Proposed Mane Street trailer park

jim  
too bad. please put me on the contact list regarding this project.

claudia

On Thu, Jul 11, 2019 at 2:41 PM Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)> wrote:

Good Afternoon;

The drawings are large and we do not have the ability to reproduce them. You are welcome to come into the office and look at them. You can photograph them with your phone and use that as a record.

### Jim Morrissey

Planner  
**Land Use Services Department**  
Phone: 909-387- 4234  
Fax: 909-387-3223  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187



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**From:** desertsall [mailto:[sallwildlands@gmail.com](mailto:sallwildlands@gmail.com)]  
**Sent:** Wednesday, July 10, 2019 8:00 AM

**To:** Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)>

**Subject:** Re: Proposed Mane Street trailer park

Jim

If I pay for paper copies,

Can you share?

Claudia

On Tue, Jul 9, 2019, 12:59 PM Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)> wrote:

Good Afternoon;

A revised plan was submitted, but no additional processing has occurred due to a deficit in the account balance. Once additional funds are provided we will continue processing. I do not as yet have an electronic copy of the revised plan to forward to you.

**Jim Morrissey**

Planner  
**Land Use Services Department**  
Phone: 909-387- 4234  
Fax: 909-387-3223  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187

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**From:** desertsall [mailto:[sallwildlands@gmail.com](mailto:sallwildlands@gmail.com)]  
**Sent:** Monday, July 08, 2019 8:43 PM  
**To:** Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)>  
**Subject:** Proposed Mane Street trailer park

Dear Jim

I am interested in the proposed trailer park in Pioneertown and understand the applicant has submitted revised plans. would you share a copy of revised site plan?

Claudia Sall

## Duron, Heidi - LUS

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**From:** Shirley Z <pioneertowngirl@yahoo.com>  
**Sent:** Tuesday, March 26, 2019 10:08 AM  
**To:** Morrissey, Jim  
**Subject:** Re: Short-Term Rental Comments Form Submission

Please see attached Short-term rental comments form to SupervisorRoe@sbccounty.gov. I know the community has filled out this information for Supervisor Jim Morrissey and we need to stop the traffic and neighborhoods from becoming a site to wander around and snoop.

Shirley Zambrano  
5538 Minna Gombell Ln  
Pioneertown, CA 92268

\* \* Shirley \* \*

On Thursday, March 7, 2019, 6:36:30 PM PST, SupervisorRowe@sbccounty.gov <SupervisorRowe@sbccounty.gov> wrote:

**Timestamp:** 3/7/2019 6:35:52 PM

**Name:** Tom Eastwood

**E-mail address:** pioneertowngirl@yahoo.com

**Phone:** 760-365-7377

**Community:** Pioneertown, CA

**Currently-own-operate:** NO

**More-less-restrictive:** MORE

**Concern:** ENVIRONMENTAL

**Comment:** Most people are coming out to Pioneertown are looking for entertainment at Pappy and Harriet's. They get a short term rental so they can stay overnight after drinking. After the bar closes they like to keep on partying and they don't care that they are disturbing the residents and scaring them with bonfires and shooting guns. Also throwing their empty containers out of the windows on the sides of the road so they don't get caught drinking and driving. It's a real shame that we have to put up with their careless driving, speeding and following too closely on Pioneertown Road. We turn in the illegal short term rentals and it takes months before they are shut down, in fact some over a year!

Thank you for your feedback!

Dawn Rowe  
Board of Supervisors  
Third District

## Duron, Heidi - LUS

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**From:** Mojave Sands <mojavesands@yahoo.com>  
**Sent:** Monday, March 25, 2019 8:32 AM  
**To:** Morrissey , Jim  
**Subject:** Trailer "hotel" in Pioneertown

Hello Jim

I live in Pioneertown and I have some questions and concerns about the permit applied for by Rick Schwartz for parcel number 0594-391-25. I am asking you to disclose the full project application to us residents for further review. My main concern is how moveable trailers on a property can be considered a hotel, how so many trailers are going to fit on that small property and include space for parking for the guests, where are the people going to use the restroom (if in the trailers, will each unit have its own septic and if not, shouldn't it be considered a campground if a separate bathroom is built), and what the water source will be for the property.

As a resident of Pioneertown, I am concerned about how the issuance of this permit will open the door to many other "hotels" popping up that are merely RV parks or campgrounds and how this will impact my community.

Thank you  
Susan Burnett  
P.O. Box 94  
Pioneertown, CA. 92268

# EXHIBIT D

## Conditions of Approval





# Conditions of Approval

**Record:** PROJ-2020-00158

**System Date:** 06/28/2022

**Primary APN:** 0594391250000

**Application Name:** P201900057-Rick Schwartz; MINOR  
USE PERMIT/ CONDITIONAL USE  
PERMIT

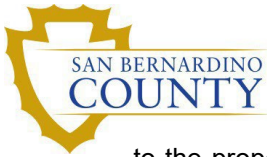


# Conditions of Approval

## On-Going

### Land Use Services – Planning

1. Project Approval Description: This Pioneertown Hotel is conditionally approved to permit 14 detached trailer rental units in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.
2. Valet Parking: Valet parking shall be permitted as displayed on the site plan with the on-site manager responsible for the parking and movement of the vehicles.
3. Project Location: The Project site is located between Mane Street and Pioneertown Road, east of Roy Rogers Road.
4. Expiration: This project permit approval shall expire and become void if it is not “exercised” within 36 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval’s expiration date. The developer is responsible to initiate any Extension of Time application.
5. Development Impact Fees: Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
6. Clear Sight Triangle: Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
7. Continuous Effect/Revocation: All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation. Revisions: Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.
8. Continuous Effect/Revocation: All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided



## Conditions of Approval

to the property owner, developer or other interested party to correct the non-complying situation. Revisions: Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

9. Construction Hours: Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
10. Cultural Resources: During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
11. Extension of Time: Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
12. Lighting: Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
13. Underground Utilities: No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
14. Performance Standards: The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
15. Additional Permits: The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:
16. GHG - Operational Standards: The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project: a. Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. d. Landscape



## Conditions of Approval

Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

17. Construction Noise : The following measures shall be adhered to during the construction phase of the project:
  - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.
18. Project Account: The Project account number is PROJ-2020-00158. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,500.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
19. Continuous Maintenance: The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
  - a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
  - b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
  - c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
  - d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
  - e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
  - f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
  - g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
  - h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
  - i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
  - j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
  - k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations.
  - l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

### County Fire - Community Safety

20. Permit Expiration: Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the



## Conditions of Approval

work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

21. Additional Requirements: In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
22. Access – 150+ feet : Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
23. Jurisdiction: The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein “Fire Department”. Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable status, codes, ordinances and standards of the Fire Department.
24. Sprinkler Installation Letter: The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation.
25. Fire Safety Overlay: The County General Plan designates this property as being within the Fire Safety Review Area and all future construction shall adhere to all applicable standards and requirements of the overlay district.
26. Access – 30% slope : Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department.

### Public Health– Environmental Health Services

27. Refuse Storage and Disposal: All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call EHS/LEA at: 1-800-442- 2283.
28. Noise Levels: Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call EHS at 1-800-442-2283.
29. Septic System Maintenance: The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a EHS permitted pumper. For information, please call EHS/Wastewater Section at: 1-800-442-2283.



# Conditions of Approval

## Prior to Land Disturbance

### Land Use Services - Building and Safety

30. Geotechnical (Soil) Report Required Before Grading: A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.
31. Demolition Permit Required Before Grading: Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.

### Land Use Services – Planning

32. Joshua Tree Relocation Plan: The developer shall submit and have approved by the Planning Division a relocation plan for Joshua Trees within the developed site area. The relocation plan shall be accompanied with certification from a certified arborist, registered professional forester or a Desert Native Plant Expert that the proposed tree removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment, and are in compliance with Chapter 88.01 of the San Bernardino County Development Code. The certification shall include the information in compliance with Department procedures. Transplantation onsite shall be the primary method of addressing a Joshua Tree removals from the subject property
33. GHG - Construction Standards: The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following: a) Implement the approved Coating Restriction Plans. b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment. c) Grading contractor shall provide and implement the following when possible: - training operators to use equipment more efficiently. - identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions. - replacing older, less fuel-efficient equipment with newer models. - use GPS for grading to maximize efficiency. d) Grading plans shall include the following statements: - "All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration." - "All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes." e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways. f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures. g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
34. Diesel Regulations: The operator shall comply with all existing and future California Air Resources Board and Mojave Desert Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps;(3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. Mojave Desert Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.
35. Air Quality: Although the Project does not exceed Mojave Desert Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the proposed Pioneertown Hotel is in non-attainment status for ozone and suspended particulates [PM10 and PM2.5 (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would





## Conditions of Approval

include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures: a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities. 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday. 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion. 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour. b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NOX and PM10 levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements: 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

36. Grading/Land Disturbance Condition: Due to the existence of an ephemeral drainage course near the northerly Project boundary, the California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement with the Department of Fish and Wildlife shall be provided to the Land Development Division prior to grading permit issuance.

37. Grading/Land Disturbance Condition: Mitigation Measure GEO-1: Treatment of Previously Unidentified Paleontological Resources. Prior to the issuance of a grading permit, the following note shall be included on the grading plans: "If previously unidentified paleontological resources are unearthed during construction activities, construction work in the immediate area of the find shall be halted and directed away from the discovery until a qualified Paleontologist assesses the significance of the resource. The County of San Bernardino Land Use Services Department shall make the necessary plans for treatment of the find(s) and for the evaluation and mitigation of impacts if the finds are found to be historically significant according to CEQA (CEQA Guidelines Section 15064.5 (a)). The plan shall include, but not be limited to: 1. Preparation of recovered specimens to a point of identification and permanent preservation including washing of sediments to recover small invertebrates and vertebrates. 2. Identification and curation of specimens into an established, accredited museum repository with permanent retrievable paleontological storage. The paleontologist must have a written repository agreement in hand prior to the initiation of mitigation activities. Mitigation of adverse impact to significant paleontological resources is not complete until such curation into an established repository has been fully completed and documented. 3. Preparation of a report of findings with an appended itemized inventory of specimens. The report and inventory, when submitted to the County Land Use Services Department-Current Planning along with confirmation of the curation of recovered specimens into an established, accredited museum repository, will signify completion of the program to mitigate impacts to paleontological resources."

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38. Grading/Land Disturbance Condition: Mitigation Measure N-1. The builder/developer will submit for review and obtain approval of an agreement letter that stipulates that all construction contracts/subcontracts contain as a requirement that the following noise attenuation measures be implemented: a) Install temporary noise attenuation, if needed, to reduce noise levels to 65 dBA at the exterior of the residential structure on the adjacent residential property. The selection of the type of barrier, such as ½" plywood or sound absorption/attenuating



# Conditions of Approval

blankets, and the height, thickness and location of the barrier shall be determined through the completion of an acoustical analysis acceptable to the County of San Bernardino Planning Division. b) Noise levels of any project use or activity will be maintained at or below adopted County noise standards (SBCC 83.01.080). The use of noise-producing signals, including horns, whistles, alarms, and bells, will be for safety warning purposes only. c) Exterior construction activities will be limited between 7 a.m. and 7 p.m. There will be no exterior construction activities on Sundays or National Holidays. d) Construction equipment will be muffled per manufacturer's specifications. Electrically powered equipment will be used instead of pneumatic or internal combustion powered equipment, where feasible. e) All stationary construction equipment will be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.

- 39. Grading/Land Disturbance Condition: Mitigation Measure-TCR-1 A. The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed in CR-1, of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site. B. Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.
- 40. Monument Disturbed by Grading: If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.
- 41. Corner Records Required Before Grading: Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
  - a. Monuments set to mark property lines or corners;
  - b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
  - c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

## Public Health– Environmental Health Services

- 42. Vector Control Requirement: The project area has a high probability of containing vectors. EHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to EHS/Land Use. For information, contact Vector Control at (800) 442-2283.

### Prior to Issuance

## County Fire - Community Safety

- 43. Building Plans: Building plans shall be submitted to the Fire Department for review and approval.

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- 44. Combustible Protection: Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
- 45. Fire Fee: The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety





## Conditions of Approval

Division.

46. Haz-Mat Approval: The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.
47. Primary Access Paved: Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions, including width, vertical clearance and turnouts.
48. Secondary Access Paved: Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.
49. Solar: Solar / Photovoltaic System Plans. Plans shall be submitted online through EZOP to the Fire Department for review and approval. Plans must be submitted and approved prior to Conditional Compliance Release of Building.
50. Turnaround: Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the Fire Safety Overlay District areas, there are additional requirements.
51. Water System Commercial: A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.
52. Water System: Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: 1500 GPM for a 2 hour duration at 20 psi residual operating pressure. Fire Flow is based on a 400 sq. ft. structure.
53. Surface: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.
54. Fire Flow Test: Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied. This requirement shall be completed prior to combination inspection by Building and Safety.
55. Access: The development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions. b. Multi-Story Road Access Width. Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height

### Land Use Services - Building and Safety

56. Demolition Permit Required Before Building: Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.



## Conditions of Approval

57. Construction Plans: Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

### Land Use Services – Planning

58. Signs: All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards: a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable. b. All sign lighting shall not exceed 0.5 foot-candle. c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety. d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.
59. Issuance/Building Permit Condition: Mitigation Measure UTS-1. Applicant shall fund the preparation of a water feasibility study for the proposed use prior to providing water to the site. All provisions of that study shall be met, including, but not limited to, water facility installation methods, meter size, and number of lodging units.

### Public Health– Environmental Health Services

60. Water Service Verification Letter: Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact the Water Section at 1-800-442-2283.
61. Water Purveyor: Water purveyor shall be CSA70 W-4 or EHS approved.
62. Water and Sewer Service Verification: Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated with the project is/are not within the boundaries of the water and/or sewer service provider, submit to DEHS verification of Local Agency Formation Commission (LAFCO) approval of either: (1) Annexation of parcels into the jurisdiction of the water and/or sewer service provider; or, (2) Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133. Submit verification of LAFCO authorization of said Out-of-Agency service agreement to DEHS.
63. Technical Report Requirements: Technical report should include the following: a) The name of each public water system for which any service area boundary is within three miles, as measured through existing public rights-of-way, of any boundary of the applicant's proposed public water system's service area. b) A discussion of the feasibility of each of the adjacent public water systems identified pursuant to paragraph (1) annexing, connecting, or otherwise supplying domestic water to the applicant's proposed new public water system's service area. The applicant shall consult with each adjacent public water system in preparing the report and shall include in the report any information provided by each adjacent public water system regarding the feasibility of annexing, connecting, or otherwise supplying domestic water to that service area. c) A discussion of all actions taken by the applicant to secure a supply of domestic water from an existing public water system for the proposed new public water system's service area. d) All sources of domestic water supply for the proposed new public water system. e) The estimated cost to construct, operate, and maintain the proposed new public water system, including long-term operation and maintenance costs and a potential rate structure. f) A comparison of the costs associated with the construction, operation and maintenance, and long-term



## Conditions of Approval

sustainability of the proposed new public water system to the costs associated with providing water to the proposed new public water system's service area through annexation by, consolidation with, or connection to an existing public water system. g) A discussion of all actions taken by the applicant to pursue a contract for managerial or operational oversight from an existing public water system. h) An analysis of whether a proposed new public water system's total projected water supplies available during normal, single dry, or multiple dry water years during a 20-year projection will meet the projected water demand for the service area. i) Any information provided by the local agency formation commission (LAFCO). The applicant shall consult with the LAFCO if any adjacent public water system identified pursuant to paragraph (1) is a local agency as defined by Section 56054 of the Government Code.

64. Sewer Service Verification Letter: Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).
65. Sewage Disposal: Method of sewage disposal shall be EHS approved onsite wastewater treatment system (OWTS).
66. Existing Wells: If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
67. Existing OWTS: Existing onsite wastewater treatment system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
68. Demolition Inspection Required: All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact EHS Vector Section at 1-800-442-2283.
69. New OWTS: If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. An Alternative Treatment System, if applicable, shall be required.
70. Preliminary Acoustical Information: Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.

### Prior to Final Inspection

#### **County Fire - Community Safety**

71. Combustible Vegetation: Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less.
72. Commercial Addressing: Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three



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quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances.

73. Fire Alarm - Manual: A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
74. Fire Sprinkler-NFPA #13 : An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit plans to the with hydraulic calculation and manufacturers specification sheets to the Fire Department for approval and approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.
75. Hood and Duct Suppression: An automatic hood and duct fire extinguishing system is required. A Fire Department approved designer/installer shall submit detailed plans with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
76. Hydrant Marking: Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.
77. Key Box: An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock.
78. Material Identification Placards: The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.
79. Roof Certification: A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.
80. Street Sign: This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed.
81. Illuminated Site Diagram: The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant.
82. Fire Lanes: The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.
83. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. Storage areas



# Conditions of Approval

## Prior to Occupancy

### **County Fire - Community Safety**

84. Inspection by the Fire Department: Permission to occupy or use the building (certificate of Occupancy or shell release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

### **Land Use Services – Planning**

85. Shield Lights: Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).

86. Screen Rooftop: All roof top mechanical equipment is to be screened from ground vistas.

87. Landscaping/Irrigation: All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.

88. Installation of Improvements : All required on-site improvements shall be installed per approved plans.

89. Fees Paid: Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ- 2020-00158.

90. Condition Compliance : Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

91. GHG - Installation/Implementation Standards: The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following: a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent. b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting. c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

### **Public Health– Environmental Health Services**

92. Hotel/Motel/Apartment Certificate of Use Request: Prior to occupancy of a newly constructed or remodeled apartment complex, hotel, motel, resort, pursuant to San Bernardino County Code 33.101 et. seq., a Certificate of Use request shall be submitted to the Division of Environmental Health Services. For information, call EHS/Community Environmental Health at: 1-800-442-2283.

**END OF CONDITIONS**



# Conditions of Approval

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If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	<a href="http://cms.sbcounty.gov/lus/Home.aspx">http://cms.sbcounty.gov/lus/Home.aspx</a>	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	<a href="https://www.sbctfire.org/">https://www.sbctfire.org/</a>	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	<a href="http://cms.sbcounty.gov/dpw/Home.aspx">http://cms.sbcounty.gov/dpw/Home.aspx</a>	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	<a href="https://wp.sbcounty.gov/dph/programs/ehs/">https://wp.sbcounty.gov/dph/programs/ehs/</a>	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	<a href="http://www.sbclafco.org/">http://www.sbclafco.org/</a>	
Special Districts	Water and Sanitation	(760) 955-9885
	Administration,	(909) 386-8800
	Park and Recreation,	
	Roads, Streetlights,	
Television Districts, and Other		
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

# EXHIBIT E

## Findings



**FINDINGS: CONDITIONAL USE PERMIT.** Conditional Use Permit to develop a 14-unit hotel with individual trailers, including units for the manager and owner and subject to a variance for encroachments into: 1) Building, parking, and landscaping within the required street setback areas; 2) Parking in the required side yard setback area, and; 3) Wall type adjoining a residential use on approx. 0.77 acres.

1. **The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application,** because the subject property is located within a unique western-themed area and constrained by the amount of street dedication required due to its location between two streets. Variances are necessary to reduce building setbacks, associated landscape setback areas, and placement of parking to permit the design to reflect the existing Western Theme, compatible with other nearby uses. Approval of these variances would not alter the requirement that development must comply with other adopted design criteria, such as the amount of parking required, building height, site access, and Building Code standards.
2. **The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.** Additional street dedication is required along Mane Street and Pioneertown Road to reflect adopted County roadway standards and design criteria. Mane Street is a wide dirt roadway intended for pedestrian movement and has limited traffic volume. Pioneertown Road is currently a paved two (2) lane roadway that will provide primary physical access to the Project site.
3. **The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance.** The proposed Project has access to an adjoining two lane paved roadway. Vehicular access is limited to only the Pioneertown Road side of the property, thereby reducing potential conflicts within pedestrian movement along Mane Street. The proposed building height is limited due to the use of travel trailers, which combined with on-site management oversight, would minimize the potential for noise, light, and glare to extend beyond the property line. The conditions of approval will ensure that the Project will conform to performance standards, including those for noise and vibration, to reduce potential impacts to the nearby residences, including the installation of a solid wooden wall along the easterly property line. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.



4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan** including, but not limited to, the following:

**Policy LU-2.4 Land Use Map consistency.**

We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Policy Implementation: The proposed Project is permitted, subject to a Minor or Conditional Use Permit, within the SD-RES (Special Development-Residential) Zone. The proposed Project will be required to comply with the development criteria of the SD Zone. If compliance cannot be achieved a variance maybe warranted depending upon the circumstances.

**Policy LU-2.1 Compatibility with Existing Uses**

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhood. We also require that new residential development are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Policy Implementation: The proposed Project is a small lodging facility on a 0.77 acre parcel of land. The property is within the Pioneertown area, which has a unique western-themed design and limited street and infrastructure improvements. The proposed Project would not exceed one story, instead would provide a western-style building frontage along Mane Street, which is a pedestrian corridor and a covered boardwalk. No public parking is proposed along Mane Street, with vehicular access restricted to the Pioneertown Road frontage. Adequate water is available through the County of San Bernardino and electrical service is available.

**Policy LU-1.2 Infill development**

We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.

Policy Implementation: The subject property is vacant and within a relatively small development area. Public services are available and the site is easily accessible.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels.** The developer will be required to construct appropriate road improvements, provide adequate water and sewer facilities, and extend adequate utilities to the property, in accordance with the conditions of approval.
6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare,** because the conditions of approval ensure appropriate site improvements, street design, traffic improvements, and utilities are incorporated into the new development to meet projected needs. In addition, the conditions will ensure the Project will meet the adopted County performance standards for noise, lighting, and Project operation.
7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities,** because the proposed Project has a number of buildings that could provide for solar facilities, depending upon its feasibility to incorporate this feature into the Project.

#### **FINDINGS: MAJOR VARIANCE**

Major Variance to reduce the required setback to allow the encroachment into: 1) Building, parking, and landscape setback area along Mane Street from 25 feet to 6.5 feet and Pioneertown Road from 25 feet to 0 feet; 2) Parking setback area along the westerly property line from 10 feet to 5 feet, and; 3) Wall type adjoining a residential use from a solid masonry wall to a wood wall along the easterly property line on approx. 0.77 acres.

1. **The granting of the Variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems** because the proposed use would eliminate potential parking along Mane Street, thereby maximizing pedestrian access, and conforming with the existing design style and scope of improvements along both Mane Street and Pioneertown Road. Based on the existing physical and historical character and identity of the Pioneertown community, the Project does not warrant landscaping or building setbacks typically utilized in urban areas. Modifying the type of material used for the property line wall that adjoins a residential use will not be detrimental to its operation and will be more consistent with the community identity. The proposed Project buildings have the ability to utilize solar facilities, depending upon the feasibility of that operation as it relates to the needs of the facility and will not interfere with the present or future ability of others to use solar energy systems.

2. **There are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use that do not apply to other properties in the same vicinity and land use zoning district.** Other commercial land use categories and special development-residential land use zoning districts vary significantly from the Project site and the surrounding area located within Pioneertown. For example, the Project's proposed Western-themed building façade and boardwalk will encroach into the setback area to a lesser degree than the adjoining residence to the east in the same vicinity, by providing a 6.5 foot wide building and landscape setback area rather than the required 25-feet. Unlike other properties and intended uses of properties that occur within a commercial or special development area, the required property frontages are not necessary for the Project site since the Main Street area is generally used by pedestrians as part of a tourist destination with limited vehicular traffic. Pioneertown was developed as a combined western-themed movie set and a working town, in which everyday activities could occur beyond the production of movies. Utilizing design standards applicable to an urban setting are not appropriate nor reflected in the existing development pattern of the town, as evidenced by the lack of roadway and drainage improvements along Mane Street, the use of boardwalks in front of some buildings, the rather random nature of parking, and the ability of pedestrians to easily meander through the area without vehicles. As such, setbacks for landscaping are not applicable, since landscape setback areas do not exist. Project Parking has been removed from the Mane Street side of the property to the Pioneertown Road side and is located within the same distance of the paved portion of Pioneertown Road as other properties in the area. As such, the proposed Project design reflects the existing development pattern of the area.
3. **The strict application of the land use zoning district deprives the subject property of privileges enjoyed by other properties in the vicinity or in the same land use zoning district,** because other properties within the vicinity do not have landscape and setback improvements that are required for the proposed use due to the style of development created for the area at that time.
4. **Granting of the Variance is compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan,** because the County General Plan encourages commercial uses and environmentally suitable development which the Project implements. Moreover, the use is consistent with the development objectives of the Special Development Land Use Zoning District and will be consistent with and reinforce the physical and historical character and identity of Pioneertown.

**ENVIRONMENTAL FINDINGS:**

The environmental findings, in accordance with Section 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of all the required mitigation measures. A Mitigated Negative Declaration (MND) has been adopted and a Notice of Determination (NOD) will be filed with the San Bernardino County Clerk of the Board of Supervisors. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

# EXHIBIT F

## Letter of Intent

We will be having 12 trailers/accommodations on the property for rent. The accommodations we are considering are pre-fabricated manufactured units, travel trailers, scoolies, buses and motorhomes. They will vary in sizes and styles. Each accommodation will have one bedroom and one bathroom and kitchen. Since I have not purchased these yet I have researched the sizes as being the smallest would be approximately 20' x 8' x 11'. The largest approximately 10' x 40' x 16'. Our vision is an old abandoned town. We plan on rusting the exterior of any buses or trailers that we might use even if we were to purchase them brand new. We want them to look abandoned as if they have been sitting there for over 50 years. Any manufactured units that we use will have old weathered wood on them to simulate old western buildings. The exterior theme is old western host town for the entire project.

# EXHIBIT G

## Historic District Nomination Form

**United States Department of the Interior  
 National Park Service**

**National Register of Historic Places Registration Form**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

**1. Name of Property**

Historic name: Pioneertown Mane Street Historic District

Other names/site number: N/A

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

**2. Location**

Street & number: Mane Street

City or town: Pioneertown State: California County: San Bernardino

Not For Publication:  Vicinity:

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

<p>_____  <b>Signature of certifying official/Title:</b></p> <p>_____  <b>State or Federal agency/bureau or Tribal Government</b></p>	<p>_____  <b>Date</b></p>
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In my opinion, the property  meets  does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau or Tribal Government

#### 4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

Signature of the Keeper

Date of Action

#### 5. Classification

##### Ownership of Property

(Check as many boxes as apply.)

Private:

Public – Local

Public – State

Public – Federal

##### Category of Property

(Check only **one** box.)

Building(s)

District

Site

Structure

Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
19	6	buildings
0	0	sites
5	2	structures
1	1	objects
25	9	Total

Number of contributing resources previously listed in the National Register: 0

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

Other: Filming Location (Movie Ranch)

Commerce/ Trade: Specialty Store

Commerce/ Trade: Restaurant

Transportation: Pedestrian Related

Government: Post Office

Agriculture/ Subsistence: Animal Facility

Landscape: Street Furniture/ Object

Landscape: Unoccupied Land

Landscape: Parking Lot

**Current Functions**

(Enter categories from instructions.)

Commerce/ Trade: Specialty Store

Domestic: Single Dwelling

Commerce/ Trade: Restaurant

Transportation: Pedestrian Related

Government: Post Office

Recreation and Culture: Outdoor Recreation (Campground)

Religion: Religious Facility

Landscape: Street Furniture/ Object

Landscape: Unoccupied Land

Landscape: Parking lot

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Other: Themed 19<sup>th</sup> Century Western Vernacular

### Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: Concrete

Walls: Wood, Adobe, Stucco

Roof: Asphalt, Metal, Wood Shingle

Other: Porches, Decorative Elements, Boardwalks: Wood

Other: Pedestrian and Vehicular Streets: Earth

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

The Pioneertown Mane Street Historic District is a grouping of 25 contributing buildings, structures, and objects with latter 19<sup>th</sup> century Western vernacular theming. The buildings are generally single story with varied wood cladding and Western-themed detailing such as parapets, porches, and wood boardwalks. The buildings flank "Mane" Street: an earthen covered pedestrian-only street on an east-west axis that extends for little over a ½ mile for approximately 2,720 feet. All contributing resources were constructed between 1946 and 1966. With the exception of one building reconstructed after a fire, all of the contributing resources were made as Western-themed film sets. Unlike the collection of such sets at any other movie ranch in Southern California, from their start the stage sets at Pioneertown were intended to double as actual commercial buildings during off-filming hours, and in addition provide goods and services to Pioneertown's many filming productions. The Pioneertown Mane Street Historic District retains historic integrity.

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## Narrative Description

### Mane Street Right-of-Way

The center of the Mane Street Historic District is Mane Street itself. "Mane Street" is a wordplay referencing a community main street and a horse's mane. As conceived, no motorized vehicles, including automobiles, were permitted on Mane Street, though horses were. Keeping with the rustic and Western-themed character of Pioneertown, the road is unimproved and earthen-covered. There are no concrete sidewalks, curbing, or gutters present off either of its shoulders, in concrete or otherwise. The Mane Street right-of-way is 20 feet wide. However, buildings and structures off either shoulder have a considerable setback, of approximately 50 feet from the Mane Street centerline. Mane Street's extra width was intended for filming purposes. Multiple smaller-width earthen covered and unimproved roads either meet or bisect Mane Street within the district. From west to east, these include: Minna Gombell Road, Tom Mix Road, William S. Hart Road, Roy Rogers Road, Tom Mix Road (a different road with the same name), and Curtis Road. Each of the roads has a right-of-way width of approximately 20 feet. Akin to Mane Street, these roads do not have sidewalks, gutters, or curbing, in concrete or otherwise.

In the heart of the District, from a point just west of the Pioneertown Soundstage east for 475 feet to a point east of Ernie Kester's Film Museum, Mane Street is presently pedestrian only. At either end, this portion of Mane Street is portioned off at the west by an untreated post and rail wood fence, and the same at the east end, except in portions where the rails are missing, leaving the posts to stand alone. Recent Western-style wood signage with hand-painted white lettering is also included upon these boundary fences.

Along Mane Street are multiple smaller-scale landscape elements reiterating the District's Western theming. These exist in general and are frequently not associated to one particular building or structure. These include: a variety of wood fences including post and rail or board fences of simple but varying designs of stained, aged, or rusticated wood; wood picket fences; wood pole fences with metal pipe column railing; varied fences upon a single property; utility pole gateways at property entries, or lined upon the ground as barriers and edging; and irregular course boulder landscape elements, including as planters. Many of these elements are in-kind replacements while other elements such as the planters, are frequently recent. Mane Street also includes periodic open lots between extant buildings that were vacant from the beginning; horse-themed elements such hitching posts of metal pipe column, wood post or pole. Common plantings include mature Joshua trees (*yucca brevifolia*), cottonwood trees, *opuntia cacti* succulent specimens and other native specimens. With the above are a multitude of Western-themed objects such as faux tank houses, barrels, wagons, windmills, carts, or other mining equipment that are movable and recently introduced.

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### **Contributing Resources**

Multiple buildings and structures, in addition to select open spaces and landscape elements, retain integrity from the Pioneertown Mane Street Historic District's period of significance of 1946-1966. The District's contributing resources are below described, with non-contributing properties noted and acknowledged. The order of properties described begins with the first contributing property at the District's southeast corner, running west along the south shoulder of Mane Street, then continuing in a clockwise manner addressing the buildings and structures along the Mane Street's north shoulder. The ordering follows the diagram included within this nomination.

Unless otherwise noted, all contributing buildings and structures doubled as film sets. Thusly in the descriptions below, such resources will be described by the other part of their dual purpose—typically a commercial use, unless otherwise noted. Each property will be addressed by its historic name, with its present name included in the description narrative.

#### **Klip N' Kurl Hair Salon**

The Klip N' Kurl Hair Salon is a one-story, rectangular plan commercial building with exposed wood board and batten cladding and shed roof. Its front elevation, which faces north onto Mane Street, has a false-front parapet of low-pitched peak and pronounced wrap-around boxing at either end, which continues to sloping, side elevations. A recently added metal pipe chimney is visible behind the parapet off the roof's west side. The Klip N' Kurl's main entry is off-center at the front elevation's east portion, and it has a six-panel wood door fronted by a recent wood framed screen. The door is topped by a large transom window, and both door and transom are framed in simple wood 2x4 of slight lintel tailing. A large pair of narrow and vertically acclimated Italianate 6/6 wood frame double hung windows is present at the front elevation, and 6/6 wood frame windows of smaller dimension are present at side elevations. Windows have wood stoops and small wood sills. The front elevation is itself fronted by a tall, flat roofed porch supported by three simple wood posts with two-part wood block capitals. The porch has a low wrap-around matchstick balustrade and one decorative bracket with turned spindle infill is present at its southeast corner; presumably a matching bracket was once present at the other side. Both the porch and the parapet behind it have recent metal flashing. In front of the main entry beneath the porch is elevated wood decking; the entry itself is slightly elevated and accessed behind a simple wood step.

The board and batten cladding at side elevations appears to be an in-kind replacement of the original cladding; many original architectural details such as the porch and its elements appear to have undergone a faux-aging process to its material. The new cladding is of knotted wood with its own—but unique—rustic character. The property's rear elevation has a centered entry of recent, simple wood door set within a rusticated wood frame, and 1/1 wood frame double hung windows both paired and single arrangements. The property's front portion is enclosed by a

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stained wood picket fence; the yard itself is earthen ground with a concrete brick-framed planter, which appears to be recent, containing succulent specimens. A tall wood gate and fence- present at the property's western portion, divides the front and back areas. In front of this fence is a planter of long, clinker-like concrete ties, a recent element, and within are succulent specimens. The building is set to the front of a larger, earthen-covered parcel that at its sides and rear is enframed by a low board fence with middle planks that shift in a zig-zag pattern. The Klip N' Curl is presently a private residence.

**Carol Burgess' Gift Shop**

Carol Burgess' Gift Shop, presently named "The Marshall's Office," is a small-scale, square plan single story commercial building with a shed roof and variegated wood cladding. Its front elevation faces north onto Mane Street and is clad, along with both side elevations, in stained and aged wood clapboard. This cladding appears to be original at the front elevation and an in-kind replacement at the side elevations. The front elevation is topped by a stepped gable, false front parapet on which is an aged metal sign with the word "Marshall" painted in white serif Western font. The entirety of the front elevation and its parapet is framed with stained wood cornerboards that at the roofline are topped with metal flashing. The front elevation has an off-center main entry with recent metal door, framed by 2x4 stained wood surrounds. A recent metal gooseneck light with glass bowl is present on the main entrance. The entry is slightly elevated and is accessed by a set of low steps made of irregular course boulder work set in concrete. Next to it is a large window bay infilled with painted wood shiplap plank, and fronted by aged iron "jail" bars: a later addition. The property is fronted by an aged wood two-beam fence, and its earthen front yard contains a Joshua tree specimen. The building's rear elevation is clad in stained wood board and batten that appears to be recent. An off-center entry with simple wood door and wood surrounds is present at the rear elevation, as is a 6/6 vinyl frame window set within wood surrounds.

**Pioneertown Likker**

Pioneertown Likker, presently named "Likker Barn," and housing the "Pioneertown General Store," is a 1½ story rectangular plan commercial building with a front-gabled monitor roof. The barn-like building, has aged and painted wood lap cladding at its north-facing front elevation. Periodic flat, vertical wood planks run the height of the front elevation, and divide it the front elevation into three bays. Its main entry is off-center and contains a wood service door, split into upper and lower cross-bucked operable halves with a shelf topping the lower half. The entry has a wood 2x4 surround with a wood plank lintel with slight tailing. A prominent fixed 20-unit wood frame window is present at the front elevation with a narrow painted wood surround. Centered within the monitor at the front elevation's upper portion is a wood plank cross-bucked hay door, and above it is a protruding wood beam. Symmetrically placed metal gooseneck light fixtures are present off either side of it. The main entry is slightly elevated behind an untreated

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wood plank deck that runs the front elevation's full width, and it is framed by two-step wraparound untreated wood landing. In front of this deck the property's small front yard is unlandscaped earthen ground, bordered by a low, simple and open post and beam aged-wood fence with a cross-bucked gate. A recent wood plank sign reading "Pioneertown General Store" of a white-painted western font, is located at fence level adjacent the gate.

The building has wood corner boards, and metal flashing along its roofline. Its side and rear elevations are clad in stained and unpainted wood board and batten and multi-light wood frame windows are present at either side elevation, in addition to a double hung set at the east-side elevation. Windows have wood 2x4 surrounds with slight tailing at their lintels. A recent metal air conditioning duct runs the height of the eastside elevation, and above the westside elevation is a recent metal pipe chimney. The rear elevation is of board and batten cladding and has a sloped roof, board and batten lean-to. An inset wood lintel divides the rear elevation's upper and lower portions. A pair of ten-unit wood frame French doors that appear to be recent are present at the rear elevation, as is a centered, wood frame square opening, topped, at the monitor, by a centered utility light.

### Pioneer Bowl

The Pioneer Bowl is a rectangular plan single story commercial building with recent stucco cladding and a front-gabled roof clad in recent asphalt shingle. The building's front elevation faces north onto Mane Street and it features a prominent raised semi-circular pediment that runs the length of the front elevation and baffles the roof gable. The pediment is topped in Spanish tile and contains multiple, milled aluminum attic vents. Ascending off the parapet's crest is a tapered metal pole, crooked at present and supported by metal wire. Centered within the front elevation are a pair of wood multi-panel doors that appear to be recent. Above it is a recent, rusticated wood sign with the name of the business upon it: "Pioneertown Bowling Alley." Off either side of the entry are three large 12-unit woodframe fixed windows, for six total across the front elevation. The entry is slightly elevated behind a raised concrete walk that runs the length of the front elevation, turning a chamfered corner at the northeast before continuing along most of the eastside elevation. The walk is topped by a continuous pitch-roof porch clad in asphalt shingle that underscored with wood rafter tails and supported by multiple metal pipe columns. Between them is pipe column railing of narrower dimension framing the raised walk. The walk and the main entry itself are accessed by two sets of concrete steps: one present directly in front of the main entry and another off the porch's chamfered northeast corner. Long, pew-like wood benches are present at the walk, beneath the porch at the front elevation and east-side.

Additional multi-light wood frame windows are present at the frontal portion of the property's eastside elevation, where a concrete ramp to the walk is also present. The rear portion of the eastside elevation protrudes outward and contains a large milled aluminum attic vent that appears to be recent. East and west side elevations are largely of blank stucco. The Pioneer Bowl's gabled roof is readily visible at the rear elevation, that has an off-center narrow lean-to, and a

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rear entry topped with a pitched roof porch supported by turned wood spindles. Recent milled aluminum attic vents periodically run the rear elevation.

The Pioneer Bowl possess an interior that is a contributing element to the property, and the Mane Street Historic District itself. Within the interior are six original wood bowling lanes, backed by metal paneled pink and chrome masking units that appear to date over 50 years old. Linoleum floors, fiberglass furniture consisting of pink and crème-colored chairs and benches, period era scores tables, and stylized ball return risers with boomerang-pattern elements and pink-colored metal paneling; ceiling drapes, and original, hand-painted caricature murals at either side wall depicting various early Pioneertown figures. Knotty pine wood paneling is present at side walls beneath the murals, and wood paneled bowling ball storage racks are also present.

The Pioneer Bowl is present at the north portion of a larger property that continues south to Pioneertown Road. On the property behind the bowling alley is a small, irregular plan single story backhouse of aged wood board and batten cladding. The historic use of this small building is unknown. Its roof is gabled and underscored with exposed wood rafter tails, and the structure has a prominent lean-to portion. The gabled and lean-to roofs are covered in rolled asphalt, and each of the two portions has their own entry door, each door itself of aged wood board, with view windows within the lean-to door. Both doors and a square window opening are framed by aged wood surrounds that include tailing at all lintels. Just off Pioneertown Road, the rear portion of the Pioneer Bowl property includes a metal pole sign with plastic backlit metal box that includes "Pioneer Bowl" in red "Western" font with two crossed bowling pins upon its remaining plastic face, which faces west.

### **Trigger Bill's Shooting Gallery**

Trigger Bill's Shooting Gallery is a single story, rectangular plan, Western-styled commercial/amusements building with a gabled roof, stucco cladding at side elevations, and continuous rusticated wood lap cladding across the entirety of its front elevation. The building's front elevation faces north onto Mane Street, and it features a stepped and arched parapet that wraps around side elevations, boxes them, and baffles the gable roof behind them. The parapet is topped with metal flashing. The building's front elevation features a wide set of rusticated wood gallery doors of vertical board and cross plank cladding. Presently the doors are locked, and it is believed that all original targets and machinery- the building was a shooting gallery- are retained within. The building is largely windowless except at the rear portion of side elevations, where a pair of recent vinyl windows are visible off the west-side elevation. Wood-clad gable eaves are visible at the side elevations. Centered in front of the gallery is a metal hitching post, with a smaller wood hitching post off its westside elevation.



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### **The Silver Dollar**

The Silver Dollar, early in its history converted to “The Pioneertown Soundstage,” is a rectangular-plan, two story commercial building/soundstage with a front-gabled monitor roof. Front and side elevations are wood board and batten, and the rear elevation is clad in corrugated metal. Wood cornerboards are part of the design. In design the building reads as a large barn, and its north-facing front elevation has a centered entry of two wood barn doors with large metal hinging that appears to be recent. Centered in the monitor above them is a faux loft door, above which is a protruding wood beam for a missing hay hook. Paired, horizontally acclimated slit windows are symmetrically placed in the pitch-roofed flanks off either side of the front elevation, and each pair is framed in switchback-tailed wood plank. A frieze board runs the length of the front elevation above the windows. The entry is slightly elevated behind a low wood deck itself accessed by a small step. Scalloped wood railing that appears to be recent is present at either end of the deck. Side elevations appear to have been recently reclad in in-kind board and batten, and along them at both levels are multiple rectangular fixed windows set in wood frames with recent wide plank detailing of unstained wood at lintels and rails. Wood fasciae underscore all side elevation roof lines. The westside elevation is lined with stacked boulders, and behind it a scalloped, wood plank fence. The rear elevation is wholly clad in recent, rust-colored corrugated metal and has a pent roofed porch and a corrugated iron lean-to. On the property to the west is a recent storage shed of Western theming with a false front stepped parapet and gabled roof, wood lap cladding, and slap-dash cross-boards over its faux front entry, implying abandonment. Narrow vertical windows with iron jail bars flank the faux entry. This small structure, which faces Mane Street, is non-contributing but compatible in design with surrounding resources, and was completed within the last ten years. The building presently serves as a book and record store.

### **The Pioneertown Gazette**

The Pioneertown Gazette is a single story, rectangular plan stage set and commercial building, with a false front parapet and shed roof. The building faces north onto Mane Street, and is clad in replacement T1-11 siding. The main entrance is off-center with a recent metal security door, and is framed with simple wood molding. Two window bays each having a vinyl frame sliding window are also present at the front elevation, as is a recent “Western”-themed wood sign reading “Pioneertown Gazette.” Simple wood cornerboards are part of the design, as is a wood band beltcourse. The front elevation’s upper portion is a gabled parapet that wraps around and then boxes either side, before stepping downward. The gable peak is clad in a horizontally acclimated thin and flat wood veneer. Visible above the parapet is recent metal pipe chimney. Side elevations have additional vinyl sliding window bays, and the wood belt course present halfway up the front elevation continuously runs along either side elevation. A full-width pent-roofed lean-to addition is affixed to the rear elevation. The building is fronted by a raised deck of unstained wood plank, and set within the deck is a full height mature Joshua tree specimen. At

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Mane Street, a recent, low adobe wall and mature Joshua Tree specimen are present due west of the building. The Pioneertown Gazette is presently a private residence.

### Red Dog Saloon

The Red Dog Saloon is a single story, rectangular plan, front gabled commercial building with faux-adobe stucco cladding of implied irregular block-work in low relief. Its roof is clad in asphalt single, and from the public right of way is largely baffled by a tall wood board-and-batten stepped parapet that runs along its front elevation, which faces north onto Mane Street and its eastside elevation, which is readily visible from the public right of way. The building's northeast corner is chamfered, and it is here where the main entry, which features a recent set of wood plank double doors, is located. Lantern-style porch lights are affixed to the elevation off either end of the main entry, and in front of it, hanging off the porch eave, is a Western-styled address sign in wood. At the parapet above the entry is a large wood board sign that reads "The Red Dog Saloon" in Western font. The entry is raised above ground level, accessed by a set of four wood steps that lead to a wood deck that wraps the north and east elevations. The deck and its accompanying stairs have a concrete base and a wood, matchstick balustrade with simple railing. Wagon wheel décor is situated off either side of the stairs. Running above the deck is a wrap-around covered porch with a pent roof supported by simple wood posts and knee bracket capitals. Above the posts is a continuous wood lintel incorporating slightly extended square beams above each column. Above the lintel itself and beneath the eave are exposed wood rafter tails. Fenestration consists of periodically placed unadorned window bays along the north and east elevations, that each feature recent, fixed picture windows. Secondary pedestrian entries with doors of stained wood board are present at each of these elevations. The exterior also contains globe-styled porch lights affixed to the east and side elevations. The building's westside elevation is largely obscured by a recent adobe wall with wood gate. In front of the Red Dog Saloon is a low hitching post of wood pole and metal pipe column, and it is accompanied by a mature tree specimen. Constructed in 1966, the Red Dog Saloon is an in-kind replacement of a former building of the same name that burned in a fire. The former building was made of railroad ties and possessed wood board and batten cladding. The replacement building with its faux-adobe walls, echoes many of the features of the original, including the parapet sign, chamfered corner, and elevated, wraparound wood porch. The Red Dog Saloon interior contains a wood panel back-bar with three inset arched bays separated by engaged turned spindles, and original wood front bar, and multiple circular tables of wood. The table tops and the front bar are etched with hundreds of names of visitors who have visited the bar over the past fifty-plus years.

### Barbershop and Beauty Corral

The Barbershop and Beauty Corral, presently a private residence, is a single story rectangular plan building in the National style. The house has a side-gabled roof and clapboard cladding of wood plank. Its small front elevation faces north onto Mane Street and it has a large, 16-unit wood frame picture window, accompanied by a wood door with fixed glazing at its upper

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portion. The doorway has simple wood framing and is topped by wood board lintel. The window has a Victorian-style prominent wood frame that includes an ornamental patera detail at each of its upper corners and halfway between. The house is fronted by a raised wood deck running the length of its front elevation that is accessed by a low set of wood stairs. The deck is topped by a flat roof of exposed post and beam woodwork above which are extended rafter tails. Affixed to the front of the house is a flat roofed trellis-like deck. It's eastside elevation has a wood board and batten pent-roofed lean-to that has a scallop-framed picture window now covered in wood board. A picket fence is present at its westside elevation.

### Marble's Electronics

Marbles Electronics, presently the Pioneertown Post Office is a single story rectangular plan Western-themed institutional building. An official US Post Office along with being a stage set, the building originally had a commercial use. The building has a shed roof and variegated wood cladding. Its front elevation faces north onto Mane Street and has purposely aged wood clapboard cladding and a stepped parapet which boxes either side before stepping any further stepping downward. Centered within the parapet is a recent Western-styled painted oval sign that reads "United States Post Office Pioneertown, California, 92268" in Western font.

Symmetrically placed gooseneck lights are present off either side of it. The building has a centered entry featuring a wood door with upper portion glazing and a cross-bucked lower panel. A lantern-styled box-shaped porch light is affixed to a wood block above the main entry. Nine-lite fixed woodframe windows are symmetrically placed of either side of the main entry. Each window has simple wood framing and a wood sill. The main entry is slightly raised and is situated behind a wood deck accessed off either side by concrete and wood steps. The deck runs the length of the front elevation, as does a porch above it, and it has a corrugated metal pent roof, underscored with scallop-cut boards with incut diamond design at the side-facing boards. Simple wood posts having knee bracketing support the porch roof. A simple wood sitting bench is present at the deck. Side elevations have wood board and batten cladding that appears to be a recent, in-kind replacement, and are largely devoid of fenestration except for a small four-unit window at the east-side elevation's rear portion. A concrete parking space for the disabled, along with a set of metal post office boxes, is present to the east of the building, as is a row of cactus specimens. A wheelchair access ramp leads from the parking area to the porch. Centered in front of the primary elevation is a pylon-shaped monument marker containing a recent bronze *e clampus vitus (Billy Holcomb Chapter 1069)* plaque honoring Pioneertown, and the pylon is flanked by bush specimens. A wood hitching post is also present in front of the property, as are a metal flagpole and board fence that baffles the concrete parking pad from Mane Street.

### The Frosted Pantry

The Frosted Panty, presently renamed "The Pioneertown Sherriff's Office," is a small scale, rectangular plan single story Western-themed institutional building with shed roof and variegated

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wood cladding. Its aged and treated wood board-and-batten front elevation faces north onto Mane Street, and it contains an off-center three-panel wood door with upper portion glazing along with fixed, nine-unit picture window. Both door and window have simple wood framing, each topped by a lintel with switchback tailing. A small beam is located above and to the side of the main entrance, and hanging from it is a small wood blade sign along with a metal lantern. The entry is situated behind a deck of simple wood board that connects to the deck fronting the adjacent post office. A recent sitting bench is present on the deck, which is topped by a pent-roofed porch of corrugated metal cladding that is supported by simple wood posts with knee bracketing. A wood rail connects the three posts. In front of the deck is a planter framed by smaller wood items. A mature Joshua tree is present next to the planter with bush specimens off either side of it. The front elevation's upper portion is a wood board and batten stepped parapet that boxes the front elevation, and continues its downward stepping as wraps either side. Centered within it is a small, engraved recent wood sign reading "Sheriff's Office." The eastside elevation is of a purposely aged wood in a tongue-and-groove design and no fenestration is present. The westside elevation is readily visible from the public right of way, and it has purposely aged wood board cladding and one small fixed window, within which are jail bars, toward its rear portion. The west-side elevation has a recent cabinet containing a bulletin board which is topped by a wood-shingled, small pent roof. A raised deck is present in front of this and it contains newspaper stands. Connecting off the deck at the westside elevation and running west of the buildings is a large triangular planter framed by wood post and containing numerous cactus and shrub specimens. Where the planter connects to the deck is a recent metal light pole painted black with a box-shaped lantern fixture. A shed-roofed lean-to addition is present at the back of the building.

### O.K. Corral

The O.K. Corral is a large horse paddock enframed by long expanses of pine wood split rail fencing. The O.K. Corral is located at the far western edge of Pioneertown, with its east-facing main gate facing onto the western terminus end of Mane Street. The O.K. Corral entry is enframed by two tall, round wood poles, and a third pole as a lintel from which hangs a centered wood sign, which appears to be early if not original, reading "O.K. Corral." Beneath the entryway are double wood gates—one of which is missing—and rails of the remaining wood gate have "cribbing"—hollowed out split rails from horses chewing the wood. Some of the fencing has been recently replaced in kind, and upon the replacement fencing are multiple names of individuals associated with Pioneertown. Off either side of the main paddock, fencing forms smaller pens that are also gated, and some contain mature Joshua tree specimens. All the original fencing is nailed together with large iron nails inset into metal washers. Wood poles and hitching posts are also recent at the O.K. corral, as are iron gate latches, hinges, hooks, and other hardware. At the rear of the O.K. Corral is an original partially collapsed wood chute, and near another heavily cribbed rear gate is a chain ladder with wood rungs.

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Just off the main entry of the O.K. Corral is a small rectangular-plan structure of purposely aged wood board and batten. This structure, which is fully intact, is on a concrete base and gable roof with small eaves, exposed rafter tails, and is clad in wood shingles. The main entry is an original, three-part wood door with a glazed upper panel that faces north. The roofline extends over it to form a covered porch supported by two wood posts off a simple wood plank deck, which fronts the main entry and runs the length of the north elevation. Next to the entry is a tall painted inset wood panel that reads "O.K. Corral" in a jagged Western font. The structure also features tall, narrow window bays with an original 2/1 woodframe window, and another having a fixed window. A second entry, also having a wood door, faces west toward the paddock. All doors and windows have wood framing, and a screen of standalone metal bars is situated behind each window.

### White's Hardware

Whites Hardware, presently renamed "White's Grocery," is a single story, rectangular-plan commercial building made of wood frame and adobe brick. The adobe brick is exposed at its east and westside elevations, where its two bays are divided by a strip of rough concrete. The property has a gable roof clad in rolled asphalt, is eaveless, and is underscored with wood rafter tails. The building faces south onto Mane Street. Its front elevation has a false front parapet of board and batten wood, with a wood vent centered within it. The front elevation has a pent-roofed wood porch with skirting at its sides and wood rafter tails at its front. The porch is supported by four symmetrically placed wood posts, which have knee brackets at their capitals, and matchstick balustrades between the posts. An extended wood beam supported by a knee bracket is present at the porch's east end. A deck of exposed wood board, slightly elevated off the ground, is also present, and in front of it is a standalone railroad tie that serves a step, with igneous boulders off either side of it. Two wood sitting benches are present on the deck. The front elevation itself is symmetrically composed, with a pair of barn-style wood entry doors centered within it. The doors are set in a wood board frame and each is accompanied by a lantern light of pressed metal that appears to be original. Off either side of the door set is a large, 12-lite wood frame fixed window. Each window is fronted by a thin grid of bars. The watertable beneath each is wood board and batten, and the rough concrete corners each end of the front elevation. All wood details upon the building appear to have been purposely stained and aged. The building is presently closed to the public.

### Non-Contributing Residential Complex

The subject property possesses a single-story, rectangular-plan single-family house. Constructed after the property's period of significance with no known association to Pioneertown's original use, it has a shed roof and cladding of wide-faced tongue-and-groove wood board that appear to be a recent alteration. Its front elevation faces south onto Mane Street and it has a wrap-around gabled parapet with wide board framing, decorative brackets and a wood finial atop the gable

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peak. Its full-length porch is wood, with a pent roof, wood posts, knee brackets, and cross bucketed wood balustrade off either side of the centered porch entryway. Aside from its massing and roof type, virtually all visible features of this building appear to be recent.

The house is accompanied by a single-story, rectangular-plan component with a shed roof and textured, rough-troweled stucco cladding. The structure appears to have once been a garage, but is now a residential unit. It has a stepped parapet that wraps around its side elevations, and it continues the same cladding as the rest of the building. The parapet has wide, stucco-covered molding and is capped in recent metal flashing. Its front elevation faces south and centered within it is a prominent pair of barn-styled wood doors with cross-bucking. A recent concrete deck is present in front of the building, and visible off its east-side elevation, behind a wood board fence, is a small, pent-roofed wood porch, raised off the ground level and having a cross-bucked wood balustrade. This porch fronts what appears to be the building's main entry.

The property has a square-plan single-story, trailer-like living structure with a low-pitch, eaveless roof and tongue and groove wood cladding. The house reads as two connected portions: a slightly taller rectangular plan north portion with sliding windows and the east-facing main entry, then a slightly lower, wholly affixed south portion that reads as a full-length lean-to and has a centered, aluminum sliding window flanked by faux-wood shutters and topped with a decaying wood awning supported by wood posts. Wood corner boards, and a wide plank wood fascia are also visible at the southern, lean-to portion. The east-facing main entry is fronted by a shed-roofed wood porch supported by simple wood posts, and it is present upon an elevated wood deck. The deck is framed by an untreated wood plank balustrade, in addition to a later layer of untreated wood lattice in front of it. The house's east-facing front elevation faces onto a sizeable front yard containing mature Joshua Tree and coniferous specimens. The yard is lined with a wood board fence to the north and east, then along Mane Street to the south, is lined with rock boulders and the western styled double rail fence that also fronts the two houses to the west of the subject property. This residential property is a compatible but non-contributing resource to the Pioneertown Historic District.

### Former Campground Restroom Structure

During the historic period, camping at Pioneertown occurred in any open space paralleling Mane Street to the north, behind Mane Street-facing buildings. Much of this area has been privately owned over time, and the former campground restroom structure is not connected to the remaining, presently designated campground site due east. Set back north of Mane Street, the Campground Restroom structure is a single story, rectangular plan, structure with a low-pitched roof. Its front elevation faces east onto a former camping area, and it is clad with wood shiplap siding, and topped with a low parapet. Side elevations are of wood board and batten. The structure presently has two wood-framed pedestrian entries. Two other bays at the front elevation appear to have been altered, including one that contains a two part aluminum frame window, with recent T1-11 cladding beneath, and flanking it. A concrete pad is present in front of the

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structure. Off its north-side elevation is a covered, open sided lean-to that may have once served as a shower facility. Rectangular plan wood frame windows are part of the design. The structure retains integrity but is in poor condition, so is presently abandoned. Although the subject structure appears to date from the period of significance, according to local residents the it was constructed at some point during the 1980s. Constructed after the district's period of significance, the former campground restroom structure is a compatible but non-contributing resource.

**Gem Trader/ Wooden Indian**

Briefly known as Gem Trader, before being renamed the Toll Mine and ultimately, for most of the period of significance, "The Wooden Indian," along with being a stage set this building originally had a commercial use, and is presently a private residence. The present complex is of a single story, and irregular plan, with a residential use. The original, rectangular plan, single story structure is clearly visible, but is now integrated into a larger complex of multiple additions and surrounding components. The original building has a south-facing main entrance, a gable roof, and painted adobe brickwork at side elevations, with board-and batten wood cladding and its front elevation. Its upper portion has a later, triangular parapet of T1-11 cladding akin to that across multiple Western-themed additions visible off either side of the original building. The parapet itself contains a centered wood frame design with the letter "W" in wood board set within the frame. A large and prominent full-length wood porch, which appears to be a later addition, fronts the south-facing main elevation. It had a shed roof and is supported by thick wood posts with knee bracing at its capitals. The house has a centered entry fronted by a recent metal security door and flanked by replacement multi-light vinyl windows set in wood frame surrounds. As previously mentioned, this property contains multiple additions off either side of it. The addition are all clad in wood T1-11 siding, have multiple vinyl frame multi-light windows, and have similar parapet detailing as that seen above the property's main entrance. The house has a front yard which contains mature tree specimens, including two sizeable cottonwood trees flanking the main entrance. The yard is fronted by a wood picket fence wrapping its south and east property lines. A solid woodboard fence runs the east property line at the property's rear portion.

**Althoof's Furniture Store**

Althoof's Furniture, presently "The Church in Pioneertown," is a single-story, rectangular-plan Western-themed building that originally served a commercial purpose. The building is topped with a gable roof with small eaves over either side elevation, and is constructed of purposely stained and aged wood railroad ties set in mortar, visible at front and side elevations. The building's front elevation faces south onto Mane Street, and is topped by a stepped parapet of shiplap cladding and wood framing, in addition to a recent wood lap, pyramidal-roofed bell cupola. The front elevation has a full-length, flat-roofed porch supported by four symmetrically

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arranged wood posts, and with a small wood cushion capital. The porch is topped with a diminutive wood-stick balustrade, having a periodic finial-topped post that wraps its edges. A wood boardwalk deck is present beneath the porch. The main entry is off center and contains a four-panel wood door whose two upper panels are glass. The door has a wood surround and is topped by a single light glass transom. In front of the door off Mane Street is a concrete ramp leading to the deck, which can also be accessed by a second ramp to the east accompanied by an open, wood rail and balustrade. Two large bays of 36-unit fixed windows set in wood surrounds are also present at the front elevation. The windows themselves have vinyl mullions and muntins, and are recent replacement windows. The ties that comprise the elevations form extended tailings at the building's corners, including at the outer corners visible at the front elevation. The property's frontal portion contains boulder planters with cactus specimens, antique farm equipment, a wood pole hitching post, a thin aluminum flag pole topped with a small crucifix. Mature tree specimens are visible at either side of the building.

### The Open Air Dance Floor

Resembling a building foundation, the Open Air Dance Floor is a simple pink-stained concrete slab approximately 40 x 70 feet. As the grade shifts to the east, the slab is slightly raised by approximately 2.5 feet. Two original thin metal light standards are present off its northwest and southwest corners. Multiple mature Joshua tree specimens are present to the immediate north of the dance floor, as is a later set of two steps railing of untreated wood.

### Pioneertown Campground

During the historic period, camping at Pioneertown occurred in any open space to the north of Mane Street, behind street-facing buildings. The present campground is a portion of this much larger area, some of which has become privately owned over time. The present campground is an approximately 625 x 200' largely unimproved earthen-covered space located between Tom Mix Road to the West, continuing east to the Pioneertown Lodge property boundary, then running north to Rawhide Road. Centered within the campground is a recent concrete block barbecue pit with wood picnic tables covered by an open-sided canopy of untreated wood posts with a gabled roof clad in corrugated metal. The original **Pioneertown Generator House** is present within the campground. The Pioneertown Generator House is a single-story, rectangular-plan wood structure with particle board cladding and a pitched roof. Multiple recent vinyl frame windows are part of the design. The structure has a double set of recent French doors at its east-facing entrance, and a large particle board addition at its rear portion. The generator house structure has a standalone location away from Mane to the north, behind the Pioneertown Land Office. The Caterpillar D3111 Diesel Electric Generator within has long been removed. Due to substantial exterior alterations, this structure is a non-contributing resource to the Pioneertown Mane Street Historic District.



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### **Watering Trough**

Approximately eight feet in diameter, the watering trough is a circular plan object made of irregular course boulders set in concrete. In darker igneous rocks are spelled out the letters "PIONEERTOWN." The center of the trough has a two-tiered circular base of similar boulder work, and centered within it is a branchless wood tree trunk approximately 25 feet tall, tapering in diameter as it ascends. Affixed to it are five exposed wood rectangular signs, with fading paint that indicates Pioneertown's elevation, and once indicated the distance in miles to other western US cities. Originally constructed in the Center of Mane Street, in the early 1970s the watering trough was relocated approximately 40 feet, out of what briefly served as a vehicular right-of-way.

### **Pioneertown Land Office**

The first building completed in Pioneertown, the Pioneertown Land Office, presently named the Pioneertown Saddlery, was originally a rectangular-plan, single-story office building. The log-cabin themed building has a low-pitch front gable roof and cladding is half cut wood logs across the front and frontal portions of the side elevations, which extend at building's front corners the to form alternating, notched tailings. Periodically placed, half-diameter cut logs run vertically up the building's elevations where other log cladding is present. The property's front elevation faces south onto Mane Street and centered within it is a pair of recent multi-panel wood entry doors, which are set within a stained and aged wood board surround. Recent lantern light fixtures accompany the door set at either side. Windows at the front elevation include a pair of 2/1 wood frames double hung, and then a pair of 6/6 wood frames double-hung. Both sets of windows are within a stained and aged wood surround. The front elevation has a recently constructed full-width shed- roofed porch underscored with wood rafter tails, having corrugated metal roofing. The porch is supported by four wood posts against a full-length lintel. A wood boardwalk deck is present beneath the porch in front of the main elevation, with recent wood sitting benches and barrels upon it. Centered atop the porch and fronting the gable end is a stepped parapet wood sign that reads "Saddlery." The building originally had a full-length wood parapet, removed at an unknown date, that obscured the entirety of the front-facing gable.

The west-side elevation is visible from the public right of way, and it has two bays of 8/8 vinyl frame windows. The building has a sizeable but compatible recent rear addition of stained wood board paneling, with a lean-to off its western portion. Small vinyl sliding windows set in wood surrounds are present within it. In front of the saddlery building against Mane Street are planters of cactus specimens, and a mature sycamore tree specimen. A faux outhouse of stained and aged wood lap construction is present just west of the Saddlery, but it appears to be a recent addition. Facing Mane Street and affixed at the Saddlery's eastern elevation is a blank false front of stained and aged wood lap cladding that runs continuously up the stepped parapet that tops it. The parapet is topped with wood flashing. This element dates from the period of significance,

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appearing to have been solely a prop for filming purposes. It is fronted by the wood boardwalk running continuously with buildings at either side of it.

**Pioneertown Duds and Saddlery**

Pioneertown Duds and Saddlery building, presently named Arrow & Bear Co., is a single-story rectangular-plan commercial building with a shed roof and vertical wood board cladding. The entirety of the building's massing is hidden from the public right of way as it is wholly affixed to the buildings off either side of it: The Pioneertown Land Office to the west, and a blank-fronted board and batten element to the east. What is visible from the public right of way is the south-facing front elevation, which is clad in painted vertical board siding which runs continuously up a stepped parapet. The parapet is framed with wood board that continues down either end of the front elevation as a cornerboard. Earlier pictures indicate a gabled parapet upon this building that appears to have been replaced. Additionally, it is unknown if its front cladding is original, though it appears to be in-kind to low resolution historic era images of the building. The Pioneertown Duds and Saddlery building has a centered entrance with a wood frame and single leaf glass door. The entryway is capped by a small wood gable, beneath which is a metal gooseneck light fixture over the door. Symmetrically placed window bays are present at either side of the door: one with multi-light wood frame glazing, and the other having a single fixed picture window. Each window has stained and aged wood board surrounds, and each is topped by a pent-shaped wood awning. An untreated wood boardwalk that runs continuously with adjacent buildings is present in front of the subject property, as is a wood sitting bench.

**Recent False Front collection**

Connected to the east wall of the Pioneertown Duds building and running eastward are a connected series of false front objects that were added within the last twenty years and are non-contributing. They include the Wagon Wheel Saloon/Pioneertown Bank, a barber/dry goods front, a bath house/hotel, a livery, and then a small stucco-clad jail cell. The collection is Western-themed with wood board and batten painted wood lap, aged wood lap cladding, and various false front parapets. Though slightly more ornamental and of more variegated massing—reading as a set of articulated smaller parts in manner the original buildings do not—the false fronts are nonetheless compatible in their theming, massing, height and setback, not to mention in their materials, the presence of porches and wood decks, and Western-themed signage.

**Pioneertown Photos**

Pioneertown Photos, presently renamed The Baldwin Mining Company, is a single-story, irregular-plan commercial building with Western theming. Its roof is low-pitch front gabled and its primary cladding at visible elevations is aged wood train ties set in mortar. The building has a

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pair of 2/2 wood frame double hung windows. Its main entry is off a chamfered corner that faces southwest onto Mane Street, and is fronted by a recent metal security screen. A second door of rusticated wood is near the main entry. The building is topped by an asymmetrical stepped parapet running the entirety of its south-facing primary elevation, and hiding the gabled roof from Mane Street. An open-frame porch element of wood 2x4 is attached to the front of the building, and it conjoins to vertical members rising from a low wood fence with wood entry gate that fronts the property at Mane Street. The porch, fence and gate elements appear to be a later addition. The building has a shed roofed, stucco-clad lean-to addition at its west elevation that appears to date from the period of significance.

**Mane Street Utility Shed**

The Mane Street Utility Shed, presently named Soap Goats, is a single-story rectangular-plan building with a shed roof and aged wood lap cladding. Its front elevation faces south onto Mane Street, and as a 12-unit wood frame window and an off-center door of similarly aged and stained vertical wood board set within a wood surround. Wood-post cornerboards are part of the design, with similar wood posts framing the entirety of front and side elevations. This building, which presently has a commercial purpose, was constructed within the last 30 years and is a compatible but non-contributing element to the Pioneertown Mane Street Historic District.

**Pioneertown Nickelodeon**

The Pioneertown Nickelodeon, presently named Pioneertown Pottery, is a single-story rectangular-plan commercial building/stage set with a front gable roof clad in asphalt shingle, small eaves and wood rafter tails. The front elevation faces south onto Mane Street, largely consisting of a protruding, enclosed porch with a shed roof clad in corrugated metal. The enclosed porch has aged and stained wood lap siding, multiple fixed windows set into wood frames, and a centered entrance with a wood door of aged and stained vertical wood boards. A small wood board deck is present at the front of the entry, and its flanked on either side by larger scale mature yucca trees and other desert plant specimens. The front elevation's upper portion is a tall, boxed and arched parapet of similar aged and stained wood lap, with wood board framing, and it blocks the front gabled roof from the public view. A wood attic vent is centered within it, and the word "Pottery" in Western-styled font is spelled out across the parapet. The building's side elevations, have a faux adobe style cladding of stucco with implied irregular block work. A side entry with a wood door and wood frame windows are present.

**Three Non-Contributing Recent Buildings**

In a row to the east of Pioneertown Pottery, facing south onto Mane Street, are three compatible but non-contributing buildings, due to their recent age: The Pioneertown Land Office—an art

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gallery constructed in 2015, and not to be confused with the original Pioneertown Land Office to the west, which is presently named “Pioneertown Saddlery,”—the Pioneertown Bell House, and Ernie Kester’s Film Museum/Trading Post. Each is a Western-themed commercial building with aged and stained wood cladding at front elevations, various parapets, porches, and wood decking seen upon structures from the period of significance. Similar to the recent false fronts nearby off Mane Street’s northern shoulder, these three buildings are compatible to but differentiated from the historic-era buildings by through a more varied and articulated ornamentation, theming and massing.

### The Pioneer Townhouse

The Pioneer Townhouse, presently named The Pioneertown Motel, is a single-story lodging complex consisting of two long rectangular-plan side gabled buildings of multiple connected lodging units, a check-in house, and various landscape elements. The entrance to the property faces south toward the eastern edge of Mane Street, and is announced by a tall, three-story open frame post and lintel entryway of stained wood poles and corner bracketing that appears to be recent. Suspended from its lintel are the words “Pioneertown Motel” in cut metal against metal backing. The entryway is accompanied by mature coniferous tree specimens set in boulder-lined planters. A recent triple-rail wood fence runs the hotel property at its southern edge, with a solid board fence running along the property’s west edge. The entirety of the hotel property is sunken in grade from the rest of the district.

Upon the property, the lodging buildings run east-west and are set back from the entrance. Each consists of three connected and lateral, cabin-like components whose gabled roofs slightly jog where they conjoin. The front elevation of the southern lodging building faces south toward Pioneertown, and the front elevation of its matching north building faces north, away from the rest of Pioneertown. The roofs of the lodging components are side gable with small eaves underscored with wood rafter tails and thin metal flashing, and are clad in red-colored asphalt shingle. Each of the lodging buildings is clad in aged and stained wood railroad ties set in mortar. Multiple fixed wood frame windows—recent but compatible replacement—are part of the design, each with a wood sill. Each unit has a recent, rusticated and stained wood board door, and many are accompanied by a coach-style metal lantern porch light.

Each of the two lodging buildings has a continuous shed-roofed porch, extending off from the gable, with wood lintel, and wood post columns with block capitals, each with switchback tailings. Beneath the porch is a continuous, painted concrete walk. The southwest lodging unit at the south building has an extended patio of pink concrete pads framed by a recent wood board fence. The narrow, west-side side elevations of each of the two long lodging buildings are stucco clad, with front and rear elevation railroad ties forming extended tailings beyond them. The east-side elevations have the same railroad tie cladding as seen elsewhere. The southern lodging building, at its east elevation, has a hive-shaped full chimney of stacked, rough-cut urbanite

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concrete slab, and it is topped by a riveted metal flue. Various mature tree specimens are present in front of both the southern and northern lodging buildings.

The standalone check-in building, which is recent, is located at the property's southwest portion. It is square plan, with a shed roof, stained T1-11 siding, and a stepped box parapet at its east-facing front elevation. Wood cornerboards and plank wood fasciae are part of the design. Centered within the parapet is a Western-themed wood sign reading "Pioneertown Motel." Its off-center wood door has glazing at its upper panel, set in a painted wood surround, and a double set of 4/4 woodframe double-hung windows are also present at the front elevation. The building's south-side side elevation is windowless and blank, and its north-side elevation has a centered, 4/4 woodframe double hung window. The building has a full-length porch with exposed rafter tails, turned spindle wood posts and a wood lintel beam with switchback tailings. A wood board deck is present beneath the porch. All of the building elements appear to be purposely aged with wood stain and stripped paint.

The property's southern edge has an elevated, winding planter lined in irregular course boulder work, and it contains various succulent and tree specimens, along with large decorative boulders. At the property's west end, the planter curves around northward behind the check-in structure, and it contains an antique windmill that appears to have been relocated to the property after the period of significance. Behind the windmill is a recent rectangular-plan wood structure with a side gabled corrugated metal roof. The structure has diagonal board wood panel cladding on three of its four elevations, and is open to the east. This structure appears to be a covered seating area.

### **Pioneertown Service Station & Pony Express**

The Pioneertown Service Station & Pony Express, presently renamed Pappy and Harriet's, originally consisted of a rectangular-plan flat-roofed single-story adobe block structure with multi-light wood frame windows, and a centered single garage bay facing east. Two gas pumps to the south of the building facing Pioneertown Road were topped by an open canopy of untreated wood posts, which are still visible from the public right of way, though infilled. All four walls of the original adobe structure partially remain, and are publicly visible inside the restaurant, where they form a barroom and dining area.

Beginning in the 1970s, this resource saw multiple additions as it became a cantina. Most of the additions are of in-kind Western theming and materials, such as adobe block, aged and stained wood cladding, and use of pole beams that reference the original building and strongly reiterate the district's character. However, aside from the tips of extended wood canopy poles, the original building is not recognizable from the public right- of way. Therefore, the present building is identified as a compatible but non-contributing resource to the Mane Street Historic District.

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**Parking Area**

Just west of the Pappy and Harriett's complex is an unimproved driveway leading to an earthen-covered parking area, 300x120 feet and bordered by a recent but compatible wood post and rail fence with zig-zag boardwork patterning. The entrance to the parking area is located at its southeast corner off Pioneertown Road, and has a historic era pole sign containing a metal light box and the word "Parking" indicated in backlit plastic. A large, metal arrow is welded to either side of the lightbox, which bisects the arrow. At the base of the sign is a utility pole planter. A second planter containing succulent specimens is present in the middle of the parking area. Since no vehicles were historically allowed on Mane Street, the parking area has been designated as such since the historic period, and occasionally hosted outdoor activities such as rodeos.

**Setting**

Pioneertown is located in the upper Mojave Desert, north of Yucca Valley, CA, and just beyond the southeastern edge of the San Bernardino Mountains. The primary access to Pioneertown is by Pioneertown Road from the southeast, where four miles away it connects to Highway 62 in Yucca Valley. Pioneertown has an elevation of 4,100 feet. Its immediate setting is rural and open desert landscape with the monzogranite-bouldered Sawtooth Mountains to the south and east, and flat-topped lava-formed buttes to the north. San Gorgonio Peak, the highest mountain in Southern California, is visible in the San Bernardino Mountains to the west of Pioneertown. Pioneertown's location was intentional. Different aspects of this varied landscape figured prominently in hundreds of film and television Western-themed productions created at Pioneertown. Pioneertown eventually consisted of nearly 32,000 acres—most of it open space used for filming purposes, and was a working movie ranch, primarily for Western-themed productions.

**Integrity**

The Pioneertown Mane Street Historic District retains good integrity relative to its 1946–66 period of significance under Criterion A. The district possesses 25 buildings, structures, and sites that retain integrity from the period of significance, and one period of significance structure that has lost integrity. Additionally the district presents nine recent but compatibly designed Western themed buildings and structures that are non-contributing, and reversible without the district losing its integrity, and therefore eligibility. Six historic era buildings that have been lost and were not reconstructed.

It should be noted that based off historic era imagery, a variety of the contributing buildings seem to have some modification. However, as this collection of buildings were stage sets, their modification, based off the demands and art direction of a given production, was a commonplace occurrence. The Western theming of the buildings' design appears to have been consistently

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retained. Integrity of location is excellent: 24 of the 25 contributing resources have not been moved, the one exception being the horse watering trough, relocated approximately 40 feet from the center of Mane Street. Pioneertown's integrity of setting is excellent. As a former movie ranch, this varied natural setting was pivotal to the production of multiple Western films, and it is largely unchanged. The integrity of workmanship, materials, and design on the district contributors, taken together, is very good. Compared to historic era images, some lean-tos and secondary components to some of the contributing resources appear to be missing. One original building: the Wooden Indian, is now integrated into a larger residential complex—though its original form, massing, and building materials are still visible. Another, the Pioneertown Gazette, has been wholly clad in T1-11 siding though its form, massing, and larger-scale design elements such as its parapet remain. Select buildings have replaced doors or vinyl frame windows at side elevations away from Mane Street. Yet on the whole, including instances of in-kind material replacements, even these resources retain the vast majority of their original design features, including most of their details that face the public right of way. The latter 19<sup>th</sup> century Western themed vernacular of the contributing buildings, as constructed in their period of significance, is clearly conveyed. The integral feeling of Pioneertown as a Western-themed film set and commercial development largely from the 1940s is compromised by the addition of multiple false fronts and other buildings on Mane Street from within the last 30 years. Pioneertown's Integrity of Association to the post-World War II industry of Western film and television productions, is good. Despite the loss over time of six original buildings, the multitude of remaining buildings, structures and sites from the historic era capably conveys Pioneertown's historic association and intent as a Western-themed filming location and commercial property grouping based off of a 19<sup>th</sup> century vernacular Western US town.

## PIONEERTOWN CHARACTER DEFINING FEATURES

### **Observed upon buildings from proposed period of significance: 1946–1966**

#### **GENERAL:**

Predominance of single-story buildings; no buildings taller than 1½ stories.

Front elevations face Mane street, for all Mane Street properties. No elevations face cross streets perpendicular to Mane Street.

Buildings are consistently set back +/- 50' from the centerline of Mane Street.

Square or rectangular plan buildings, some having chamfered (diagonal-cut) corners

Simply handled, orthogonal front elevations that are unornamented and of consistent cladding.

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Mane Street and roads perpendicular to it as uncurbed and gutterless, unpaved and earthen (dirt) thruway.

Mane Street as double width and primarily for pedestrian and equestrian access.

## **BUILDING ELEMENTS:**

### **ELEVATIONAL CLADDING:**

May be variegated upon given structure: front cladding may vary from side and/or rear cladding. Is generally simple, unornamented and consistent across a given elevation; wood cladding at gable ends varied from other cladding at same elevation.

**Wood:** purposely aged and stained; board and batten; simple board; or shiplap (upon houses); aged wood railroad tie cladding at select elevations, set in mortar, extended tailing at building corners.

**Adobe:** Adobe brick cladding with Portland cement or earthen mortar

**Stucco:** Limited stucco work at public elevations but where present- either hand troweled, textured, or implying adobe-like blockwork. Smooth stucco work, though it already exists on limited structures, is not encouraged at front elevations, but is present upon the side elevations of certain earlier buildings.

**Corrugated metal** is present at certain side and rear elevations, not front elevations.

### **OTHER ELEVATIONAL DETAILS:**

Wood surrounds at doors and windows, often with tailing (stub-end or switchback) at lintels, rails, or transoms; continuous wood frieze boards, wood fasciae- aged or painted.

Extended inset wood lintels above doors and windows.

Periodic inset vertical wood members of board, post or split log that run full height at front elevation, dividing it into bays.

Concrete slab foundations (hidden).

Utility pole ridgebeams (Pony Express Station/ Pappy & Harriett's only).

**PORCH, DECK, RAILING:** Porches of partial, full-width, or quarter-turn varieties; flat, pent-roofed, or extended shed porch roofs; porches supported by aged wood posts with block or keystone capitals, or knee bracket at capital; metal pipe columns support some porches; ornamental detailing such as turned spindle bracketing, matchstick balustrades along porch roof or at deck railing; extended wood lintels beneath porch roofs; Stained, or aged wood board decks at entry, or stained concrete decks, accessed by steps of similar material. Raised wood decks often obscure concrete foundations of buildings, which in most instances are hidden.



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**DOORS:**

Wood doors, some purposely aged: of blank panel, cross-bucked, multi-paneled (three, six or eight panel), split service doors; view glass at some upper panels; wood frame screen doors. Centered double barn doors of aged or rusticated wood board with cross planking.

**WINDOWS:**

Wood frame single light fixed or double hung multi-light of varying dimensions, paired or standalone; wood sills; large multi-light 1940s-era wood frame windows set narrow wood surrounds with small wood sills; narrow and vertically acclimated multi-light windows. Vinyl windows of any kind are discouraged except at rear elevations not visible from public right of way.

**ROOF:**

Type: Shed, monitor, or front gable.

Wood Rafter tails and extended wood beams beneath rooflines; wood fasciae.

Metal pipe chimneys.

Roofing material: Roofs are not readily visible upon many of the structures due to parapets; wood shingle roofs; galvanized or tin corrugated metal (often upon lean-tos or porches); generic and recent rolled asphalt or other fireproof material of compatible color to building if visible from public right of way; bright white roofing discouraged.

**SECONDARY STRUCTURES AND COMPONENTS:**

Pent-roofed lean-tos at side or rear elevations.

Building additions: separate or attached one-story, often behind primary building away from public right of way; often of variegated cladding, massing, and/or roof type from primary building.

**SIGNAGE:**

Wood blade signs at front elevation, perpendicular to it.

Hand painted signage in western styled serif font.

Simple mid-century era pole signs with metal or backlit plastic sign boxes, and basic graphics (off Pioneertown Road, not within Mane Street).

Neon signage historically present.

Rusticated wood signage with hand-painted western lettering, often in white.

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***THREE PREDOMINANT BUILDING SUBTYPES:***

**Barn subtype** preponderance of: monitor roofs, loft doors (implied or actual) topped by extended beam for hay hook at upper levels, flanking bays at either side elevation, gooseneck lights, centered and double barn doors of vertical wood members and diagonal cross-members.

**Cabin subtype** preponderance of: rusticated wood train ties set in mortar, split log work, corrugated metal roofed porches supported by wood posts with continuous lintels.

**False front western commercial subtype** preponderance of: shed or gabled roofs with gable end facing Mane street but baffled by parapet; parapets of flat, arched, stepped, or triangular variations; parapets are flat front or wrap around (boxed); off-center entries with transom windows.

**LANDSCAPE ELEMENTS**

Fences: Post and rail or board fences of simple but varying designs of stained, aged, or rusticated wood; wood picket fences; wood pole fences with metal pipe column railing; variegated fencing upon a given property.

Utility pole gateways at property entries, or lined upon the ground as barriers and edging.

Irregular course boulder landscape elements, including as planters.

Metal halide, high pressure sodium or high color temperature above 3500K are discouraged.

Periodic open lots between extant buildings that were vacant from the beginning.

Horse themed elements such hitching posts of metal pipe column, wood post or pole; original watering trough; and corral.

Adobe brick walls and fences.

Western themed objects (most appear to have been relocated) such as faux tank houses, barrels, wagons, windmills, and carts.

Mature Joshua trees, cottonwood trees, *opuntia cactus* succulent specimens and other native specimens.

Vehicular parking lots, present since Pioneertown's inception, are earthen (dirt) covered and unpaved, and located behind buildings and structure facing or adjacent to Mane Street.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

### Areas of Significance

(Enter categories from instructions.)

Other: Film and Television Production

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**Period of Significance**

1946–1966

**Significant Dates**

- 1946: Pioneertown construction begins
- 1947: Majority of contributing resources completed
- 1948–57: Pioneertown becomes a popular Western-themed filming location
- 1959: Last major filming activity of the historic period concludes
- 1966: Fires destroy two notable businesses, and one is reconstructed

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

**Cultural Affiliation**

N/A

**Architect/Builder**

Brandner, Alexander R. (unverified)

Moninger, Fred (unverified)

**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Pioneertown Mane Street Historic District is National Register of Historic Places eligible under Criterion A as a distinctive and significant example of a post-World War II purpose-built Western-themed filming location. From conception, the Western-themed buildings comprising the Pioneertown Mane Street Historic District were intended operate as actual commercial businesses during non-filming periods. This dual purpose was unique among all Western-themed main streets at all other “movie ranches”—the term given to Western-themed filming locations in rural, open settings. At its late-1940s through late-1950s peak, hundreds of film and television titles were filmed at Pioneertown, including *The Cisco Kid*, *The Gene Autry Show*, and *The Annie Oakley* show, among many others.

Across Southern California, all similarly themed sets 30 years or older—not to mention from the post-World War II era when the Western was at its peak in cultural popularity—have all been destroyed. Pioneertown is the only remaining example. Under Criterion A, the Pioneertown Mane Street Historic District is historically significant in the area of “Other: Film and Television Production.” The district’s period of significance is 1946, the year that the Pioneertown Corporation was established and construction began, to 1966, the completion date of a building

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replacing one destroyed in a fire, reconstructed largely in-kind, though better fireproofed. A filming location intended to serve the greater Southern California movie and television industry, the Pioneertown Mane Street Historic District is National Register of Historic Places eligible at the local level of significance.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

A one-of-a-kind movie ranch, Pioneertown was the vision of noted Hollywood actor Dick Curtis, who, starting from his first role in the 1919 silent movie *The Unpardonable Sin* and up through his 1952 passing, appeared in over 250 television and movie titles including *King Kong*, and 50 Western-themed pictures in which he often played a villain.<sup>1</sup> From his experience, Curtis was acutely aware of the production costs relative to the transport, set-up, and construction of crews and sets necessary for remote film locations. Curtis intended for Pioneertown not only to be a permanently installed Western-themed filming location, but a full service company town devoted to filming Westerns.<sup>2</sup> Curtis's concept included lots to be sold for Western-themed residential development, where crewpeople and others associated with filming would live, and even serve as movie extras. The Mane Street businesses were intended both to serve not only film productions, but any general public visiting the stores during off-filming hours. Among Curtis' initial team of investors were Roy Rogers, the cowboy actor Russell Hayden, who built a property in Pioneertown and helped dynamite the clearing for Pioneertown Road, and many of the Sons of the Pioneers—a Western-themed singing group that Rogers was once part of. Pioneertown is named after a then-popular Sons of the Pioneers song titled "Out in Pioneertown."

**History**

Though he seems to have had formed the Pioneertown concept before laying eyes upon its eventual location, how Curtis came to own this particular property is unclear. Based off past accounts, it seems that Curtis may have been given a deed for some desert land that an elderly Los Angeles neighbor had owned, after she was unable to reimburse him for a small loan.<sup>3</sup> According to previous accounts, Curtis sold the desert land for \$150.00, took the money to a Southern Pacific Railroad land agent—the Southern Pacific Railroad owned an abundance of desert land—and asked the agent to invest the money in more property. In 1945, Curtis had announced his desire to purchase 3,500 acres of land in the Lost Horse Valley portion of Joshua Tree National Monument, which at the time was still owned by the Southern Pacific Railroad. It appears that upon this news, Park Superintendents worked out a land swap between Southern

<sup>1</sup> Kenneth B. Gentry, *Pioneertown, USA: The Definitive History of Pioneertown, CA: Where the Old West Lives Again* (Pioneertown, CA: Kenneth B. Gentry, 2018), 17–19.

<sup>2</sup> Gentry, *Pioneertown*, 21.

<sup>3</sup> Gentry, *Pioneertown*, 14–15.

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Pacific, Curtis, and themselves wherein the Park received the Lost Horse Valley property, and Curtis instead purchased another desert property from the Southern Pacific: 13,000 acres north of Lone Star—today named Yucca Valley—and south of Pipes Canyon that would ultimately become Pioneertown.<sup>4</sup> Curtis may have become aware of this particular area from Frank and Margie Mattoon, friends of his wife who operated a large egg farm in the nearby vicinity.<sup>5</sup> The vicinity's weather—sunny virtually all year round—allowed for constant filming.<sup>6</sup> Whether it was known or not at the time, the 4,000 foot altitude, coupled with a location nestled by mountains, was avoided by airplanes due to downdraughts. For Westerns filmed in open spaces, ambient airplane noise from above caused costly and unpredictable filming delays that needed to be avoided in Western filming—and they largely were, based off Pioneertown's geographic location.<sup>7</sup>

The Pioneertown Land Corporation, also referred to as the Pioneertown Development Co., filed its articles of incorporation on March 25<sup>th</sup>, 1946, and ground was broken on September 1<sup>st</sup> 1946.<sup>8</sup> The opening ceremony was attended by approximately 200 people, including Hollywood luminaries such as Curtis himself, Roy Rogers, Dale Evans, Russell Hayden, Bud Abbott (another original investor), Robert Mitchum, Yvonne DeCarlo, and the Sons of the Pioneers, in addition to the San Bernardino County Board of Supervisors.<sup>9</sup> Roy Rogers undertook the ceremonial first shoveling of the earth at the groundbreaking ceremony.

Starting with the Pioneertown Land Office, located at the middle of Mane Street where it crosses William S. Hart Road, the majority of Mane Street buildings would be completed by the end of 1947, all in a Western theming.<sup>10</sup> Mane Street was intended to be unpaved, with no automobiles allowed upon it whatsoever. What was allowed upon Mane Street were pedestrians, horses, and any horse-driven transport such as buggies, wagons, and carriages. Wood hitching posts are still a common feature upon Mane Street—which has retained its Western-themed design language since its inception. Mane Street, which was already graded by the time the opening ceremony occurred, was intentionally wide in order to better accommodate filming crews. Aside from the Mane Street land office, other early businesses on Mane Street included a beauty salon, a barber, a gem store specializing in Western clothing bejewelment, a Western clothier itself, multiple restaurants, an ice cream parlor, a bar, an electronics store, a feed store, a newspaper office, furniture store, a gift shop, a frozen goods store, a gas station that doubled as a Pony Express set, and recreational activities that included campgrounds, a gambling and dance hall, a shooting gallery and a six-lane bowling alley. Completed in 1949 by shipbuilder Tommy Thompson and his wife Lillian, the bowling alley's opening day ceremony featured Roy Rogers rolling the first

<sup>4</sup> Joseph W. Zarki, *Images of America: Joshua Tree National Park* (Charleston, South Carolina: Arcadia Publishing, 2015) 103. Gentry, *Pioneertown*, 14–15.

<sup>5</sup> Gentry, *Pioneertown*, 15.

<sup>6</sup> Rothel, David. *An Ambush of Ghosts: A Personal Guide to Favorite Western Filming Locations* (Madison, NC: Empire Publishing, 1990), 101.

<sup>7</sup> Rothel, *An Ambush*, 103.

<sup>8</sup> Gentry, *Pioneertown*, 24–7.

<sup>9</sup> Gentry, *Pioneertown*, 27.

<sup>10</sup> Gentry, *Pioneertown*, 27.

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ball—and hitting a strike with it.<sup>11</sup> Pioneertown’s first post office was located inside the bowling alley, and to this day Pioneertown still has its own zip code: 92268. The present post office is located at Mane Street’s western end in the former electronics store. Elementary school classes were originally held on Mane Street in Althoof’s Furniture store—today The Church of Pioneertown—before a dedicated school building was constructed west of Mane Street outside of the presently proposed district boundary.<sup>12</sup> The school building burned in the 2006 Sawtooth Complex fire. Unlike the other parcels in the larger Pioneertown project, the Western-themed structures upon Mane Street were not for sale, but were instead leased by the Pioneertown Corporation so as to maintain their Western theming and flexibility to be used as Western filming sets as needed.<sup>13</sup>

Members of the 18-person Pioneertown Corporation Board held their first board meeting at the Red Dog Saloon in August of 1947, and by that time were turning a small profit, largely due to the sale of nearby residential property tracts.<sup>14</sup> Pioneertown during this time had multiple land offices in the greater Hollywood area and the Corporation worked with the prominent advertising and public relations firm Daly-Strong to blitz the Southern California market regarding lot sales.<sup>15</sup>

With the majority of Mane Street buildings completed by the end of 1947, filming would begin in earnest at Pioneertown during that time. That December, the Jerry Fairbanks Company in association with Paramount Pictures filmed a documentary named “Unusual Occupations: Modern Pioneers”—the first film made in Pioneertown, which seems to have doubled as a Pioneertown promotional piece.<sup>16</sup> The documentary featured Curtis, the Sons of the Pioneers, Roy Rogers with his horse Trigger going about life and enjoying themselves in Pioneertown. The movie was shown across various movie theaters in 1948.

By 1948, nearly all tracts of the initial offering were sold, or in certain occasions given away to Western stars or other celebrities that could then be advertised as “original investors.” From the start, the majority of permanent residents seem to have been individuals interested in vacation property, along with a handful of permanent residents, who by 1948 numbered over 200. Striving in earnest for the Western life, many of those who had initially moved out to Pioneertown established multiple clubs and services geared toward the outdoors and Western living. This included the offer of 400 horses to move goods through the town since Mane Street had barred automobiles, a promotional coordination with Jeep to sell vehicles that could easily access Pioneertown from lower elevations, horse riding clubs, Western-themed youth clubs, and one of the few fully mounted boy scout troops in the US.<sup>17</sup>

<sup>11</sup> Gentry, *Pioneertown*, 29.

<sup>12</sup> Gentry, *Pioneertown*, 35.

<sup>13</sup> Victor A. Medina. “Pioneertown,” Moviesites.org. Available: <http://www.moviesites.org/pioneertown.htm>

<sup>14</sup> Gentry, *Pioneertown*, 31.

<sup>15</sup> Gentry, *Pioneertown*, 34

<sup>16</sup> Gentry, *Pioneertown*, 31.

<sup>17</sup> Gentry, *Pioneertown*, 34.

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Unfortunately, within the first couple years of Pioneertown's existence, conflicts and other unforeseen problems quickly began to arise. The primary among these was a miscalculation in available well water; the County of San Bernardino had early on conveyed it was unwilling to construct additional water infrastructure for the new community. Perhaps related to this, a difference in vision arose between Curtis, who seemed intent upon establishing the town's backbone as both residential and commercial, and others upon his corporate board who pushed harder for Pioneertown as a strictly commercial endeavor with Pioneertown more as a Western-themed resort than a film-focused company town.<sup>18</sup> Though he remained Pioneertown's largest shareholder and property owner, in July of 1948 Curtis stepped down as President of the Pioneertown Board of Directors and was eventually replaced by the actor Russell "Lucky" Hayden, who was one of Curtis' original investors. Though Pioneertown was still heavily promoted and its remaining Rancho sites were heavily marketed, the development of any further home sites ceded during this time. After stepping down as Corporation President, Curtis would re-enter the filming world and make 50 more titles including a recurring role as a comedic villain in 12 "Three Stooges" television episodes. At the relatively young age of 49, on January 3<sup>rd</sup> 1952, Dick Curtis passed away of lung cancer. The total absence of its founding pioneer only seems to have exacerbated Pioneertown's mounting problems.

A \$60,000 loan taken by the Pioneertown Corporation in 1946 had accrued interest to become \$80,000 and by 1953, a year after Curtis' passing, the Corporation had defaulted on it. On January 22, 1954, the Pioneertown Corporation was auctioned off at the San Bernardino County Courthouse, purchased by Los Angeles area businessmen Fletcher Jones, a prominent Southland automobile dealer, and Bill Murphy, himself an area car dealer.<sup>19</sup> Both men had been original Pioneertown investors and board members. Jones and Murphy assumed control of the Pioneertown land hold holdings, disbanded the corporation, but otherwise announced no plans and made no changes.

With more time and support as board president, Curtis may have landed the critical mass of residents that would have encouraged San Bernardino County to introduce the water infrastructure that could have allowed Pioneertown to become the total planned community that he envisioned. However, with the support of the Corporation, during the late 1940s and through the 1950s, Pioneertown at least fulfilled one part of Curtis' vision, becoming a successfully and fully functioning movie ranch, that unlike all others, just so happened to be an actual Western town.

Primary among early persons to film at Pioneertown was Gene Autry, who began filming at Pioneertown in 1948, just as Curtis was stepping down as president of the Pioneertown Corporation. Starting with the 1949 movie *The Cowboy and the Indians*, until 1953 Autry would film nine feature-length Western-themed movies on Pioneertown's Mane Street and its surrounding environs,<sup>20</sup> including his last feature length role in 1953's *The Last of the Pony*

<sup>18</sup> Kenneth Gentry, personal correspondence with author, August 2, 2019.

<sup>19</sup> See "Pioneertown Scheduled to Be Auctioned on Dec. 30," *The Daily Sun (San Bernardino Sun)*, December 19, 1953, 20.

<sup>20</sup> Gentry, *Pioneertown*, 50.



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*Riders*. But perhaps more importantly, the advent of Pioneertown coincided with that of television. Through the 1950s Pioneertown would become a popular filming location for Western-themed television shows. These included 91 episodes of *The Gene Autry Show* in addition to 81 episodes of *The Annie Oakley Show* starring Gail Davis that Autry produced.<sup>21</sup> Autry also constructed an airplane landing strip ¼ mile northeast of Mane Street, which has largely returned to nature, though it is faintly visible at certain seasons.

A second key figure associated with Pioneertown filming through the 1950s is Russell “Lucky” Hayden, who, as already mentioned, was an original investor and eventually replaced Curtis as Board President in 1948. Hayden himself was a well-known cowboy actor and acted in nearly 80 separate roles over the course of his 25-year acting career, including 27 “Hopalong Cassidy” films made between 1937 and 1941 where he starred as Cassidy sidekick “Lucky Jenkins.”<sup>22</sup> In the mid-1950s, already the Pioneertown Board President, Hayden established Quintet Productions, selling the TV series *Judge Roy Bean* into syndication. Hayden owned a ranch off Mane Street in Pioneertown’s residential portion, where he constructed his own false-front sets recreating the Langtry, TX setting where Judge Roy Bean took place. On this property, which became known as “Hayden Ranch,” Hayden produced and directed 39 episodes of the “Judge Roy Bean” television series. The majority of the Hayden Ranch, including all original sets, burned in the 2006 Sawtooth Complex fire.

But perhaps the primary figure associated with Pioneertown filming, including on Mane Street itself, is the Producer Phillip Krasne. With Curtis stepping down in 1948 and the subsequent decline in land sales, it was Krasne more than anyone else who through the late 1950s geared his resources and energies toward continuous filming at Pioneertown, utilizing the town closest in manner as Curtis had initially envisioned it. In the process Krasne kept the town alive despite behind-the-scenes board problems, miscalculated water availability, and the passing of Curtis himself.

Before becoming a producer, Krasne was a practicing lawyer, and counseled for the B-movie studio “Grand National Pictures,” for whom James Cagney was briefly under contract and owned the original rights to “Angels with Dirty Faces,” which Cagney would eventually shoot with Warner Brothers.<sup>23</sup> Grand National Studios was eventually sold to the Producers Relay Corporation, where Krasne would serve as legal counsel. Upon entering the production world with college friend Fred Ziv, Krasne became particularly interested in the character of the “Cisco Kid,” originally the main character in a 1907 short story by the author O. Henry titled *The Caballero’s Way*.<sup>24</sup>

Doubleday Publishers owned Cisco Kid character rights and were leasing motion picture rights of the character to 20<sup>th</sup> Century Fox, who released the movies as B reels that were popular but

<sup>21</sup> Gentry, *Pioneertown*, 50.

<sup>22</sup> Gentry, *Pioneertown*, 42.

<sup>23</sup> Gentry, *Pioneertown*, 45.

<sup>24</sup> Gentry, *Pioneertown*, 45.

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over time garnered lower profits as production costs increased. With the blessing of 20<sup>th</sup> Century Fox, in 1942 Doubleday sold the bare character rights, radio and motion picture rights to Krasne and his partner Fred Ziv. Beginning in October of 1942, Krasne and Ziv would produce over 600 radio episodes of *The Cisco Kid*. Shortly thereafter Krasne made three feature-length Cisco Kid movies at the Monogram movie ranch in Newhall, CA, but because of high production costs, including those related to filming in Los Angeles County, Krasne netted only small profits from these three films. Krasne seems to have become aware of Pioneertown by 1948, and it was in October of that year that Krasne, then under contract to produce Westerns for United Artists, obtained the franchise for primary filming rights of the entirety of the by then 32,000 acre Pioneertown, which Krasne referred to as "Pioneer Studios."<sup>25</sup> It was Krasne who insulated and retrofitted the 1.5 story barn-like former Silver Dollar gambling and dance hall on Mane Street to become the Pioneertown Sound Studio, and proceeded to film many of *Cisco Kid's* interior scenes within its large, open-plan space. The building, which still stands on Mane Street, is today called the Sound Stage. For himself, Krasne purchased a 40 acre ranch, and turned Nell's Ice Cream parlor into his Mane Street house.<sup>26</sup>

In Krasne's 1948 estimation, he would save up to 1/3 production budget utilizing local resources.<sup>27</sup> Krasne liked the ability to lodge cast and crew within Pioneertown, and thereby save on daily transportation costs, an option that other movie ranches could not readily provide. Krasne banked on the assumption that his permanent technicians would move to Pioneertown and stay there, while union crews, including extras, could be recruited from the town residents.<sup>28</sup> Krasne envisioned these locals not just providing services, but also playing film extras, whom he could pay \$16.50 day rather than the over \$50 a day that would accumulate closer to Hollywood due to daily transportation costs and other incidentals.<sup>29</sup> Krasne originally envisioned taking the savings and re-investing them back into better film production budgets.<sup>30</sup>

In 1948, Krasne produced *The Valiant Hombre*, a Cisco Kid-themed movie that was the first feature length movie to be filmed at Pioneertown.<sup>31</sup> The film starred Duncan Renaldo as Cisco and Leo Carillo as his trusty sidekick Pancho, and also featured John Litel, John James, and Barbara Billingsley—who would go on to television fame as June Cleaver in *Leave it To Beaver*. Released on December 15 of that year, *The Valiant Hombre* was the first of five Cisco Kid feature films made at Pioneertown, each featuring Renaldo and Carillo in the starring roles.

Equally important if not moreso, between 1949 and 1956 at Pioneertown Krasne and Ziv produced 156 episodes of *The Cisco Kid* for television.<sup>32</sup> Though it aired in black and white, Krasne and Ziv's *Cisco Kid* was one of the first television series to be filmed entirely in color,

<sup>25</sup> Gentry, Pioneertown, 46.

<sup>26</sup> "Genuine Wild West Town Springing Up in Desert," *Logansport Pharos-Tribune* (Logansport, Indiana), December 1, 1948, 3.

<sup>27</sup> "Krasne Rents Whole Wild West Town For Production of Western Series" *Box Office*. Oct 23 1948: 55.

<sup>28</sup> "Genuine Wild West Town Springing Up in Desert," *Logansport Pharos-Tribune* (Logansport, Indiana), December 1 1948, 3.

<sup>29</sup> "Krasne Rents Whole Wild West Town For Production of Western Series," *Box Office*, October 23 1948, 55.

<sup>30</sup> "Mel Konecuff's New York," *Motion Picture Exhibitor*, October 27, 1948: 55

<sup>31</sup> Gentry, *Pioneertown*, 46.

<sup>32</sup> Gentry, *Pioneertown*, 47.

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and also became one of the first television series ever to be syndicated.<sup>33</sup> Philip Krasne would eventually sell his interest in *The Cisco Kid* to his partner Fred Ziv, and then establish with Jack Gross a production house named Gross-Krasne productions, producing over 400 titles. Gross-Krasne was eventually purchased by Hollywood mogul Lew Wasserman in 1959 for one million dollars.

Though both film and television were produced at Pioneertown through 1959, by 1957 the majority of filming had already started to wane. Krasne has ceased *Cisco Kid* production there, and Autry had also by then ceased his production work in Pioneertown. By 1955 Autry had already relocated his Flying A Productions to a new Western-themed movie ranch he had constructed in Newhall named “Melody Ranch.” The last major series incorporating Pioneertown as a location was the two season, 78-episode series *26 Men*.<sup>34</sup> Produced by Russell Hayden, the show was based upon true stories of Arizona Rangers, and was mostly filmed in Arizona. However select scenes were either framed or filmed within Pioneertown. Filming in Pioneertown after 1959 was sporadic, if not wholly non-existent for multi-year spans, until the 1990s when once again Pioneertown was rediscovered as a filming location, a use it now retains to the present day.

### The West in US Popular Culture

Pioneertown was a product of an American fascination with the mythology and lifestyle associated with popular perceptions of the late 19<sup>th</sup> century Western United States; often referred to as the “Wild West,” or simply, the “West.” Specifically, the version in the public consciousness throughout much of the 20<sup>th</sup> century is one associated with the settling of the westward frontier, from c. 1845 until 1890, when, according to the US Census Bureau, there was no more frontier to settle.<sup>35</sup> The Western-themed movies and television shows created at Pioneertown—and specifically on Mane Street—were highly popular, nationally syndicated, and seen by millions. Pioneertown was not just a product of popular Western mythology, but generator of it as well.

Fascinations with the Western frontier began rather pragmatically at first, with Thomas Jefferson’s initiation of the Lewis and Clark expeditions from 1804 to 1806, an 8,000-mile trek charting points west of the Mississippi River and throughout the Louisiana Purchase, ending in the Pacific Northwest. Jefferson himself was deeply interested in the West, and at that time his Monticello library contained more books on the American west than anywhere else in the world.<sup>36</sup> Though Lewis and Clark’s journey was not highly publicized at first, as they travelled westward their journey became one of fascination in US popular culture.

<sup>33</sup> Gentry, *Pioneertown*, 47.

<sup>34</sup> Gentry, *Pioneertown*, 43; “26 Men,” Internet Movie Database (IMDB). Available: <https://www.imdb.com/title/tt0049991/>.

<sup>35</sup> Karen R. Jones and John Wills, *The American West: Competing Visions* (Edinburgh: Edinburgh University Press, 2009) 39.

<sup>36</sup> Karen R. Jones and John Wills, *The American West: Competing Visions* (Edinburgh: Edinburgh University Press, 2009) 12.

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After James Marshall discovered gold at Sutter's Mill in January of 1848, the first people to take part in the gold rush were local, and many others arrived by sea. But by the Gold Rush's 1849 peak, a year in which the California population rose from under 1,000 to over 100,000, many of those arriving did so overland from points east. Even by this early point, notions of a frontier were associated with free land and patriotic impulses. According to Karen Jones and John Wills in their book *American West: Competing Visions*, the open west served as "a safety valve for immigration and criminality, a Garden of Eden, a ground zero for the great metropolis and an agrarian honeycomb [...] the optimum vessel for "wish projection."<sup>37</sup> In response to the 1849 gold rush, congress authorized the sale of guns at cost in order to arm trailblazers, and the gun would becoming an intimate part of Western lore.<sup>38</sup>

On May 20, 1862, President Lincoln signed the Homestead Act into law, which encouraged western settlement by providing settlers 160 acres of public land if in turn they either remained on-site for five years, after which the land would be theirs, or after six months decided to purchase the land for \$1.25 per acre. This incentivized westward migration and settlement of a vast portion of the US, and would attract a variety of agrarians, opportunists, some industrialists and perhaps no small amount of outsiders.

At the same approximate time as the Homestead Act, the "dime novel" appeared in mass culture, beginning in 1860s, specifically its subgenre the "Dime West."<sup>39</sup> Dime novels were short, self-contained stories that were mass produced and mass consumed. First introduced in New York by the publisher Irwin Beadle & Co., they were immensely popular though perceived as lowbrow literature, succeeding for their ability to provide escapism; their distance from the real not their close resemblance to it. Dime novels were published at an unrelenting rate, with author Prentiss Ingram writing over 600 alone. Dime novels became a significant generator of a fictive "West," involving guns, violence, drama, and slightly later in their history, cowboys and Native Americans. The popularity of dime west stories would decline with the closing of the frontier by 1890.<sup>40</sup> In other literature, J.S. Campion's 1878 book *On the Frontier: Reminisces of Wild Sports, Personal Adventure, and Strange Scenes* connected the frontier to the concept of escape. In US Army Colonel Frank Triplett's diary published in 1883 titled *The Conquering of the Wilderness*, he wrote of westward pioneers as "Bold, dashing, adventurous and patriotic; loyal to friends, to Country and to the interests of society, their work was singularly effective in the advancement of American civilization."<sup>41</sup> Through the early 20th century, popular Western imagery included artworks by Frederic Remington (1861–1909) and Charlie Russell (1864–1926), who depicted various western figures as rugged, solitary, and strong, characterized by honor and justice, untamed and free, like the open vast land depicted in their works.<sup>42</sup>

<sup>37</sup> Jones and Wills, *The American West*, 49.

<sup>38</sup> Jones and Wills, *The American West*, 64.

<sup>39</sup> Jones and Wills, *The American West*, 76–7.

<sup>40</sup> Jones and Wills, *The American West*, 76–7.

<sup>41</sup> Jones and Wills, *The American West*, 54–6.

<sup>42</sup> Jones and Wills, *The American West*, 52.

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The formulation of mythology around the frontier West occurred in real time with its settlement. With this arose Western characters that were like Pioneertown itself one part real and one part fiction. William “Buffalo Bill” Cody’s Wild West exhibitions provided remarkable exposure and a certain marketed image of the American West. Buffalo Bill began Western-themed shows in 1872, which by 1883 had developed into “Buffalo Bill’s Wild West.”<sup>43</sup> Cody’s exhibitions featured real Native Americans, real cowboys, real guns and real animals, together all involved in sharpshooting and riding exhibitions, along with the intense and violent recreation of stagecoach attacks, Indian battles including Custer’s Last Stand—which starred Sitting Bull himself—among other recreations.<sup>44</sup> In Cody’s Wild West, the gun, violence, and codes of honor played major roles, and millions saw Cody’s sensationally popular exhibition. In 1886 the exhibition even travelled to England, where it was seen twice by Queen Victoria, and in 1890 another tour across Europe which included a blessing by Pope Leo XIII at the Vatican of the entire troupe.<sup>45</sup> Though Cody was a stickler for detail and accuracy relative to the presentation, there was, nonetheless, an illusionary showmanship that presented an exaggerated and therefore inaccurate expression of persona and the West itself; cowboy work in real life was often rather mundane. Like Cody, other Western figures such as Wild Bill Hickock, Jesse James and Wyatt Earp were figures who were actually there, but whose exploits and personas may or may not have been wholly accurate.<sup>46</sup> Nonetheless, their West formed and fed a distinctly American identity narrative.

Though not officially part of the Chicago 1893 World’s Columbian Exposition, Cody instead set up his exhibit just outside its main gates, where tens of thousands viewed his sensationalist exhibition. But also there was a young Wisconsin historian named Frederic Jackson Turner who himself would become a significant figure regarding the Western US.<sup>47</sup> Turner presented a paper titled “The Frontier of the American West,” which perhaps more than any other early writing, shaped perception of the American West for years to come. In Turner’s estimation, the frontier line of the West continually moved until it ceased to exist in 1890, and he saw it as “the line of most rapid and effective Americanization.” To Turner the West was “a place of origin” that “provided the creation story for the American nation.”<sup>48</sup> Turner’s Western settler was more agrarian and less cowboy, but nonetheless, in these agrarians Turner perceived rugged individualism and isolationism, traits among others that he folded into American nationhood, patriotism, and identity.<sup>49</sup>

Westward mythologizing continued through the turn of the century, with one of its primary political figures being President Theodore Roosevelt. Born in 1858 into a well-to-do New York banking family of Dutch ancestry, Roosevelt was initially groomed to be a statesman. As a child,

<sup>43</sup> Don Russell, “Cody, Kings, and Coronets,” *The American West*, Vol VII, no. 4, July, 1970: 4–5.

<sup>44</sup> Don Russell, “Cody, Kings, and Coronets,” *The American West*, Vol VII, no. 4, July 1970: 4.

<sup>45</sup> Russell, “Cody,” 4–5.

<sup>46</sup> See Rebecca Solnit, *A River of Shadows: Eadweard Muybridge and the Technological Wild West* (digital edition) (New York: Penguin Books, 2003), 94.

<sup>47</sup> Jones and Wills, *The American West*, 52–3.

<sup>48</sup> Jones and Wills, *The American West*, 39.

<sup>49</sup> Jones and Wills, *The American West*, 43.

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Roosevelt had a sickly bodily constitution which in his own estimation was eventually remedied by boxing 2.5 hours a day once he arrived at Harvard, subsequently developing an appreciation for the ethic associated with “the strenuous life.”<sup>50</sup> Roosevelt in his early twenties was first elected a New York Assemblyman in 1882. Around this same time became enamored with visions of an agrarian West, journeying to the Dakotas the following year on a bison hunting expedition, and resulting in friends purchasing what became the first sizable cattle ranch in Dakota territory.

On Valentine’s Day of 1884, both his mother and his wife died. This tragedy drove Roosevelt westward, back to the isolation and solitude of his ranch and for while away from politics. During this period, he seems to have transformed into a cowboy and for Roosevelt the frontier proved regenerative. In his book *The Wilderness Hunter*, Roosevelt states, with seeming sentiment, “In that land we led a free and hardy life . . . We knew toil and hardship and hunger and thirst; and we saw men die violent deaths as they worked among the horses and cattle, or fought evil feuds with one another.”<sup>51</sup> Though perhaps at the beginning one of many Easterners enamored with the West, in the end he actually proved more than adept at ranching, became a speaker for the West, and ultimately was known as the “Rough Rider” President, where even in office he was portrayed as embodying the ideals of the rugged, action-oriented, self-sufficient cowboy.<sup>52</sup>

The West’s popularity would expand with new media such as film and radio, and, later, television. The 1903 film *The Great Train Robbery*, by Edison Studios cameraman Edwin S. Porter and produced by Thomas Edison, is one of the first narrative films completed, and is responsible for first bringing film to a mass popular audience.<sup>53</sup> Importantly, *The Great Train Robbery* was also the first Western film created.<sup>54</sup> With the advent of commercial radio broadcasting in the 1920s, the Western would become one of its staples as well. Roy Rogers and Gene Autry, both of whom later are directly associated with the advent of Pioneertown, would have syndicated Western radio shows that paralleled their 1930s-era movie roles.

In 1946 there were less than 20 television stations across the US, but by the following it year the new medium was ubiquitous.<sup>55</sup> The first full-scale commercial television programming occurred in 1947, and the RCA Victor company is widely credited with making televisions affordable to the American public, which quickly became enamored with it.<sup>56</sup> The first television shows were often live and followed a radio-based format. However, by the mid-1950s, as television defined

<sup>50</sup> Jones and Wills, *The American West*, 90.

<sup>51</sup> Jones and Wills, *The American West*, 94.

<sup>52</sup> Jones and Wills, *The American West*, 94.

<sup>53</sup> Musser, Charles. *Before the Nickelodeon: Edwin S. Porter and the Edison Manufacturing Company* (Berkeley, CA: University of California Press, 1991) 254.

<sup>54</sup> *The Great Train Robbery* (1903). AMC *Filmsite*. Available: <https://www.filmsite.org/grea.html>

<sup>55</sup> Albert Abramson, *The History of Television, 1942-2000* (Jefferson, North Carolina: McFarland & Company Inc., Publishers, 2003), 18.

<sup>56</sup> Albert Abramson, *The History of Television, 1942-2000* (Jefferson, North Carolina: McFarland & Company Inc., Publishers, 2003), 1.

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its own craft separate from radio, it came into its “golden age.”<sup>57</sup> It was at this same time that Pioneertown saw its peak filming activity. For Pioneertown, it is television filming, even more so than feature filming, which kept the town alive through the 1950s, when Pioneertown serving as a full-fledged “movie ranch.”

### Movie Ranches in Southern California

“Movie Ranch” is a term for a dedicated rural area used for the purpose of filming, most often for Western-themed movies, and later, television shows. At its beginnings in the 1910s and early 1920s, Western-themed filming occurred at studio backlots or at unpermitted open locations nearby film studios. But aside from their open, rugged terrain which evoked the West, the need for the movie ranch arose from a need to get away from smog, ambient city noise, and airplane noise from above. Therefore, movie ranches tended to be some distance from urban development, including Hollywood itself.

Open natural terrain, a key Western reference point, was a primary component of the movie ranch including Pioneertown, which has a distinctly varied natural setting. To the east and south, the Sawtooth mountains consisting of monzogranite boulders were used in movies intended to take place in Mexico or the southwest. To the north, flat lava-formed buttes were used in movies intended to take place in other parts of the American West such as Utah, Montana, or Colorado. To the west are the San Bernardino mountains, including the often snowcapped San Gorgonio Mountain peak, which 11,499 feet is Southern California’s highest.

Another common movie ranch feature was the “chase road,” a purpose-built unpaved road upon which stage coach, horse chase or other scenes involving larger-scale movement or action were filmed.<sup>58</sup> Pioneertown has a chase road: Skyline Ranch Road, which begins a quarter mile east of Mane Street, continuing for three miles as it cuts through the varied and picturesque landscape and viewsheds of monzogranite hills and buttes. Finally, the most frequently used movie ranches featured latter 19<sup>th</sup>-century Western-themed stage set structures, axially aligned as a Main Street, centered around an open area, or as a small Western town. Such structures typically one to two stories, were usually of purposely aged and stained variegated wood cladding, false fronts, folk Victorian theming, hand painted Western-themed signage, accompanied by wood boardwalks and hitching posts, among other design elements.

Though Pioneertown saw over nearly 600 titles filmed, more widely used movie ranches saw titles in the thousands, if television episodes are individually counted.<sup>59</sup> With references to some of the Westerns filmed at each, among the more widely used movie ranches included Iverson’s Ranch, which hosted filming as early as 1912 (*Gunsmoke, Bonanza, Wagon Train, Lone Ranger,*

<sup>57</sup> Mitchell Stephens, “History of Television,” Grolier Encyclopedia. Available: <https://www.nyu.edu/classes/stephens/History%20of%20Television%20page.htm>

<sup>58</sup> Rothel, *An Ambush of Ghosts*, 149.

<sup>59</sup> Rothel, *An Ambush of Ghosts*, 149.

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*Zorro, The Roy Rogers Show, Zane Grey Theater*), the adjacent Spahn Ranch, which was established in 1953 (*The Outlaw, Bonanza*), Corriganville, which was established in 1937 (*Fort Apache, Have Gun Will Travel, Rawhide, The Adventures of Rin Tin Tin*), Placerita/Monogram/Melody Ranch (*Hopalong Cassidy, Tombstone, Death Valley Days, Annie Oakley, The Gene Autry Show*), and Paramount Ranch, (*Cisco Kid, Gunsmoke, Bat Masterson*, and much later in the 1990s *Dr. Quinn Medicine Woman*).<sup>60</sup>

Most of these movie ranches were located at various points north of Los Angeles, and they tended to be clustered. The upper San Fernando Valley and Santa Susana Mountains area featured Iverson Ranch, Spahn Ranch, and Corriganville; and the Placerita Canyon/ Newhall area featured Monogram Ranch- later purchased by Gene Autry and renamed Harmony Ranch, Walt Disney's Golden Oak Ranch, The Andy Jauregui Ranch, and Walker Ranch. Slightly closer to Los Angeles, within the Santa Monica Mountains was the Paramount Ranch. Pioneertown, in the upper Mojave Desert, was fairly distant.

Most of these facilities were not opened to the public on any regular basis, but instead were private property for filming purposes only. The exceptions are Corriganville, which from 1949 to 1963 was open to the public on weekends as an amusement park with rodeos, stagecoach rides, and mock Indian troupes, and Pioneertown itself, the only movie ranch whose Western-themed stage sets were from the start to be actual commercial stores intended not only to service film production, but at non-filming periods, for the visiting public as well.<sup>61</sup>

Beginning in the 1960s, encroaching development, with its ambient background noise, smog, and the loss of open viewsheds, not to mention the advent of freeways which bisected some of them, spelled the end for many of these facilities. But also by the late 1960s, the Western movie and television show began its widespread decline in popularity as American society and culture saw seismic shifts over that decade. Just as World War II echoed and enforced the US Western values that came before it, the complexity and loss of the Vietnam War did the opposite. Concurrently, a new counterculture arose that had little interest in the Western.

Over time, the Western-themed stage set towns constructed at various movie ranches fell into disuse. Those at Walt Disney's Golden Oak Ranch and the Jauregui Ranch were purposely demolished. But it was fire that destroyed all of the Western-themed Main Streets in the most frequently used movie ranches, including Iverson's Ranch, Corriganville, Spahn Ranch, Paramount Ranch, and Melody Ranch, though its Western Town was reconstructed in 1990 and is one the few in Southern California used for what little Western-themed filming remains. Though even it too was nearly destroyed in the 2006 Sawtooth Complex Fire, Pioneertown's

<sup>60</sup> Rothel, *An Ambush of Ghosts*, 170–75, 188–93, 213–15; "Filming Location Matching "Spahn Ranch, Chatsworth, Los Angeles, California, USA" Internet Movie Database (IMDb). Available: [https://www.imdb.com/search/title/?locations=Spahn+Ranch%2C+Chatsworth%2C+Los+Angeles%2C+California%2C+USA](https://www.imdb.com/search/title/?locations=Spahn+Ranch%2C+Chatsworth%2C+Los+Angeles%2C+California%2C+USA;); "Filming Location Matching "Paramount Ranch - 2813 Cornell Road, Agoura, California, USA" Internet Movie Database (IMDb). Available: <https://www.imdb.com/search/title/?locations=Paramount+Ranch+-+2813+Cornell+Road%2C+Agoura%2C+California%2C+USA>

<sup>61</sup> "Corriganville Bill Includes Stars Today," *Valley News*, February 19, 1956: 27.



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Mane Street survived, and today is the only Western-themed town 30 years or older, let alone from the Western's Golden Age, that remains at any movie ranch across Southern California.<sup>62</sup>

### Western Theming, and its Presence in Vernacular Architecture

Not just stage sets, the collection of contributing resources at Pioneertown had separate utility, predominately a commercial use. In part through its stage set provenance, the district is now an important and rare remaining example of Western-themed commercial architecture in Southern California. In the modern industrial era, the concept of “theming” of any kind appears to be connected in varying degrees to the dual ideas of commodification and escape. The earliest themed environments of the modern era were in semi-public English pleasure gardens of the mid-19<sup>th</sup> century, such as those at Cremorne, which included temples, pagodas and primitive animatronic animals.<sup>63</sup> Patrons were charged for entry, akin to an amusement park, to which such environments appear to be precursors. The first noteworthy and well-documented themed environments were those of the 1851 Great Exhibition in London, in Joseph Paxton's Crystal Palace. There, theming was used to forward a pro-industrial message, coupled with an exoticizing of foreign lands, cultures, and people. According to author Susan Ingram, “[t]he panorama-type displays and the exoticized cafes and restaurants were all instructional, offering forms of what would become increasingly sought after knowledge about far-away places, while at the same time amusing through difference and spectacle.”<sup>64</sup> Such exoticized theming continued through other World's Fairs, such as at the 1867 Paris *Exposition Universelle*, where the theming seems to have happened less for instructional purposes but more for its own sake, and at the Chicago 1893 World's Fair, where themed spaces were given their own designated space in the “midway” area used for sideshows and games.

The advent of film industry in Southern California starting in the early 1900s undoubtedly afforded a new openness to the themed environment; it was not uncommon for Hollywood filming to occur within eyeshot or actually take place in public areas of the city, and themed stage sets would occasionally remain post filming to become part of the city fabric. In tandem with this openness, and the advent of the automobile, Los Angeles even developed a local architectural vernacular called “programmatic” in which buildings were either wholly shaped like, or incorporated, gigantic oversized sculptural objects referencing the objects sold within

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<sup>62</sup> Of those more than 30 years old, the nearest Western-themed Main Street stage set appears to be in New Mexico—the JW Eaves Movie Ranch that was constructed in the 1960s. The only other presently known such grouping from the historic era is in Spain, where clusters of Western-themed film sets constructed for Sergio Leone from the 1960s named “Texas Hollywood/Fort Bravo” (along with his 1970s-era *Nuevo Frontera*) still remain. Gareth Davies, “The Spanish Spaghetti Western ghost town where abandoned Hollywood film sets are still standing in the desert almost 50 years on,” *Daily Mail*, June 1, 2017, available: <https://www.dailymail.co.uk/news/article-4562466/The-Spanish-Spaghetti-Western-ghost-town-abandoned-sets.html>

<sup>63</sup> Susan Ingram, “Public entertainment in nineteenth-century London,” in *Placing history: Themed environments, urban consumption and the public entertainment sphere*, eds. Susan Ingram and Markus Reisenleitner (Vienna, Austria: Turia + Kant, 2003), pp. 45–46.

<sup>64</sup> Susan Ingram, “Public entertainment in nineteenth-century London,” in *Placing history: Themed environments, urban consumption and the public entertainment sphere*, eds. Susan Ingram and Markus Reisenleitner (Vienna, Austria: Turia + Kant, 2003), pp. 45–6).

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them as a means to capture the attention of people in vehicles versus pedestrians alone.<sup>65</sup> Starting in the interwar era, Los Angeles possessed chili bowl shaped restaurants selling chili, dog shaped restaurants that sold hot dogs, shoe stores shaped like shoes, or donut shops featuring enormous donuts- a few of which still remain. The same sunny and benign Southern California climate that allowed for filming nearly year-round also allowed for Programmatic architecture, with its wide-ranging palette of materials and forms that need not take into account snow, hurricanes, or the other seasonal matters.

Aside from its presence in Western films, as architecture, Western theming in Southern California seems to have its roots in the 1935 California Pacific International Exposition in San Diego, where the Oscar-nominated Hollywood art director and set designer Harry Oliver created the 21-acre “Gold Gulch,” in a small canyon based off a 49er mining camp, with other Western elements such as an Indian trading post, a shooting gallery, and a hanging tree.<sup>66</sup> Though it may have superficially referenced a chapter in California history, Gold Gulch was primarily a recreation area for adults, which featured a dance hall, numerous actual saloons and risqué girlie shows.<sup>67</sup> Moral matters aside, Gold Gulch appears to have been a meticulously executed Western-themed environment, and among the visitors on whom it had lasting influence was the Orange County berry farmer Walter Knott.<sup>68</sup> Between partaking in Gold Gulch and visiting William Lyons’s Pony Express Museum in Arcadia, Knott realized his own deep interest in the Wild West—through which his grandmother and mother themselves came in a covered wagon in 1868.<sup>69</sup>

By the late 1930s, Knott’s Farm already possessed roadside stands and a chicken dinner restaurant overseen by his wife Cordelia. Partly as a way to occupy waiting guests and also as a means to lure others off the adjacent Highway 39, Knott decided he would recreate a ghost town upon his property. Together with art director Paul Swartz, in 1940 Knott drove up and down California, visiting old ghost towns and purchasing buggies, sheds, and, importantly, the fragments and elements of various 19<sup>th</sup> century western vernacular buildings, which Swartz in 1940–41 reconstructed into various buildings and structures comprising the multiple “Ghost Town” structures at what was then known as “Knott’s Berry Place.”<sup>70</sup> When Knott was younger, he homesteaded in the Mojave desert, and based off that experience made his own adobe bricks, building Spanish and Western-themed structures at and near ghost town’s core.<sup>71</sup> Knott would

<sup>65</sup> For more information regarding programmatic architecture, please see: Jim Heimann and Rip Georges, *California Crazy: Roadside Vernacular Architecture*. San Francisco: Chronicle Books, 1980.

<sup>66</sup> Christopher Merritt and J. Eric Lynxweiler, *Knott’s Preserved: From Boysenberry to Theme Park, the History of Knott’s Berry Farm* (Los Angeles, CA: Angel City Press, 2010), 34; Matthew F Bokovoy *The San Diego World’s Fairs and Southwestern Memory, 1880-1940* (Albuquerque NM: University of New Mexico Press, 2005), 210.

<sup>67</sup> Bokovoy, 210.

<sup>68</sup> Christopher Merritt and J. Eric Lynxweiler, *Knott’s Preserved: From Boysenberry to Theme Park, the History of Knott’s Berry Farm* (Los Angeles, CA: Angel City Press, 2010), 34.

<sup>69</sup> Christopher Merritt and J. Eric Lynxweiler, *Knott’s Preserved: From Boysenberry to Theme Park, the History of Knott’s Berry Farm* (Los Angeles, CA: Angel City Press, 2010), 34–5.

<sup>70</sup> Merritt and Lynxweiler, *Knott’s Preserved*, 36, 62.

<sup>71</sup> Merritt and Lynxweiler, *Knott’s Preserved*, 44; Joe Blackstock, “Before their Berry Farm, the Knotts Struggled in their High Desert Home,” *Inland Valley Daily Bulletin*, October 2, 2017, available: <https://www.dailybulletin.com/2017/10/02/before-their-berry-farm-the-knotts-struggled-in-their-high-desert-home/>.

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hire a second art director, the Austrian Paul Von Klieben, who in turn oversaw an expansion of Knott's Ghost Town, which was completed in 1945. During this time Knott's Ghost Town had its own newspaper, the *Ghost Town News*, and in one edition, editor Nicholas Field Wilson stated, "More and More, we of this age, appreciate the labor, hardships, and courage of the home-seeking pioneers who laid the foundation for the development of the West. It is to preserve for future generations a picture of the old towns of early days that ghost town village is being built."<sup>72</sup> Off the success brought forth by his own ghost town, in the 1950s Walter Knott would purchase the 19<sup>th</sup> century San Bernardino County silver mining town of Calico, restoring many of its buildings and recreating others.

Knott's Berry Farm's Ghost Town predates Disneyland by 15 years. But Walt Disney Enterprises was a postwar juggernaut, and by the time Disneyland opened in July of 1955, Walt Disney's television production of *Davy Crockett: King of the Wild Frontier*, starring Fess Parker, was already a major pop culture phenomenon.<sup>73</sup> Davy Crockett was one of a small group of "Frontierland group" themed series and Mickey Mouse Club productions completed during this time.<sup>74</sup> Disneyland's Western-themed Frontierland was one of its original five "lands" and a primary element of it seems to have been open, natural space itself in which guests could explore, and included a Mark Twain Steamboat and rustic cabins.<sup>75</sup> Disney's Western-themed programming, coupled to a Frontierland intended for the paying public to take part, it has now done so in the tens of millions, were the same two sides of a very profitable coin.

Amusement parks aside, across postwar Southern California, Western theming made its way into a multitude of architectural vernaculars. The single-family ranch house, arguably the region's most ubiquitous postwar contribution, was strongly informed by a variety of Western motifs and ideas. Among its precedents are William Wurster's 1927 Gregory Farmhouse, which adopted the rural setting and, in the words of architectural historian Alan Hess, a variety of "crude but powerful" wood elements seen in 19<sup>th</sup> century ranch architecture north of Santa Cruz.<sup>76</sup> In Southern California, Spanish Rancho architecture informed self-taught architect Cliff May: a natural promoter who worked with *Sunset Magazine*, which published his floorplans and house renderings as exemplars of casual "Western Living."<sup>77</sup> May's single-family houses, completed in the thousands, often have Western-themed design elements, with low slung asymmetrical plans, variegated cladding materials, and outdoor amenities such as patios, pools, and barbeque areas—borrowed from earlier Spanish Rancho architecture. The peak period of the Ranch house parallels the high period of the Western: the late 1940s through the mid 1960s. However, its construction was fairly common even up through the early 1980s in open rural areas farther away from cities, where its theming still felt appropriate.

<sup>72</sup> Merritt and Lynxweiler, *Knott's Preserved*, 41.

<sup>73</sup> Alvin H. Marill, *Television Westerns: Six Decades of Sagebrush Sheriffs, Scalawags, and Sidewinders* (Lanham, UK: The Scarecrow Press, Inc., 2011), 21–2.

<sup>74</sup> Marill, *Television Westerns*, 23.

<sup>75</sup> Jones and Wills, *The American West*, 43–4.

<sup>76</sup> Alan Hess, *The Ranch House* (New York, NY: Harry N. Abrams, 2008) 26, 28.

<sup>77</sup> See: Sunset Books (author) and Cliff May, ed. *Sunset Western Ranch Houses* (San Francisco: Lane Publishing, 1952).

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In part fueled by the popularity of the Western like the Ranch house itself, Western theming became an increasingly popular motif of vernacular commercial architecture and roadside attractions, particularly in the Western US. Las Vegas' first casinos, the El Rancho of 1941 and the Last Frontier of 1942, both featured Western themes (with Spanish elements in the case of the former), followed by the Golden Nugget, Binions, the Horseshoe, Four Queens: early casinos which themselves adopted western theming. According to sociologist Mark Gottdeiner, their Western theming, adopted to associate Las Vegas to the freewheeling Western towns of yore, "[o]nce symbolically marked the entire casino experience."<sup>78</sup>

Across postwar Southern California, Western theming appeared in innumerable local restaurants, particularly for meat and barbeque; clothiers such as "Nudie's of Hollywood"—Nudie Cohn provided ornamental outfits for numerous Western stars through the postwar era; lodgings such as the former Wagon Wheel Motel in Oxnard or Old Trapper's Lodge in Burbank, which featured a themed art environment that has been relocated to Pierce College; or other folk art environments, such as Grandma Prisbrey's Bottle Village. At her Santa Susana property, in 1955 Tressa "Grandma" Prisbrey began constructing 3/4-scale bottle houses as a place to keep her pencil collection. She started this practice after visiting Knotts Berry farm in the summer of 1953 and seeing the 1945 bottle house at Walter Knott's Ghost Town, which itself references one in the actual ghost town of Rhyolite.<sup>79</sup>

By the 1970s, Western theming in Southern California was just one of many familiar theming options, and was often handled with a light touch. The Miller's Outpost clothing company, whose primary product was Levi's denim jeans, was founded in Ontario, CA in 1972, and continued its ubiquitous regional presence through the late 1980s with a variety of board and batten, Western-themed stores, or mall shops having Western styled interior design elements including building models. Aside from Pioneertown, Southern California possessed one other Western-themed commercial corridor. In 1971, at the suggestion of Frederic Blitstein (alternately spelled "Blitzen"), a Claremont College student intern, the City of San Dimas adopted a Wild West theme along a multi-block stretch of Bonita Avenue, the city's primary commercial strip. Renamed "Frontier Village," older storefronts were clad with false front Western-themed designs, accompanied by continuous wood boardwalks, Western light poles, and covered wagons.<sup>80</sup> The city saw a certain fun and humor in the Western themed motif, and saw it as a way to distinguish themselves from other greater Los Angeles downtowns, whose main streets in the early 1970s were economically struggling against the advent of the indoor shopping mall—multiple of which were located nearby San Dimas.<sup>81</sup>

To this day, Knott's Berry Farm's Ghost Town and Frontierland both remain, as do the Western themed sculptures of Old Trapper's Lodge (the hotel itself was long ago demolished) and the

<sup>78</sup> Hess, *The Ranch House*, 27; Marc Gottdeiner, *The Theming of America: American Dreams, Media Fantasies, and Themed Environments* Boulder, Colorado: Westview Press, 2001), 111.

<sup>79</sup> Please see: Daniel Paul, "Grandma Prisbrey's Bottle Village," National Register of Historic Places property application. July 2, 1996 (approved by the Keeper October 25, 1996).

<sup>80</sup> Nicolas C. Polos, *San Dimas: Preserving the Western Spirit* (San Dimas, CA: Nicolas C. Polos, 1990), 295–6.

<sup>81</sup> Polos, *San Dimas*, 296.

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bottle structures of Bottle Village, though the 1994 Northridge Earthquake inflicted substantial damage upon the property. But most of the more commonplace Western-themed commercial properties have, in a manner slow and invisible, faded away. In 2010, the City of San Dimas decided to vacate Bonita Avenue's Western theming, which has now largely vanished. All of the commercial businesses mentioned by name above are now gone. Though still ubiquitous, over the last 20 years even the single-family ranch house has begun to see alterations *en masse* through the advent of vinyl framed windows, stricter building codes disbarring its wood shingles, and the passage of time and/or taste that have compromised smaller-scale Western themed details once seen upon many more Ranch houses than now.

Relative to the above, and regardless of Mane Street's historically important role as a filming set, Mane Street is now a rare, highly intact expression of Western theming in Southern California commercial architecture. Its comparable remaining examples: Knott's Berry Farm's Ghost Town, the few stores in Disneyland's Frontierland, and perhaps the Calico Ghost Town, an actual silver mining town purchased and restored by Walter Knott in the 1950s, are all paid amusements first.

### Alexander R. Brandner and Fred Moninger

No historic era building permits exist that might indicate Pioneertown's original architects. However, an early news report lists architect Alexander "Brandy" Brandner (1891–1965) as Pioneertown's "Planning Commissioner," and 20<sup>th</sup> Century Fox set designer Fred Moninger who is listed as the "Associate Planning Commissioner."<sup>82</sup> Based off past press and their shared interests, experience, and Hollywood connections, there is a reasonable possibility that Brandner and Moninger designed most of the 1940s-era Mane Street buildings.

Originally from Bucharest, Romania, Alexander Brandner attended the University of Illinois, graduating with a Master's of Science degree in Architecture in 1914. Brandner is listed in the 1955 AIA directory, with work at previous firms that included Atelier Rebori in Chicago, Smith, Hinchman & Grylls of Detroit, and in Los Angeles, the large and prolific firm of Walker and Eisen.<sup>83</sup> Brandner's listed experience included work on multiple department stores: Bullocks Wilshire, Bullock's Westwood, May Company Downtown Los Angeles, Buffum's Long Beach, and Saks Fifth Avenue of Los Angeles, though his exact role in each is unknown.<sup>84</sup>

Brandner was close friends with the noted Viennese modernist Rudolph Schindler, and worked with him upon a set of apartments for their friend, the noted artist Herman Sachs, that are today a

<sup>82</sup> "Movie Celebrities to Launch Development of 'World's Most Unusual City' Today," *The San Bernardino County Sun*, Sep 1, 1946: 13.

<sup>83</sup> George S. Koyl, ed, in sponsorship with the American Institute of Architects, *American Architects Directory*, New York: R.R. Bowker Company 1955: 60.

<sup>84</sup> Koyl, ed, *American Architects*, 60.

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City of Los Angeles Historic-Cultural Monument.<sup>85</sup> Brandner ran in bohemian circles, was involved in the Arts and Crafts Society of Southern California, and together with Sachs, a designer of interiors for Los Angeles Union Station, Bullocks Wilshire, and Los Angeles City Hall, designed Maxfield Parrish-like booths for the third annual Hollywood Fiesta of the Art Association in 1924.<sup>86</sup> The two-part Fiesta included a parade and a separate event at the Hollywood Bowl, and seems to have involved a who's who of Hollywood industry artists, art directors, architects, music and theater figures.<sup>87</sup> Upon Sachs's passing, Brandner and his wife Elsie Katz moved into the ground floor of Sachs's apartment house, while Brandner completed his own residence: a rather distinctive, Schindler-esque design located at 3701 Landa Court in the Silver Lake portion of Los Angeles. Though certainly not Wild West themed, the house features eclectic and collagist wood details of varied cladding akin to that seen upon various Pioneertown buildings.

Much less is known about Fred Moninger. News clippings mention him as a 20<sup>th</sup> Century Fox set designer, and in 1963 he designed an elaborate Tiki-themed restaurant named the Tradewinds, which was located in Oxnard until the early 1980s.<sup>88</sup> It is unclear if Moninger was a trained architect; he is not listed in any AIA directories or other architecture databases. However, he appears to have completed a mid-century commercial building in Oxnard, and a sprawling, Ranch-style house in Ojai that was featured in a 1961 issue of *Architectural Digest*.<sup>89</sup>

### Post-Filming Era and Pioneertown's Recent Past

In 1966, Fletcher Jones and Bill Murphy, the last of the original Pioneertown investors, sold the Corporation and its entire 32,000 acre land holding to another automobile dealer: the Cleveland-based Benton Lefton, who himself also had property development experience. In scale, Lefton's plans for the area were much more ambitious than those originally envisioned by Curtis and his investors. Lefton re-envisioned Pioneertown as a planned community of 30 square miles that he named "The California Golden Empire." The California Golden Empire was to have a population of over 35,000, with schools, churches, shopping, summer camps, industrial zones, hundreds of single and multi-family dwellings, and recreational facilities including a lake and an 18-hole golf course. All of it was to be in a Western theme, and centered around a more fully built-out Mane Street as its core. In Benton's words, the development was to "have all the charm and appeal of a Disneyland or a Knott's Berry Farm [...] but it will be more than that; it will also function as the commercial shopping and entertainment center for the thousands of people expected in the Golden Empire in the next few years."<sup>90</sup> Shortly after the project was announced in 1966, Lefton

<sup>85</sup> Located in the Silver Lake neighborhood of Los Angeles, the Sachs Apartments are City of Los Angeles Historic-Cultural Monument No. 1118.

<sup>86</sup> "A New Arts and Crafts Society," *The American Magazine of Art*, Vol 15, No 11, (Nov 1924): 600.

<sup>87</sup> "On Fiesta Committees," *Holly Leaves*, May 16, 1924: np [clipping]; "A New Arts and Crafts Society" *The American Magazine of Art*, Vol. 15, No. 11 (Nov 1924), p. 600

<sup>88</sup> Jeffrey Maulhardt, *Postcard History Series: Oxnard* (Charleston, SC: Arcadia Publishing, 2009), 126.

<sup>89</sup> "Residence of Mr. and Mrs. Thomas Bayless," *Architectural Digest*, Fall 1961, Volume XVIII, No. 3: 11-13.

<sup>90</sup> "California Golden Empire: New Yucca Valley City Plans Restoration of Pioneertown," *Los Angeles Times*, January 24, 1966: 87.

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had sold more than half the lots of the project's first phase. But that would be about it for Lefton's good luck at Pioneertown. Aside from grading a handful of roads, no other Golden Empire development occurred. Over time various permits Lefton had filed were rejected, and just as before, the biggest stumbling block appears to have been water. Benton's California Golden Empire project filed for bankruptcy in 1979.

Despite, or rather regardless of, Lefton's travails, throughout the 1960s and 1970s Pioneertown maintained a small native population of less than a few hundred, and less than 60 at one point. During this period, Pioneertown nearly became a ghost town not unlike many of the actual ones its stage sets had only referenced. Long after filming had subsided, the few Pioneertown residents that remained took it upon themselves to consistently maintain a Western-themed environment. A 1965 *San Bernardino Sun* article acknowledged the loss of filming in Pioneertown, but followed it up by stating how the Western life was being fulfilled nonetheless: "A stagecoach, drawn by two horses, provides local transportation; the town newspaper, "The Jackass Mail," is delivered by jackass; and the natives stroll around in old-time frontier garb [...]. Pioneertown is really a huge movie set with permanent structures, not a false-front structure, and behind its rustic facades are men and women carrying on businesses."<sup>91</sup>

By 1972, six years after his acquisition of Pioneertown, Lefton had long since seen the writing on the wall in terms of obstacles, and began selling off certain Mane Street properties. Among them were a handful of parcels on Mane Street that included the adobe block former Pony Express-themed gas station at the southeast corner of Mane Street and Pioneertown Road that had served as Lefton's property office. John and Frances Aleba would purchase this in 1972. Over the next ten years, the service station would be transformed into the "Cantina," which became a noted biker bar. The original Pony Express building partially remains within a multitude of Western-themed additions. Upon the Aleba's retirement, in 1982 they handed the property over to their daughter Harriet and her husband Claude "Pappy" Allen, who together renamed the establishment "The Pioneertown Palace." No longer just a bar, their business was also a restaurant and a performance venue. Pappy, who frequently played in highly regarded Post-Punk band "Giant Sand," and Harriet were both musicians in their own right. Pappy was also a contractor and added additional building elements such as bottle walls and a long adobe wall to the former Cantina's south elevation. Just as the Cantina did through the 1970s, through the 1980s the Pioneertown Palace, later known as "Pappy and Harriet's Pioneertown Palace," was Mane Street's primary business, if not its heart, and arguably kept the entire town alive during this lean decade.

Beginning in the late 1980s, a variety of musicians, filmmakers, artists and entertainment industry professionals began to rediscover Joshua Tree and the greater Pioneertown area. At that time, Pappy and Harriet's increasingly became a primary gathering place, particularly for local musicians, who nightly played its soundstage along with Pappy and Harriet themselves. By the early 1990s, filmmakers had rediscovered Pioneertown and began to use it as a filming location

<sup>91</sup> Jack Delaney, "Pioneertown: A Ghost Town Haunted by People," *Desert Magazine*, October 1, 1965, 18. available: <https://www.pioneertownsun.com/pioneertown-a-ghost-town-haunted-by-people/>

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again, starting in 1990 with the highly successful television film *The China Lake Murders*. Presently, Pioneertown features a variety of 1990s–2000s-era Western-themed structures and false fronts integrated into Mane Street adjacent the historic era resources. Because of their recent age they are non-contributing to the historic district, but are nonetheless compatible in their Western-themed design. A grouping of false fronts off the north shoulder of Mane Street was installed by a cowboy reenactment troupe, and Mane Street’s later Western-themed commercial buildings were completed by 2005. Claude “Pappy” Allen passed away at age 74 in 1994. The Pappy and Harriett’s property was sold to a family friend, and then another buyer, before being sold again in 2003 to new owners who over the last 15 years have transformed Pappy and Harriett’s into a nationally-noted music venue.<sup>92</sup>

During its period of significance, Pioneertown received a fair amount of press for how unique a development it was. This press included a 1950 *Saturday Evening Post* photo essay titled “Just Like a Movie.” Its accompanying article stated, “Even in California, Pioneertown rates as something special. For here is an entire community — schools, salons, dusty streets — that was built to provide a permanent set for Western movies.”<sup>93</sup> Since that time, a multitude of texts about the history of the Western film and Western filming locations have referenced Pioneertown. Additionally, Pioneertown has been discussed in multiple, more recent academic texts regarding contemporary Western US culture.<sup>94</sup> As theoretical as they are, they in turn convey what the *Saturday Evening Post* article alluded to nearly 70 years ago: the unusual, if not one of a kind historical circumstance of Pioneertown, and its Mane Street, as a double simulacra: Western-themed stage sets as actual commercial buildings, that together in time became a real Western town.

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<sup>92</sup> Over the last 15 years, as a music venue Pappy and Harriett’s has been featured in a multitude of publications including the *New York Times*, *Rolling Stone*, and CNN. Recent performers have included Sir Paul McCartney, Robert Plant, and hundreds of other country rock, alternative, and indie rock, folk, and roots music bands from across the nation and world. According to music historian Domenic Priore, Pappy and Harriett’s is responsible for a Country-Rock resurgence that began some years earlier. Domenic Priore, interview with author. Glendale-La Crescenta, CA, June, 2019.

<sup>93</sup> H. Allen Smith, “Just Like A Movie,” *Saturday Evening Post*: January 28, 1950: 32

<sup>94</sup> Jones and Wills, *American West*, 322.



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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** 39.3

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |                        |                        |
|------------------------|------------------------|
| 1. Latitude: 34.157937 | Longitude: -116.492869 |
| 2. Latitude: 34.256150 | Longitude: -116.492848 |
| 3. Latitude: 34.157890 | Longitude: -116.501497 |
| 4. Latitude: 34.156206 | Longitude: -116.501430 |

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**Or**

**UTM References**

Datum (indicated on USGS map):

AD 1927 or  NAD 1983

- |          |           |           |
|----------|-----------|-----------|
| 1. Zone: | Easting:  | Northing: |
| 2. Zone: | Easting:  | Northing: |
| 3. Zone: | Easting:  | Northing: |
| 4. Zone: | Easting : | Northing: |

**Verbal Boundary Description** (Describe the boundaries of the property.)

The Pioneertown Historic District boundary meets but does not include Curtis Road to the east, Pioneertown Road to the south, the western boundary being Pioneertown Road again- as the road curves northward, and Rawhide Road to the North. The subject historic property boundary includes the entirety of Mane Street and all parcels that either face or are adjacent to Mane Street.

**Boundary Justification** (Explain why the boundaries were selected.)

The resources within the Pioneertown Mane Street Historic District represent a concentration associated with Western-themed filming and production activity during the District's Criterion A period of significance: 1946–1966.

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**11. Form Prepared By**

name/title: Daniel D. Paul, Architectural Historian  
organization: [on behalf of] Friends of Pioneertown  
street & number: 3938 Vista Court  
city or town: Glendale-La Crescenta state: CA zip code: 91214  
e-mail: danielpaul@gmail.com  
telephone: (213) 215-4161  
date: August 19, 2019

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5- or 15-minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: Pioneertown Mane Street Historic District

City of Vicinity: Pioneertown

County: San Bernardino:

State: California

Photographer: Daniel Paul

Date Photographed: June, 2018 and November, 2018.

1 of 43:

Mane Street Right of Way. View: W. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0001)

2 of 43:

The Klip N' Curl Hair Salon. View: SE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0002)

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3 of 43:

Carol Burgess' Gift Shop. View: SW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0003)

4 of 43:

Pioneertown Likker. View: SE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0004)

5 of 43:

Pioneer Bowl. View: SW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0005)

6 of 43:

Secondary building upon the Pioneer Bowl property. View: NW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0006)

7 of 43:

Trigger Bill's Shooting Gallery. View: SE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0007)

8 of 43:

The Silver Dollar (Pioneertown Soundstage). View: SW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0008)

9 of 43:

The Silver Dollar (Pioneertown Soundstage) and Pioneer Bowl. View: SE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0009)

10 of 43:

Recent Structure upon Pioneertown Soundstage property, wagon in foreground. View: SW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0010)

11 of 43:

Pioneertown Gazette. View: SW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0011)

12 of 43:

Red Dog Saloon. View: SW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0012)

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13 of 43:

Barber Shop and Beauty Corral. View: SW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0013)

14 of 43:

Marble's Electronics (Pioneertown Post Office). View: SW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0014)

15 of 43:

Frosted Pantry (Pioneertown Sheriff's Office). View: SE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0015)

16 of 43:

Secondary buildings associated to O.K. Corral. View: SW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0016)

17 of 43:

O.K. Corral. View: W. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0017)

18 of 43:

White's Hardware. View: NE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0018)

19 of 43:

Residential Grouping. View: NE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0019)

20 of 43:

Gem Trader/ Wooden Indian. View: N. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0020)

21 of 43:

Althoof's Furniture Store. View: NW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0021)

22 of 43:

Pioneertown Generator House and Campground. View: NE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0022)



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23 of 43:

Rock Watering Trough. View: NW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0023)

24 of 43:

Open Air Dance Floor. View: NW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0024)

25 of 43:

Pioneertown Land Office. View: NE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0025)

26 of 43:

Original buildings off Mane Street. View: NW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0026)

27 of 43:

Original buildings to the left, and to the right, recent false front grouping. View: NW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0027)

28 of 43:

Element of recent false front grouping. View: N, NE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0028)

29 of 43:

Element of recent false front grouping. View: NE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0029)

30 of 43:

Pioneertown Photos. View: NE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0030)

31 of 43:

Mane Street Utility Shed (Soap Goats). View: NW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0031)

32 of 43:

Pioneertown Nickelodeon. View: NW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0032)

33 of 43:

Pioneertown Land Office (2015) art gallery. View: NE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0033)

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34 of 43:

Pioneertown Bell House. View: N. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0034)

35 of 43:

Ernie Kester's Film Museum/ Trading Post. View: N. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0035)

36 of 43:

General image with recent buildings in foreground, Pioneertown Nickelodeon in background. View: NW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0036)

37 of 43:

Pioneertown Townhouse. View: NE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0037)

38 of 43:

Pioneertown Townhouse. View: W. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0038)

39 of 43:

Pioneertown Townhouse. View: SE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0039)

40 of 43:

Pioneertown Service Station and Pony Express (Pappy and Harriet's). View: NW. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0040)

41 of 43:

Pioneertown Service Station and Pony Express (Pappy and Harriet's). View: NE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0041)

42 of 43:

Pioneertown Parking Lot in distance View: S, SE. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0042)

43 of 43:

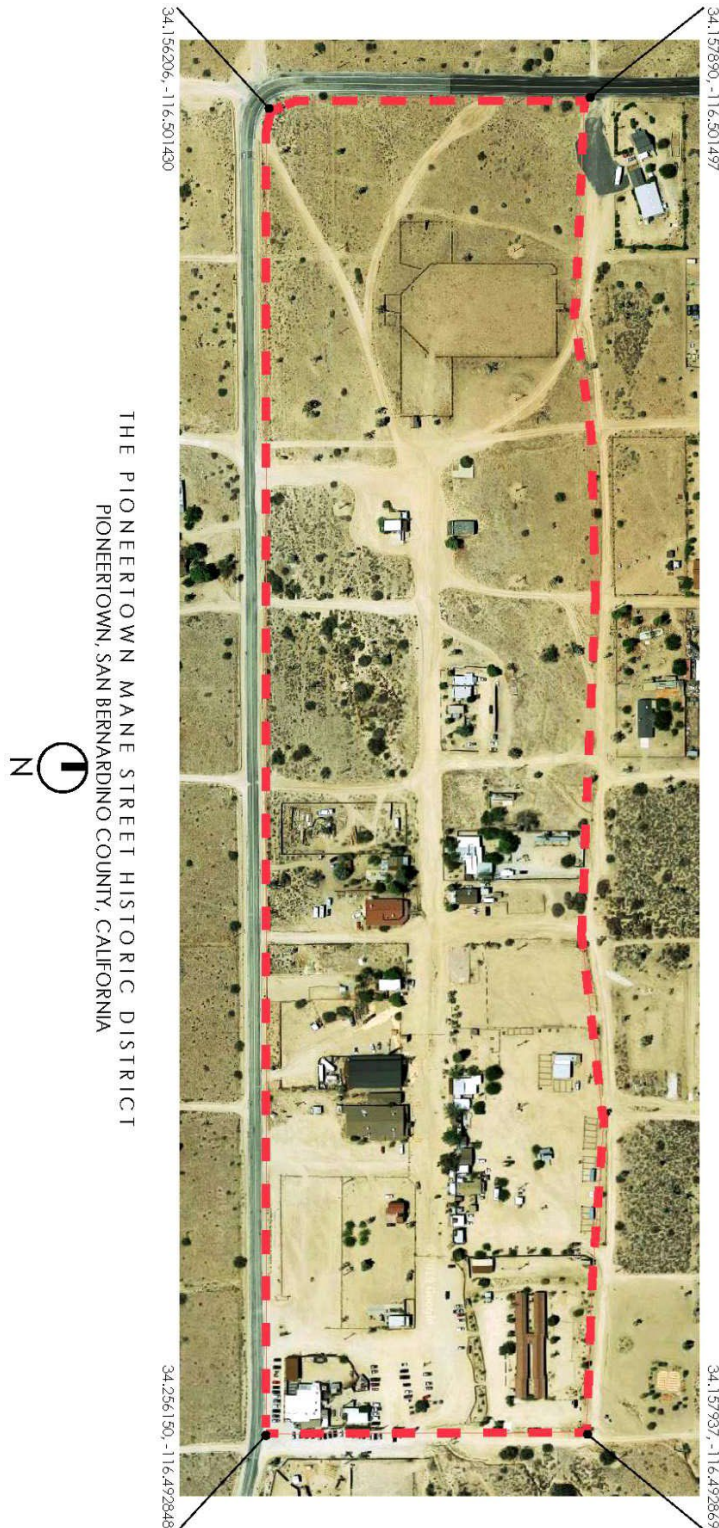
Mane Street Right-of-Way. View: E. (CA\_San Bernardino County\_Pioneertown Mane Street Historic District\_0043)

Pioneertown Mane Street Historic  
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Site diagram with Decimal Degrees (Image: Google Earth)

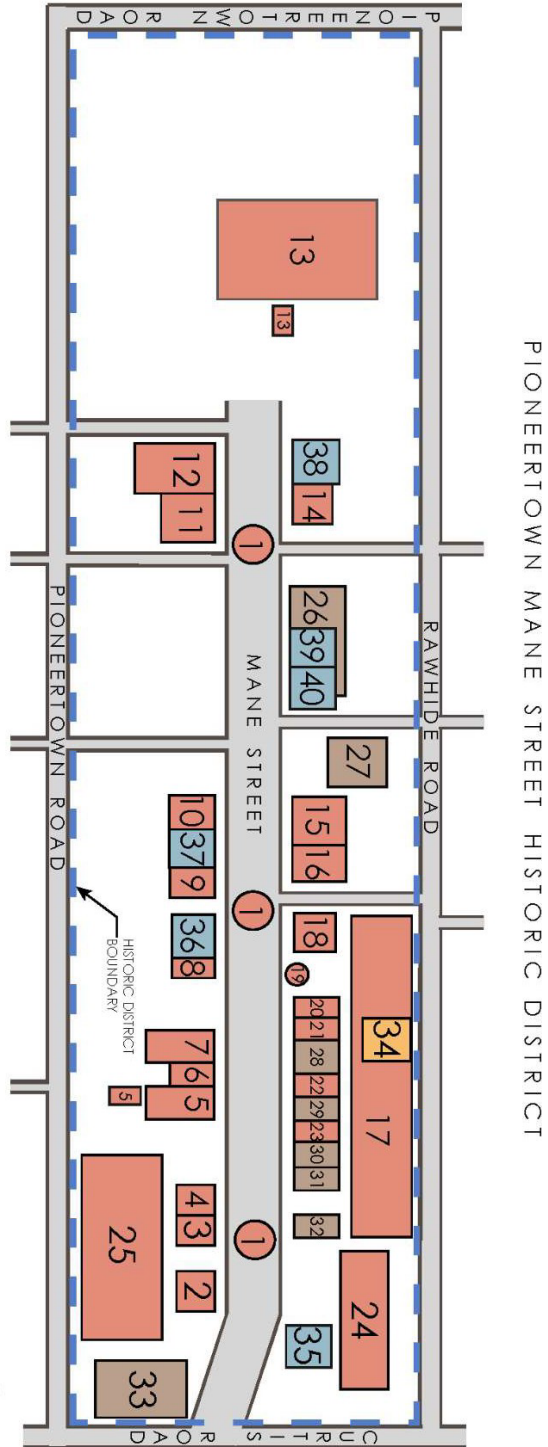
Pioneertown Mane Street Historic District

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- |   |   |   |   |
|---|---|---|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e67e22; border: 1px solid black; margin-right: 5px;"></span> Contributing Resources:</li> <li>1 Mane Street Right-Of-Way</li> <li>2 The Klip n' Kurl Hair Salon</li> <li>3 Carol Burgess' Gift Shop</li> <li>4 Pioneertown Likker</li> <li>5 Pioneer Bowl and Associated Building</li> <li>6 Trigger Bill's Shooting Gallery</li> <li>7 The Silver DOLLer</li> <li>8 The Pioneertown Gazette</li> <li>9 Red Dog Saloon</li> <li>10 The Barber Shop and Beauty Corral</li> <li>11 Marble's Electronics</li> <li>12 The Fosted Parity</li> <li>13 O.K. Corral and Associated Building</li> <li>14 White's Hardware</li> <li>15 Gem Trader / Wooden Indian</li> <li>16 Allbrook's Furniture Store</li> <li>17 Pioneertown Campground</li> <li>18 The Open Air Dance Floor</li> <li>19 The Rock Watering Trough</li> <li>20 The Pioneertown Land Office</li> <li>21 Pioneertown Duds and Saddlery</li> <li>22 Pioneertown Photos</li> <li>23 The Pioneertown Nickleodeon</li> <li>24 The Pioneer Townhouse</li> <li>25 Parking Area</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #95a5a6; border: 1px solid black; margin-right: 5px;"></span> Recent and Compatible Non-Contributing Resources:</li> <li>26 Residential Grouping</li> <li>27 Campground Restroom</li> <li>28 Fake Front Grouping</li> <li>29 Mane Street Utility Shed / Soap Goods</li> <li>30 The Pioneertown Land Office (2015)</li> <li>31 The Pioneertown Bell House</li> <li>32 Ernie Kester's Film Museum / Kester's Trading Post</li> <li>33 Pioneertown Service Station and Pony Express/Poppy &amp; Hunter's Pioneertown Palace</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f1c40f; border: 1px solid black; margin-right: 5px;"></span> Original But Altered Non-Contributing Resource</li> <li>34 The Pioneertown Generator House</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #3498db; border: 1px solid black; margin-right: 5px;"></span> Non-Existant Resources / Sites</li> <li>35 The Golden Stallion Restaurant</li> <li>36 Grubstake Cafe</li> <li>37 Ole's Barbeque Corral</li> <li>38 Madgile's Feed Barn</li> <li>39 Nell's Ice Cream Palace</li> <li>40 The Chuckwagon Cafe</li> </ul> |
|---|---|---|---|



Site Plan

Pioneertown Mane Street Historic District

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- 1 Contributing Resources:
  - 1 Mane Street Right-Of-Way
  - 2 Klip n' Kurl Hair Salon
  - 3 Carrol Burgess' Gift Shop
  - 4 Pioneer Town Likker
  - 5 Pioneer Bowl and Associated Building
  - 6 Tiger Bill's Shooting Gallery
  - 7 Silver Dollar
  - 8 Pioneer Town Gazette
  - 9 Red Dog Saloon
  - 10 Barber Shop and Beauty Corral
  - 11 Marble's Electronics
  - 12 Frosted Partry
  - 13 O.K. Corral and Associated Building
  - 14 White's Hardware
  - 15 Gem Trader / Wooden Indian
  - 16 Althoff's Furniture Store
  - 17 Pioneer Town Campground
  - 18 Open Air Dance Floor
  - 19 Rock Watering Trough
  - 20 Pioneer Town Land Office
  - 21 Pioneer Town Duds and Saddlery
  - 22 Pioneer Town Photos
  - 23 Pioneer Town Nickelodeon
  - 24 Pioneer Townhouse
  - 25 Parking Area

- Recent and Compatible Non-Contributing Resources:
  - 26 Residential Grouping
  - 27 Campground Restroom
  - 28 False Front Grouping
  - 29 Mane Street Utility Shed / Soap Goats
  - 30 Pioneer Town Land Office (2015)
  - 31 Pioneer Town Bell House
  - 32 Ernie Kester's Film Museum / Kester's Trading Post
  - 33 Pioneer Town Service Station and Pony Express/Pappy & Harriet's Pioneer Town Palace
- Original But Altered Non-Contributing Resource
  - 34 Pioneer Town Generator House
- Non-Existant Resources / Sites
  - 35 Golden Stallion Restaurant
  - 36 Grubstake Cofe
  - 37 Ole's Barbeque Corral
  - 38 Maggie's Feed Barn
  - 39 Nell's Ice Cream Palace
  - 40 Chuckwagon Cofe

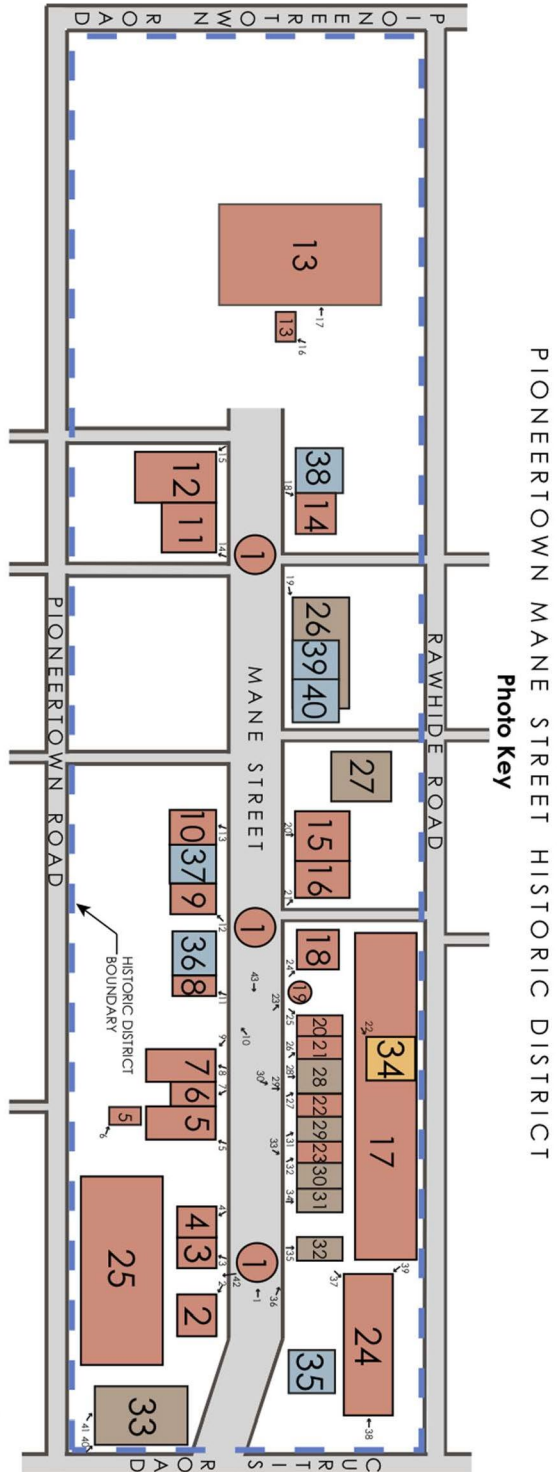


Photo Key

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### Historic Era Figures

- Figure 1. Pioneertown Promotional material. *The Desert Sun*, March 25, 1947: 3D. Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 2. Pioneertown groundbreaking. Dick Curtis is to the left of Roy Rogers, who is undertaking the ceremonial first shoveling. September 1, 1946. Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 3. L-R: Roy Rogers with child, Dick Curtis, Dale Evans leading a parade celebrating Pioneertown's completion, 1947. Source: Morongo Basin Historical Society, in Joseph W. Zarki, *Images of America: Joshua Tree National Park* (Charleston, South Carolina: Arcadia Publishing, 2015) 103.
- Figure 4. Promotional map, 1947. "Pioneertown, 30 Miles Away, Will Revive Early Days." *The Desert Sun*, March 25, 1947: 4D.
- Figure 5. Volume 1, No. 1 of the *Pioneertown Gazette* newspaper, August 18, 1947, with Dick Curtis on its cover. Source: Kenneth B. Gentry, *Pioneertown USA: The Definitive History of Pioneertown, CA: Where the Old West Lives Again* (Pioneertown, CA: Kenneth B. Gentry, 2018), 81.
- Figure 6. Dick Curtis at far right, building of the Pioneer Townhouse Motel, 1946. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 7. The Sons of the Pioneers singing group, including Roy Rogers in the center, on the porch of the Pioneertown Land Office, 1947. View: N. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 8. Roy Rogers rolling a strike with the first ball played at the Pioneer Bowl, 1947. Source: Kenneth B. Gentry, *Pioneertown USA: The Definitive History of Pioneertown, CA: Where the Old West Lives Again*. [Pioneertown, CA]: Kenneth B. Gentry, 2018: 106.
- Figure 9. Gene Autry in front of the Pioneertown Soundstage, date unknown. View: SW. Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 10. Cowboy actor and Pioneertown founding board member Russell Hayden. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>



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| Figure 11.       | Philip K. Scheuer, "Westerns now booming: New Desert Hollywood," <i>Los Angeles Times</i> , January 30, 1949: 77. Image Courtesy: <a href="https://www.pioneertownsun.com/early-photo-gallery/">https://www.pioneertownsun.com/early-photo-gallery/</a>  |
| Figure 12.       | Mane Street, looking west, on April 18, 1949. Photo: Al Lips. Image Courtesy: <a href="https://www.pioneertownsun.com/early-photo-gallery/">https://www.pioneertownsun.com/early-photo-gallery/</a>  |
| Figure 13.       | L-R: Pioneertown Likker, Pioneertown Bowl, watering trough, and Soundstage, undated postcard. View: SE. The watering trough was relocated 40 feet to Mane Street's north shoulder in 1972. Image Courtesy: <a href="https://www.pioneertownsun.com/early-photo-gallery/">https://www.pioneertownsun.com/early-photo-gallery/</a>                             |
| Figure 14.       | Mane Street from atop the Golden Stallion restaurant. View: W. Image Courtesy: <a href="https://www.pioneertownsun.com/early-photo-gallery/">https://www.pioneertownsun.com/early-photo-gallery/</a>   |
| Figure 15.       | The Pioneertown Gazette (L) and the now lost Grubstake Café (R), c. 1949. View: S. Image courtesy: <a href="https://www.pioneertownsun.com/early-photo-gallery/">https://www.pioneertownsun.com/early-photo-gallery/</a>   |
| Figure 16.       | Filming <i>Satan's Cradle</i> at Pioneertown, 1949. Leo Carillo and Duncan Renaldo, the stars of the film and of the <i>Cisco Kid</i> television series- also filmed at Pioneertown, are at the left. Source: Rothel, David. <i>An Ambush of Ghosts: A Personal Guide to Favorite Western Filming Locations</i> (Madison, NC: Empire Publishing, 1990), 111. |
| Figure 17.       | Pioneertown Gazette during filming. View: SW. Image courtesy: <a href="https://www.pioneertownsun.com/early-photo-gallery/">https://www.pioneertownsun.com/early-photo-gallery/</a>  |
| Figure 18.       | Filming in Pioneertown with <i>Cisco Kid</i> Star Duncan Renaldo with producer Philip Krasne to the right, c. 1949. Image courtesy: Smith, H. Allen. "Just Like A Movie," <i>Saturday Evening Post</i> , January 28, 1950: 33, available: <a href="https://www.pioneertownsun.com/just-like-a-movie/">https://www.pioneertownsun.com/just-like-a-movie/</a>  |
| Figure 19.       | Pioneertown Likker (Likker Barn). C. 1947. View: SE. Photo: Danny Pekarovich. Image courtesy: <a href="https://www.pioneertownsun.com/early-photo-gallery/">https://www.pioneertownsun.com/early-photo-gallery/</a>  |
| Figure 20.       | Postcard: Pioneer Townhouse Motel, 1950. View: E, NE. Photo: Burton Frasher. Image Courtesy: Pomona Public Library via Calisphere. Available: <a href="https://oac.cdlib.org/ark:/13030/kt7580216s/?brand=oac4">https://oac.cdlib.org/ark:/13030/kt7580216s/?brand=oac4</a>  |
| Figure 21.       | Watering trough, with town in the background, 1950. View: NE. Photo: Burton Frasher. Image courtesy: Pomona Public Library via Calisphere. available: <a href="https://calisphere.org/item/ark:/13030/kt7k4021k3/">https://calisphere.org/item/ark:/13030/kt7k4021k3/</a>  |

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- Figure 22. The Golden Stallion restaurant , 1950. The building was lost in a 1966 fire. View: E. Photo: Burton Frasher. Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 23. Althoof Furniture Store (Presently the Church in Pioneertown), 1949. View: NE. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 24. Pioneertown Service Station and Pony Express (Presently Pappy and Harriet's). The pictured building is visible from inside the current venue, enclosed by additions. Photo: Danny Pekarovich, 1949. Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 25. Pioneertown Land Office. View: NE. *San Bernardino Daily Sun*. October 24, 1947: 19.
- Figure 26. Pioneertown Post Office, 1955. View: SE. Photo: Danny Pakarovich. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 27. Mane Street postcard featuring, L-R, Pioneertown Land Office, Pioneertown Duds and Saddlery, Pioneertown Photos, Pioneertown Nickelodeon, and unknown false front, c. 1964. View: NE. Image: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 28. Maggies Feed Barn (no longer extant), 1963. View: N. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 29. The original Red Dog Saloon, which was lost in a 1966 fire, then reconstructed. View: SW. Image: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 30. Postcard of Pioneer Bowl and Pioneertown Soundstage, 1964. View: W, SW.
- Figure 31. Newspaper ad for the unfulfilled "California Golden Empire" development slated for Pioneertown during the mid-1960s. *Los Angeles Times*, June 5, 1966. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>
- Figure 32. Pioneertown in 1977. Pioneertown Gazette building at the left, Red Dog Saloon at the right. View: SW. Photo: Dick Sroda, in: Rosemary McClure, "Here's Welcome to Pioneertown USA." *The Sun-Telegram*, April 17, 1977: C-4.
- Figure 33. The Cantina, c.1981. Formerly the Pioneertown Service Station and Pony Express, later to become Pappy and Harriet's. Source: Kenneth B. Gentry, *Pioneertown USA: The Definitive History of Pioneertown, CA: Where the Old West Lives Again* (Pioneertown, CA: Kenneth B. Gentry, 2018), 263.



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- Figure 34. Movie Poster for *The Valiant Hombre* (1948), the first feature length movie filmed at Pioneertown. Courtesy: <https://www.pioneertownsun.com/movies/>
- Figure 35. Movie Poster for *The Daring Caballero* (1949), filmed at Pioneertown. Image Courtesy: <https://www.pioneertownsun.com/movies/>
- Figure 36. Movie Poster for Gene Autry's *Indian Territory* (1950), filmed at Pioneertown. Image courtesy: <https://www.pioneertownsun.com/movies/>

Selected Recent Interiors

- Figure 37. Pioneer Bowl: Interior in 2006. View: SW. The Pioneer Bowl has been closed since 2010. Though visible through exterior windows, interior access is not presently available. The Pioneer Bowl interior is contributing to the property's historic significance. Image courtesy: Kim Stringfellow.
- Figure 38. Pioneer Bowl, interior, 2006. Original wall murals by Wallace Roland Stark. View: W. Image courtesy: Kim Stringfellow.
- Figure 39. Pioneer Bowl. Bowling lanes with 1961 pinsetters and historic era wall murals, 2006. View: SW. Image courtesy: Kim Stringfellow.
- Figure 40. Pioneertown Service Station and Pony Express (Pappy and Harriet's), 2019. Original volume and exterior adobe walls of service station now define enclosed barroom. View: W, NW. Image courtesy: Linda Krantz.

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PALM SPRINGS, CALIF. The Desert Sun—3D  
Tuesday, March 25, 1947

# PIONEERTOWN


**"Where the Old West Lives Again"**  
30 MILES FROM PALM SPRINGS—OFF 29 PALMS HIGHWAY

## ROY ROGERS - DALE EVANS


AND THE  
**SONS OF THE PIONEERS**  
AMONG THE HOLLYWOOD NOTABLES WHO ARE  
LANDOWNERS IN PIONEERTOWN  
Invite You to Visit  
**Pioneertown**



Dale Evans, Republic Picture Star



SONS OF THE PIONEERS  
Stars of Radio and Pictures



Roy Rogers, Republic Picture Star

4000 FEET ELEVATION AND AL-  
MOST COMPLETE ABSENCE OF  
HUMIDITY MAKES PIONEERTOWN  
THE IDEAL YEAR ROUND MOUN-  
TAIN AND DESERT RESORT.

★

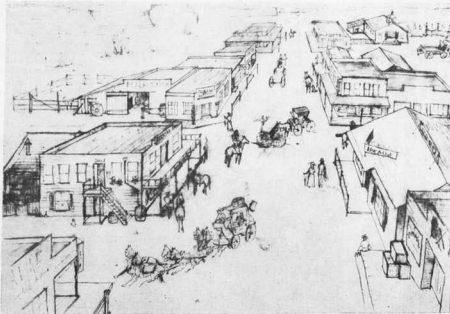
No Horseless Carriages Al-  
lowed on Main Street—But  
Plenty of Parking Sites.

★

125 Miles from Los Angeles,  
20 Miles from Big Bear, 25  
Miles This Side of 29 Palms

★

Proposed 40-Acre Lake  
for  
Fishing and Boating



Proposed Main Street of Pioneertown—Now Building

1 1/4 TO 10-ACRE RANCHO SITES  
WITH ROAD AND UTILITIES, \$900  
AND UP. A FEW BUSINESS OPPOR-  
TUNITIES STILL AVAILABLE.

★

Miles of Beautiful  
Riding Trails

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A Permanent Set  
for  
Western Motion Picture  
Companies

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Ultra-Modern  
Dude Ranch

# PIONEERTOWN LAND CO.

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8511 Sunset Blvd.  
Los Angeles 48, Calif.  
Telephone  
CRestview 6-4443 and CRestview 1-3338

Write or Call for Brochure and Directional Map

TRACT OFFICE  
Main Street Pioneertown  
Box 23  
Yucca Valley, Calif.

Figure 1: Pioneertown Promotional material. *The Desert Sun*, March 25, 1947: 3D. Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 2. Pioneertown groundbreaking. Dick Curtis is to the left of Roy Rogers, who is undertaking the ceremonial first shoveling. September 1, 1946. Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 3. L-R: Roy Rogers with child, Dick Curtis, Dale Evans leading a parade celebrating Pioneertown's completion, 1947. Source: Morongo Basin Historical Society, in Joseph W. Zarki, *Images of America: Joshua Tree National Park*, Charleston, South Carolina: Arcadia Publishing, 2015: 103.

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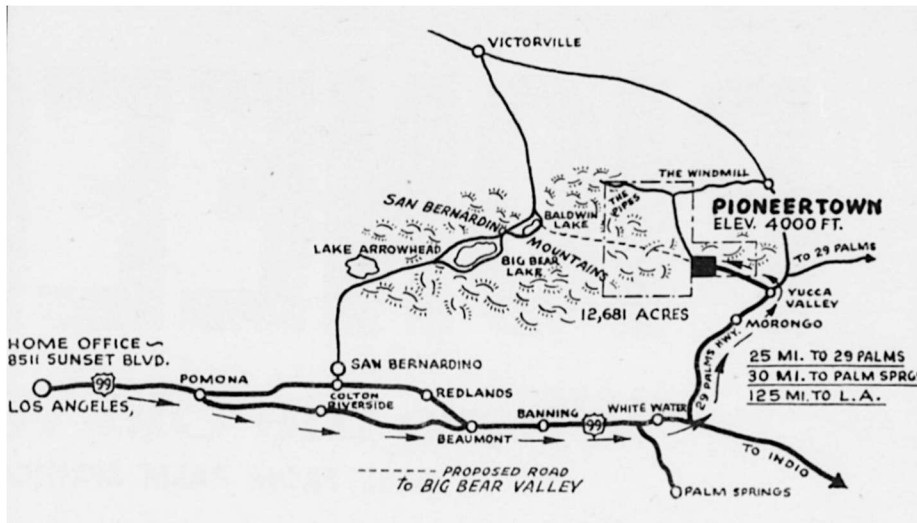


Figure 4. Promotional map, 1947. "Pioneertown, 30 Miles Away, Will Revive Early Days." The Desert Sun, March 25, 1947: 4D.

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Figure 5. Volume 1, No. 1 of the *Pioneertown Gazette* newspaper, August 18, 1947, with Dick Curtis on its cover. Source: Kenneth B. Gentry, *Pioneertown USA: The Definitive History of Pioneertown, CA: Where the Old West Lives Again* (Pioneertown, CA: Kenneth B. Gentry, 2018), 81.



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Figure 6. Dick Curtis at far right, building of the Pioneer Townhouse Motel, 1946. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 7. The Sons of the Pioneers singing group, including Roy Rogers in the center, on the porch of the Pioneertown Land Office, 1947. View: N. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>



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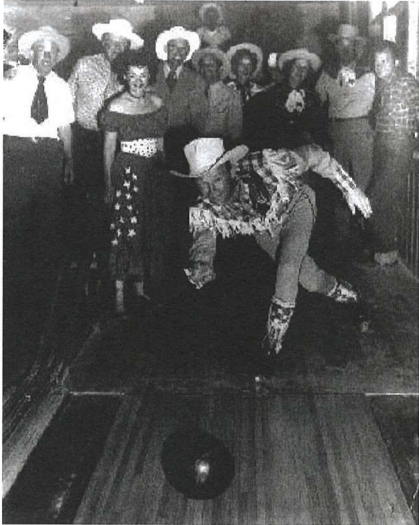


Figure 8. Roy Rogers rolling a strike with the first ball played at the Pioneer Bowl, 1947. Source: Kenneth B. Gentry, *Pioneertown USA: The Definitive History of Pioneertown, CA: Where the Old West Lives Again*. (Pioneertown, CA: Kenneth B. Gentry, 2018), 106.

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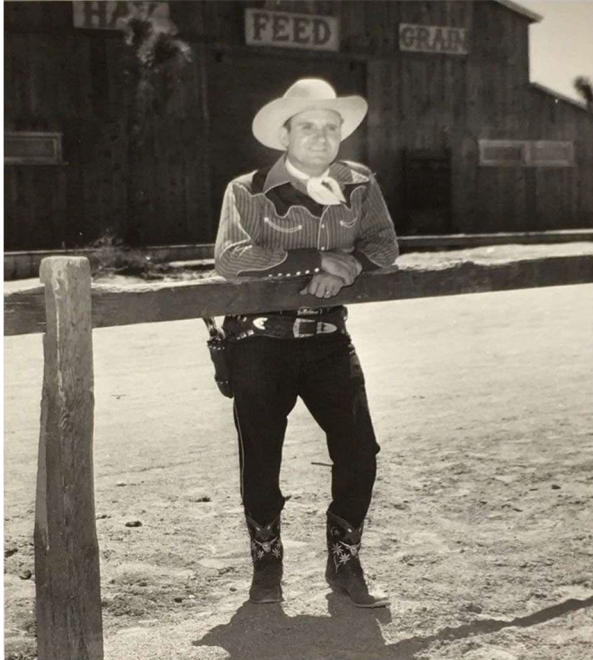


Figure 9. Gene Autry in front of the Pioneertown Soundstage, date unknown. View: SW.  
Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 10. Cowboy actor and Pioneertown founding board member Russell Hayden. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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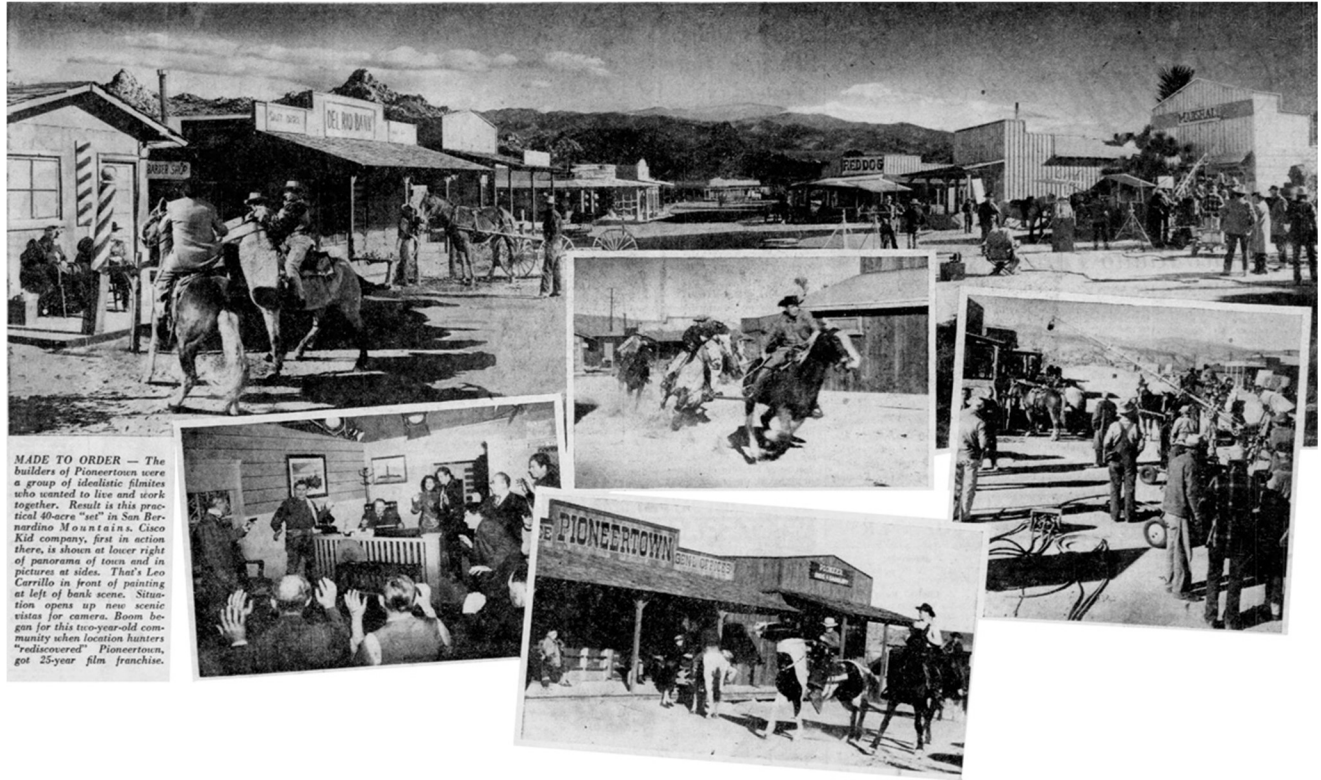


Figure 11. *Los Angeles Times* photo collage. Philip K. Scheuer, “Westerns now booming: New Desert Hollywood,” *Los Angeles Times*, January 30, 1949: 77. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 12. Mane Street, looking west, on April 18, 1949. Photo: Al Lips. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 13. L-R: Pioneertown Likker, Pioneertown Bowl, watering trough, and Soundstage, undated postcard. View: SE. The watering trough was relocated 40 feet to Mane Street's north shoulder in 1972. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 14. Mane Street from atop the Golden Stallion restaurant. View: W. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>



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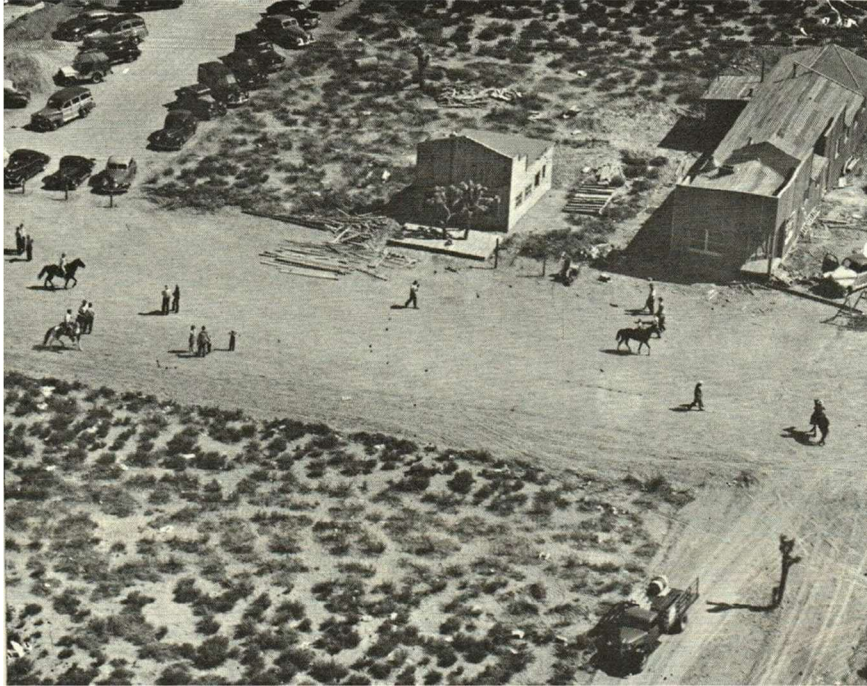


Figure 15. The Pioneertown Gazette (L) and the now lost Grubstake Café (R), c. 1949. View:  
S. Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>



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Figure 16. Filming *Satan's Cradle* at Pioneertown, 1949. Leo Carillo and Duncan Renaldo, the stars of the film and of the *Cisco Kid* television series—also filmed at Pioneertown, are at the left. Source: Rothel, David. *An Ambush of Ghosts: A Personal Guide to Favorite Western Filming Locations*. (Madison, NC: Empire Publishing, 1990), 111.

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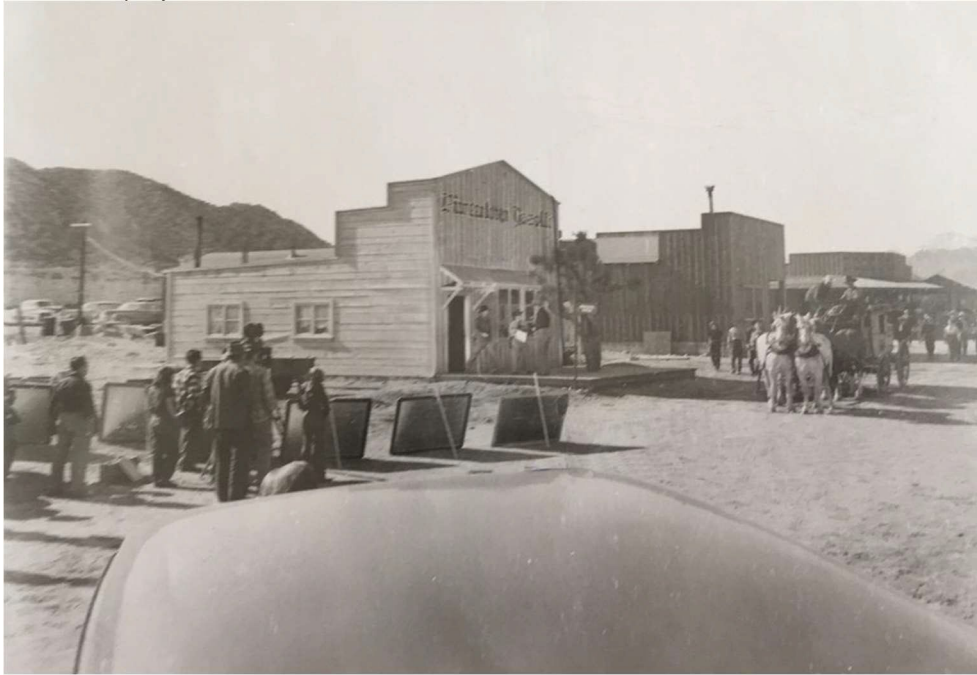


Figure 17. Pioneertown Gazette during filming. View: SW. Image courtesy:  
<https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 18. Filming in Pioneertown with *Cisco Kid* Star Duncan Renaldo with producer Philip Krasne to the right, c.1949. Photo: Gene Lester, in: Smith, H. Allen. "Just Like A Movie," *Saturday Evening Post*, January 28, 1950: 33, available: <https://www.pioneertownsun.com/just-like-a-movie/>

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Figure 19. Pioneer town Likker (Likker Barn). C. 1947. View: SE. Photo: Danny Pekarovich.  
Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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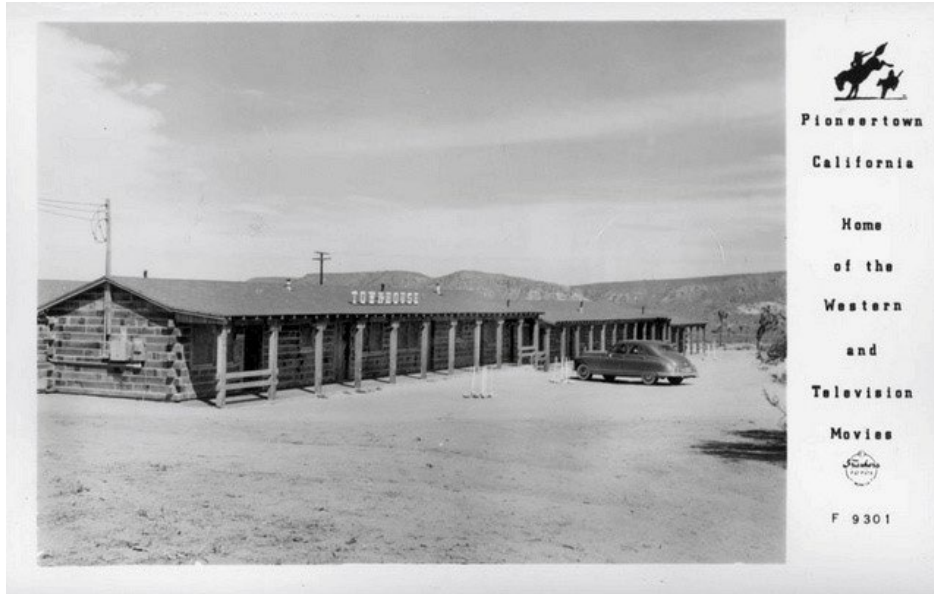


Figure 20. Postcard: Pioneer Townhouse Motel, 1950. View: E, NE. Photo: Burton Frasher. Image Courtesy: Pomona Public Library via Calisphere. Available: <https://oac.cdlib.org/ark:/13030/kt7580216s/?brand=oac4>



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Figure 21. Watering trough, with town in the background, 1950. View: NE. Photo: Burton Frasher. Image courtesy: Pomona Public Library via Calisphere. available: <https://calisphere.org/item/ark:/13030/kt7k4021k3/>

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Figure 22. The Golden Stallion restaurant, 1950. The building was lost in a 1966 fire.  
View: E. Photo: Burton Frasher. Image courtesy:  
<https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 23. Althoof Furniture Store (Presently the Church in Pioneertown), 1949. View: NE.  
Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>



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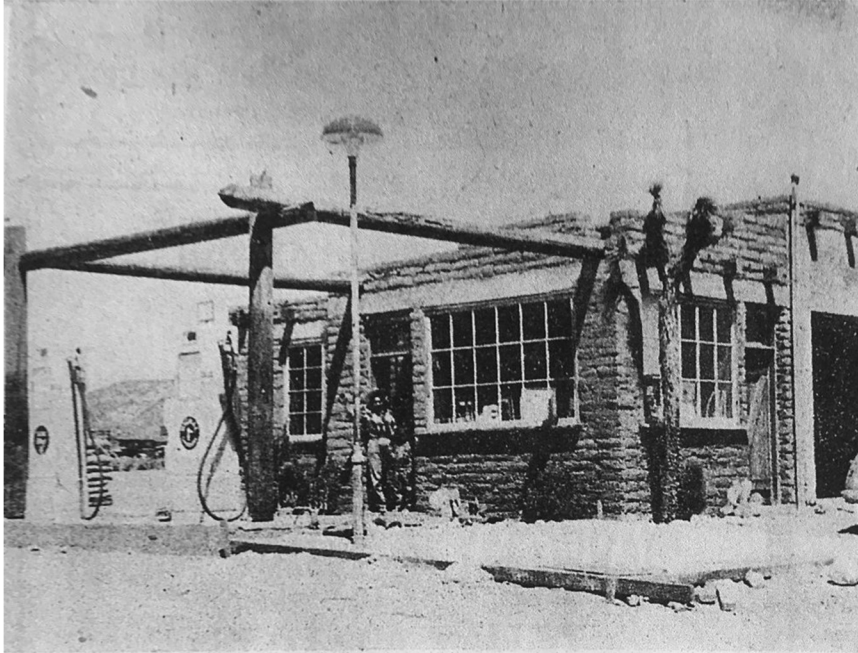


Figure 24. Pioneertown Service Station and Pony Express (Presently Pappy and Harriet's). The pictured building is visible from inside the current venue, enclosed by additions. Photo: Danny Pekarovich, 1949. Image courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 25. Pioneertown Land Office. View: NE. *San Bernardino Daily Sun*. Oct 24, 1947: 19.

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Figure 26. Pioneertown Post Office, 1955. View: SE. Photo: Danny Pakarovich. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 27. Mane Street postcard featuring, L-R, Pioneertown Land Office, Pioneertown Duds and Saddlery, Pioneertown Photos, Pioneertown Nickelodeon, and unknown false front, c. 1964. View: NE. Image: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 28. Maggies Feed Barn (no longer extant), 1963. View: N. Image Courtesy:  
<https://www.pioneertownsun.com/early-photo-gallery/>



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Figure 29. The original Red Dog Saloon, which was lost in a 1966 fire, then reconstructed.  
View: SW. Image: <https://www.pioneertownsun.com/early-photo-gallery/>

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Figure 30. Postcard of Pioneer Bowl and Pioneertown Soundstage, 1964. View: W, SW.

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**OWN A PART  
OF THE OLD WEST**  
Come up to Golden Empire Country



SEE "HOW THE WEST WAS ONCE"  
**Pioneertown, California**  
Movie-famous Pioneertown is rapidly being restored and expanded to become the "capital" and commercial-educational center of the California Golden Empire . . . a 20,000 acre planned development in the high desert near Yucca Valley. Ranch estates surrounding this exciting and fast-growing community of Pioneertown are now being offered for sale . . . buy your "spread" today at an Old West price . . . and realize its future growth to "New" West value. Come up to Golden Empire Country now . . . where the Old West lives again.

**NOW, FOR AS LITTLE AS \$35.00 PER MONTH YOU CAN OWN A PART OF THE OLD WEST!**



- BUY DIRECT FROM OWNER-DEVELOPER
- ALL LOTS ARE SOLD WITH GRANT DEED AND TITLE IN YOUR NAME (no land contracts)
- FULL COMMUNITY FACILITIES . . . CHURCHES, SCHOOLS, SHOPPING, BANKS, AN 18-HOLE GOLF COURSE, ETC. . . only 4 miles away in Yucca Valley
- PERFECT CLIMATE FOR YEAR 'ROUND LIVING — SMOG-FREE AND A WONDERFULLY MILD 70° AVERAGE TEMPERATURE

**DON'T WAIT, MAIL THIS COUPON TODAY!**

THE CALIFORNIA GOLDEN EMPIRE  
1849 MANE STREET TTV 6-5  
PIONEERTOWN, CALIFORNIA (213) 657-3771

Gentlemen: Please send me your colorful brochure and full information about the California Golden Empire land development. I understand I am not obligated.

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ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_  
CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

Figure 31. Newspaper ad for the unfulfilled "California Golden Empire" development slated for Pioneertown during the mid-1960s. *Los Angeles Times*, June 5, 1966. Image Courtesy: <https://www.pioneertownsun.com/early-photo-gallery/>



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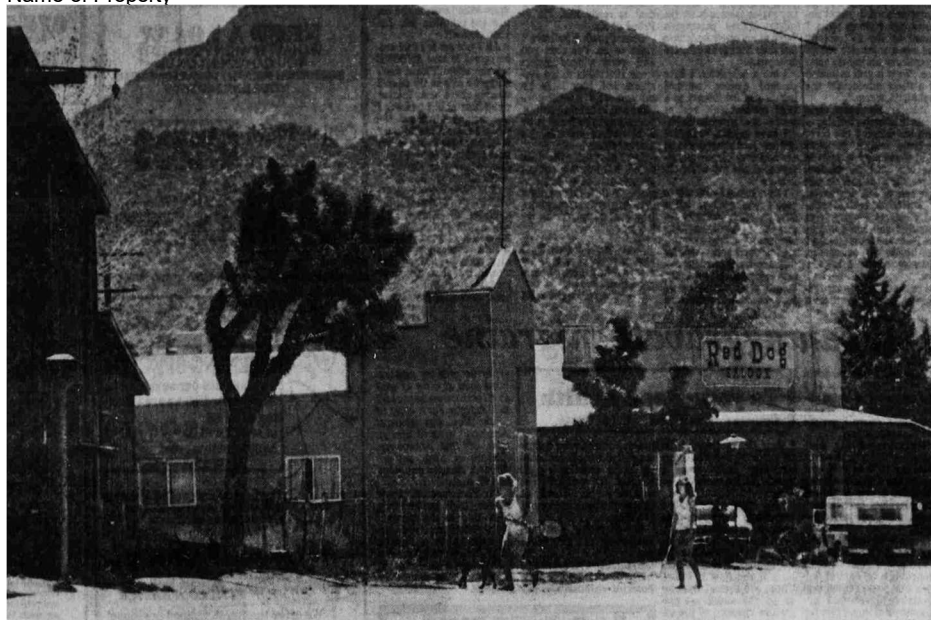


Figure 32. Pioneertown in 1977. Pioneertown Gazette building at the left, Red Dog Saloon at the right. View: SW. Photo: Dick Sroda, in: Rosemary McClure, "Here's Welcome to Pioneertown USA," *The Sun-Telegram*, April 17, 1977: C-4.



Figure 33. The Cantina, c.1981. Formerly the Pioneertown Service Station and Pony Express, later to become Pappy and Harriet's. Source: Kenneth B. Gentry, *Pioneertown USA: The Definitive History of Pioneertown, CA: Where the Old West Lives Again*. (Pioneertown, CA: Kenneth B. Gentry, 2018), 263.

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Figure 34. Movie Poster for *The Valiant Hombre* (1948), the first feature length movie filmed at Pioneertown. Courtesy: <https://www.pioneertownsun.com/movies/>

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Figure 35. Movie Poster for *The Daring Caballero* (1949), filmed at Pioneertown. Image Courtesy: <https://www.pioneertownsun.com/movies/>

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Figure 36. Movie Poster for Gene Autry's *Indian Territory* (1950), filmed at Pioneertown. Image courtesy: <https://www.pioneertownsun.com/movies/>



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**SELECTED RECENT IMAGES (Interiors)**



Figure 37. Pioneer Bowl: Interior in 2006. View: SW. The Pioneer Bowl has been closed since 2010. Though visible through exterior windows, interior access is not presently available. The Pioneer Bowl interior is contributing to the property's historic significance. Image courtesy: Kim Stringfellow.

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Figure 38. Pioneer Bowl, interior, 2006. Original wall murals by Wallace Roland Stark.  
View: W. Image courtesy: Kim Stringfellow.

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Figure 39. Pioneer Bowl. Bowling lanes with 1961 pinsetters and historic era wall murals, 2006. View: SW. Image courtesy: Kim Stringfellow.



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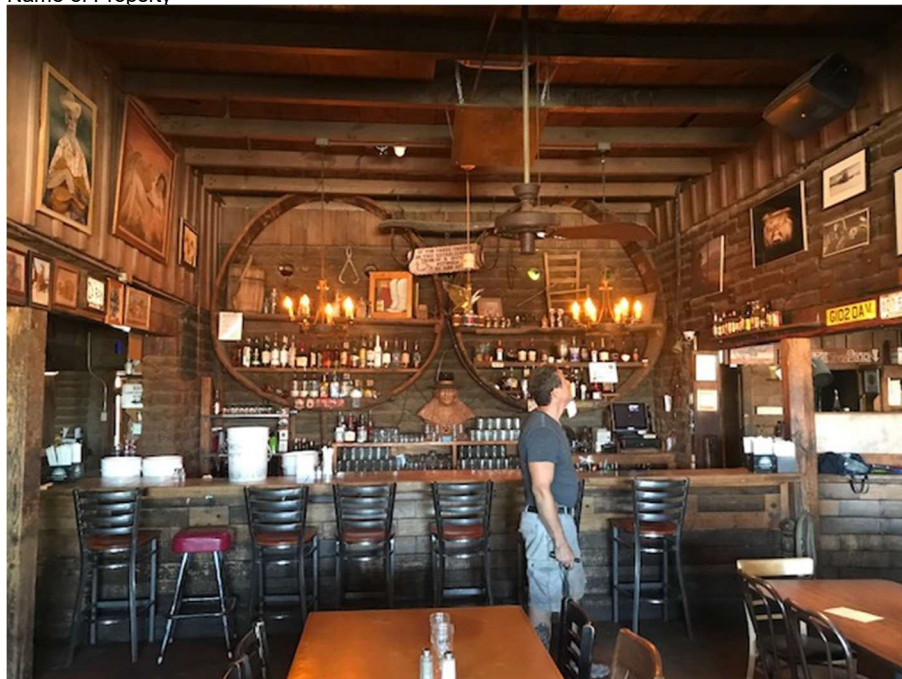


Figure 40. Pioneertown Service Station and Pony Express (Pappy and Harriet's), 2019. Original volume and exterior adobe walls of service station now define enclosed barroom. View: W, NW. Image courtesy: Linda Krantz.

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