



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: December 18, 2025

AGENDA ITEM 3

Project Description

Project No: PROJ-2020-00077
APNs: 0594-212-27, -28, -29, and -30
Applicant: Pioneertown Motel LLC
Community: Pioneertown
Location: 5240 Curtis Road
County:
Supervisor: Dawn Rowe, 3rd District
Staff: Luis Rodriguez, Contract Planner
Rep: Loescher Meachem Architects
Proposal: A Conditional Use Permit to expand the existing Pioneertown Motel to include the construction of 47 new motel rooms, horseback riding facilities, a day spa, an outdoor swimming pool, a restaurant, a guest-only event venue and retail space in two phases on an approximate 5.79-acre site.

Vicinity Map



65 Hearing Notices Sent on: November 19, 2025

SITE INFORMATION:

Project Size: 5.79 Acres
Terrain: Predominately flat.
Vegetation: Partially graded with undisturbed desertscape, including 11 Joshua Trees (5 slated for removal)

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

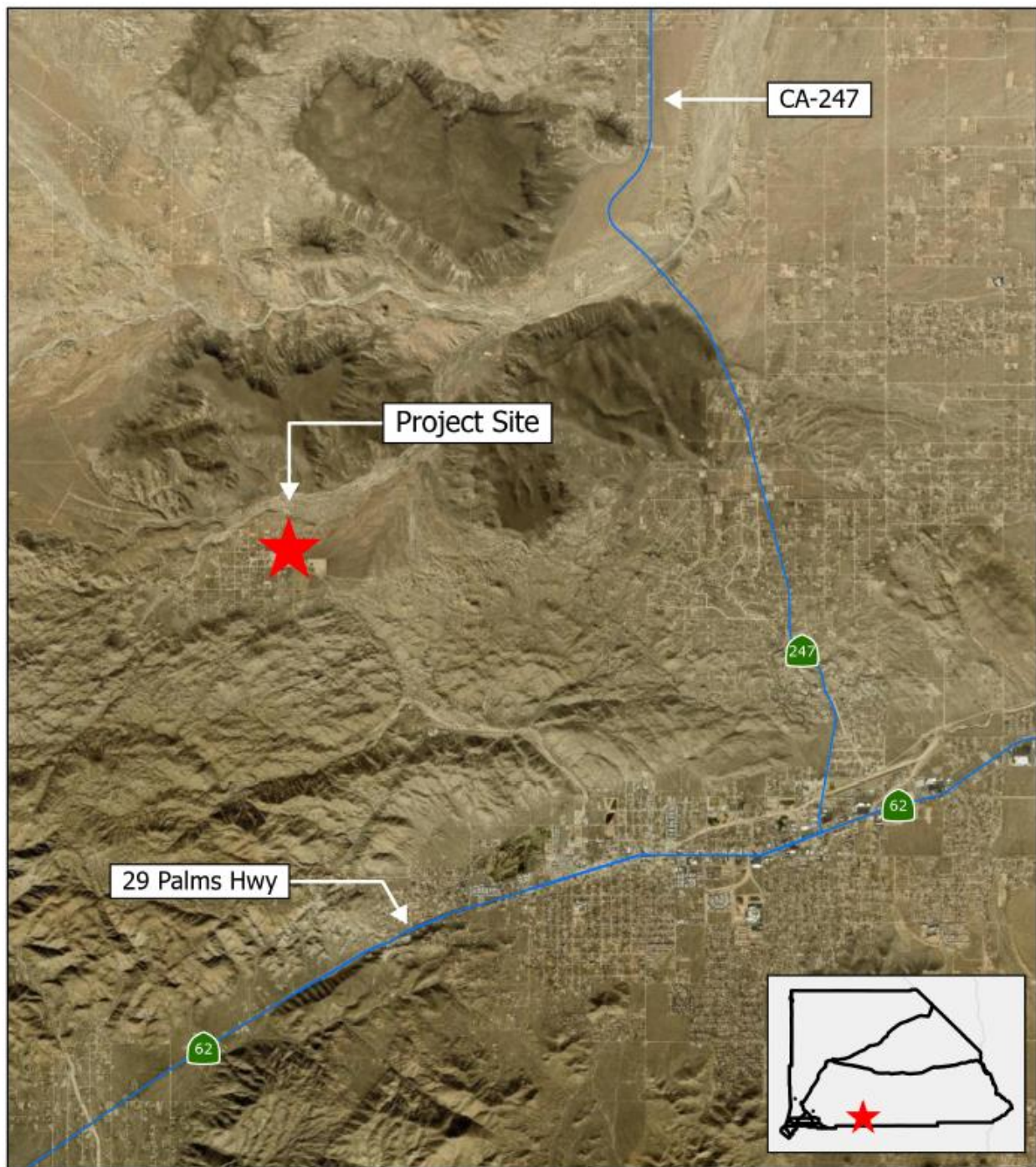
AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
SITE	Pioneertown Motel/Vacant	Commercial (C)/Rural Living 1 du/2.5 ac max (RL)	SD-RES (Special Development-Residential)
North	Single-Family Residential	RL (Rural Living 1 du/2.5 ac max)	SD-RES (Special Development-Residential)
South	Restaurant/Bar/Entertainment	Commercial (C)	SD-RES (Special Development-Residential)
East	Single-Family Residential/Vacant	RL (Rural Living 1 du/2.5 ac max)	RL (Rural Living)
West	Commercial/Retail, Single-Family Residential, and Vacant	Commercial (C), Rural Living 1 du/2.5 ac max (RL)	SD-RES (Special Development-Residential)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	N/A	No comments received
Water Service:	San Bernardino County SD-70-W4	No comments received
Sewer Service:	On-Site Septic System	No comments received

STAFF RECOMMENDS: That the Planning Commission **ADOPT** the Mitigated Negative Declaration, **ADOPT** the Findings for approval of the Conditional Use Permit, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval, and **DIRECT** staff to file the Notice of Determination.

¹ In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors.

Figure 1 - Regional Map



★ PROJ-2020-00077
— CA Highways

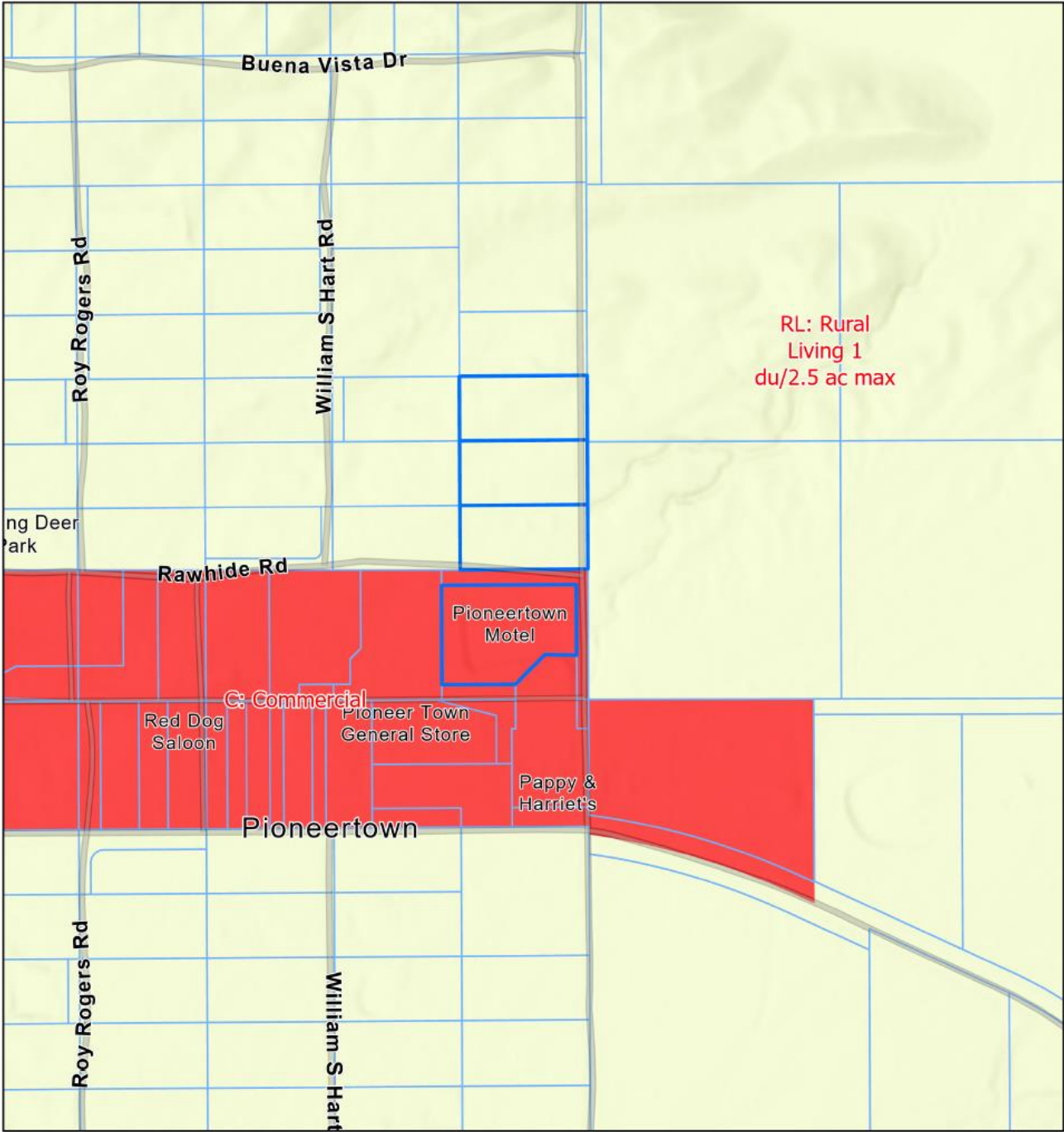
Figure 2 - Aerial Vicinity Map



Scale: 1:4,250

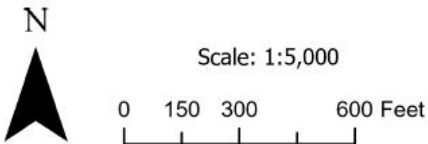


Figure 3 - Land Use Category Map



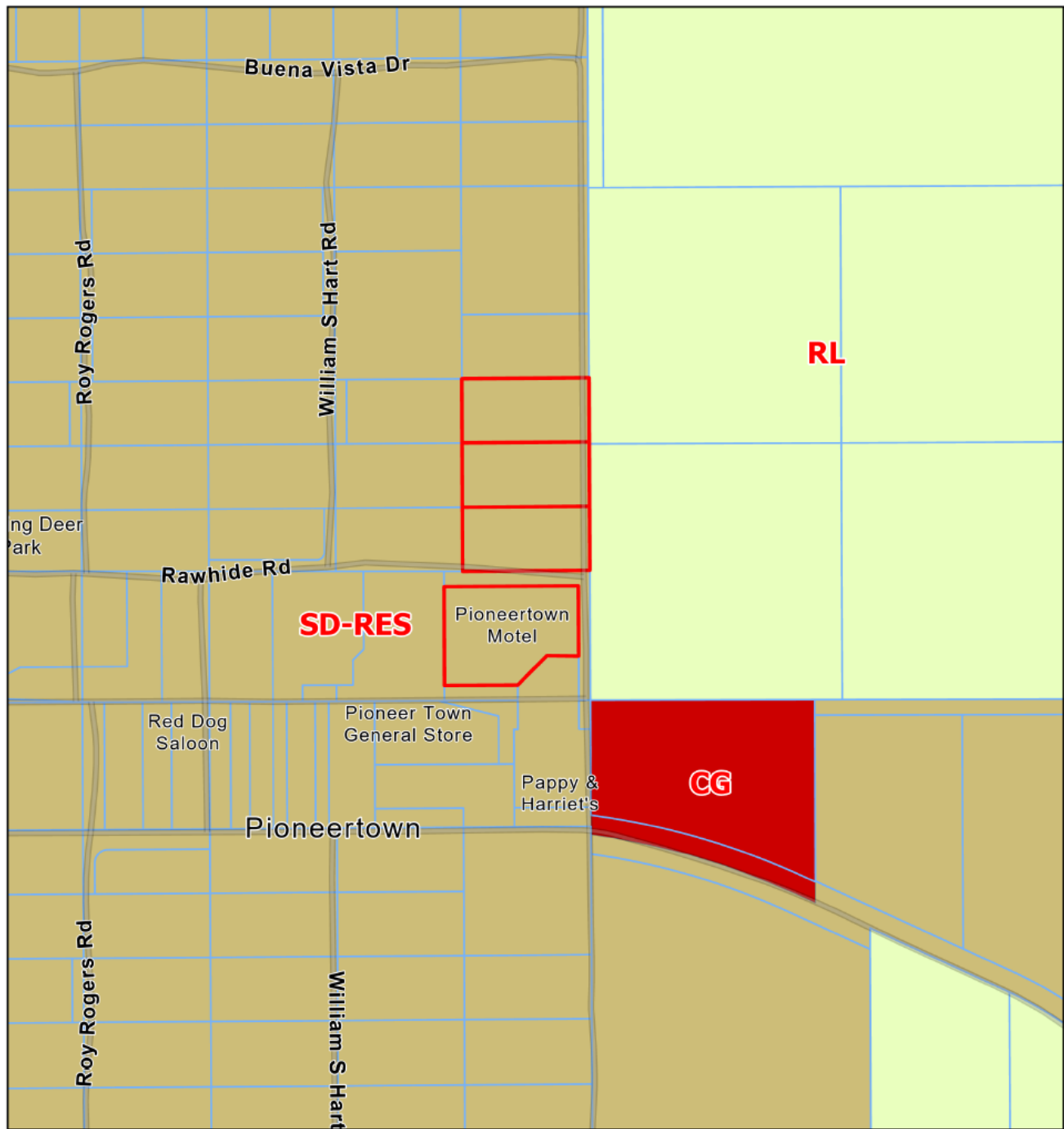
Date Exported: 11/01/2024

Land Use Categories
PROJ-2020-00077



- PROJ-2020-00077
- Parcels
- C: Commercial
- RL: Rural Living 1 du/2.5 ac max

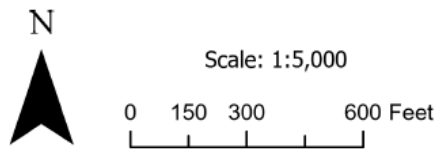
Figure 4 - Official Zoning District Maps



Date Exported: 11/01/2024

Land Use Zoning Districts

PROJ-2020-00077



- PROJ-2020-00077
- Parcels
- CG: General Commercial
- RL: Rural Living
- SD-RES: Special Development-Residential

Figure 5 - Site Plan

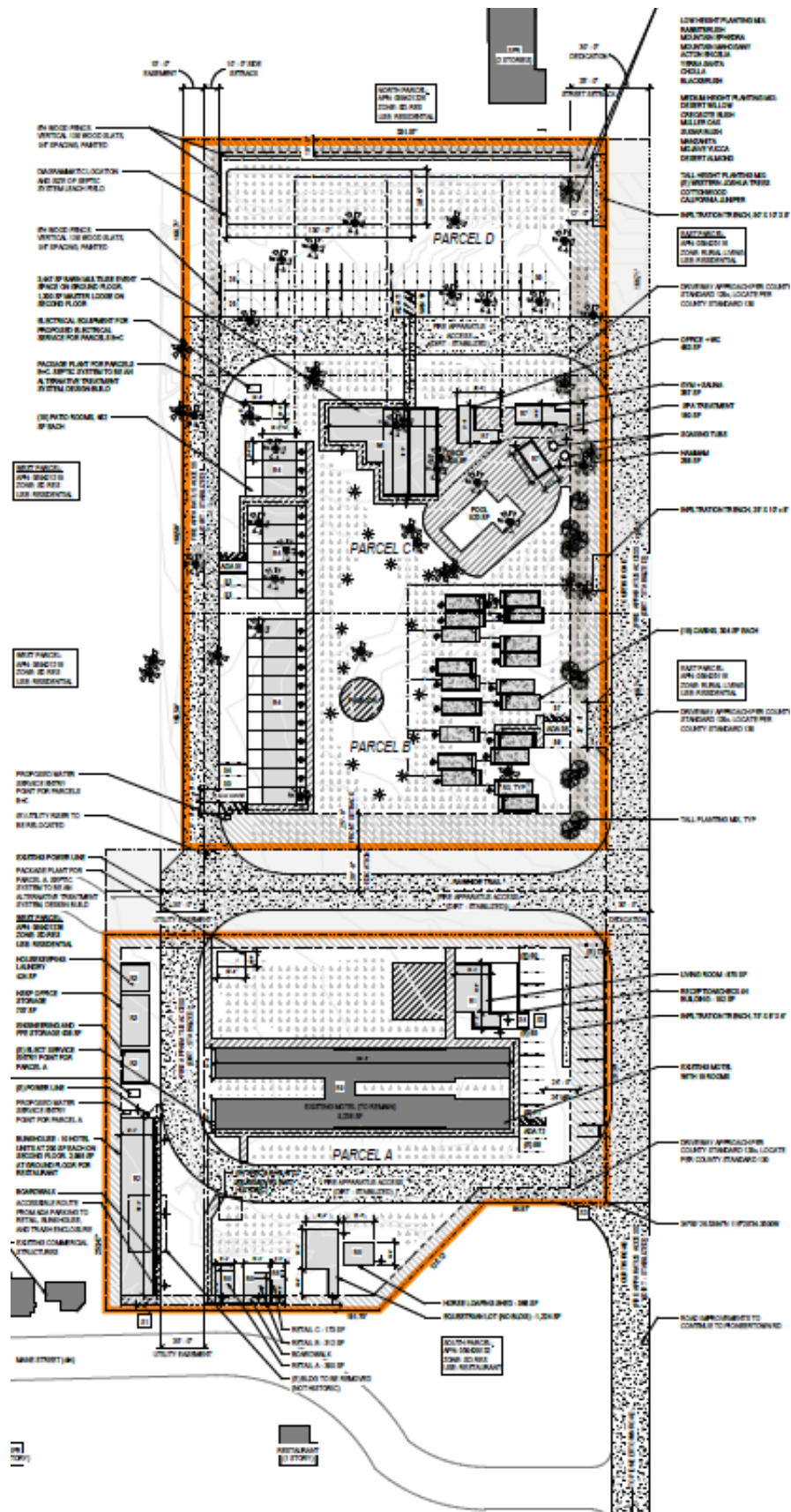
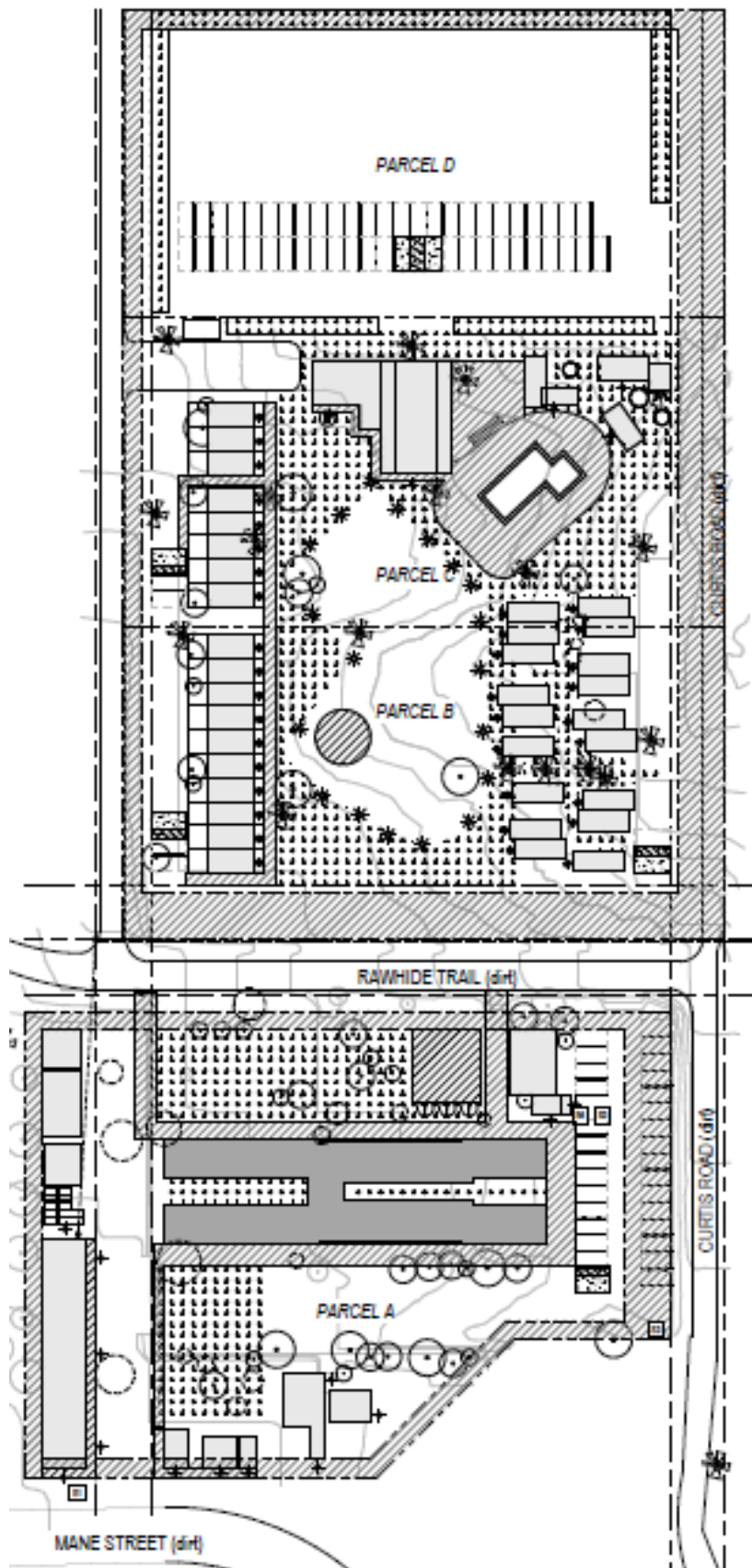


Figure 6 – Landscape Plan



Figures 7 - Photos of Existing Site Conditions



Photograph 1: Looking near driveway entrance to existing Pioneertown Motel



Photograph 2 : View of Pioneertown Motel looking North from Mane Street



Photograph 3: Looking West from Curtis Road showing East elevation



Photographs 4: Picture of Registration Office facing Curtis Road



Photographs 5: Existing Event Venue



Photograph 6: Looking South from Rawhide Road



Photograph 7: Existing conditions looking North from Rawhide Road



Photograph 8: Looking West from Curtis Road



Photograph 9: Looking West from Curtis Road with adjacent residence to the North to the right



Photograph 10: Looking Southwest from the Northeast corner of Curtis Road and Rawhide Road



Photograph 11: Looking Northeast from the Southwest corner of Rawhide Road and the Utility Easement

PROJECT DESCRIPTION:

The applicant, Pioneertown Motel, LLC, is requesting approval of a Conditional Use Permit to expand the existing 19-unit Pioneertown Motel with the construction of 47 new motel rooms, horseback riding facilities, a day spa, an outdoor pool, a restaurant, an event venue, and retail space ("Project"). The Project site is within an unincorporated area of San Bernardino County in the Pioneertown Community, located at 5240 Curtis Road, within the County of San Bernardino; 3rd Supervisorial District (Project site). The Project site is comprised of four parcels, APNs: 0594-212-27, -28, -29, and -30, for a combined 5.79 acres (Figures 1 and 2). The Project site has two land use categories: Commercial (C) and Rural Living (RL-1 du/2.5 ac max) and a zoning classification of Special Development-Residential (SD-RES) (Figures 3 and 4).

The Project will pay homage to the site's history, most notably as a filming location for western movies from the 1940s through 1960s. The proposed expansion would include the development of the parcel where the existing motel is located, as well as the three parcels north of the existing motel (Referred to on the Site Plan as Parcels A, B, C and D – Figure 5). The expansion would include new lodgings consisting of 47 new rooms in the form of 18 ranch-style cabins, 18 patio rooms, a 10-room bunkhouse, and a manager's residence. A bunkhouse is designed to reflect a barracks-like building that historically housed working cowboys on ranches. The bunkhouse will have 10 rooms on the second floor and the restaurant, bathrooms, plus storage will be on the first floor. The full-service restaurant will be facing Mane Street to contribute to the new boardwalk frontage (Figure 5 and the attached Exhibit A2-Elevations).

Supplementing the proposed accommodation are several guest amenities including horseback-riding facilities, a day spa, an outdoor pool, retail stores, and a full-service restaurant supported by a fully operating kitchen. Additionally, a guest-only event venue would provide guests with an opportunity to host gatherings such as weddings and company retreats. The Project will be developed in two phases as summarized below:

PHASE 1 CONSTRUCTION:

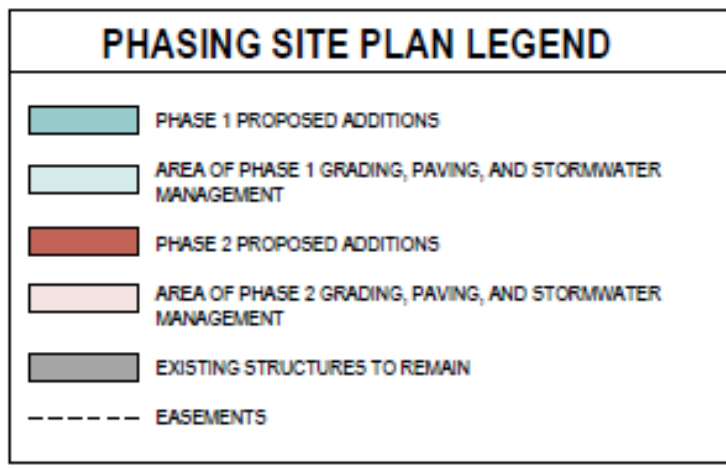
- Bunkhouse with 10 Rooms/Restaurant (4,995 SF total)
- 3 Retail Buildings (773 SF total)
- Improvement to 20 existing parking spaces
- Equestrian Lot
- New Water Service
- Grading & Stormwater Improvements
- Road Improvements
- Fire Hydrants
- Landscaping
- Package Treatment Plant and Disposal Field
- 50 New Parking Spaces
- New Electrical Service

PHASE 2 CONSTRUCTION:

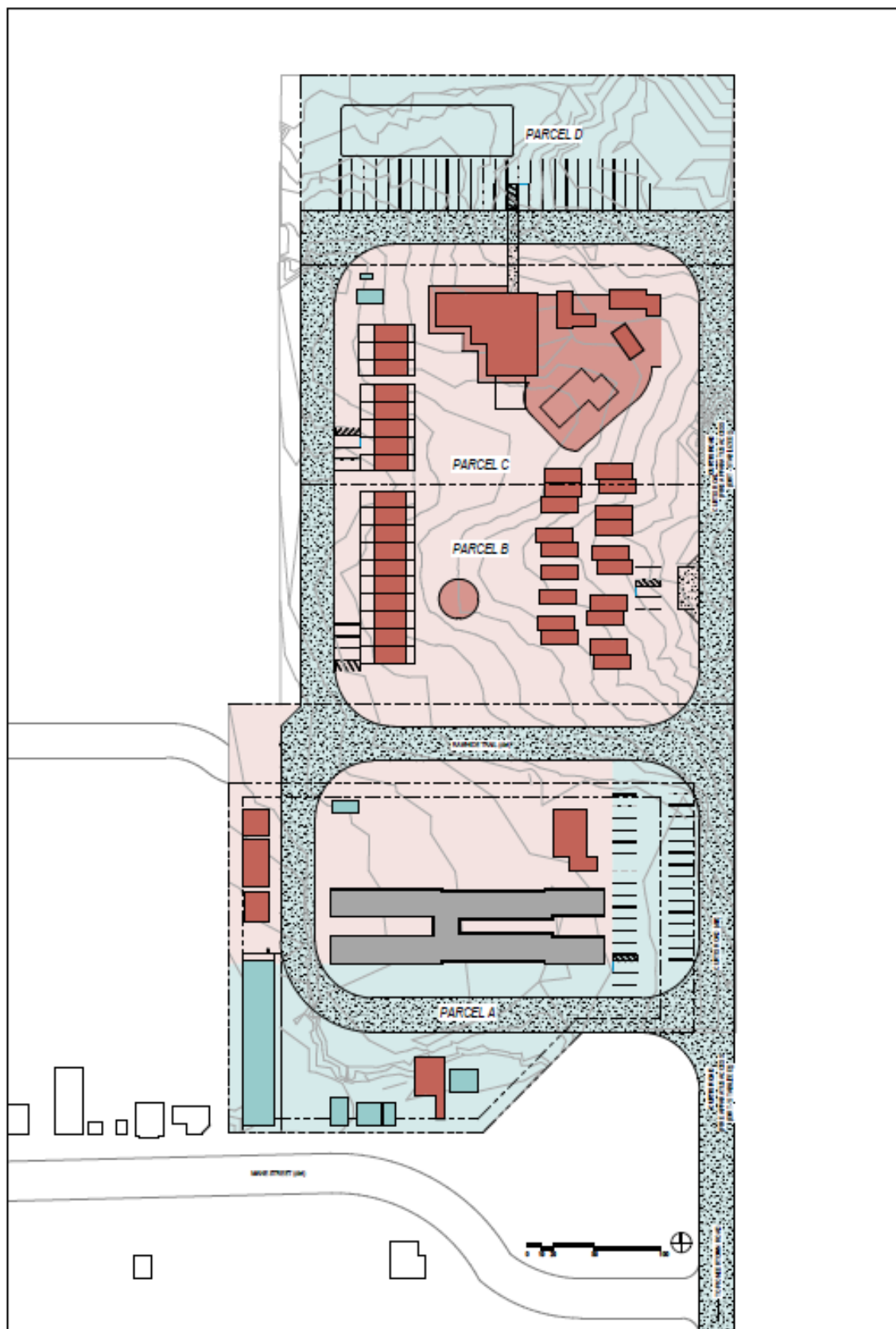
- New Check-in Building (870 SF)
- New Housekeeping/Laundry Building (424 SF)
- New Housekeeping/Office/Storage Building (757 SF)
- New Horse Loafing Shed (366 SF)
- 18 Patio Rooms (8,364 SF total)

- 18 Cabins (5,472 SF total)
- 8 New Parking Spaces
- Gym & Sauna (387 SF)
- Hamam (288 SF)
- Spa Treatment (180 SF)
- Event Barn/Lodge (4,747 SF)
- Pool & Soaking Tubs
- Landscaping
- Infiltration Trench
- Septic System Leach Field

See Phasing Plan and Legend below:



PHASING PLAN



PROJECT ANALYSIS:

Existing Site Conditions: The southern portion of the site is currently developed with an operating motel, event venue (tent structure), 30-space parking lot, ancillary horse corrals, and a registration office building. The northern portion is vacant, largely undisturbed native desert with a slight rise in ground elevation. This area contains approximately 11 Joshua Trees.

The Project site abuts Mane Street to the south and Curtis Road to the east. The surrounding land uses includes a single-family residential structure to the north; a single-family residential structure, vacant land, Pioneertown historic commercial/retail buildings, and a campground to the west; miscellaneous commercial uses across Mane Street to the south; and, vacant land across Curtis Street on the east.

Site Planning: The subject property is located in the Pioneertown Community Planning Area with a Land Use Zoning District designation of Special Development-Residential (SD-RES). One of the purposes of the SD-RES zone identified in the Development Code is to provide for a mix of residential, commercial, industrial, agricultural, open space, and recreation uses. Pursuant to Section 82.06.040, Table 82-17, motels with more than twenty (20) guest rooms, general retail of 10,000 square feet or less (with or without residential units), restaurant, and a private meeting facility (event venue) are all allowed in the SD-RES zone with a Conditional Use Permit (CUP). Therefore, the development of the proposed motel expansion, along with the ancillary uses, is allowed subject to the approval of a CUP.

The Countywide Plan's Policy Plan, including the Land Use Element, was adopted in 2020. In many cases the newly adopted Land Use Element established land use designations that were incompatible with the existing zoning. The intent is to rectify these incompatibilities with adoption of an updated zoning map. In the interim, the Board of Supervisors adopted Resolution No. 2020-197, wherein an application filed and deemed complete pursuant to State Government Code Section 65943 are allowed to be reviewed under the current zoning at the time of application completeness until such time as the zoning map is updated. Therefore, while the Land Use Category designation for a portion of the Project site is designated Rural Living (RL), the Project can be considered and evaluated under the current Special Development-Residential (SD-RES) zoning designation for Parcels B, C, and D as shown on Figure 5.

Access to the Project site is provided along Curtis Road on the southeast entrance to the site, as well as new access from the northeast portion of the subject site along Curtis Road. (see Exhibit A.) The Project has been conditioned by the Land Use Services Department, Land Development Division, and Department of Public Works, Special Districts Division, to provide annual maintenance of the dirt road to the nearest San Bernardino County maintained street/road in lieu of the required pavement with an approved waiver dated July 2, 2025 (SIP-2023-00027).

The Project Site Plan provides an adequate area to accommodate all buildings, parking, access, and circulation requirements needed to comply with County requirements (See Table 3 below). Additionally, the Project site is separated by Rawhide Road between Parcel A and Parcel B with a right-of-way road dedication of 60 feet. Due to the physical separation of the Project site by this road, the Land Use Services Department, Planning Division, has required the applicant submit and record a Declaration of Restrictive Covenant to ensure the entire motel Project site is operated as a single entity and cannot be sold in the future as separate parcels. Per the Project

review, the San Bernardino County Fire Protection District (Fire Department) designated Rawhide Road as a Fire Apparatus Access Road and conditioned the dirt road to be improved with polymer stabilization to sustain the weight of the emergency vehicles for safe access along with the other perimeter access roads.

Due to limited water supply available to the Pioneertown area, the number of water service connections are restricted. The applicant has been allocated an additional meter or increased water meter size by Department of Public Works' Special Districts Division 70-W4 to serve the motel expansion project. The existing septic system will either be upsized to meet additional volumes, or an additional septic system will be installed to serve the new section of the project.

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code Section 82.06.060 for development within the Special Development-Residential (SD-RES) Zone, as illustrated in Table 2:

TABLE 2: PROJECT CODE COMPLIANCE

Project Component	Pioneertown Planning Area (SD-RES Development Code)		Project Plans
Phased Development – Pioneertown Motel Expansion with new entertainment venue and spa facilities.	CUP		CUP
Parking	88 spaces with 5 ADA accessible parking spaces		Project Specific Parking: 88 spaces with 5 ADA accessible parking spaces
Landscaping	Minimum Landscaping	20%	21%
Building Setbacks	Front	25'	25'0"
	Street Side	25'	N/A
	Interior Side	5' and 10'	10'
	Rear	10'	10'
Building Height	35 feet maximum		33'-4"
Maximum Lot Coverage	80%		17%
Drive Aisles	26'		26'

Table 3 below identifies the existing buildings and sizes with respective required/allocated parking spaces with the proposed buildings:

Table 3

PARKING SPACE ANALYSIS				
LAND USE/REQUIREMENT	PARKING RATE	BLDG SIZE/RATE	REQ	PROV
MOTEL	1 PER UNIT (30 EXIST. TO REMAIN)	67 UNITS EXIST. & NEW	67	67
GENERAL RETAIL	1 SP. PER 250 SF OF RETAIL	785 SF / 250 SF = 3.14 SP	4	4
RESTAURANT (IN DESERT REGION)	1 PER 50SF OF SEATING AREA	900 SF / 50 SF = 18 SP	18	18
TOTAL SPACES			88	88
PROPOSED SPACES INCLUDED IN TOTAL				
ACCESSIBLE SPACES:	4 FOR 76-100 SPACES	N/A	4	4
VAN ACCESSIBLE:	1 PER EVERY 8 ACCESSIBLE SPACE	N/A	1	1
ELECTRIC VEHICLE:	7 FOR 76-100 SPACES	N/A	7	7

Historic Architectural Content: In keeping with the historic western themed movie set, new buildings will respect the scale and 19th Century Western vernacular character of Pioneertown and maintain the Character Defining Features of the Mane Street National Register Historic District nomination, which was recently reviewed by the State Historic Resources Commission. On May 29, 2020, the Office of Historic Preservation placed the Mane Street District on the list with the Department of the Interior as a National Register Historic District. New buildings are proposed to be consistent with the objectives articulated in the Pioneertown Communities Action Guide contained in the Countywide Plan's Policy Plan. Building materials will be consistent with other buildings along Mane Street and primarily be of wood, adobe, and stucco; decorative elements like parapets, porches, wood boardwalks, and hand-painted signage will also be included. As Mane Street is largely pedestrian-only, the motel addition is anticipated to encourage pedestrian activity and bring business to the existing shops and businesses.

Landscaping: Landscaping is provided through a combination of new and existing vegetation and preserving as much of the existing native plants and trees, as shown in Figure 6 – Landscape Plan. Consistency of the proposed landscape plan's percentage with the current Development Standards is described above in Table 3-Project Code Compliance at 21 percent. Most of the existing native landscape and hardscape surrounding the existing motel will be preserved including Joshua Trees. The expansion portions will be designed and installed with new drought tolerant native species, and most of the existing Joshua Trees within the expansion areas will be relocated as laid out in Exhibit A3-Landscape Plan. Planting will be concentrated at building entries, along major facades, and along walking paths. The total landscaped area for the site will

be 55,629 square feet (21%) of the 264,900 square feet, which exceeds the County requirement of 20% of the total project site area.

The landscape area also includes infiltration detention trenches located along the existing roads and directed to existing swales along Curtis Road that serve to collect stormwater runoff and provide filtration to assist with water quality management.

Fencing: Other than the augmenting of the native landscaping utilizing xeriscaping techniques and improved access points at Curtis Road, most of the existing landscaping will remain in place, except where the new retail and Bunkhouse buildings with boardwalks will be placed. New xeriscape landscaping will be installed similarly on the proposed developed portion of the site and wood fencing befitting of the western style design will be installed as depicted below:



Existing Hours of Operation:

Monday	Open 24 hours
Tuesday	9:00 AM – 12:00 AM (Next Day)
Wednesday	9:00 AM – 12:00 AM (Next Day)
Thursday-Sunday	Open 24 hours

Proposed Hours of Operation: Aside from the retail and restaurant, which will be open to the public from 7 a.m. to midnight, the motel facility will be open to guests and staffed 24 hours a day, seven days a week.

Weddings and special events will be held on site but will be limited to registered hotel guests. An active noise monitoring system will be employed to ensure compliance with San Bernardino County Noise Standards. The facility will have a full commercial kitchen to serve the Bunkhouse restaurant on the ground floor, with a small catering kitchen to serve the Event Barn. A bar adjacent to the pool will be open for guests only. Pool hours will be seasonal, with peak hours being 7 days a week, 12 p.m. to sundown.

California Environmental Quality Act Compliance:

An Initial Study (IS) has been completed in compliance with the California Environmental Quality Act (CEQA) (Exhibit D). The IS concludes that the Project will have a less than significant adverse impact on the environment with the implementation of recommended mitigation measures, which have been incorporated within the Mitigation Monitoring & Reporting Program (MMRP) (Exhibit E). A Notice of Availability/Notice of Intent (NOA/NOI) to adopt a Mitigated Negative Declaration (MND) was advertised and distributed to initiate a 30-day public comment period, which concluded on September 29, 2025. Six (6) comment letters to the NOA/NOI were received via emails from neighbors, an organization (Morongo Basin Conservation Association), and responsible state agencies requesting consideration of comments (Exhibit G1). The main concerns have been addressed in the Response to Comments per Exhibit H and summarized below:

- Noise (DJ music, amplified sound)
 - A Noise Impact Analysis was prepared to determine noise exposure and the necessary noise mitigation measures for the proposed Project. Operational noise was deemed Less Than Significant in the Initial Study, resulting in no added mitigation measures.
 - The applicants' proposed hours of operation for the event center will have activities ending by 10 pm, which meet the County's noise level standards to not exceed 45 dBA Leq for PM hours. The Noise Impact Analysis indicates the event activities will also not exceed 55 dBA Leq for daytime hours.
 - The added landscape buffer to the sides and rear of the Project site, and new motel structures between the event center and Mane Street, will help in attenuating the DJ music noise.
- Night Lights emanating from Photo Shoots plus other wedding activities onto neighboring properties (light pollution)
 - The Project is subject to the design standards for outdoor lighting contained in the County's Development Code Section 83.07.060, that applies to all developments in Pioneertown.
 - The Development Code lighting standards govern the placement and design of outdoor lighting fixtures to ensure adequate lighting for public safety while also minimizing light pollution and glare and precluding public nuisances.
 - The additional light sources on the site are typical for this type of development and are not anticipated to be substantial enough to adversely affect day or nighttime views in the area because the Project complies with the County's Development Code and international dark sky principles.
 - A photometric plan and a Plan of Operations is required to ensure adherence with lighting and noise regulations.
- Impact on Wildlife
 - Biological surveys were conducted by CEQA and the California Department of Fish and Wildlife (CDFW) standards and guidance resulting in no found no special status wildlife species.
 - Pre-construction surveys for Nesting Birds, Burrowing Owls, and Desert Tortoises are part of the MMRP.

- Approximately 6 of the 11 existing Joshua Trees will be preserved in place or relocated. The removal of Joshua Trees requires the submittal of an Incidental Take Permit as required by CDFW.
- Water Usage
 - The Department of Public Works' Special Districts Division 70-W4 municipal water district required the Project to update the water feasibility study for the Project that was originally completed in December 2021 to reflect current conditions and service requirements. Compliance with the findings and recommendations of the updated study, and including any necessary water system infrastructure improvements, shall be a condition of water service.
- Solid Waste Management
 - The Project will comply with the California Integrated Waste Management Act and AB 341 as implemented by the County. The Project would also comply with SB 1383, which will require organic waste collection. Commercial uses proposed by the Project, and solid waste generated by those uses, would not otherwise conflict with federal, state, and local statutes and regulations related to solid waste.
- Traffic congestion and speeding, designation of motel for analysis in Trip Generation report, and Street/road conditions/access/grading/width
 - Based on the County of San Bernardino Transportation Impact Study Guidelines, a traffic impact study is required if the trip generation of a project is 100 or more trips during any peak hour. Based on the Trip Generation Analysis submitted to the Traffic Division, the Project is forecast to generate less than 100 trips during any peak hour. Therefore, a traffic impact study will not be required, and the project impacts are anticipated to be less than significant.
 - The Land Development Division along with the County Surveyor have determined that the Project site has attained legal and physical access that has been approved and conditioned for compaction by the Fire Department.
 - The Project has been conditioned to meet all required street/road dedications and meet minimum driveway aisle widths per Land Development, Special Districts, and the Fire Department.
- Future potential zone changes to Rural Commercial
 - The Project does not propose a zone change for the expansion of motel use and amenities. Use as proposed is allowed in the SD-Res zoning district with a CUP.
- Public Service Resources (fire, police, utilities, etc.)
 - Although Project implementation may cause an incremental increase in demand for fire services, the increase would not be to a significant degree. The Project will be constructed to current building code requirements regarding fire suppression and access. The Project site has been reviewed by the Fire Department to ensure safety access and circulation for their fire prevention and emergency service vehicles.
 - Pioneertown is serviced by the Morongo Basin Sheriff's Station located at 6527 White Feather Road, Joshua Tree, CA, approximately 12.5 miles southeast of the Project site. The Project would introduce new structures, facilities, and employees to the Project site, which would result in an incremental increase in demand for police protection services. Per the

- IS/MND, the proposed Project would receive adequate police protection and impacts to police protection facilities would be less than significant.
- Southern California Edison (SCE) provides electricity to the Project site. The site currently contains the existing Pioneertown Motel that will remain in place with the implementation of the proposed Project. All electrical uses associated with the Project would connect to the existing electric power system. Relocation and expansion of existing facilities and construction of new facilities, beyond the internal connections to the Project site, would not be required. Impacts would be less than significant.
 - The Southern California Gas Company (SoCalGas) provides natural gas to the Project site. Project development would not require SoCalGas to obtain new or expand natural gas supplies. The Project proposes to use Propane, which according to the South Coast Air Quality Management District's *2024 Combustion Default Emission Factors* report, propane combustion generally results in lower emissions of criteria pollutants per unit of energy compared to natural gas for many applications.
- Impact on Residential Uses:
 - Per the County's Development Code, the hotel, restaurant, spa, and equestrian facility are allowed uses subject to a CUP. The Applicant has submitted a CUP for the proposed Project. With approval of the CUP, the proposed Project conforms with the Countywide Plan Goals and Policies. The Project also aligns with the intent of the Pioneertown Community Action Guide, which encourages tourism uses and the current SD-RES zoning designation.
 - Impact on Air Quality:
 - The Mohave Desert Air Quality Management District (MDAQMD) provided instructions to address fugitive dust, construction equipment emissions, and asbestos for any demolition or renovation of existing buildings. These comments were addressed in the Response to Comments document in Exhibit G1 and in the Conditions of Approval document in Exhibit C.

The following are summaries of the biological and cultural topics addressed in the IS/MND with additional topics and mitigation measures fully detailed in the MMRP (Exhibit D):

Biological: With incorporation of mitigation measures, direct and/or indirect impacts 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 CDFW or USFWS would be less than significant.

Cultural: The Pioneertown Motel, originally known as the Old Pioneer Townhouse, was built in 1947 and is included within the boundaries of the Pioneertown Historic District as a contributing structure. The research indicated there are no known Native American connections to the Project site. Furthermore, no tribal resources that are 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), have been identified or associated with the Project site.

According to the Cultural Resources Assessment dated July 27, 2020, the research concluded that significant historic resources are present within the Project site. On May 26, 2020, the

Pioneertown Mane Street Historic District was placed in the National Register of Historic Places (National Register), which included the Project site (Reference No. 100005220). As a result of being placed on the National Register, this property has also been listed in the California Register of Historic Resources. Placement on the National Register provides a degree of protection from adverse effects resulting from adjacent projects. Registration provides several incentives for preservation of historic properties, including special building codes to facilitate the restoration of historic structures, and certain tax advantages. The original Pioneertown Motel will not undertake any changes to the structure as part of the Project. Additionally, as part of Mitigation Measure CUL-1, qualified archeologist with Secretary of Interior Standards will be hired to monitor and assist in avoiding any impacts to existing cultural resources that includes the significance of the historical structure on the Project site.

PUBLIC COMMENTS:

On August 24, 2020, project notices were sent to surrounding property owners within 300 feet of the Project site, as required by Development Code Section 85.03.080. There were no responses to Project Notice. Also, the County, acting as the Lead Agency under CEQA, commenced the AB 52 process by transmitting letters of notification to the California Native American tribes traditionally and culturally affiliated with the Project area in August 2020, and followed up again on October 23, 2023, to offer an opportunity for the designated tribes to consult with the County on the proposed Project. The County transmitted letters of notification to the following tribes: Colorado River Indian Tribes, Fort Mojave Indian Tribe, Morongo Band of Mission Indians, Yuhaaviatam of San Manuel Nation, and 29 Palms Band of Mission Indians. Yuhaaviatam of San Manuel Nation elected to be a consulting party under CEQA. Upon the 30-day required notification period, the County received letters with recommended mitigation measures from the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians).

On January 7, 2022, a Notice of Availability of the Draft IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process. As noted, in response to the Project notices four (4) comment correspondences, as shown in Exhibit G1, were received from surrounding neighbors. Responses to the comments are provided and are attached as Exhibit H.

The Public Comment Period for the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Project was completed on February 7, 2022. The IS/MND was updated to clarify information about the Project's impact on the landfill system and the required submittal of a photometric plan and a Plan of Operations.

Subsequently, the Project Description has been revised and in accordance with CEQA Guidelines Section 15073.5, the IS/MND was recirculated. The updated Project description includes changes in scope, scale, and proposed land uses. As a result, the updated IS/MND ensures that all relevant impacts are thoroughly evaluated and that any new or modified mitigation measures are properly addressed.

On August 29, 2025, a Notice of Availability of the updated IS/MND was sent to surrounding property owners and responsible agencies, as part of the CEQA process. As noted, in response to the Project notices, six (6) comment correspondences, as shown in Exhibit G1, were received from surrounding neighbors, responsible agencies, and community-based organizations. Responses to the comments are provided and are attached as Exhibit H. There were also fifty-eight (58) letters of support from residents, local business owners, and other patrons, also, shown in Exhibit G1.

On November 19, 2025, the Planning Division sent out the Notice of Hearing (NOH) shown as Exhibit J to sixty-five (65) recipients within the required 300-foot radius and all listed interested parties for the public hearing on December 18, 2025.

RECOMMENDATIONS: That Planning Commission:

- 1) **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
- 2) **ADOPT** the Findings in support of the Conditional Use Permit.
- 3) **APPROVE** the Conditional Use Permit for a two phased expansion of the existing Pioneertown Motel to include the construction of 47 new motel rooms, , horseback riding facilities, a day spa, an outdoor pool, a restaurant, an event venue, and retail space as shown on the approved site plan on an approximate 5.79 acre site, subject to the Conditions of Approval.
- 4) **DIRECT** the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

EXHIBIT A1: Site Plan
EXHIBIT A2: Elevations
EXHIBIT A3: Landscape Plan
EXHIBIT A4: Phasing Plan
EXHIBIT B: Findings
EXHIBIT C: Conditions of Approval (COAs)
EXHIBIT D: Initial Study/Mitigated Negative Declaration
EXHIBIT E: Mitigation Monitoring & Reporting Program (MMRP)
EXHIBIT F: Letter of Intent
EXHIBIT G1: Comments- Comment Letters
EXHIBIT G2: Mojave Desert Air Quality Management District, letter dated 12/4/25
EXHIBIT H: Responses to CEQA 30-Day Public Review Comments
EXHIBIT I: Notice of Determination (NOD)
EXHIBIT J: Notice of Hearing (NOH)

EXHIBIT A1

Site Plan

EXHIBIT A2

Elevations



1. **FLOORING**
 - A. ALL SPACES TO RECEIVE POLISHED AND TINTED CONCRETE.
2. **WALLS**
 - A. ALL WALLS IN RETAIL/LOUNGE AND BATHROOM SPACE TO RECEIVE STAINED WOOD WAINSCOT WITH PLASTER ABOVE
 - B. ALL OFFICE WALLS TO RECEIVE PAINTED GWB
3. **EXTERIOR WALLS**
 - A. WALLS TO RECEIVE SHIPLAP SIDING

**LOESCHER
MEACHEM
ARCHITECTS**

**353 S. BROADWAY SUITE 201
LOS ANGELES, CALIFORNIA 90013**

**PIONEERTOWN
MOTEL**

**5240 CURTIS ROAD, PIONEERTOWN, CA,
92268**

PROJECT NUMBER **1798**

CLIENT:
PIONEERTOWN MOTEL, LLC
MATT & MIKE FRENCH

KEY PLAN:



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[illegible]

1-A201

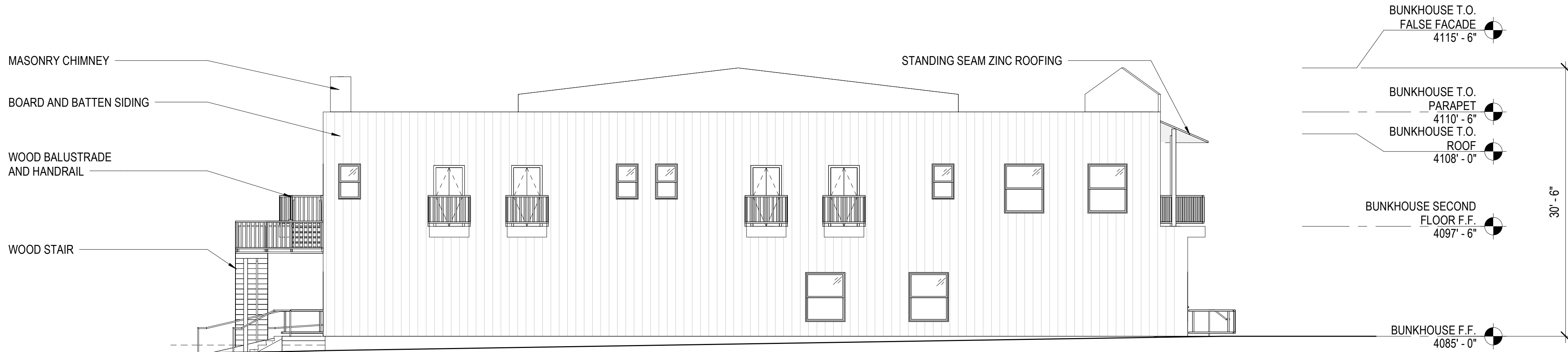
SCALE AT ARCH E1 (30 X 42):
As indicated

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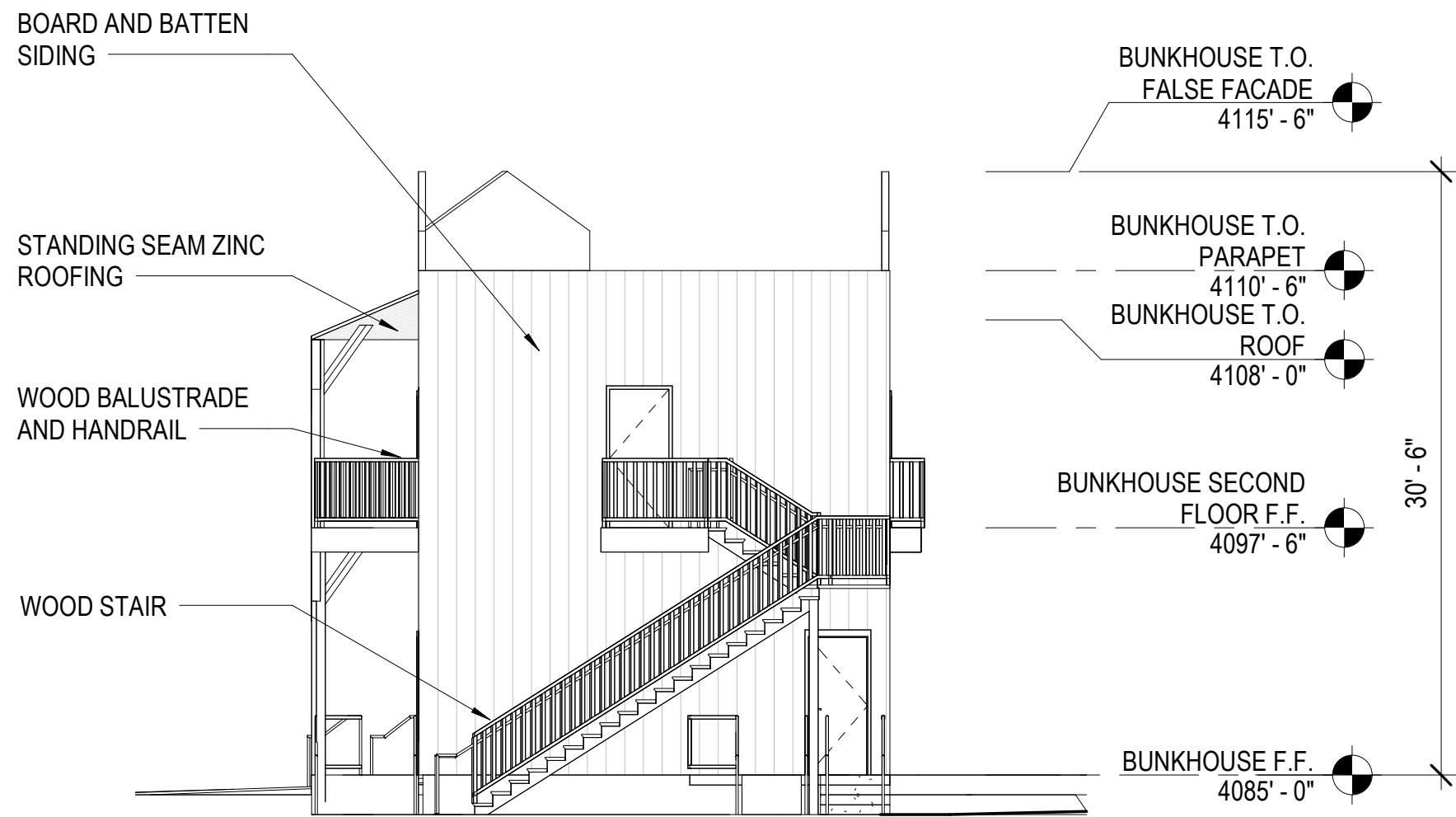
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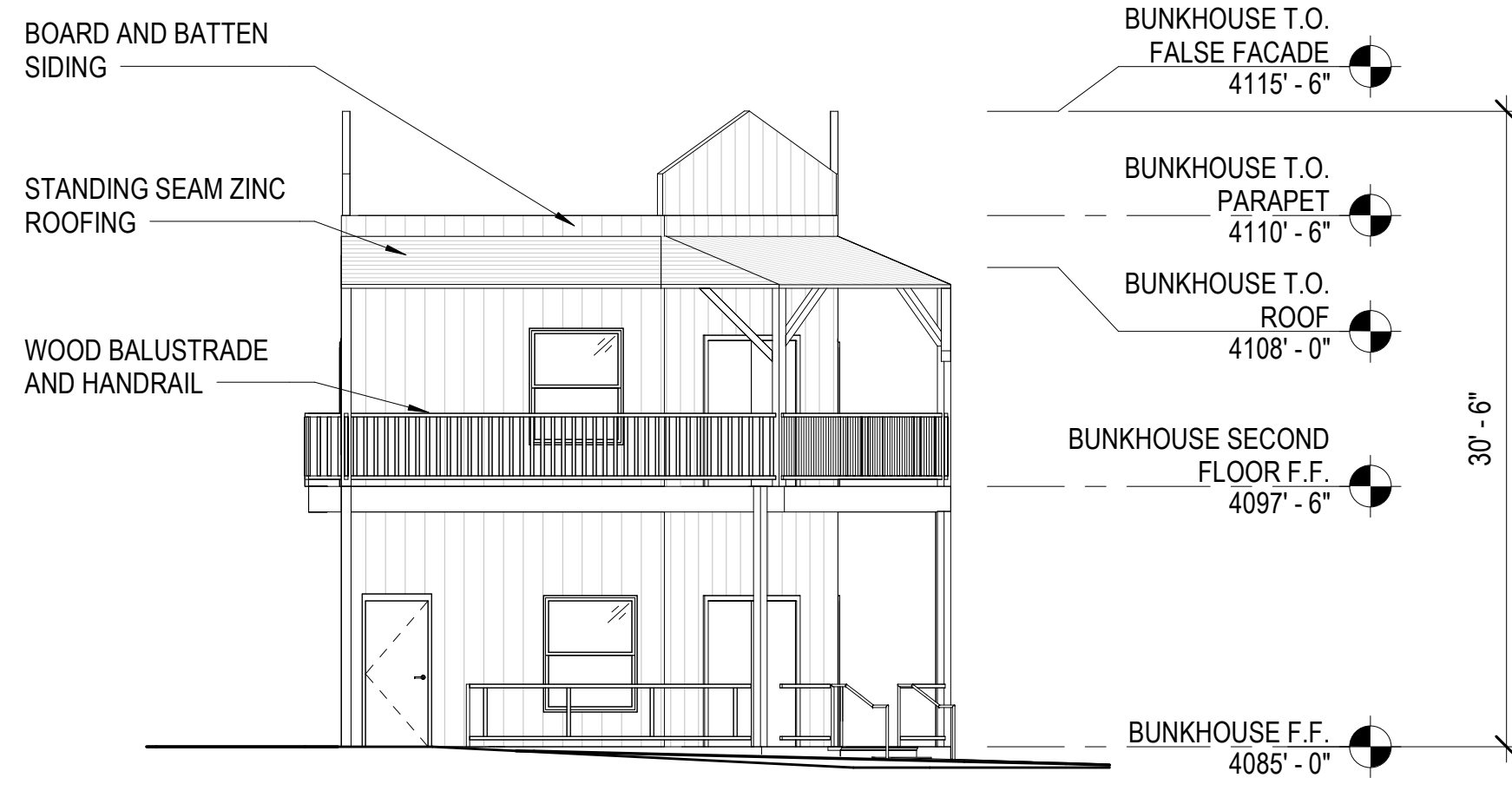
BUNKHOUSE EAST ELEVATION 01
1/8" = 1'-0"



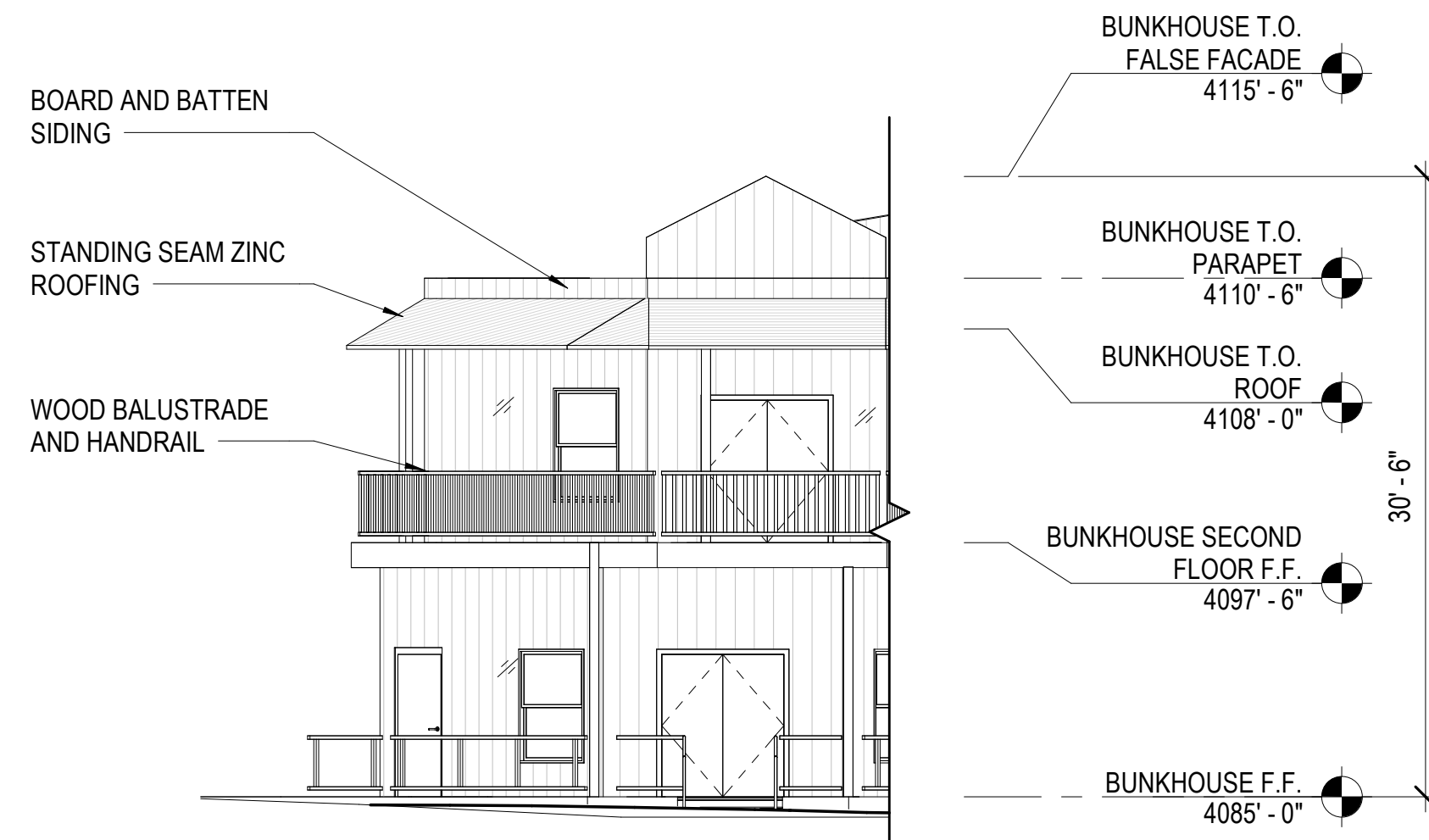
BUNKHOUSE WEST ELEVATION 02
1/8" = 1'-0"



BUNKHOUSE NORTH ELEVATION 12
1/8" = 1'-0"



BUNKHOUSE SOUTH ELEVATION 08
1/8" = 1'-0"



BUNKHOUSE SE CORNER ELEVATION 04
1/8" = 1'-0"

KEYNOTES

**LOESCHER
MEACHEM
ARCHITECTS**

353 S. BROADWAY SUITE 201
LOS ANGELES, CALIFORNIA 90013

PIONEERTOWN MOTEL

5240 CURTIS ROAD, PIONEERTOWN, CA,
92268

PROJECT NUMBER 1798

CLIENT:
PIONEERTOWN MOTEL, LLC
MATT & MIKE FRENCH

CONSULTANTS:

KEY PLAN:

**PRELIMINARY
NOT FOR CONSTRUCTION**

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ISSUES AND REVISIONS			
NO.	DESCRIPTION	DATE	REV
1	ENTITLEMENTS	10/31/2024	1

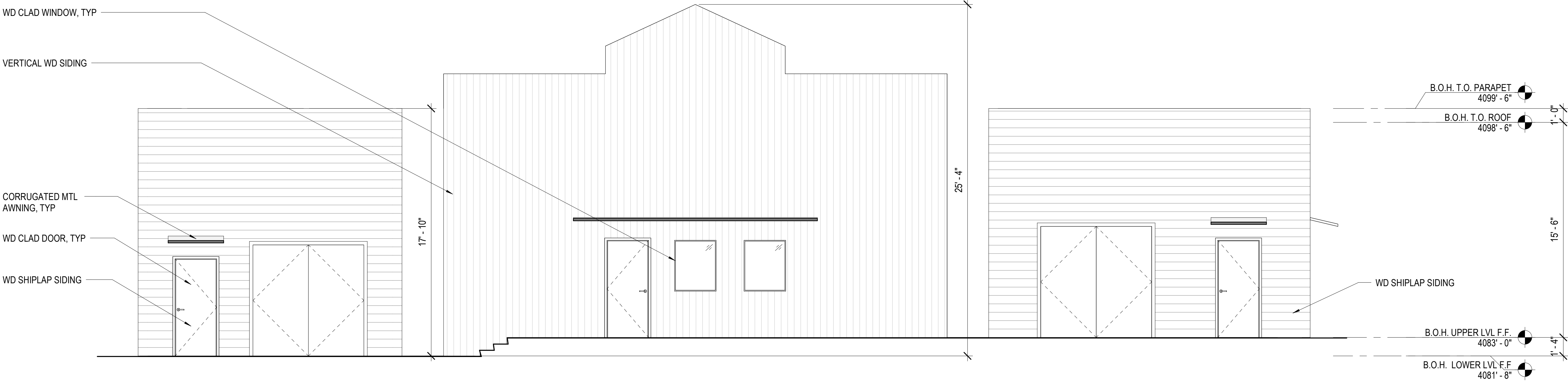
BLDG 2 EXTERIOR ELEVATIONS

2-A201

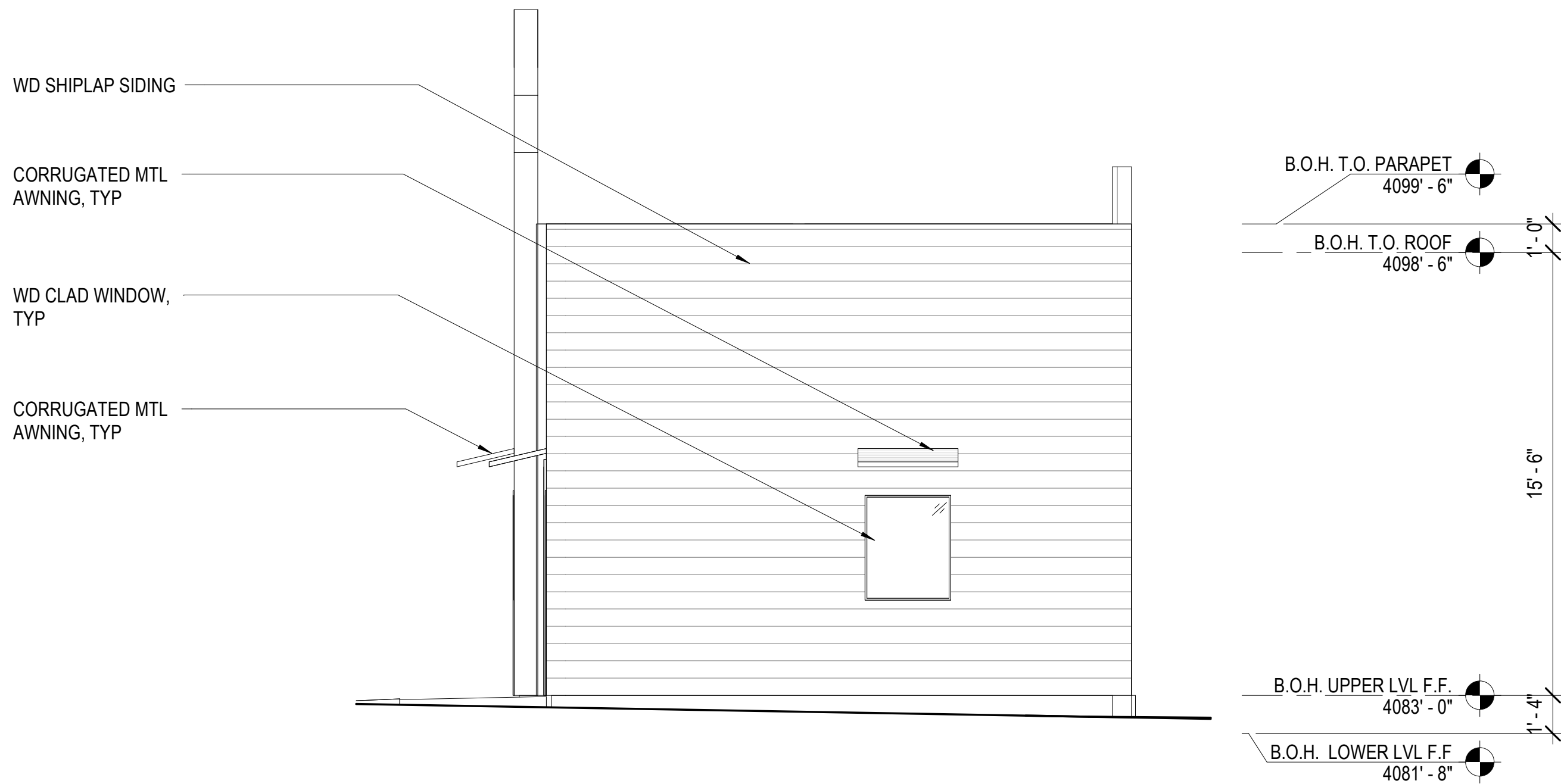
SCALE AT ARCH E1 (30 X 42):
1/8" = 1'-0"

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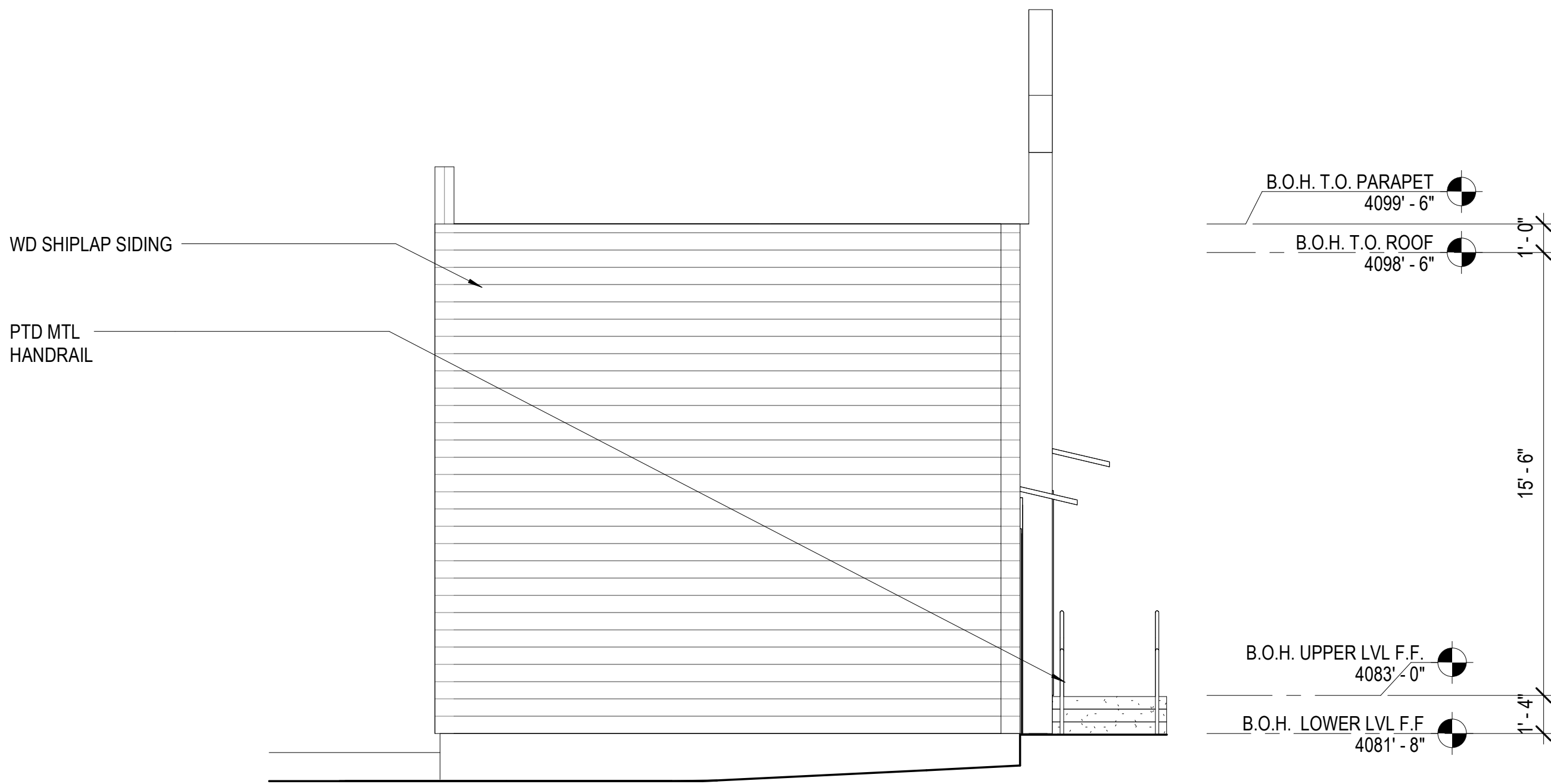
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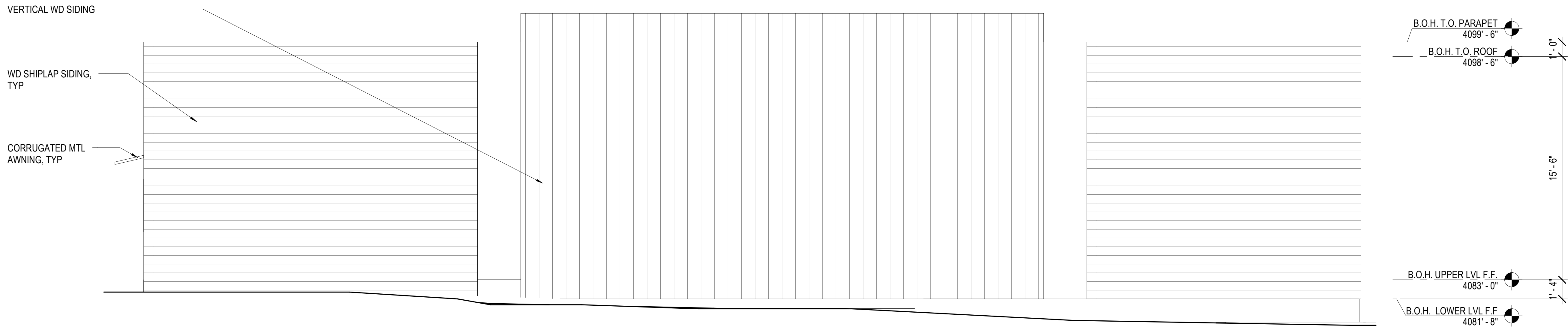
B.O.H. WEST ELEVATION
1/4" = 1'-0" 01



B.O.H. SOUTH ELEVATION
1/4" = 1'-0" 06



B.O.H. NORTH ELEVATION
1/4" = 1'-0" 02



B.O.H. EAST ELEVATION
1/4" = 1'-0" 04

KEYNOTES

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ARCHITECTS

353 S. BROADWAY SUITE 201
LOS ANGELES, CALIFORNIA 90013

PIONEERTOWN
MOTEL

5240 CURTIS ROAD, PIONEERTOWN, CA,
92268

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MATT & MIKE FRENCH

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ISSUES AND REVISIONS		
NO.	DESCRIPTION	DATE REV
1	ENTITLEMENTS	10/31/2024 1

BLDG 3 EXTERIOR
ELEVATIONS

3-A201

SCALE AT ARCH E1 (30 X 42):
As indicated

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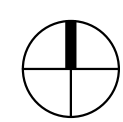
5240 CURTIS ROAD, PIONEERTOWN, CA,
92268

PROJECT NUMBER 1798

CLIENT:
PIONEERTOWN MOTEL, LLC
MATT & MIKE FRENCH

CONSULTANTS:

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[illegible]

4-A201

SCALE AT ARCH E1 (30 X 42):
As indicated

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MASONRY WALL

PATIO T.O. ROOF -18"
4088' - 2"

12' - 8"

PATIO - 18"
4075' - 6"

TYPICAL KING PATIO WEST ELEVATION 01
1/2" = 1'-0"



PATIO T.O. ROOF -18"
4088' - 2"

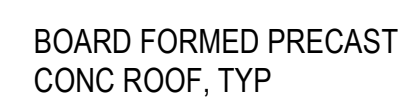
— BOARD FORMED TINTED
PRECAST VISOR

— BOARD FORMED

SOLID TIMBER BENCH

PATIO -18"
4075' - 6"

KING PATIO SOUTH ELEVATION 1/2" = 1'-0" **02**



BOARD FORMED TINTED —
PRECAST CONC VISOR, TYPE

WD CLAD CASEMENT
WINDOW, TYP

BOARD FORMED PRECAST
CONC WALL, TYP

WD CLAD DOOR, TYP

SOLID TIMBER BENCH, TYP

PATIO T.O. ROOF -18"
4088' - 2"

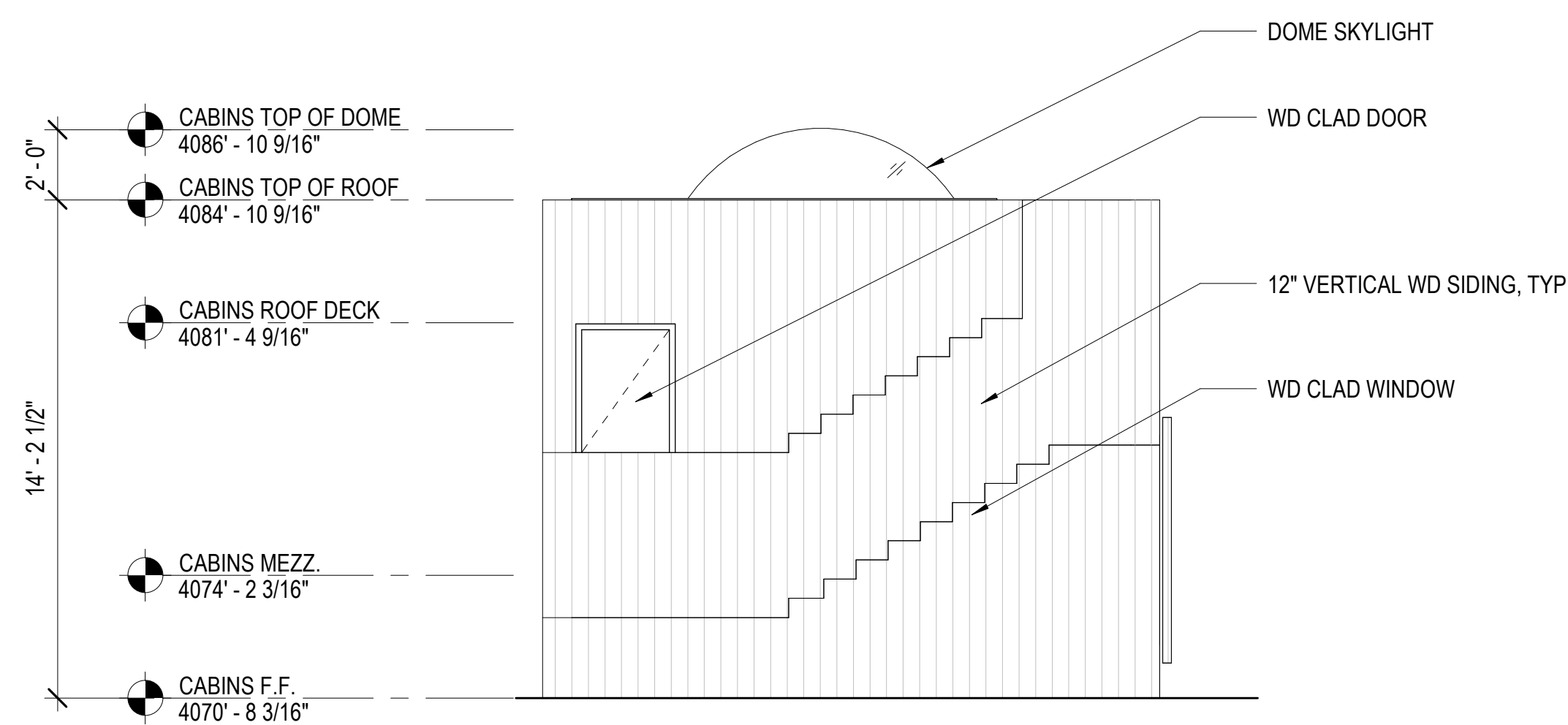
PATIO T.O. ROOF -30"
4087" - 2"

12' - 8"

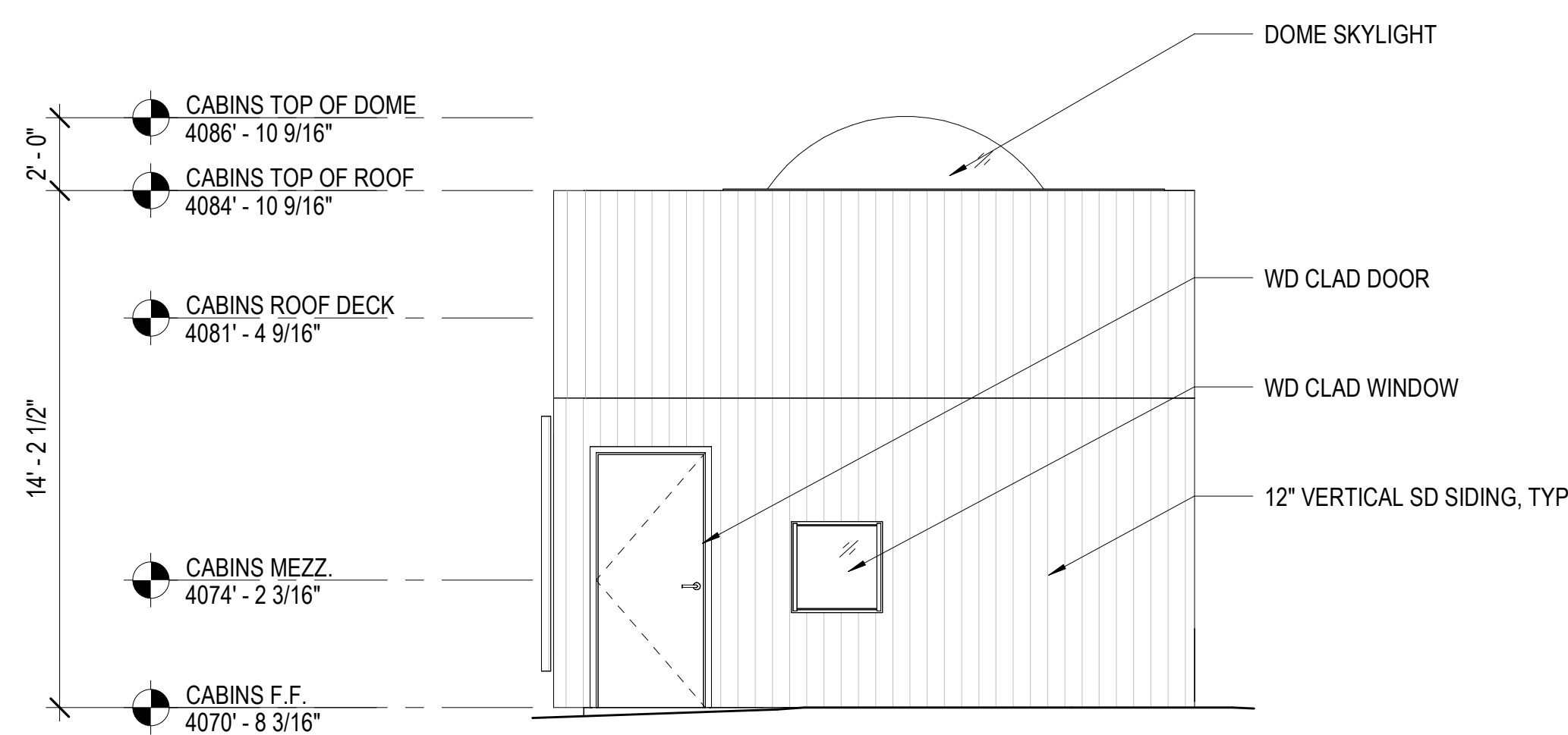
PATIO -18"
4075' - 6" 0"

PATIO -30°
4074' - 6"

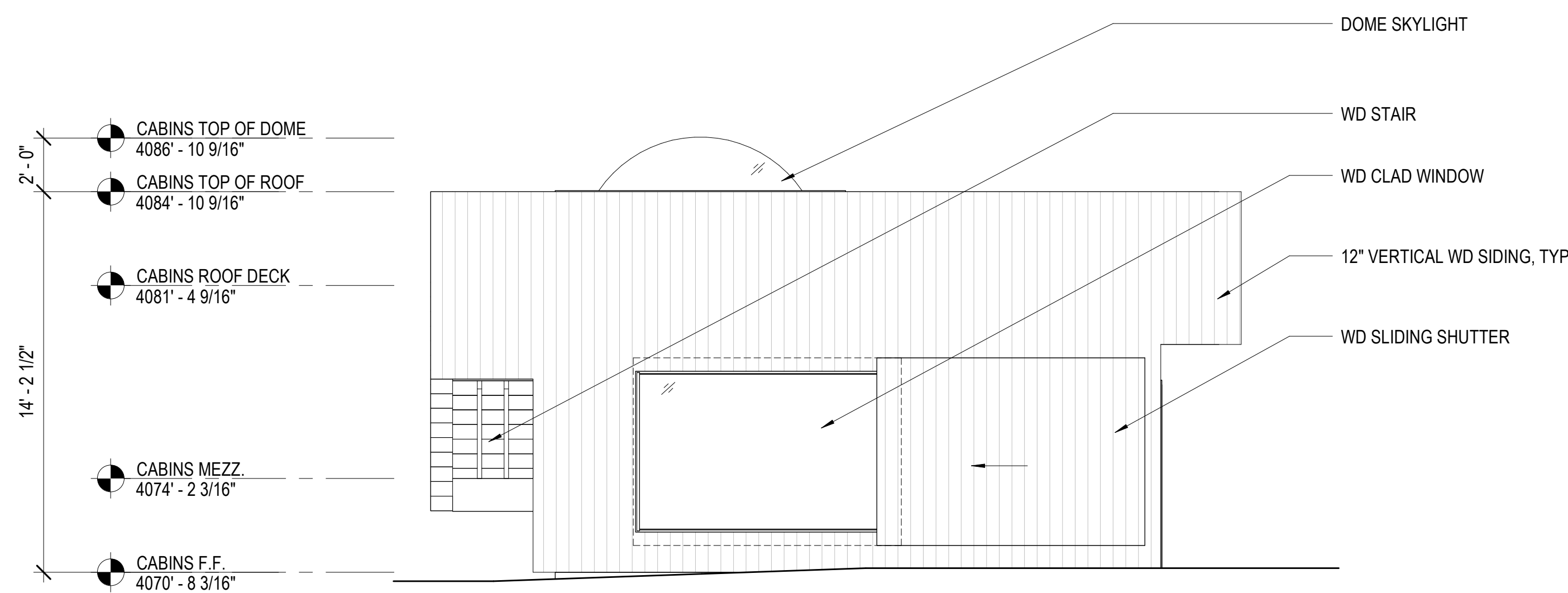
TYPICAL KING PATIO EAST ELEVATION



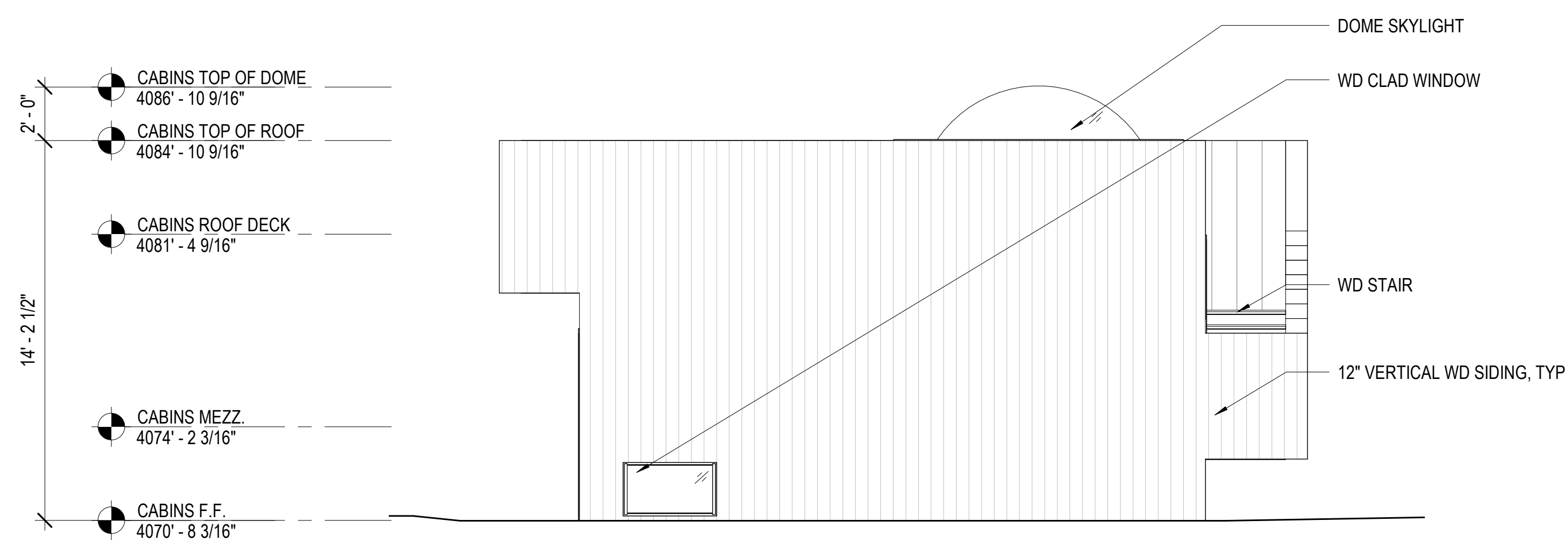
CABIN EAST ELEVATION



CABIN WEST ELEVATION **04**
1/4" = 1'-0"



CABIN NORTH ELEVATION **01**
1/4" = 1'-0"



CABIN SOUTH ELEVATION **02**
1/4" = 1'-0"

KEYNOTES

BLDG 5 FINISH NOTES

1. **FLOORING**
 - A. ALL SPACES TO RECEIVE SOLID WOOD FLOORING U.N.O.
 - B. BATHROOM TO RECEIVE TILE FLOORING
2. **WALLS**
 - A. LIVING ROOM AND BEDROOM WALLS TO RECEIVE WOOD PANELING
 - B. BATHROOM WALLS TO RECEIVE TILE FINISH
 - C. ALL WALLS TO RECEIVE PAINT GRADE WOOD BASEBOARD
 - D. PAINT GRADE WOOD TRIM TO BE PROVIDED AROUND ALL DOORS AND WINDOWS
3. **EXTERIOR WALLS**
 - A. WALLS TO RECEIVE WOOD RAINSCREEN

**LOESCHER
MEACHEM
ARCHITECTS**

**353 S. BROADWAY SUITE 201
LOS ANGELES, CALIFORNIA 90013**

**PIONEERTOWN
MOTEL**

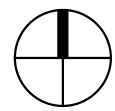
5240 CURTIS ROAD, PIONEERTOWN, CA,
92268

PROJECT NUMBER 1798

CLIENT:
PIONEERTOWN MOTEL, LLC
MATT & MIKE FRENCH

CONSULTANTS:

KEY PLAN:



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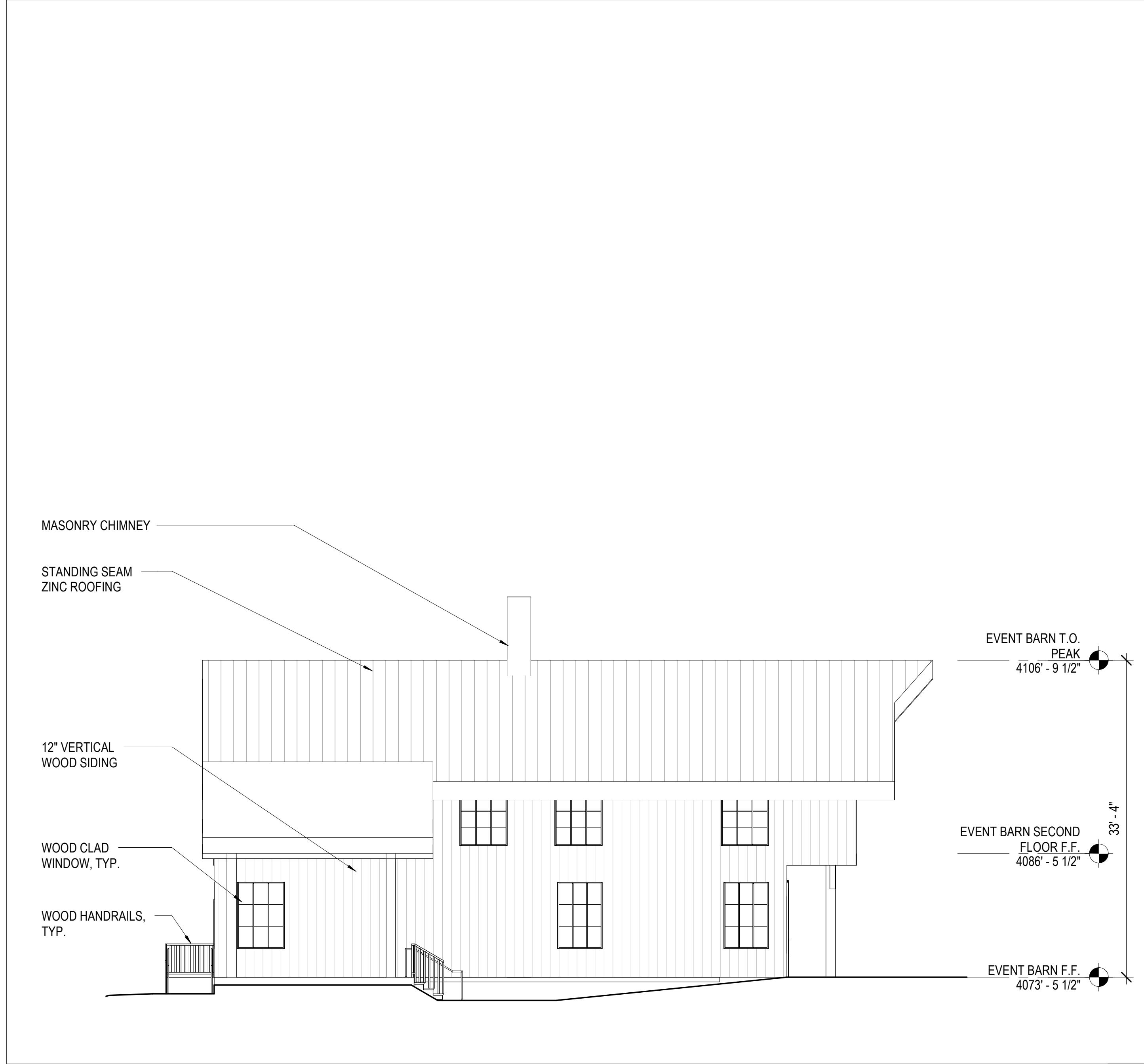
**BLDG 5 TYP
EXTERIOR
ELEVATIONS**

5-A201

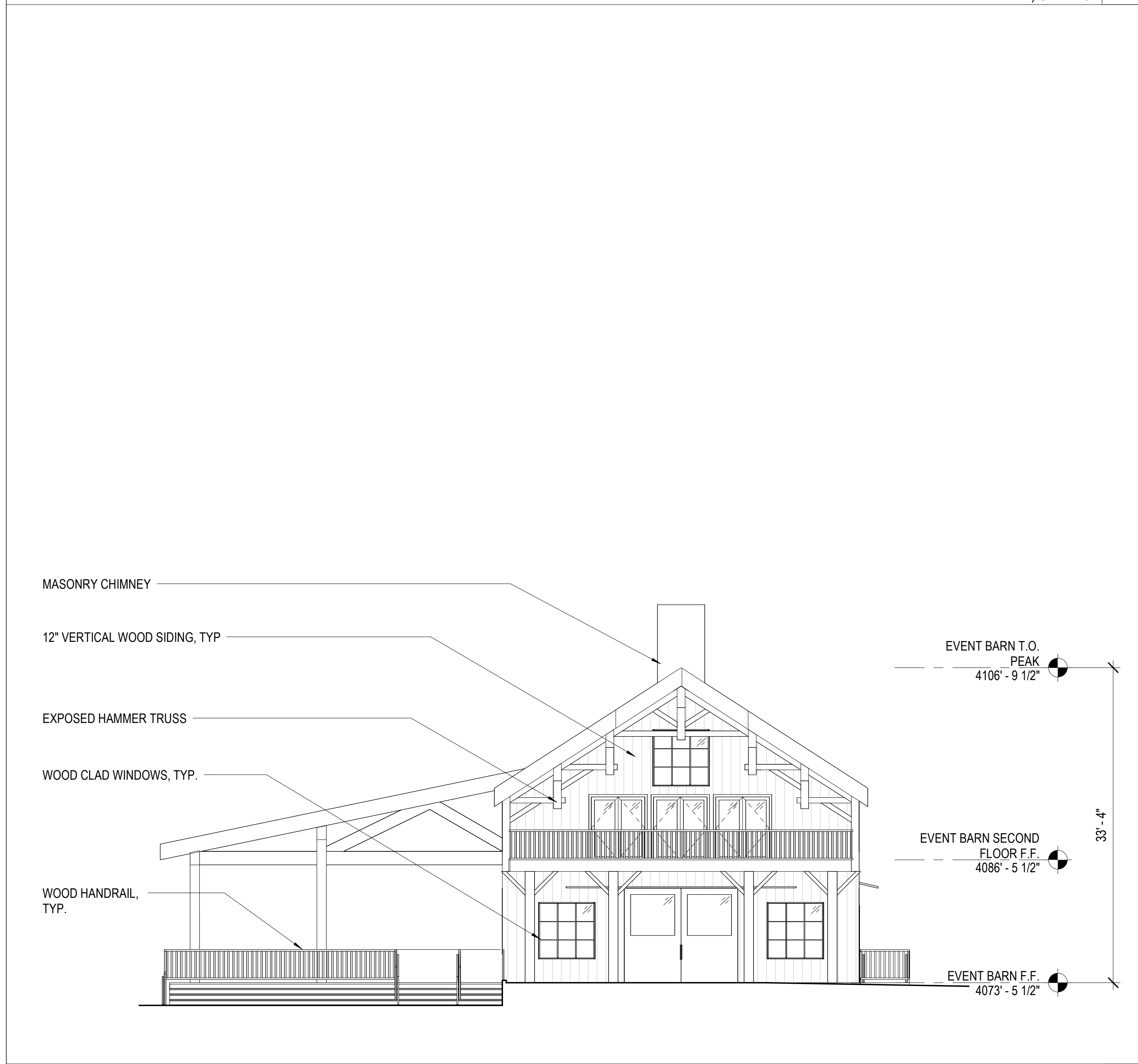
SCALE AT ARCH E1 (30 X 42):
As indicated

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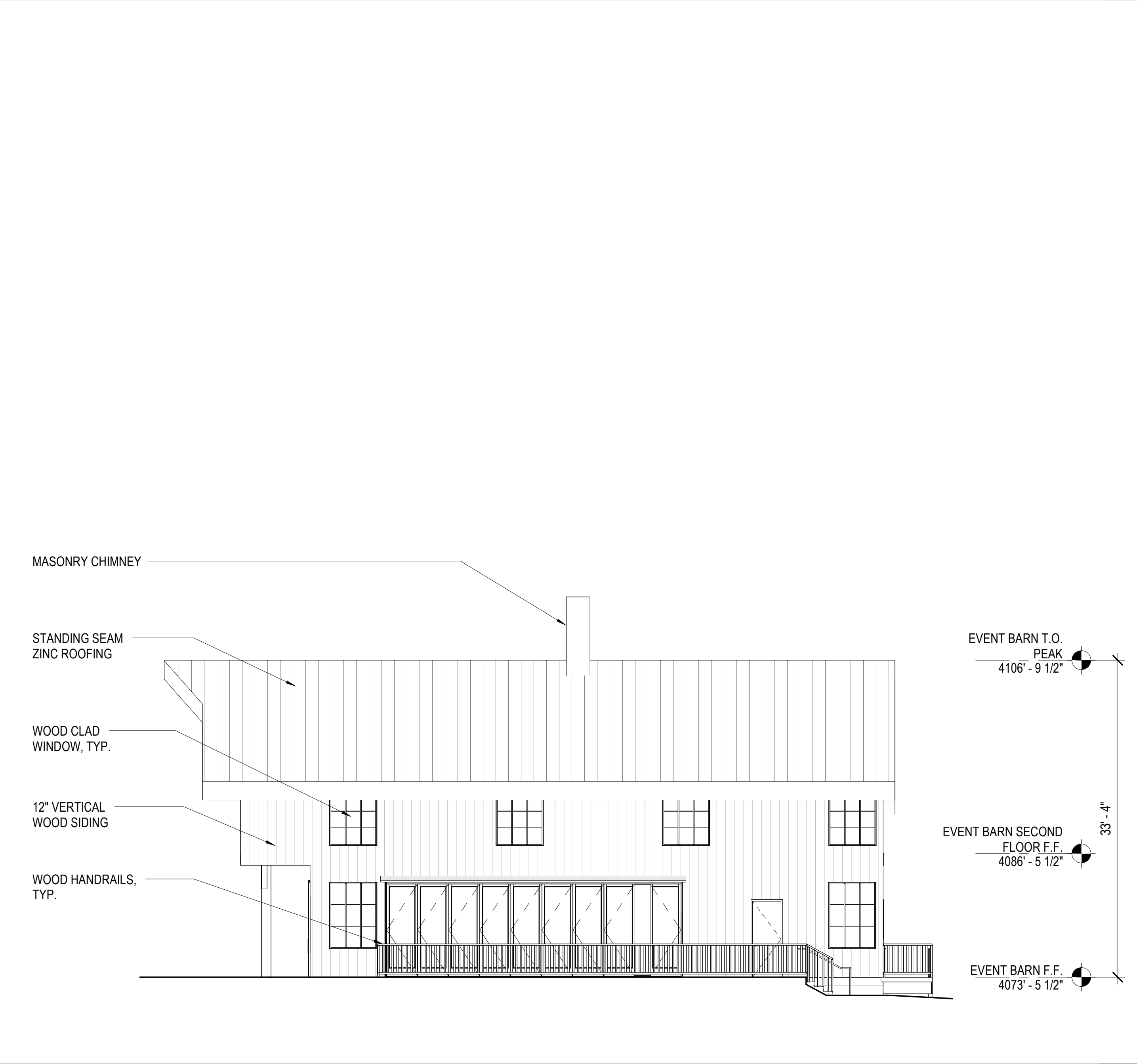
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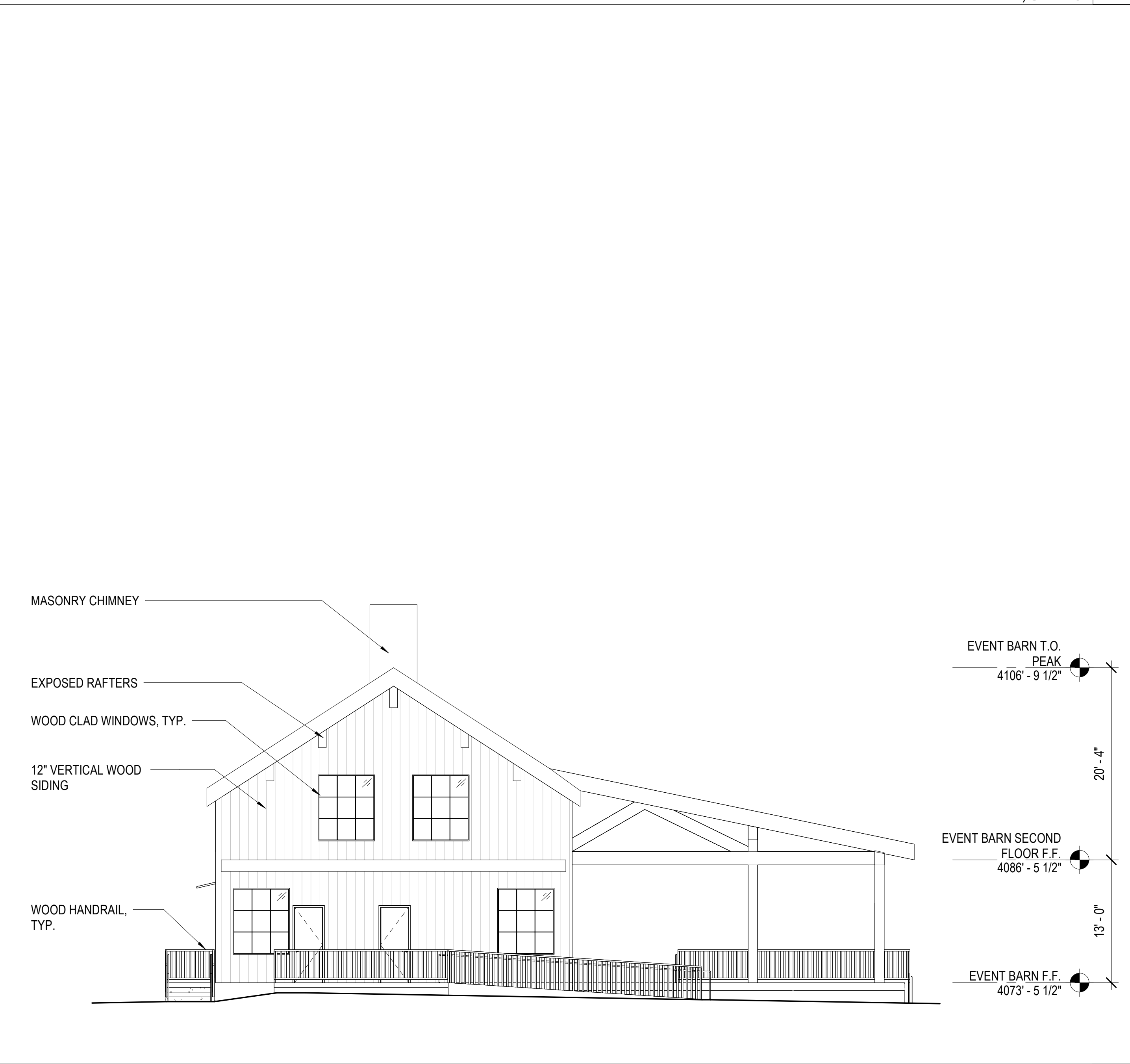
EVENT BARN WEST ELEVATION
1/8" = 1'-0" 03



EVENT BARN SOUTH ELEVATION
1/8" = 1'-0" 04



EVENT BARN EAST ELEVATION
1/8" = 1'-0" 01



EVENT BARN NORTH ELEVATION
1/8" = 1'-0" 02

KEYNOTES

BLDG 6 FINISH NOTES

- FLOORING
 - ALL SPACES TO RECEIVE SOLID RUSTIC WOOD FLOORING U.N.O.
 - BATHROOMS TO RECEIVE CERAMIC TILE FLOORING
 - KITCHEN AND STORAGE/JAN CLOSETS TO RECEIVE POURED EPOXY FLOORING W/ EPOXY COVE BASE
 - DISPLAY KITCHEN/BAR TO RECEIVE QUARRY TILE FLOORING
 - EVENT DECK AND FRONT PORCH TO BE SOLID WOOD DECKING
- WALLS
 - ALL SPACES TO RECEIVE WOOD paneled wall finish U.N.O.
 - KITCHEN, BATHROOM, AND STORAGE/JAN CLOSETS WALLS TO RECEIVE FRP FINISH W/ EPOXY COVE BASE
- EXTERIOR WALLS
 - WALLS TO RECEIVE WOOD RAINSCREEN

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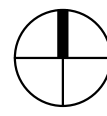
5240 CURTIS ROAD, PIONEERTOWN, CA,
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CONSULTANTS:

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BLDG 6 EXTERIOR
ELEVATIONS

6-A201

SCALE AT ARCH E1 (30 X 42):
1/8" = 1'-0"

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BATH HOUSE KEY PLAN



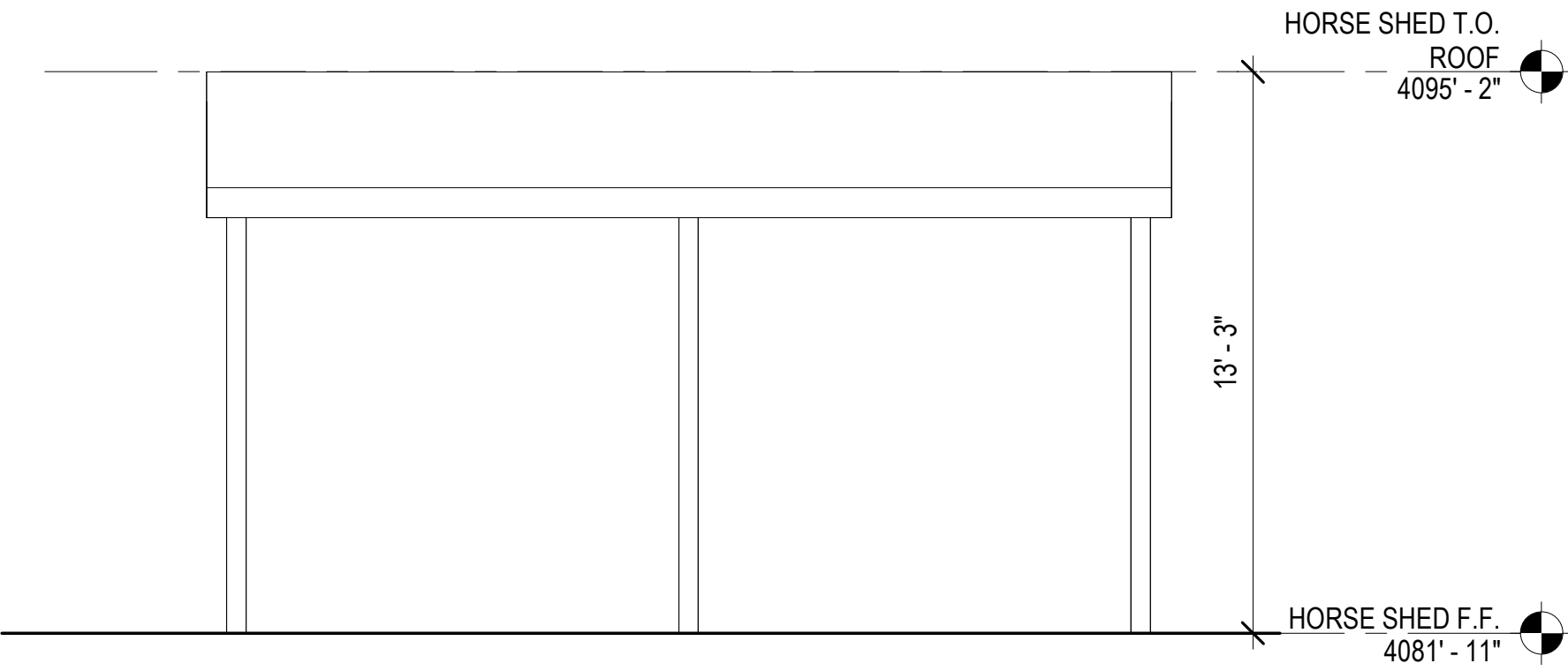
1. **FLOORING**
 - A. ALL SPACES TO RECEIVE POLISHED TINTED CONCRETE FLOORING U.N.O.
 - B. BATHROOMS TO RECEIVE CERAMIC TILE FLOORING
 - C. POOL AREA TO RECEIVE STONE PAVERS
 - D. COMMUNITY PAVILION FLOOR TO BE WOOD DECK
 - E. STEAM ROOM TO RECEIVE LARGE FORMAT CERAMIC TILE
 - F. EXPERIENTIAL SHOWER TO RECEIVE CERAMIC TILE PAVERS
 - G. SAUNA FLOOR TO BE CEDAR SLAT
2. **WALLS**
 - A. ALL SPACES TO RECEIVE PLASTER WALL FINISH U.N.O.
 - B. RESTROOMS WALLS TO RECEIVE CERAMIC TILE
 - C. LOCKER ROOM, TREATMENT ROOMS, AND GYM WALLS TO RECEIVE WOOD PANEL FINISH
 - D. STEAM ROOM TO RECEIVE LARGE FORMAT CERAMIC TILE WALL FINISH
 - E. SAUNA WALLS AND BENCHES TO RECEIVE CEDAR SLAT FINISH
 - F. COMMUNITY PAVILION WALLS TO BE EXPOSED WOOD FRAMING WITH CANVAS EXTERIOR
3. **EXTERIOR WALLS**
 - A. WALLS TO RECEIVE PLASTER FINISH EXCEPT MASONRY AND CONCRETE WALLS

KEY PLAN:

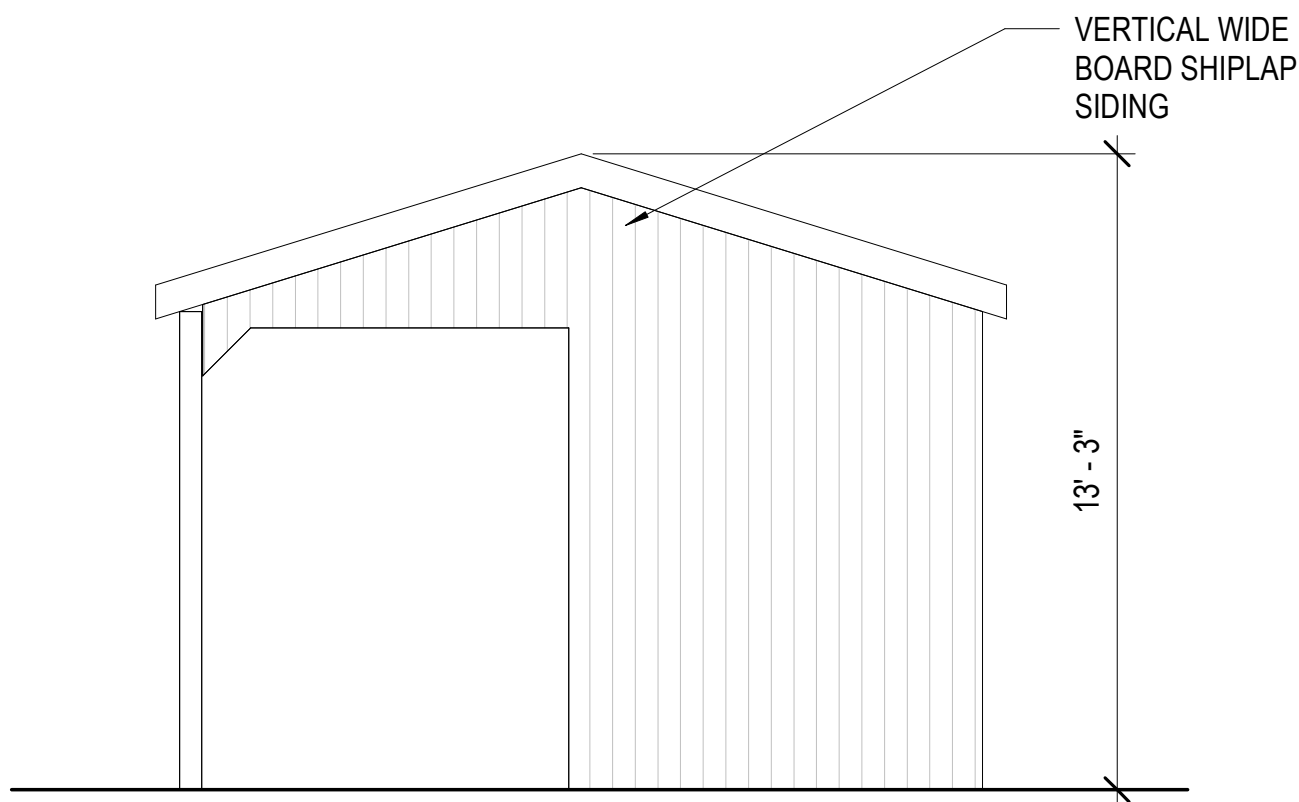
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SCALE AT ARCH E1 (30 X 42):
As indicated

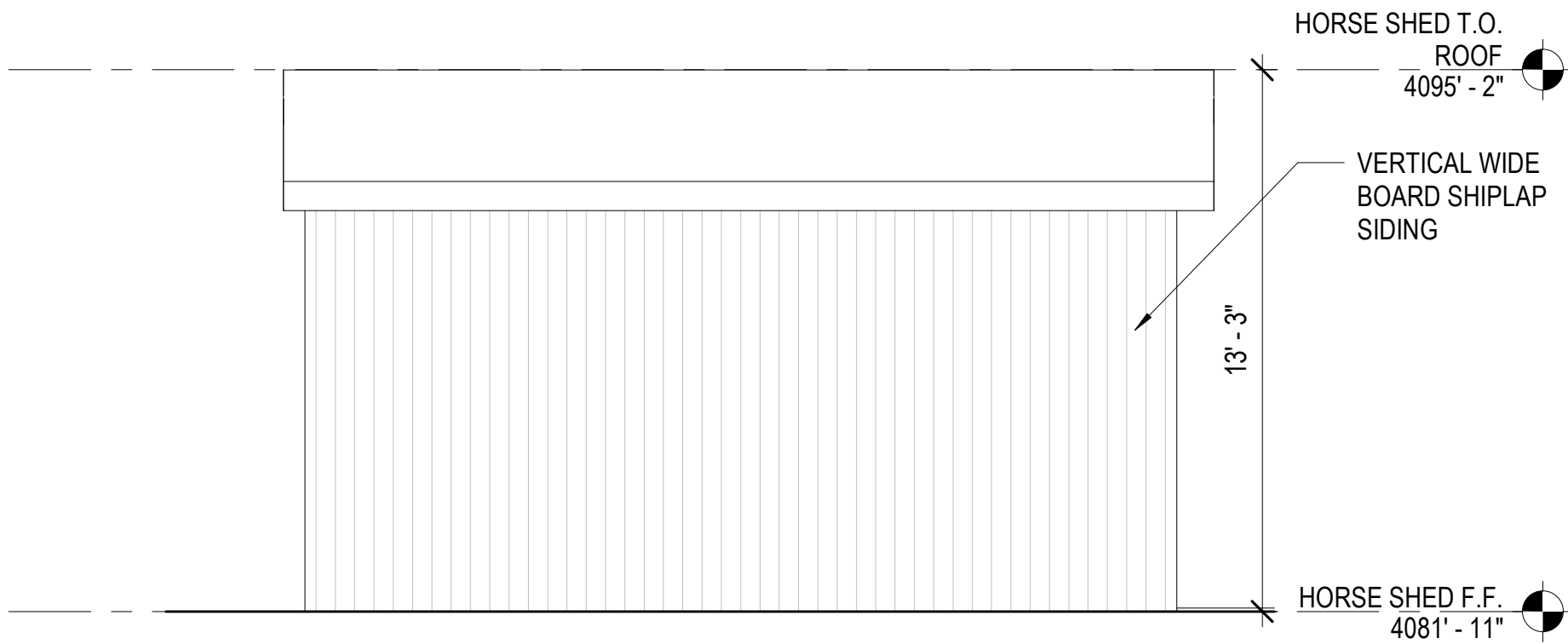
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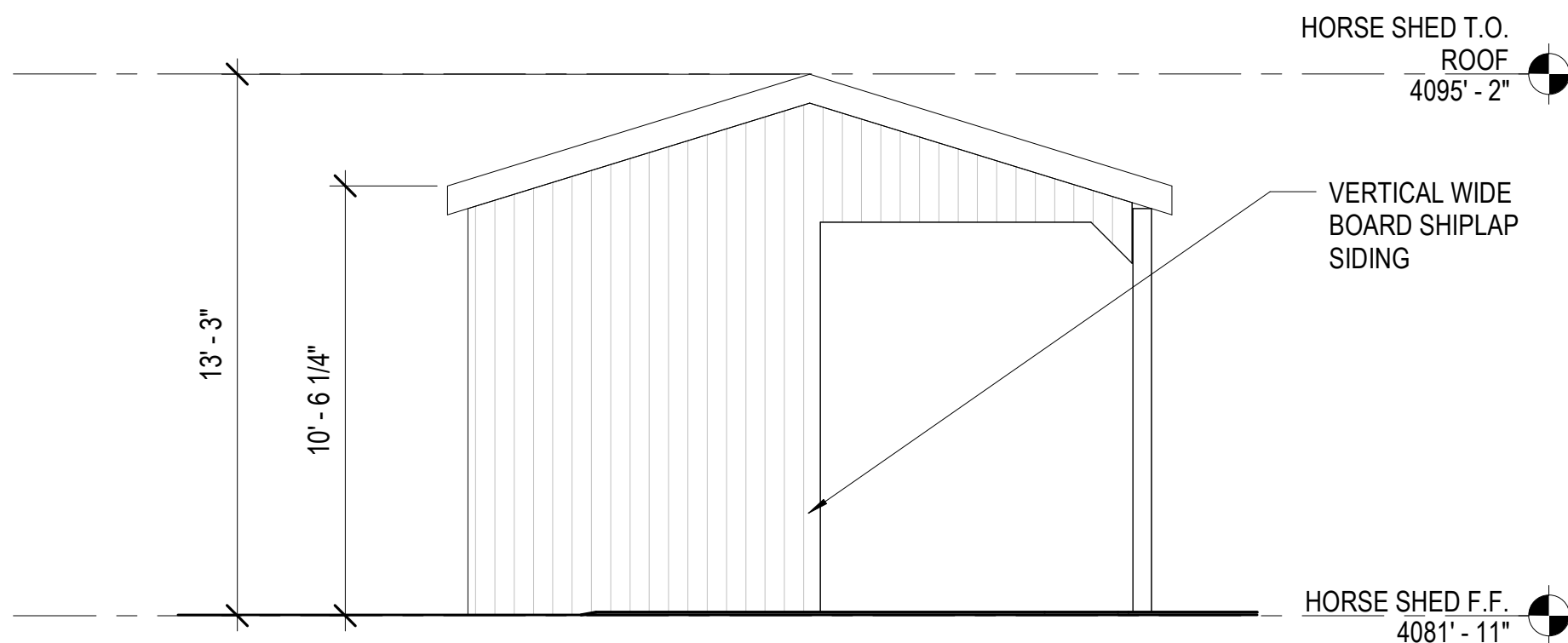
HORSE SHED SOUTH ELEVATION
1/4" = 1'-0" 09



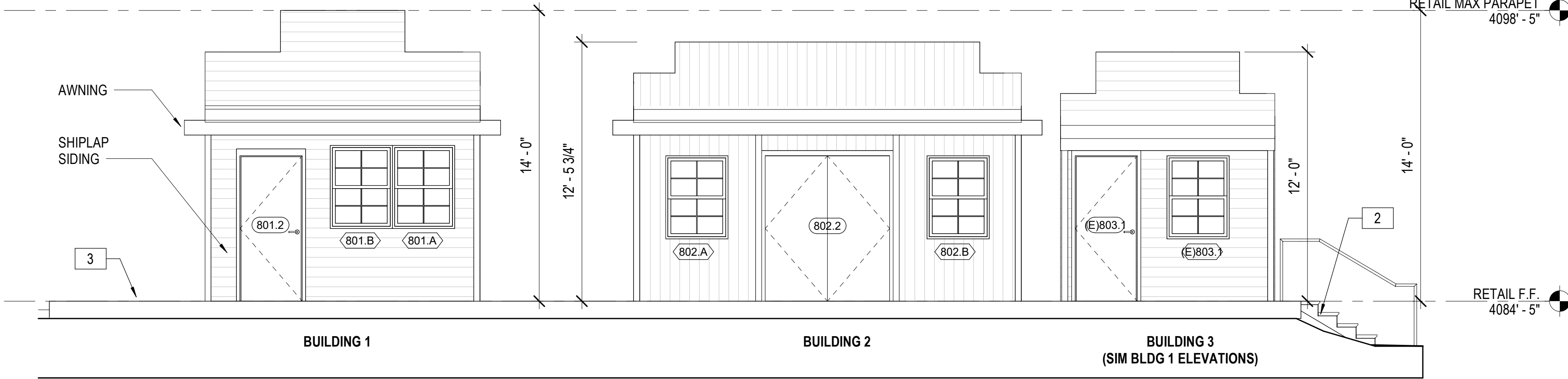
HORSE SHED EAST ELEVATION
1/4" = 1'-0" 10



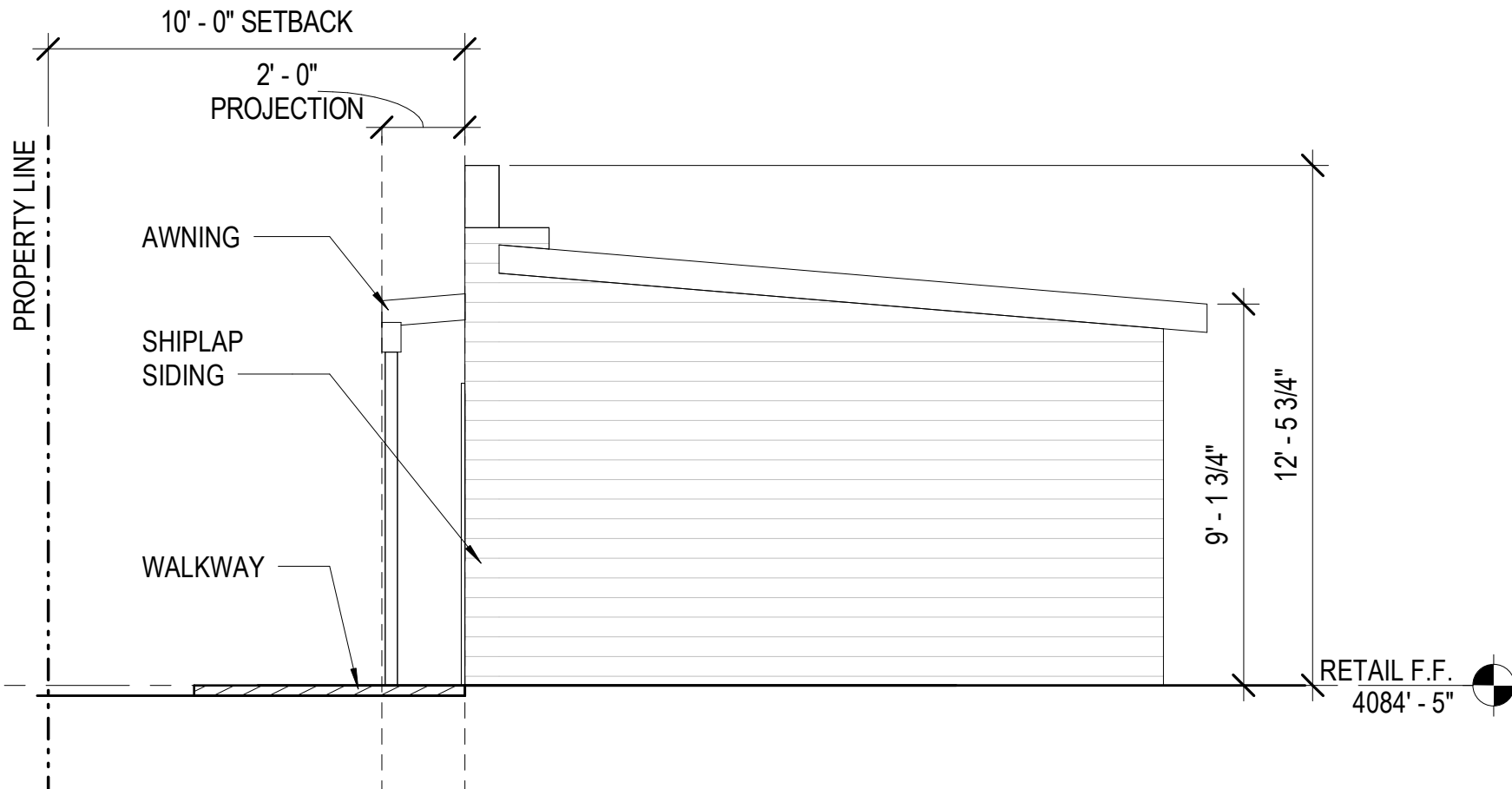
HORSE SHED NORTH ELEVATION
1/4" = 1'-0" 11



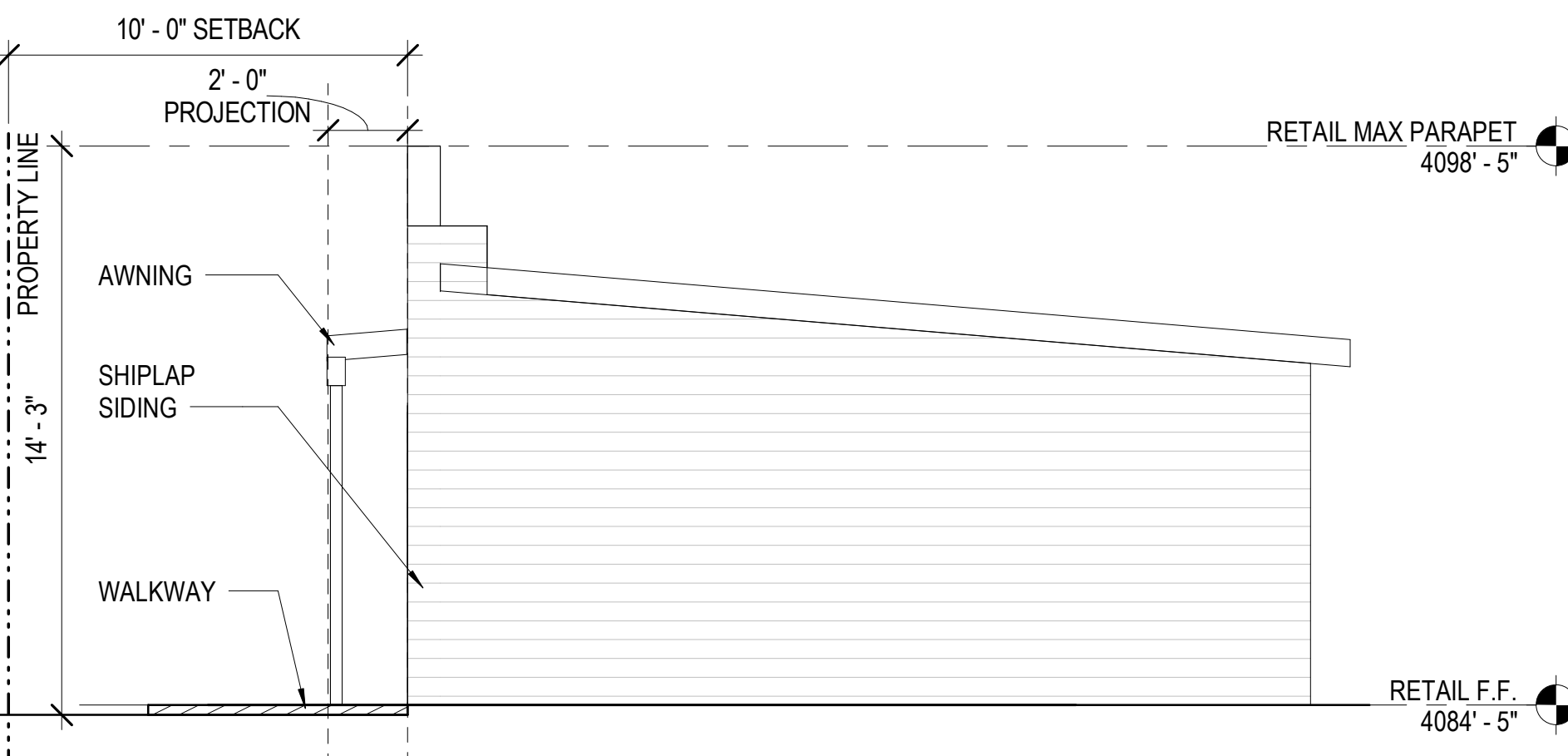
HORSE SHED WEST ELEVATION
1/4" = 1'-0" 12



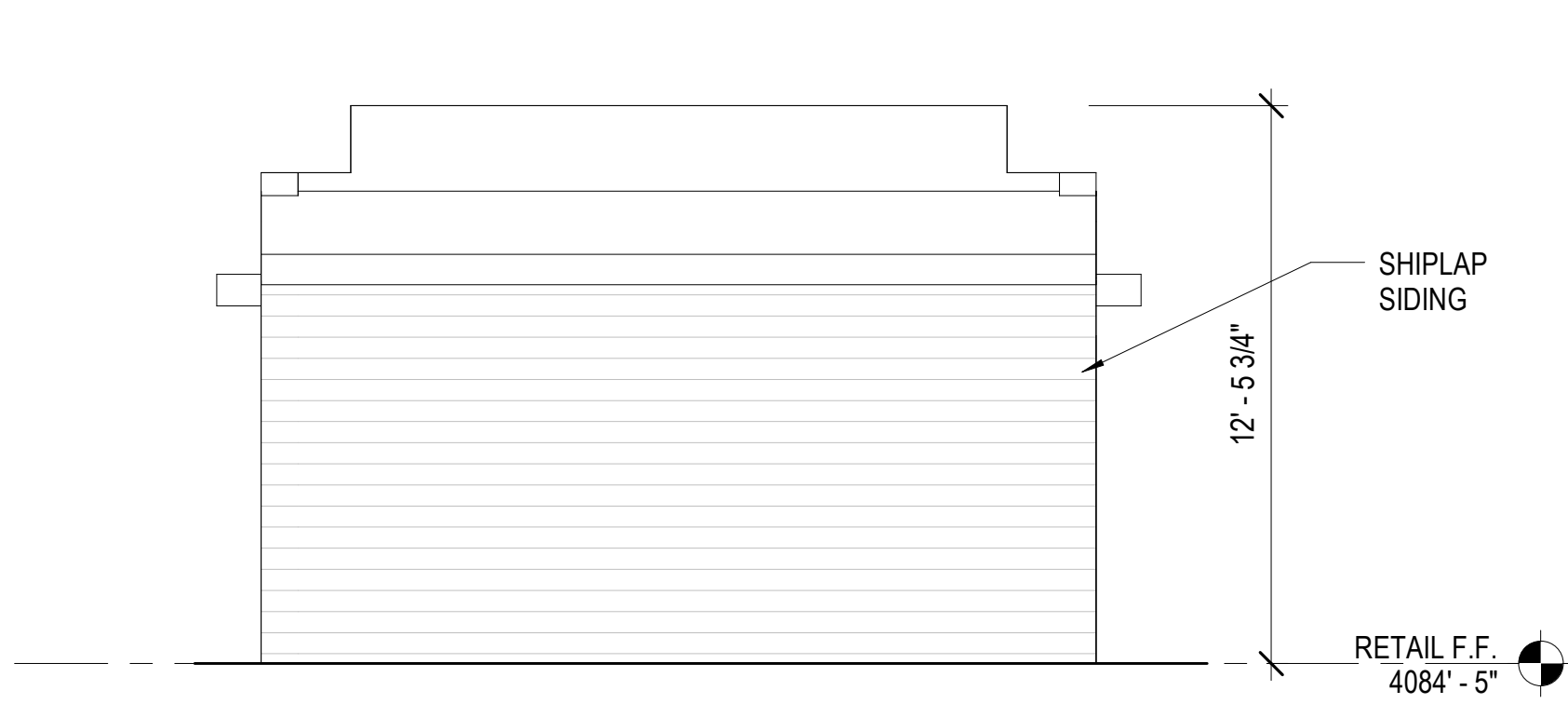
RETAIL 1&2 SOUTH ELEVATION
1/4" = 1'-0" 01



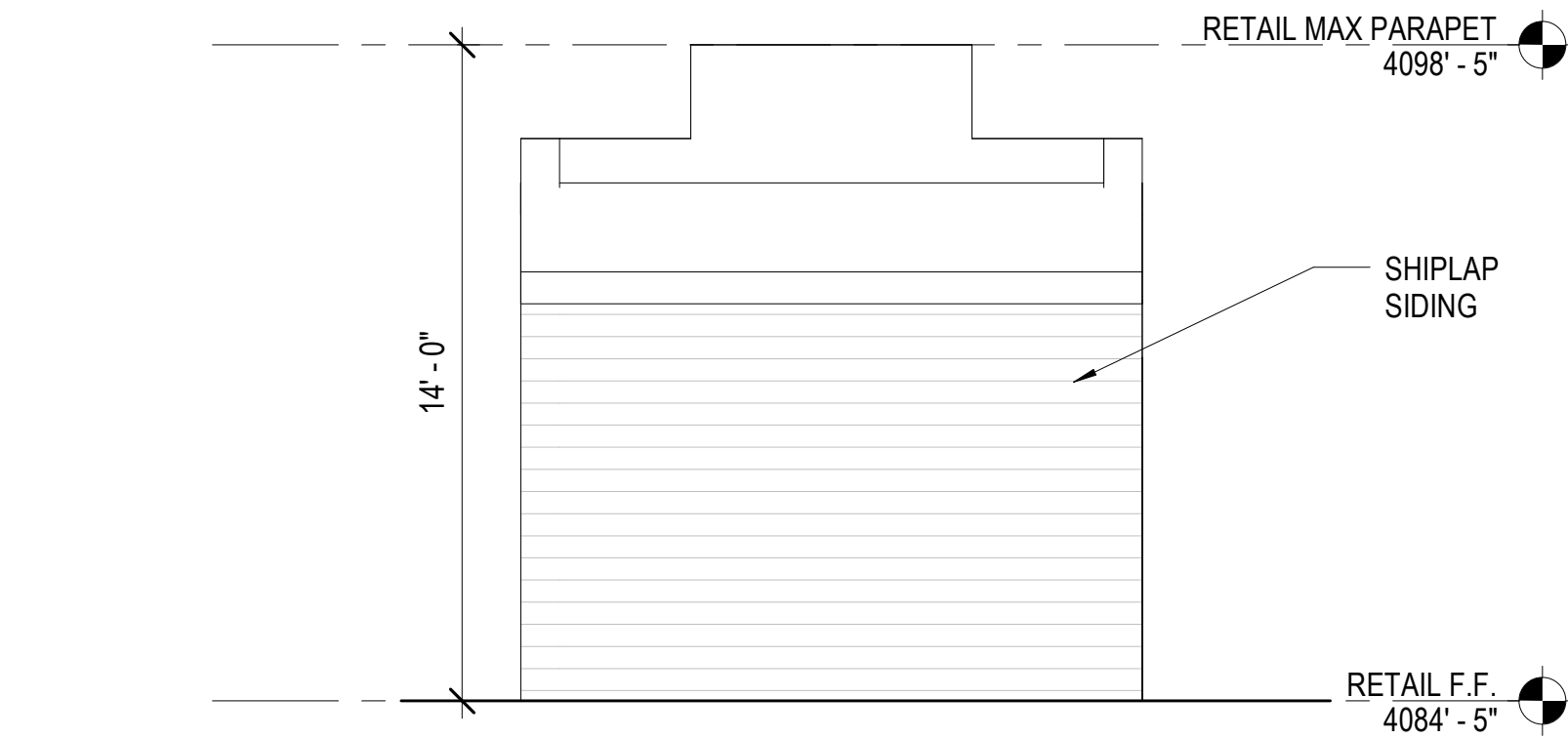
RETAIL 2 EAST ELEVATION
1/4" = 1'-0" 06



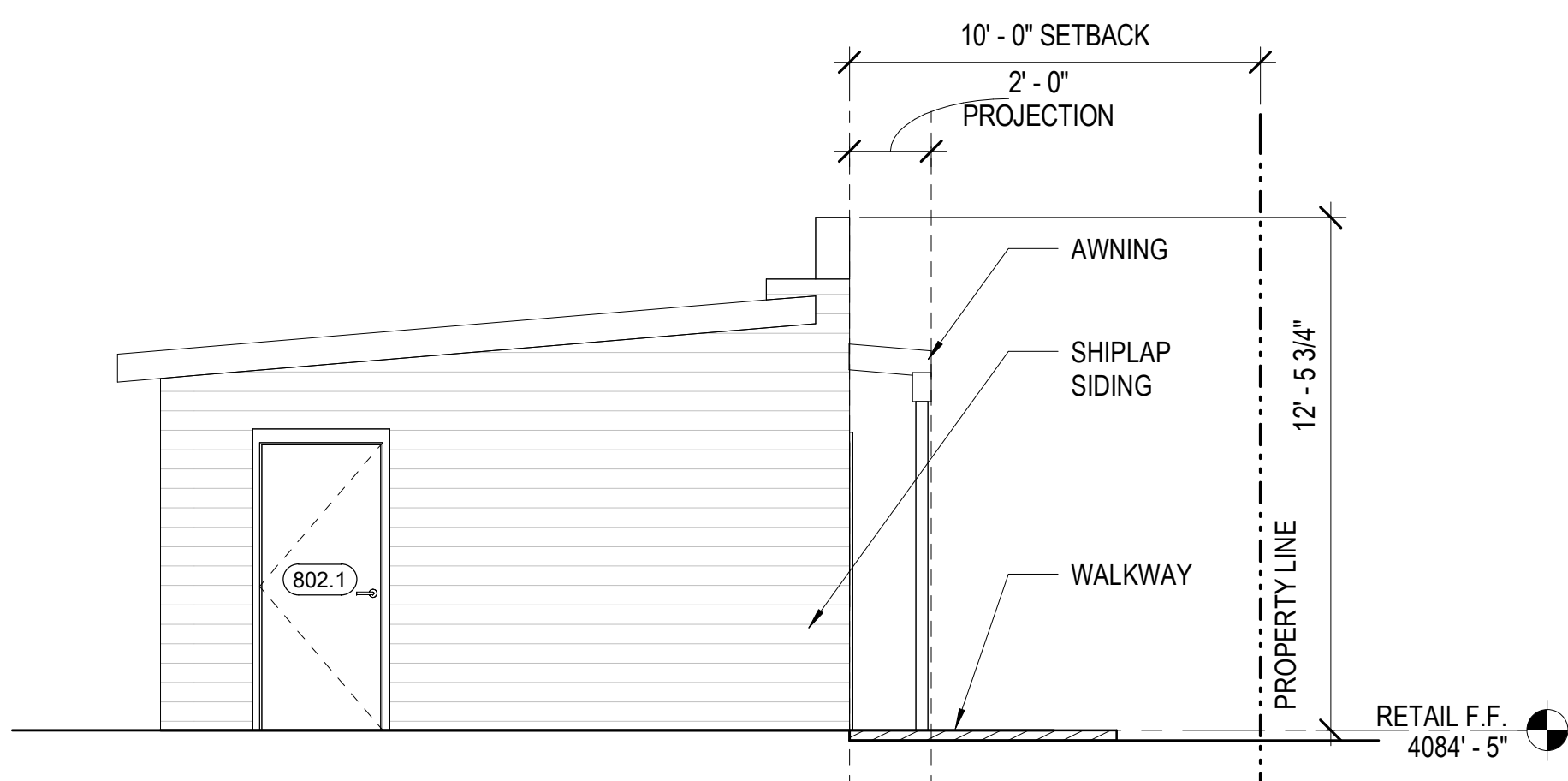
RETAIL 1 EAST ELEVATION
1/4" = 1'-0" 02



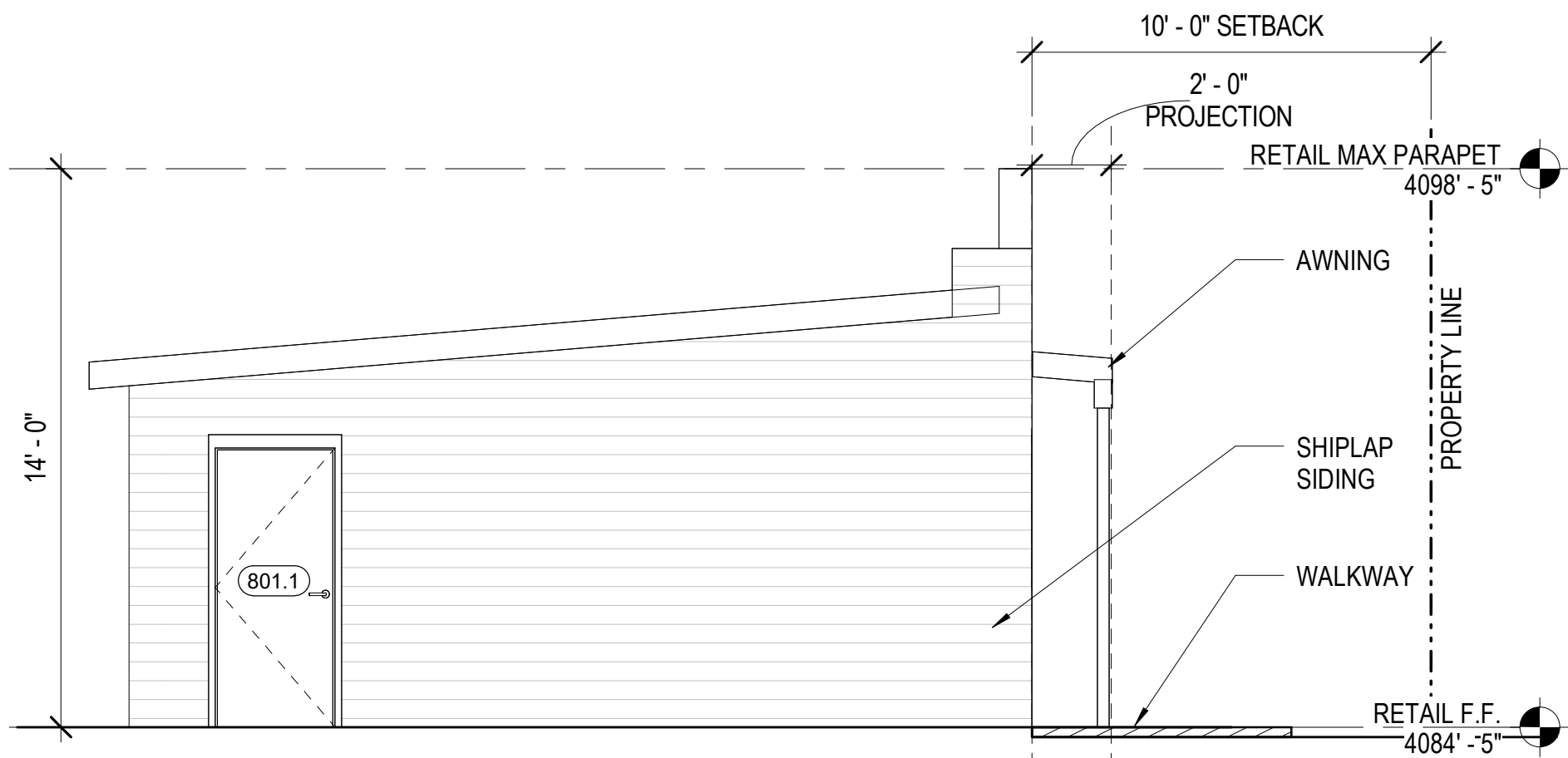
RETAIL 2 NORTH ELEVATION
1/4" = 1'-0" 07



RETAIL 1 NORTH ELEVATION
1/4" = 1'-0" 03



RETAIL 2 WEST ELEVATION
1/4" = 1'-0" 08



RETAIL 1 WEST ELEVATION
1/4" = 1'-0" 04

KEYNOTES

- 2 STAIR, GRADING TO BE COORDINATED WITH CIVIL
- 3 ELEVATED DECK WALKWAY

BLDG 8 FINISH NOTES

1. FLOORING:
A. SOLID RUSTIC WOOD FLOOR
2. WALLS:
A. STAINED WOOD WAINSCOT AND WALLPAPER (FFE SUPPLIED)

**LOESCHER
MEACHEM
ARCHITECTS**

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LOS ANGELES, CALIFORNIA 90013

**PIONEERTOWN
MOTEL**

5240 CURTIS ROAD, PIONEERTOWN, CA,
92268

PROJECT NUMBER 1798

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MATT & MIKE FRENCH

CONSULTANTS:

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1	ENTITLEMENTS	10/31/2024	1

**BLDG 8 EXTERIOR
ELEVATIONS**

8-A201

SCALE AT ARCH E1 (30 X 42):
As indicated

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PIONEERTOWN
MOTEL

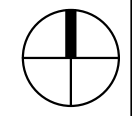
5240 CURTIS ROAD, PIONEERTOWN, CA,
92268

PROJECT NUMBER1798

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PIONEERTOWN MOTEL, LLC
MATT & MIKE FRENCH

CONSULTANTS:

KEY PLAN:



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ISSUES AND REVISIONS		
NO.	DESCRIPTION	DATE REV

(E) EXTERIOR
ELEVATIONS

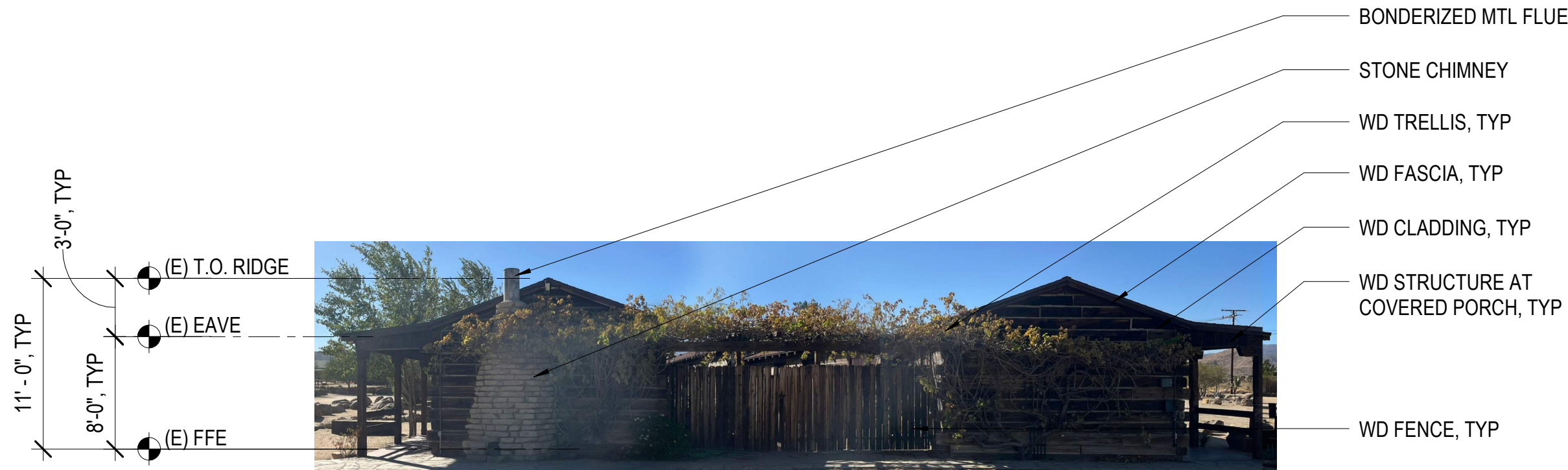
9-A201

SCALE AT ARCH E1 (30 X 42):
1/8" = 1'-0"

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(E) MOTEL - WEST ELEVATION
1/8" = 1'-0" 04



(E) MOTEL - EAST ELEVATION
1/8" = 1'-0" 03



(E) MOTEL - SOUTH ELEVATION
1/8" = 1'-0" 02



(E) MOTEL - NORTH ELEVATION
1/8" = 1'-0" 01

EXHIBIT A3

Landscape Plan

LOESCHER
MEACHEM
ARCHITECTS

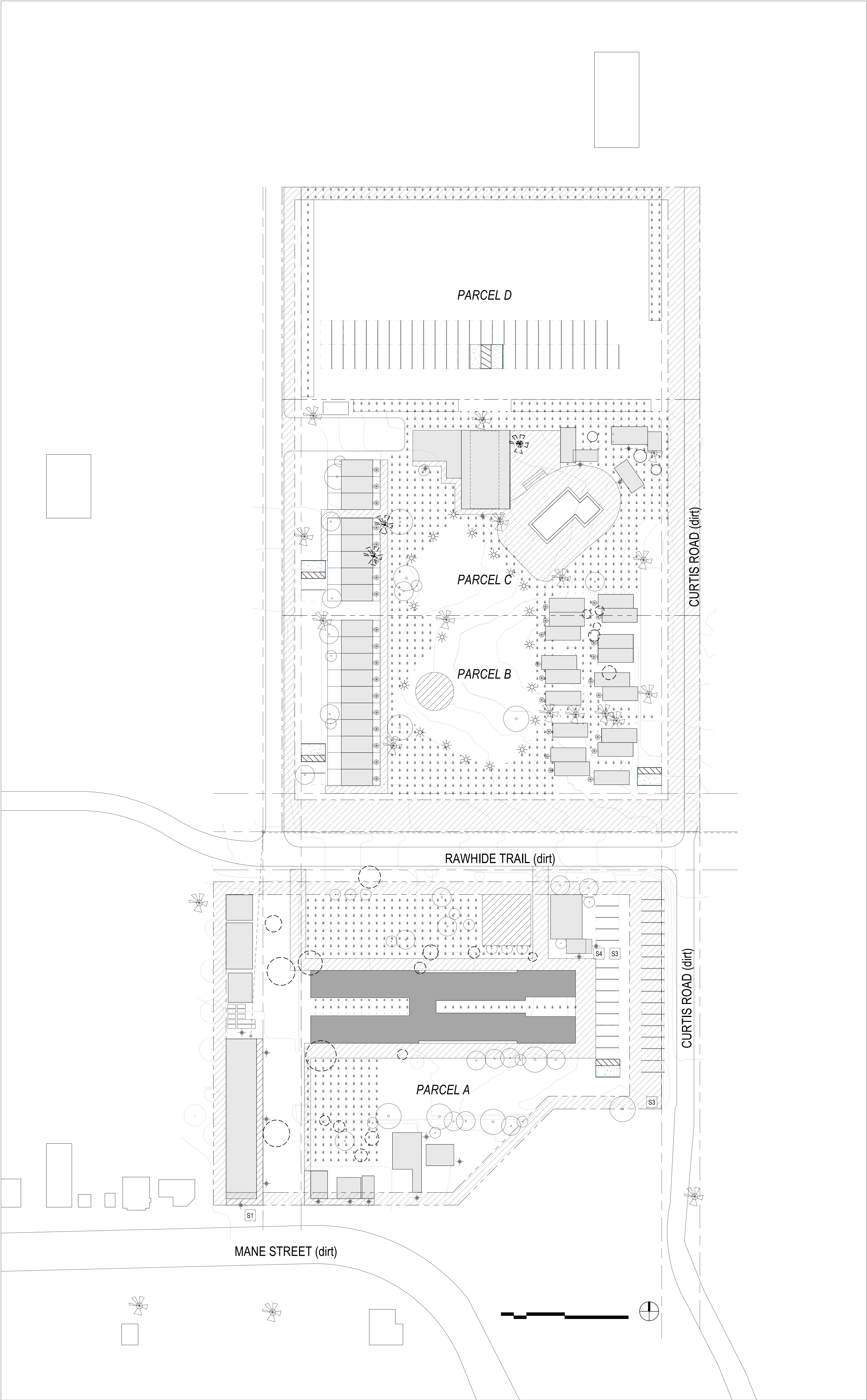
353 S. BROADWAY SUITE 201
LOS ANGELES, CALIFORNIA 90013

PIONEERTOWN MOTEL

ATTACHMENT B: LOT COVERAGE, LANDSCAPING, LIGHTING & SIGNAGE

OFFICIAL USE ONLY

EXHIBIT A3



LOT COVERAGE LEGEND	
	PROPOSED BUILDING
	EXISTING BUILDING
	PAVING
	WOOD DECKING

LOT COVERAGE PERCENTAGE	
TOTAL LOT SIZE: 264,904 SF	
NEW BUILDING: 28,168 SF / 264,904 SF = 11%	
PAVING: 1,569 SF / 264,904 SF = 6%	
LANDSCAPING: N/A - LANDSCAPING IS NOT IMPERVIOUS SURFACE	
WOOD DECKING: 20,521 SF / 264,904 SF = 7.7%	
OPEN SPACE: N/A - OPEN SPACE IS NOT IMPERVIOUS SURFACE	
TOTAL LOT COVERAGE: 17.2% MAX = 80%	

LIGHTING NOTES	
1.	ALL EXTERIOR LIGHTING TO COMPLY WITH INTERNATIONAL DARK SKY PRINCIPLES
2.	ALL PATHWAY LIGHTING WILL BE DESIGNED TO PROVIDE 1FC MINIMUM ILLUMINATION ON THE HORIZONTAL WALKING SURFACE
3.	ALL PARKING LOT LIGHTING WILL BE DESIGNED TO PROVIDE 1FC MINIMUM ILLUMINATION ON THE PARKING SURFACE
4.	ALL LIGHTING TO BE TRADITIONAL IN STYLE OR MADE OF RUSTIC MATERIALS
5.	REFER TO LETTER OF INTENT FOR LIGHTING SPECS AND DESCRIPTIONS

LIGHTING LEGEND	
	PATHWAY LIGHTING. NOTED FOR LOCATION, NOT QUANTITY
	BUILDING LIGHTING
	GUESTROOM ENTRY LIGHTS

LANDSCAPING LEGEND	
	PROPOSED LANDSCAPING
	PROPOSED TREE

LANDSCAPING PERCENTAGE	
TOTAL LOT SIZE: 264,904 SF	
LANDSCAPED AREA: 55,629 SF	
TOTAL LOT COVERAGE: 21%	

SIGNAGE	
S1	SIZE: (A) 6" X 36" H / (B) 25"W X 36"H COPY: (A) "TOWNHOUSE" / (B) "PIONEERTOWN" ILLUMINATION: FRONT LIT WITH TRADITIONAL SURFACE MOUNT FIXTURE
S2	EXISTING SIZE: 5'-6" X 30" H EXISTING COPY: PIONEERTOWN MOTEL ILLUMINATION: FRONT LIT WITH TRADITIONAL SURFACE MOUNT FIXTURE
S3	EXISTING SIZE: 12'-10"W X 36"H EXISTING COPY: PIONEERTOWN MOTEL ILLUMINATION: FRONT LIT WITH TRADITIONAL SURFACE MOUNT FIXTURE
S4	SIZE: 9" X 30" COPY: "WELCOME" ILLUMINATION: VINTAGE STYLE NEON ON A RUSTIC METAL FRAME
NOTE: FOR REFERENCE IMAGES AND SIGNAGE NOTES, REFER TO LETTER OF INTENT.	

PLANT AND TREE PROTECTION LEGEND	
	TREE TO BE DEMOLISHED
	EXISTING TREE TO REMAIN
	JOSHUA TREE TO BE DEMOLISHED
	EXISTING JOSHUA TREE TO REMAIN

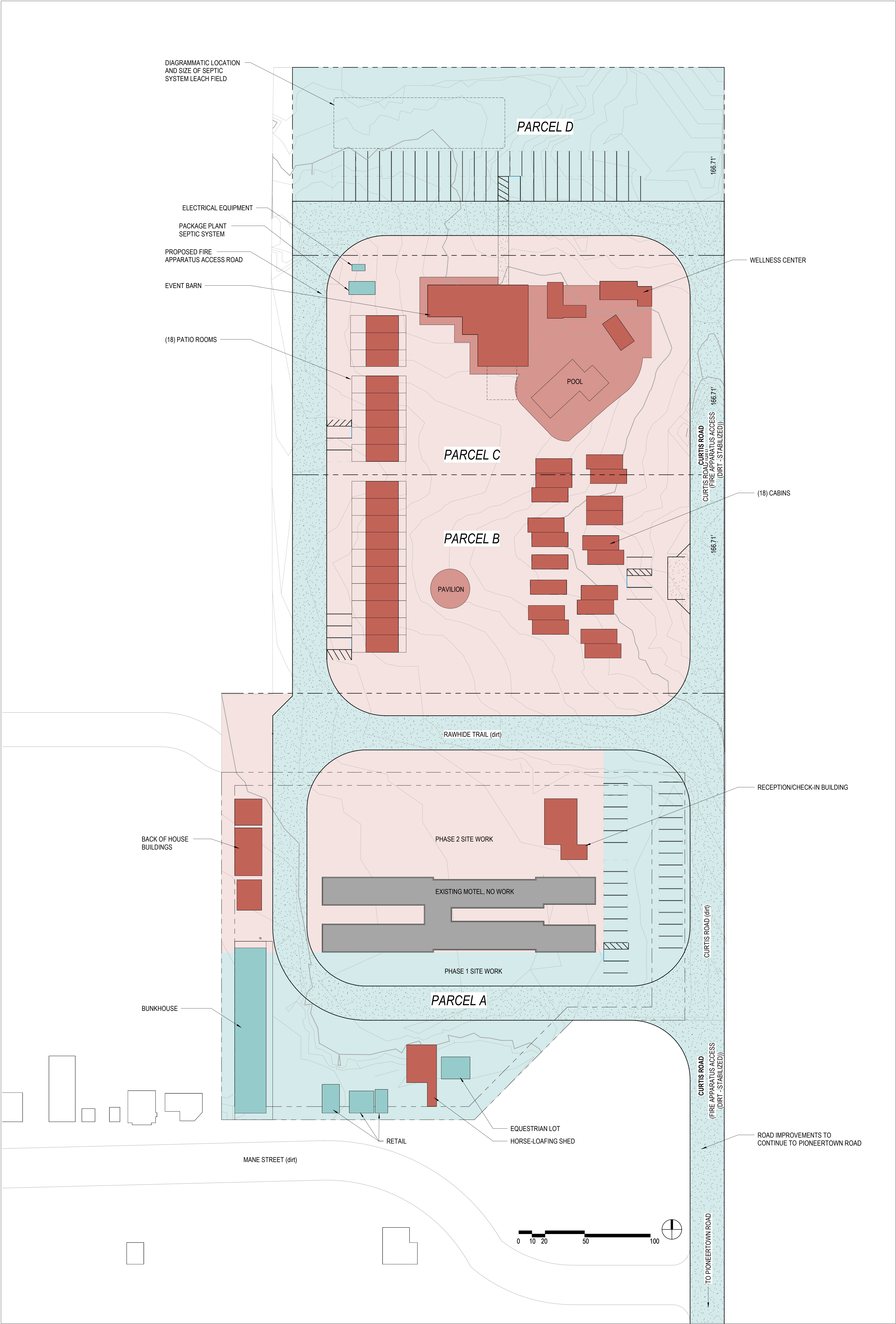
EXHIBIT A4

Phasing Plan

PIONEERTOWN MOTEL

ATTACHMENT B: PHASING SITE PLAN

REV: 05/09/2025



PHASING SITE PLAN LEGEND

- PHASE 1 PROPOSED ADDITIONS
- AREA OF PHASE 1 GRADING, PAVING, AND STORMWATER MANAGEMENT
- PHASE 2 PROPOSED ADDITIONS
- AREA OF PHASE 2 GRADING, PAVING, AND STORMWATER MANAGEMENT
- EXISTING STRUCTURES TO REMAIN
- EASEMENTS

PHASE 1 SCOPE OF WORK

CONSTRUCTION:

- PARCEL A
- BUNKHOUSE W/ (10) ROOMS/RESTAURANT (4,995 SF TOTAL)
 - (3) RETAIL BUILDINGS (785 SF TOTAL)

OTHER WORK:

- PARCEL A
- IMPROVEMENT TO CURRENT CODE OF (30) EXISTING PARKING SPACES
 - EQUESTRIAN LOT
 - NEW WATER SERVICE
 - GRADING & STORMWATER IMPROVEMENTS
 - ROAD IMPROVEMENTS
 - FIRE HYDRANTS
 - NATIVE LANDSCAPING
- PARCEL B
- ROAD IMPROVEMENTS
 - GRADING & STORMWATER IMPROVEMENTS
 - FIRE HYDRANTS
 - NATIVE LANDSCAPING
- PARCEL C
- PACKAGE TREATMENT PLANT AND DISPOSAL FIELD
 - GRADING & STORMWATER IMPROVEMENTS
 - ROAD IMPROVEMENTS
 - FIRE HYDRANTS
 - NATIVE LANDSCAPING
- PARCEL D
- (50) NEW PARKING SPACES
 - GRADING & STORMWATER IMPROVEMENTS
 - NEW ELECTRICAL SERVICE
 - ROAD IMPROVEMENTS
 - FIRE HYDRANTS
 - NATIVE LANDSCAPING

PHASE 2 SCOPE OF WORK

CONSTRUCTION

- PARCEL A
- CHECK-IN (1,052 SF)
 - HOUSEKEEPING/LAUNDRY (424 SF)
 - HOUSEKEEPING/OFFICE/STORAGE (757 SF)
 - HORSE LOAFING SHED (366 SF)
 - ENGINEERING AND FFE STORAGE (348 SF)
 - NATIVE LANDSCAPING
- PARCEL B
- (10) PATIO ROOMS (4,620 SF TOTAL)
 - (16) CABINS (4,864 SF TOTAL)
 - NATIVE LANDSCAPING
- PARCEL C
- (8) PATIO ROOMS (3,744 SF TOTAL)
 - (2) CABINS (608 SF TOTAL)
 - GYM & SAUNA (387 SF)
 - HAMAM (288 SF)
 - SPA TREATMENT (180 SF)
 - EVENT BARN/LODGE (4,747 SF)
 - OFFICE AND WC (483 SF TOTAL)
 - POOL & SOAKING TUBS
 - NATIVE LANDSCAPING
- PARCEL D
- NONE

OTHER WORK:

- PARCEL A
- NATIVE LANDSCAPING
- PARCEL B
- (8) NEW PARKING SPACES
 - NATIVE LANDSCAPING
- PARCEL C
- NATIVE LANDSCAPING
- PARCEL D
- NATIVE LANDSCAPING

EXHIBIT B

Findings

EXHIBIT B

FINDINGS: CONDITIONAL USE PERMIT

A CONDITIONAL USE PERMIT (CUP) TO EXPAND THE EXISTING PIONEERTOWN MOTEL TO INCLUDE FORTY-SEVEN (47) NEW MOTEL ROOMS, HORSEBACK RIDING FACILITIES, A DAY SPA, AN OUTDOOR POOL, A RESTAURANT, A GUEST ONLY EVENT VENUE, AND RETAIL SPACE (PROJECT) AS SHOWN ON THE APPROVED SITE PLAN ON AN APPROXIMATE 5.79 ACRE SITE (PROJECT SITE) IN TWO PHASES, IN THE SPECIAL DEVELOPMENT-RESIDENTIAL (SD-RES) ZONING DISTRICT. THE SUBJECT PARCELS ARE LOCATED IN THE COMMUNITY OF PIONEERTOWN; 3RD SUPERVISORIAL DISTRICT; PROJECT NUMBER PROJ-2020-00077.

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040, and supporting facts for approval of the Conditional Use Permit:

- 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.**

The Project Site is 5.79 acres in size and is of adequate size and shape to accommodate the proposed Pioneertown Motel Expansion with an existing historic structure on site because ingress and egress, internal circulation, landscaping, lot coverage, all setbacks, buffering and fences meet the requirements of the Development Code for the land use and zoning designations.

- 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.**

The site design and Conditions of Approval for the Project ensure adequate legal and physical access to the site from Curtis Road, which has access to Pioneertown Road. The Project's site plan has been reviewed by the County's Land Use Services and Public Works departments and conditioned the Project to provide adequate access to the abutting local street and to maintain to the nearest SBCO maintained road. On-site circulation drive aisles meet San Bernardino County Fire Protection District standards.

- 3. THE PROPOSED USE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON ABUTTING PROPERTY OR THE ALLOWED USE OF THE ABUTTING PROPERTY, WHICH MEANS THE USE WILL NOT GENERATE EXCESSIVE NOISE, TRAFFIC, VIBRATION, LIGHTING, GLARE, OR OTHER DISTURBANCE. IN ADDITION, THE USE WILL NOT SUBSTANTIALLY INTERFERE WITH THE PRESENT OR FUTURE ABILITY TO USE SOLAR ENERGY SYSTEMS.**

The Project is an expansion of an existing motel service to the community of Pioneertown. The Project is adjacent to other Pioneertown historically identified commercial structures and

EXHIBIT B

properties to the west and south. There is a single-family residential neighborhood to the north and west, and vacant land to the east and west.

Project Conditions of Approval address Development Code allowances and thresholds for noise, traffic, vibrations, lighting, glare, or other disturbance, as well as for off-site and onsite driveway and street improvements. Project improvements have been designed to incorporate development performance standards and setbacks. In particular, the spacing and layout of the motel facility is designed to be in compliance with the Special Development Land Use Zoning District Development Code Standards set forth in Section 82.06.060 of the Development Code, and the required parking per Section 83.11.030 of the Development Code has been met. The proposed Project also does not interfere with the 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 AND ANY APPLICABLE COMMUNITY OR SPECIFIC PLAN.

The Conditional Use Permit, together with the provisions for its design and improvement are consistent with the Countywide Plan's Policy Plan. The Project as designed specifically is consistent with the goals, policies, standards and maps of the Policy Plan and implements the following goals and policies:

- 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 neighborhoods.

Consistency: *The Project is appropriate because the use is allowed in the SD-RES zone subject to a land use entitlement of a Conditional Use Permit (CUP) and compatible with the size and scale of the surrounding residential/commercial characteristics. The Project Site is currently developed with the historic Pioneertown Motel on the parcel fronting Mane Street. The Project's proposed exterior elevations for the new buildings on the vacant subject lots are consistent with the "western town" characteristics and designed to be sensitive to surrounding properties and the environment.*

- 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.

Consistency: *The Project is consistent with the Land Use Map and does not propose a change in the Land Use Category. As designed, the proposed use is compatible and consistent with surrounding land uses and community's identity. Pursuant to Resolution No. 2020-197 adopting the Policy Plan, an application filed and deemed complete pursuant to State Government Code Section 65943 are allowed to be reviewed under the current zoning at the time of application completeness until such time as the zoning map is updated. Therefore, while the Land Use Category designation for a portion of the Project*

EXHIBIT B

site is designated Rural Living (RL), the Project can be considered and evaluated under the current Special Development-Residential (SD-RES) zoning designation and is deemed consistent with the Land Use Map.

- Policy CR-1.1 Tribal notification and coordination. We notify and coordinate with tribal representatives in accordance with state and federal laws to strengthen our working relationship with area tribes, avoid inadvertent discoveries of Native American archeological sites and burials, assist with the treatment and disposition of inadvertent discoveries, and explore options of avoidance of cultural resources early in the planning process.

Consistency: The County initiated tribal consultation on August 20, 2020, and followed up again on October 23, 2023 to offer an opportunity for the designated tribes to consult with the County on the proposed Project. Upon the 30-day required notification period, the County received letters with recommended mitigation measures from the Yuhaaviatam of San Manuel Nation (formerly the San Manuel Band of Mission Indians), which have been incorporated into the MMRP.

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 Project's expansion will increase water demand, expand wastewater treatment, and additional gas and electrical services. A Pioneertown Motel Expansion-Water Feasibility Study dated December 2021, was prepared for the Department of Public Works (DPW) that indicated necessary upgrades to improve delivery of additional water to the Project Site. The Special Districts Division of DPW has conditioned the Project to update said study and work with DPW to make any necessary water infrastructure to adequately serve the Project Site (Exhibit C-Conditions of Approval).

The Environmental Health Services Department has reviewed the Project and has conditioned the Project to add an additional or separate septic system to serve the new facilities as shown on Exhibit A (Site Plan), and in Exhibit C-Conditions of Approval.

The Project has been conditioned by the Land Use Services Department, Land Development Division, and Department of Public Works, Special Districts Division, to provide annual maintenance of the dirt road to the nearest SBCO maintained street/road in lieu of the required pavement with an approved waiver dated July 2, 2025 (SIP-2023-00027).

Electrical and gas utilities will be upgraded through permits processed by the Land Use Services Department, Building and Safety Division, in coordination with the private utilities.

6. THE LAWFUL CONDITIONS STATED IN THE APPROVAL ARE DEEMED REASONABLE AND NECESSARY TO PROTECT THE OVERALL PUBLIC HEALTH, SAFETY AND GENERAL WELFARE.

The conditions of approval include measures that require the applicant/developer to comply with the performance measures outlined in the Development Code. Therefore, the conditions

EXHIBIT B

stated in the approval are deemed necessary to protect the public health, safety and general welfare.

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.

The proposed Project was designed in a manner to not interfere with the future ability for the property owner to install a solar energy system. The Project would not impede development of solar energy generation systems on adjacent parcels.

FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

8. THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT.

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 County finds that there is no substantial evidence in light of the whole record that the above-referenced Project may have a significant effect on the environment with the implementation of the required mitigation measures. A Mitigated Negative Declaration (MND) is adopted. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

EXHIBIT C

Conditions of Approval (COAs)



Conditions of Approval

Record:	PROJ-2020-00077	System Date:	12/04/2025
Record Type:	Project Application	Primary APN:	0594212300000
Record Status:	Decision Pending	Application Name:	PIONEERTOWN MOTEL EXPANSION
Effective Date:		Expiration Date:	
Description:	A CONDITIONAL USE PERMIT TO EXPAND THE EXISTING PIONEERTOWN MOTEL TO INCLUDE MERGING THREE (3) PARCELS, THE CONSTRUCTION OF FORTY-SEVEN (47) CABINS, A BUNKHOUSE, HORSEBACK RIDING FACILITIES, A DAY SPA, AN OUTDOOR POOL, RETAIL BUILDINGS, A 2,995 SF RESTAURANT, AND A 3,447 SF GUEST-ONLY EVENT VENUE IN THE RURAL LIVING (RL) LAND USE DISTRICT AND SPECIAL DEVELOPMENT-RESIDENTIAL (SD-RES) ZONING DISTRICT; 3RD SUPERVISORIAL DISTRICT; PROJECT NO.: PROJ-2020-00077; APN(S): 0594-212-30, -29, -28 AND -27		

This document does not signify project approval.

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

ON-GOING

Land Use Services - Planning

1 Project Approval Description (CUP/MUP) - Status: Outstanding

This Project is conditionally approved to expand the Pioneertown Motel under PROJ-2020-00077, 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. The Project description as follows: Phase 1 - Includes the removal/demolition of the existing events venue and the registration office, construction of the Bunkhouse which consists of ten (10) motel rooms and the restaurant totaling 4,995 sq. ft. on Parcel A (APN 0594-212-30). It also includes the construction of (3) retail buildings totaling 773 sq. ft. on Parcel A and infrastructure improvements for all parcels. Site improvements on Parcel A consists of improvements to the existing twenty (20) parking spaces, an equestrian area, new water service, grading & stormwater improvements, road improvements, fire hydrants, and landscaping. Site improvements on Parcel B (APN 0594-212-29) consists of road improvements, grading & stormwater improvements, fire hydrants, and landscaping. Site improvements on Parcel C (APN 0594-212-28) consists of a package treatment plant and disposal field, grading & stormwater improvements, road improvements, fire hydrants, and landscaping. Site improvements on Parcel D (APN 0594-212-27) consists of fifty (50) new parking spaces, grading & stormwater improvements, new electrical service, road improvements, fire hydrants, and landscaping. Phase 2 - Includes the construction of a reception check-in building (870 sq. ft.), housekeeping/laundry (424 sq. ft.), housekeeping/office/storage (757 sq. ft.), a horse loafing shed (366 sq. ft.), and landscaping on Parcel A. Parcel B includes the construction of ten (10) patio rooms totaling 4,620 sq. ft., sixteen (16) cabins totaling 4,864 sq. ft., and landscaping. Parcel C includes the construction of eight (8) patio rooms totaling 3,744 sq. ft., two (2) cabins totaling 608 sq. ft., a gym and sauna (387 sq. ft.), a hammam (288 sq. ft.), a spa treatment center (180 sq. ft.), the event barn/lodge (4,747 sq. ft.), the pool & soaking tubs, and landscaping. Improvements include six (6) new parking spaces in Parcel B and landscaping in Parcels A, B, C, and D.

2 Expiration - Status: Outstanding

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.

3 Condition Compliance - Status: Outstanding

The Project shall incorporate the recommendations provided in the Geotechnical Report prepared by Sladden Engineering, dated June 3, 2020. The recommendations are presented in the following sections of the report: Earthwork and Grading, Conventional Shallow Spread Footings, Retaining Walls, Slabs-On-Grade, Corrosion Series, Utility Trench Backfill, exterior Concrete Flatwork, Drainage, Limitations, and Additional Services.

4 **Condition Compliance** - Status: Outstanding

Seepage pits shall be located a minimum of 150 feet away from water supply wells. A maximum seepage pit depth of 30 feet is recommended. Seepage pits shall be located a minimum of 8 feet away from buildings, structures, and private property lines. These minimum distance requirements also pertain to seepage pit expansion areas.

5 **Condition Compliance** - Status: Outstanding

All conditions of approval are applicable in each of the phases of development and implemented accordingly.

Public Works - Solid Waste Management

6 **Condition Compliance** - Status: Outstanding

Mandatory Commercial Recycling – Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more are required to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.

7 **Condition Compliance** - Status: Outstanding

This property falls within a Uniform Handling Service area. All owners of a dwelling or a commercial or industrial unit within the uniform handling area shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement and pay the rate of such services. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5, Section 46.0501

8 **Condition Compliance** - Status: Outstanding

Mandatory Commercial Organics Recycling – As of January 1, 2019, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of solid waste per week to recycle their organic waste. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste. Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

9 **On-going Condition** - Status: Outstanding

Franchise Hauler Service Area – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste Industries).

10 **On-going Condition** - Status: Outstanding

Recycling Storage Capacity – The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.

Public Health– Environmental Health Services

11 **Noise Levels** - Status: Outstanding

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.

12 **Refuse Storage and Disposal** - Status: Outstanding

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.

13 **Septic System Maintenance** - Status: Outstanding

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.

INFORMATIONAL

Land Use Services - Planning

14 **Rights-of-Way** - Status: Outstanding

Prior to Land Disturbance, the applicant shall record that said document entitled "Release, Defense, and Indemnification Agreement," executed by the applicant on August 16, 2024, with the San Bernardino County Recorder-County Clerk on each of the project parcels to the extent authorized by California law to be recorded and to provide evidence of such recording to the Land Use Services Department.

15 **Informational Condition** - Status: Outstanding

Time Limits – Phased Projects: The First Phase of the development shall be exercised within 36 months of the effective date of the Conditional Use Permit. Each subsequent phase of the development shall be exercised within 36 months from the date that the previous phase was exercised, unless otherwise specified in the permit or authorization, or the permit or authorization shall expire and become void, except where an extension of time is approved.

County Fire - Community Safety

16 **Access – 150+ feet** - Status: Outstanding

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.

17 **Fire Safety Overlay** - Status: Outstanding

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.

18 **Jurisdiction** - Status: Outstanding

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.

19 **Permit Expiration** - Status: Outstanding

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 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 within 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.

20 **Sprinkler Installation Letter** - Status: Outstanding

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.

Land Use Services - Land Development

21 **Additional Drainage Requirements** - Status: Outstanding

In addition to drainage requirements stated herein, other "on-site" and/or "off-site" 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 **Erosion Control Installation** - Status: Outstanding

Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

23 **Joshua Trees** - Status: Outstanding

Any land disturbance shall be kept at least 40 feet away from any Joshua tree in order for the design to be acceptable. If the proposed land disturbance is within 40 feet of a Joshua tree, then the applicant will need to submit a survey by a licensed arborist to verify that the proposed design will not detrimentally affect the tree. For all applications, plot plans must show the location of all Joshua trees on a parcel. <http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/IB-0016.pdf>

24 **Natural Drainage** - Status: Outstanding

The natural drainage courses traversing the site shall not be occupied or obstructed.

25 **Tributary Drainage** - Status: Outstanding

Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

PRIOR TO LAND DISTURBANCE

Land Use Services - Planning

26 **Mitigation Measures** - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to building permit issuance

Land Use Services - Building and Safety

- 27 **Geotechnical (Soil) Report Required Before Grading** - Status: Outstanding
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.
- 28 **Wall Plans** - Status: Outstanding
Submit plans and obtain separate building permits for any required retaining walls.

Land Use Services - Land Development

- 29 **FEMA Flood Zone** - Status: Outstanding
The project is located within Flood Zone D according to FEMA Panel Number 06071C8115H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
- 30 **State Construction Stormwater General Permit** - Status: Outstanding
Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html
- 31 **Drainage Improvements** - Status: Outstanding
A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
- 32 **Grading Plans** - Status: Outstanding
Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage improvements shall be shown on the Grading plans according to the approved Drainage study. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
- 33 **On-site Flows** - Status: Outstanding
On-site flows need to be directed to the nearest drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
- 34 **Project Specific Conditions** - Status: Outstanding
Special Districts Subzone Formation. An application shall be submitted to Special Districts (SD) to form a subzone within an established maintenance district to maintain external access roads to the nearest paved road. Note: the formation process can take six to 18 months to complete.

Public Health– Environmental Health Services

- 35 **Vector Control Requirement** - Status: Outstanding
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.

Public Works - Surveyor

36 **Corner Records Required Before Grading** - Status: Outstanding

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.

37 **Monument Disturbed by Grading** - Status: Outstanding

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.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

38 **Architecture** - Status: Outstanding

Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.

39 **Landscape and Irrigation Plan** - Status: Outstanding

Installation of Landscaping - Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.

40 **Recordation Condition** - Status: Outstanding

A Declaration of Restrictive Covenant shall be recorded prior to building permit issuance that the four (4) parcels A, B, C, and D to be merged as conditioned herein the COAs, will be operated as one operation and cannot be sold in the future as separate parcels and operations between the project site north and south of Rawhide Road. The restrictive covenant shall be written to the satisfaction of the LUS Director prior to recording with the San Bernardino County Recorder's Office.

41 **Legal Description** - Status: Outstanding

Upon approval of the Conditional Use Permit (CUP), the applicant shall file a Lot Merger application to merge Parcel B (APN 0594-212-29), Parcel C (APN 0594-212-28), and Parcel D (APN 0594-212-027). Complete legal description of the property including number of acres. Include new Assessor Parcel Number.

42 **Condition Compliance** - Status: Outstanding

Prior to the issuance of building permits, the Applicant shall submit a Photometric Plan to ensure lighting does not spill on to adjacent properties, and to ensure enforcement of Light Trespass Ordinance (adopted December 7, 2021), Dark Sky Curfew requirements and daily litter control.

County Fire - Community Safety

43 **Building Plans** - Status: Outstanding

Building plans shall be submitted to the Fire Department for review and approval.

44 **Combustible Protection** - Status: Outstanding

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** - Status: Outstanding

The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division. EZOP

46 **Fire Flow Test** - Status: Outstanding

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.

47 **Primary Access Paved** - Status: Outstanding

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. This shall include Curtis Road from Pioneer Town Road to parcel north property line at parcel "D", Rawhide Trail from Curtis Road to new access road and access road on west side of parcel "B&C" accessing parcel "D". Road dedications are required for the project site frontages only. WHEN SUBMITTING BUILDING PLANS YOU SHALL ALSO SUBMIT A REPORT FROM AN ENGINEER STATING THAT THE ALTERNATIVE POLYMER ROAD WILL SUPPORT THE WEIGHT OF SBCOFPD EQUIPMENT. FIRE WILL ALSO REQUIRE A DOCUMENT FROM THE PROPERTY OWNER STATING THAT THE POLYMERE ROADWAY WILL BE REPAIRED IMMEDIATELY UPON DAMAGE.

48 **Secondary Access Paved** - Status: Outstanding

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. Road dedications are required for the project site frontages only.

49 **Surface** - Status: Outstanding

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. Onsite roadways/access may be polymer if a report from an engineer is provided that shows the material meets or exceeds Fire Standards for access roadways.

50 **Turnaround** - Status: Outstanding

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** - Status: Outstanding

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: 1750 GPM for a TWO hour duration at 20 psi residual operating pressure. Fire Flow is based on a 4747 sq.ft. structure.

52 **Water System Commercial** - Status: Outstanding

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.

County of San Bernardino Special Districts

53 **Water - District** - Status: Outstanding

"The project is located within County Service Area 70, Zone W-4 (CSA 70 W-4), which provides water service through the Department of Public Works, Special Districts Water and Sanitation Division (Division). A water feasibility study for the project was originally completed in December 2021. The Division now requires that this study be updated to reflect current conditions and service requirements. The applicant shall be responsible for funding the preparation of the updated water feasibility study. Compliance with the findings and recommendations of the updated study shall be a condition of water service. For questions regarding this condition, please contact Development Services at (760) 955-9885."

Land Use Services - Building and Safety

54 **Construction Plans** - Status: Outstanding

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 - Land Development

55 **Encroachment Permits** - Status: Outstanding

Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.

56 **Road Dedication/Improvements** - Status: Outstanding

A. - Curtis Road (Section Line – 88 feet modified per SIP-2023-00027 to 60 feet) 1) Road Dedication. A 30-foot grant of easement along the project site frontage is required to provide a half-width right-of-way of 30 feet. 2) Driveway Approach. Design driveway approach per County Standard 129C and located per County Standard 130. 3) Access Road. Design and construct 26-foot-wide graded dirt road per Std. 114 within the designated right of way with adequate drainage improvements as required using engineered polymer material (to be approved by the Fire Department through the alternate means and method process), mixed in with native materials and compacted with necessary testing approved by Special Districts. B. - Rawhide Road (Local Road – 60 feet) 1) Road Dedication. A 60-foot grant of easement along the project site frontage is required to provide a full-width right-of-way of 60 feet. 2) Access Road. Design and construct 26-foot-wide graded dirt road per Std. 114 within the designated right of way with adequate drainage improvements as required using engineered polymer material (to be approved by the Fire Department through the alternate means and method process), mixed in with native materials and compacted with necessary testing approved by Special Districts.

57 **Road Standards and Design** - Status: Outstanding

All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Desert Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element

58 **Utilities.** - Status: Outstanding

Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

Public Health– Environmental Health Services

- 59 **California Regional Water Quality Control Board Clearance** - Status: Outstanding
Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services for projects with design flows greater than 10,000 gallons per day. Colorado River Basin Region, 73-720 Fred Waring Dr., Suite 100, Palm Desert, CA 92260, 760-346-7491.
- 60 **Existing OWTS** - Status: Outstanding
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.
- 61 **Existing Wells** - Status: Outstanding
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.
- 62 **Food Establishment Plan Check Required** - Status: Outstanding
Plans for food establishments shall be reviewed and approved by EHS. For information, call EHS/Plan Check at: 1-800-442-2283.
- 63 **New OWTS** - Status: Outstanding
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.
- 64 **Sewage Disposal** - Status: Outstanding
Method of sewage disposal shall be an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP). If the applicant desires to operate a singular sewage disposal system, to conform with the plumbing code, a Declaration of Restrictive Covenant shall be recorded prior to building permit issuance that the four (4) parcels A, B, C, and D to be merged as conditioned under Condition of Approval 39, will be operated as one operation and cannot be sold in the future as separate parcels and operations between the project site north and south of Rawhide Road. The restrictive covenant shall be written to the satisfaction of the LUS Director prior to recording with the San Bernardino County Recorder's Office.
- 65 **Swimming Pool Plan Check Required** - Status: Outstanding
Plans for swimming pool(s) and associated restroom facilities shall be reviewed and approved by EHS. For information, call EHS/Plan Check at: 1-800-442-2283.
- 66 **Water Purveyor** - Status: Outstanding
Water purveyor shall be CSA 70 W-4 or EHS approved.
- 67 **Water Service Verification Letter** - Status: Outstanding
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.

Public Works - Solid Waste Management

68 **CDWMP Part I** - Status: Outstanding

CDWMP Part I must be submitted prior to issuance of the permit. County franchise waste hauler is Burrtec Waste Industries. The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued. There is a one time fee of \$150.00 for residential projects/\$530.00 for commercial/non-residential projects. For questions related to the submittal of this plan please call (909) 386-8701 or visit the EZOP website at <http://wp.sbcounty.gov/ezop/permits/construction-waste-management-plan-part-1/>

PRIOR TO OCCUPANCY

County Fire - Community Safety

69 **Access** - Status: Outstanding

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. ALL ACCESS ROADWAYS FOR THE PROJECT SHALL BE COSTRUCTED AND COMPLETED DURING PHASE ONE

70 **Combustible Vegetation** - Status: Outstanding

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.

71 **Commercial Addressing** - Status: Outstanding

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 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.

72 **Fire Alarm - Manual** - Status: Outstanding

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.

73 **Fire Extinguishers** - Status: Outstanding

Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

74 **Fire Lanes** - Status: Outstanding

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.

75 **Fire Sprinkler-NFPA #13** - Status: Outstanding

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. IF THE MULTI USE SPACE HAS AN OCCUPANT LOAD OF 300 OR MORE, THIS STRUCTURE WILL ALSO BE REQUIRED TO HAVE FIRE SPRINKLERS INSTALLED.

76 **Hood and Duct Suppression** - Status: Outstanding

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.

77 **Hydrant Marking** - Status: Outstanding

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.

78 **Illuminated Site Diagram** - Status: Outstanding

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.

79 **Inspection by the Fire Department** - Status: Outstanding

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".

80 **Key Box** - Status: Outstanding

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.

81 **Roof Certification** - Status: Outstanding

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.

82 **Street Sign** - Status: Outstanding

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.

County of San Bernardino Special Districts

83 **Water - District** - Status: Outstanding

As the project is located within CSA 70 Zone W-4, the Department of Public Works, Special Districts Water and Sanitation Division (Division) requires that the December 2021 water feasibility study be updated. The applicant shall fund the preparation of this updated study. Compliance with all requirements outlined in the updated feasibility study, including any necessary water system infrastructure improvements, shall be a condition of service. The applicant shall also be responsible for funding any required water system upgrades identified in the study. For questions regarding this condition, please contact Development Services at (760) 955-9885.

Land Use Services - Building and Safety

84 **Condition Compliance Release Form Sign-off** - Status: Outstanding

Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

Land Use Services - Land Development

85 **Drainage Improvements** - Status: Outstanding

All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development

86 **LDD Requirements** - Status: Outstanding

All LDD requirements shall be completed by the applicant prior to occupancy.

87 **Private Roads/Improvements** - Status: Outstanding

All required on-site and off-site improvements shall be completed by the applicant. Construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.

88 **Road Improvements** - Status: Outstanding

All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.

Public Health– Environmental Health Services

89 **Hotel/Motel/Apartment Certificate of Use Request** - Status: Outstanding

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.

90 **New Alternative Treatment System Permit** - Status: Outstanding

An Alternative Treatment System annual permit shall be required. For information, contact EHS at: (800) 442-2283.

91 **New Recreational Health Permit** - Status: Outstanding

A Recreational Health annual permit for public swimming pool, spa or bathing place shall be required. For information, contact EHS at: (800) 442-2283.

92 **New Retail Food Facility Permit** - Status: Outstanding

A Retail Food Facility annual permit for food facility shall be required. For information, contact EHS at: (800) 442-2283.

PRIOR TO FINAL INSPECTION

Public Works - Solid Waste Management

93 **CDWMP Part II** - Status: Outstanding

CDWMP Part II must be submitted prior to the Final Inspection. County franchise waste hauler is Burrtec Waste Industries. The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste. For questions related to the submittal of this plan please call (909) 386-8701 or visit the EZOP website at <http://wp.sbcounty.gov/ezop>

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	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
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	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://ehs.sbcounty.gov	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafo.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
External Agencies (Caltrans, U.S. Army, etc.)		See condition text for contact information...

APN: 0594212300000

PROJ-2020-00077

Effective Date:

Expiration Date:

EXHIBIT D

**Initial Study/Mitigated
Negative Declaration**

**SAN BERNARDINO COUNTY
FINAL 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:

APNs:	0594-212-27, -28, -29, -30	USGS Quad:	Yucca Valley N 7.5
Applicant:	Pioneertown Motel, LLC	T, R, Section:	T01N R05E Sec. 19
Location:	5240 Curtis Road, Pioneertown, CA	Thomas Bros:	N/A
Project No:	PROJ-2020-00077	Community Plan:	Community of Pioneertown
Rep:	Matthew French	LUC: Zone:	Commercial (C) and Rural Living (RL) Special Development – Residential (SD-RES)
Proposal:	Conditional Use Permit to expand existing Pioneertown Motel.	Overlays:	Fire Safety Area (FS)

PROJECT CONTACT INFORMATION:

Lead agency: County of San Bernardino
Land Use Services Department
15900 Smoke Tree Street, Suite #131
Hesperia, CA 92345

Contact person: Luis Rodriguez Jr., Contract Planner
Phone No: (909) 387-4106
E-mail: Luis.Rodriguez@lus.sbcounty.gov

Fax No: (909) 890-1809

The Public Comment Period for the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Project was completed on February 7, 2022, at 4:30 PM. The IS/MND was updated to clarify information about the Project's impacts on the landfill system and the required submittal of a photometric plan and a Plan of Operations.

Subsequently, the Project Description has been revised and in accordance with CEQA Guidelines Section 15073.5, the IS/MND is being recirculated. The updated Project description includes changes in scope, scale, and proposed land uses. As a result, the updated IS/MND ensures that all relevant impacts are thoroughly evaluated and that any new or modified mitigation measures are properly addressed. This recirculation provides the public and interested agencies with an opportunity to review the revised information and submit comments before the final determination is made regarding the environmental impact of the Project.

PROJECT DESCRIPTION:

Summary

Pioneertown Motel, LLC, Applicant, has submitted to the County of San Bernardino a Conditional

Use Permit (CUP) to expand the existing Pioneertown Motel for constructing forty-seven (47) new motel rooms, horseback riding facilities, a day spa, an outdoor pool, a restaurant, an event venue, and retail space ("Project"). The Project consists of 17,088 sq. ft. of additional lodging in the form of eighteen (18) patio rooms, nineteen (19) cabins, one (1) bunkhouse with ten (10) units, and one (1) private suite located above the event venue. The Project includes 4,036 sq. ft. of amenities, 1,787 sq. ft. of back of house/administration uses, 785 sq. ft. of retail uses, a 3,447 sq. ft. guest-only event venue, and a 2,995 sq. ft. restaurant (see *Figure 3, Site Plan*). The facility will be staffed twenty-four (24) hours a day, seven days a week.

Additionally, the Project site is comprised of four (4) parcels, Accessor's Parcel Numbers 0594-212-27, -28, -29 and -30, totaling approximately 5.79 acres located at 5240 Curtis Road in the unincorporated area of Pioneertown, County of San Bernardino ("County"), as illustrated in *Figure 1, Regional Vicinity* and *Figure 2, Aerial Imagery*.

The current General Plan Land Use Map (October 2020) designates the Project site as Commercial (APN 0594-212-30) and Rural Living (APNs 0594-212-27, -28, -29). Although the project is not fully consistent with the current General Plan land use designations of Commercial and Rural Living due to an outdated zoning map that reflects an SD-RES designation, the proposed use is permitted under the existing zoning; therefore, as acknowledged in Section 6 of County Resolution No. 2020-197, the project is considered consistent with the County's planning framework and intent as expressed in its adopted policies. All parcels are zoned Special Development- Residential (SD-RES). The SD-RES zone allows for hotel, event facility, equestrian facility, health spa, retail, and restaurant uses with a Conditional Use Permit (CUP). The Project site contains the existing Pioneertown Motel on APN 0594-212-30. The remaining three (3) parcels are currently vacant, undeveloped land with a relatively level terrain. The Project site is bisected by Rawhide Road, a dirt road that separates the existing motel from the three (3) vacant parcels.

The Project will be completed in two (2) phases. As shown in Table 1 below, Phase 1 is anticipated to begin in Quarter 1 (Q1) of 2027, and Phase 2 is anticipated to begin in Q4 of 2028 with Project completion anticipated to occur by Q4 2029. Phase 1 includes the construction of the Bunkhouse which consists of ten (10) motel rooms and the restaurant on the ground floor totaling 4,995 sq. ft. on Parcel A (APN 0594-212-30). Phase 1 also includes the construction of (3) retail buildings totaling 785 sq. ft., a package treatment plant and disposal field on Parcel A and improvements for all parcels. Improvements for parcel A consists of improvements to of the existing thirty (30) existing parking spaces and surrounding parking areas, an equestrian lot, new water service, grading & stormwater improvements, road improvements, fire hydrants, and landscaping. Water will be provided by San Bernardino County Special Districts 70-w4. Parcel B (APN 0594-212-29) consists of road improvements, grading & stormwater improvements, fire hydrants, and landscaping. Parcel C (APN 0594-212-28) consists of a package treatment plant and disposal field, grading & stormwater improvements, road improvements, fire hydrants, and landscaping. Parcel D (APN 0594-212-27) consists of fifty (50) new parking spaces, grading & stormwater improvements, new electrical service, road improvements, fire hydrants, and landscaping.

Phase 2 includes the construction of check-in and living room building (1052 sq. ft.), housekeeping/laundry (424 sq. ft.), housekeeping/office/storage (757 sq. ft.), a horse loafing shed (366 sq. ft.), and landscaping on Parcel A. Parcel B includes the construction of ten (10) patio rooms totaling 4,620 sq. ft., sixteen (16) cabins totaling 4,864 sq. ft., and landscaping. Parcel C includes the construction of eight (8) patio rooms totaling 3,744 sq. ft., three (3) cabins totaling 912 sq. ft., a gym and sauna (387 sq. ft.), a hammam (288 sq. ft.), a spa treatment (180 sq. ft.), the

event barn/lodge (4,747 sq. ft.), the pool & soaking tubs, and landscaping. Improvements include eight (8) new parking spaces in Parcel B and landscaping in Parcels A, B, C, and D.

Sewage disposal will be provided by an onsite wastewater treatment plant, electric is provided by southern California Edison, Gas services will be provided by G & K propane, and telephone service is provided by Southern California Telephone.

Table 1: Proposed Phasing Summary

Phase	Parcel	Site Plan Building Number	Use	Square Feet (SF)
1	Parcel A (APN: 0594-212-30)	B2	Bunkhouse (10 Units) (2 nd Floor)	2,000
		B2	Restaurant (1 st Floor)	2,995
		B8	Retail A	300
		B8	Retail B	312
		B8	Retail C	173
		N/A	Improvements- Parking, equestrian lot, new water service, grading, stormwater, road improvements, fire hydrants, landscaping, a package treatment and disposal field.	N/A
	Parcel B (APN: 0594-212-29)	N/A	Improvements - Road improvements, grading & stormwater improvements, fire hydrants, and landscaping.	N/A
	Parcel C (APN: 0594-212-28)	N/A	Improvements - Package treatment plant and disposal field, grading & stormwater improvements, road improvements, fire hydrants, and landscaping	N/A
	Parcel D (APN: 0594-212-27)	N/A	Improvements - Fifty (50) new parking spaces, grading & stormwater improvements, new electrical service, road improvements, fire hydrants, and landscaping.	N/A
	Phase 1 Building Total SF			5,780
2	Parcel A (APN: 0594-212-30)	B1	Reception Check-In/Living Room	1,052
		B3	Housekeeping Laundry	424
		B3	Housekeeping Office Storage	757
		B3	Engineering and FFE Storage	438
		B8	Horse Loafing Shed	366
	Parcel B (APN: 0594-212-29)	B4	10 Patio Rooms (462 SF each)	4,620
		B5	16 Cabins (304 SF each)	4,864
	Parcel C (APN 0594-212-	B4	8 Patio Rooms (462 SF each)	3,696
		B5	3 Cabins (304 SF each)	912

Phase	Parcel	Site Plan Building Number	Use	Square Feet (SF)
	28)	B6	Multiuse Event Barn (1 st Floor) & Master Lodge (2 nd Floor)	4,747
		B7	Spa Treatment/Gym/Sauna	567
		B7	Hammam	288
		N/A	Pool (923 SF)	N/A
		B7	Office and WC	483
	Phase 2 Total Building SF			23,214
Total Phase 1 & Phase 2				28,994

Surrounding Land Uses and Setting

The Project site is within the boundaries of the unincorporated Community of Pioneertown, County of San Bernardino. As shown on the County of San Bernardino Land Use Map, the Project site is within the Commercial and Rural Living land use categories. The following table lists the existing adjacent land uses and zoning.

Existing Land Use and Land Use Category			
Location	Existing Land Use	Land Use Category	Zoning
Project Site	Commercial (Motel); Undeveloped and Vacant	Commercial Rural Living	Special Development – Residential (SD-RES)
North	Single-Family Residential	Rural Living	Special Development – Residential (SD-RES)
South	Commercial (Restaurant); Single- Family Residential	Commercial	Special Development – Residential (SD-RES)
East	Vacant/Single-Family Residential	Rural Living	Rural Living (RL)
West	Commercial (SFR)	Commercial	Special Development – Residential (SD-RES)

Project Site Location, Existing Site Land Uses and Conditions

The Project site is located approximately 3.3 miles northwest of SR-62 and approximately 4.1 miles west of SR-247, in the unincorporated Community of Pioneertown in the County of San Bernardino. The Project site is bound by Mane Street to the south, Curtis Road to the east, residential uses to the north, and commercial, residential, and vacant land uses to the west. The 5.61-acre site is currently developed with the existing Pioneertown Motel on Parcel A and the three (3) remaining parcels are vacant. The Project site occurs in the Land Use Categories of Commercial and Rural Living (October 2020). Although the project is not fully consistent with the

current General Plan land use designations of Commercial and Rural Living due to an outdated zoning map that reflects an SD-RES designation, the proposed use is permitted under the existing zoning; therefore, as acknowledged in Section 6 of County Resolution No. 2020-197, the project is considered consistent with the County's planning framework and intent as expressed in its adopted policies. The proposed Project is currently in review and pending approval of the Conditional Use Permit (CUP). Surrounding land uses include residential land uses to the north, vacant land to the east, commercial uses to the south, and residential land uses, commercial land uses, and vacant land to the west.

ADDITIONAL APPROVAL REQUIRED BY OTHER PUBLIC AGENCIES

Federal: None.

State of California: None.

County of San Bernardino: Land Use Services Department: Building and Safety, and Land Development; Public Health: Environmental Health Services; Special Districts, County Fire: Community Safety, and Hazardous Materials; and Public Works: Surveyor, Solid Waste Management, and Traffic.

Regional: Mojave Desert Air Quality Management District; Colorado River Basin Regional Water Quality Control Board.

Local: None.

Figure 1 Regional Vicinity

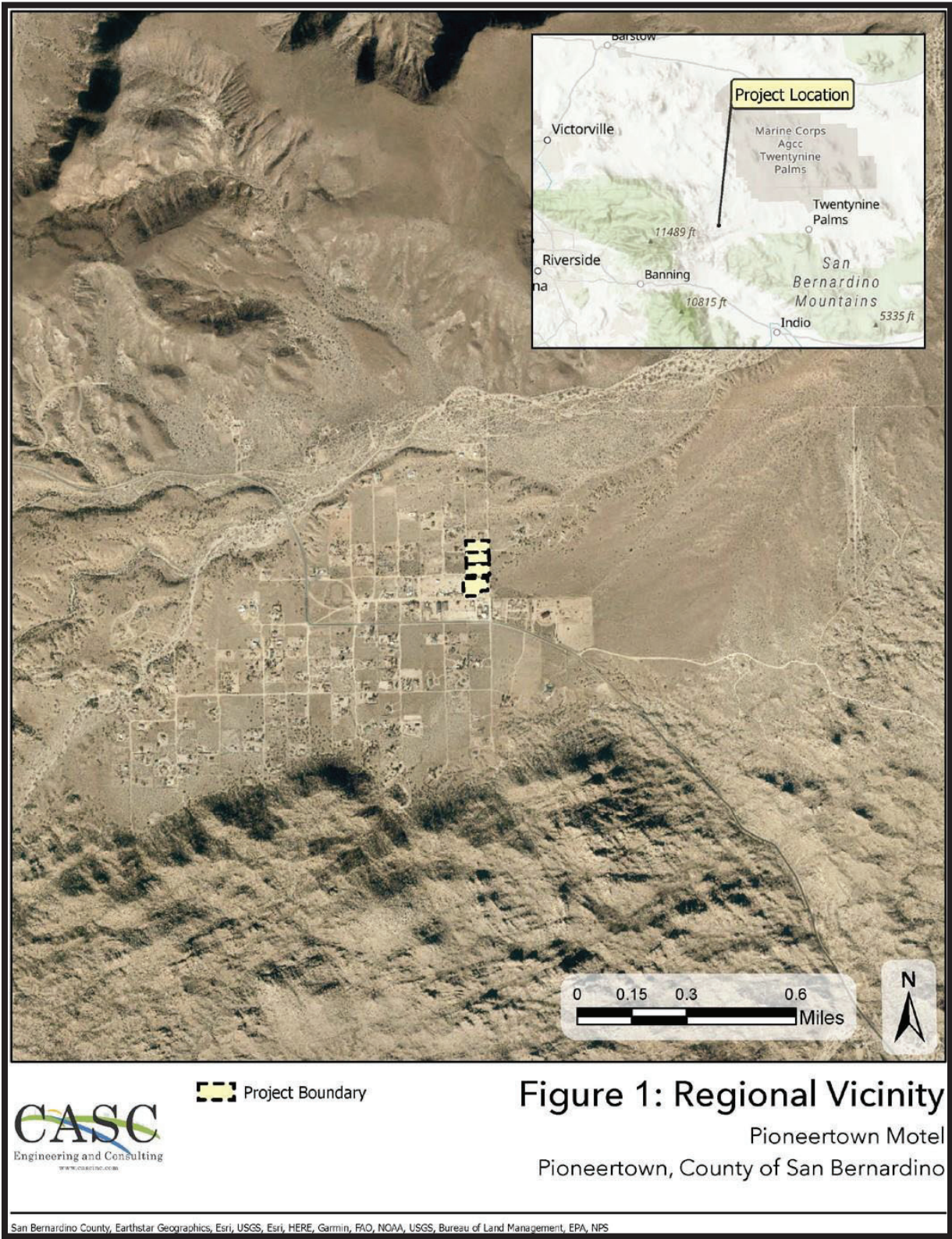


Figure 2: Aerial Imagery Map



 Project Boundary

Figure 2: Aerial Imagery Map

Pioneertown Motel
Pioneertown, County of San Bernardino

San Bernardino County, Maxar, Esri, USGS, Esri Community Maps Contributors, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Esri, HERE, Garmin, FAO, NOAA, USGS, Bureau of Land Management, EPA, NPS



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.?

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.

The County, Lead Agency, commenced the AB 52 process by transmitting letters of notification to the California Native American tribes traditionally and culturally affiliated with the Project area in August 2020. The County transmitted letters of notification to the following tribes: Colorado River Indian Tribes, Fort Mojave Indian Tribe, Morongo Band of Mission Indians, Yuhaaviatam of San Manuel Nation, and 29 Palms Band of Mission Indians. Yuhaaviatam of San Manuel Nation has elected to be a consulting party under CEQA.

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: (List of mitigation measures)

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 (List of the impacts requiring analysis within the EIR).
5. 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.

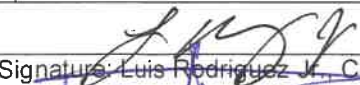
ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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.

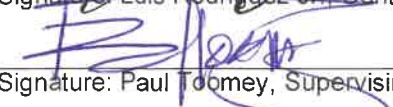
- | | | |
|---|--|--|
| <input type="checkbox"/> <u>Aesthetics</u> | <input type="checkbox"/> <u>Agriculture and Forestry Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input checked="" type="checkbox"/> <u>Cultural Resources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

DETERMINATION: Based on this initial evaluation, the following finding is made:

<input type="checkbox"/>	The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION shall be prepared.
<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	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.
<input type="checkbox"/>	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.

Signature:  Luis Rodriguez Jr., Contract Planner

8-7-2025
Date

Signature:  Paul Toomey, Supervising Planner

2/7/2026
Date

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
I. AESTHETICS – 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"/>

SUBSTANTIATION: (Check ☒ if project is located within the view-shed of any Scenic Route listed in the General Plan):

San Bernardino Countywide Plan, approved October 27, 2020, adopted November 27, 2020; San Bernardino Countywide Plan Draft EIR, released June 17, 2019; Pioneertown Community Action Guide, updated 2020; San Bernardino County Development Code; Submitted Project Materials

Findings of Fact: The community of Pioneertown is surrounded by desert landscape including Joshua Trees, rolling hills, the Bighorn and San Gorgonio Mountains, and the valleys of Homestead, Yucca, and Morongo. Pioneertown is identified as a Desert Village Community in the Countywide Plan and is characterized by its rural context, abundant views of open space, and scenic and natural features that are a foundation of the community's local economy.

a) Have a substantial adverse effect on a scenic vista?

The proposed Project is located approximately 340 feet north of Pioneertown Road, which is identified as County Scenic Route: Pioneertown Loop.¹ The designated land uses surrounding the Project site include Commercial and Rural Living. The Project site currently consists of the existing Pioneertown Motel as well as vacant land to the north of

¹ County of San Bernardino. NR-3 Scenic Route & Highways web map. Accessed September 28, 2020

the Motel that is proposed for development as part of this Project. The adjacent property, south of Mane Street, contains a restaurant, outdoor stage, and outdoor seating area. The expansion of the Pioneertown Motel would be consistent with the existing developments and would not greatly alter the character of the area. The Project is not fully consistent with the current General Plan land use designations of Commercial and Rural Living, however; due to an outdated zoning map that reflects an SD-RES designation, the proposed use is permitted under the existing zoning; therefore, as acknowledged in Section 6 of County Resolution No. 2020-197, the project is considered consistent with the County's planning framework and intent as expressed in its adopted policies and would be required to follow the County's policies regarding scenic resource preservation. Additionally, the Flat Top Mountains located approximately 0.5 miles north of the site represent the nearest scenic vista. The Project proposes multiple buildings and structures that will not exceed a height of 35 feet with a total lot coverage of 17.2%. The Project would not cause a significant disruption to the view of the scenic vista due to the distance between the mountains and the Project site in comparison to the height and density of the Project. Therefore, the Project would have a less than significant impact on a scenic vista.

Less Than Significant Impact

- b) *Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?*

The Project site is not located within or adjacent to a scenic highway corridor and does not contain scenic resources, such as rock outcroppings or historic buildings. The site is relatively flat and does not contain any rock outcroppings or trees of significance. The nearest eligible state scenic highway is Route 62, which is approximately 3.3 miles southeast of the site.² Although the Project site is located near Pioneertown Road, the site is approximately 340 feet north of the County identified scenic route. Areas subject to development criteria within scenic areas are defined as, "an area extending 200 feet on both sides of the ultimate road right-of-way of State and County designated Scenic Highways as identified in the General Plan."³ Therefore, the Project would result in a less than significant impact on the scenic route.

Less Than Significant Impact

- 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?*

The Applicant is requesting a Conditional Use Permit (CUP) for the expansion of the existing Pioneertown Motel. The Project is compliant with the existing land use and zoning designations. The Project is located in a non-urbanized area and would not conflict with applicable zoning or other regulations governing scenic quality. The Project site includes Parcel A, which is developed with the existing Pioneertown Motel. Parcel B is vacant; however, the parcel is well-traversed and consists of several horse corrals with little vegetation. Parcels C and D are vacant and consist of natural vegetation. Although the

² Caltrans. California State Scenic Highway System Map, Accessed September 28, 2021 California State Scenic Highway System Map (arcgis.com).

³ San Bernardino County. Development Code. Section 82.19.040

proposed Project would require the removal of natural vegetation, public views would not be significantly affected. The Project does not conflict with applicable zoning or other regulations governing scenic quality. The proposed Project will be subject to conformance with design guidelines and criteria after approval to create a synchronous visual character with the surroundings. Therefore, implementation of the proposed Project would not have a substantial adverse effect on the existing visual character or quality of public views, a less than significant impact would occur.

Less Than Significant Impact

- d) *Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area?*

Excessive or inappropriately directed lighting can adversely impact night-time views by reducing the ability to see the night sky and stars. Glare can be caused from unshielded or misdirected lighting sources, as well as reflective surfaces. The County's Development Code Section 83.07.040 includes design standards for outdoor lighting that apply to all development in the Mountain and Desert regions.⁴ The Development Code lighting standards govern the placement and design of outdoor lighting fixtures to ensure adequate lighting for public safety while also minimizing light pollution and glare and precluding public nuisances. Furthermore, all exterior lighting for the Project will comply with international dark sky principles. Although the proposed Project would be required to adhere to the applicable requirements of the County's Development Code, the Project would introduce new sources of light at the developed Project site, including a restaurant, bunkhouse, event venue, retail area, outdoor pool, cabins, and other amenities. The additional light sources on site due to the Project are typical for this type of development and are not anticipated to be substantial enough to adversely affect day or nighttime views in the area as a result of the Project's compliance with the County's Development Code and international dark sky principles. Additionally, as a condition of approval for the Project, the applicant will be required to submit a photometric plan and a Plan of Operations for review and approval, to ensure adherence with lighting and noise regulations. Therefore, a less than significant impact would occur.

Less Than Significant Impact

No significant adverse impacts are identified or anticipated, and no mitigation measures are required

⁴ San Bernardino County, Development Code, Section 83.07.040

	Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
II.	AGRICULTURE AND FORESTRY RESOURCES - 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 <input type="checkbox"/> if project is located in the Important Farmlands Overlay):					
Countywide Plan; California Department of Conservation Farmland Mapping and Monitoring Program; San Bernardino County Agricultural Resources GIS Map					

- 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?

The California Department of Conservation's (CDC) Farmland Mapping and Monitoring Program (FMMP) identifies and maps significant farmland. Farmland is classified using a system of five categories including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance or Potential, and Grazing Land. The classification of farmland is determined by a soil survey conducted by the Natural Resources Conservation Service (NRCS) which analyzes the suitability of soils for agricultural production. The Project site is in an area that is not mapped by the FMMP and falls outside of the NRCS soil survey.⁵ Therefore, the Project site is not within an area capable of supporting significant farmland. The proposed Project would not convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use. No impact would occur.

No Impact

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

The Project site is zoned Special Development – Residential (SD-RES), and the proposed Project is consistent with the allowed land uses of the existing zoning designation. Furthermore, there are no properties zoned for agricultural land uses in the Project's vicinity. Therefore, implementation of the Project has no potential to conflict with existing zoning for agricultural use. Additionally, the Project site is partially developed with the existing Pioneertown Motel structure is not under a Williamson Act Contract.⁶ As such, no impact would occur.

No Impact

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))?

There are no lands located within the Project site or within the vicinity of the Project site that are zoned for forest land, timberland, or timberland zoned Timberland Production. Therefore, the Project has no potential to conflict with any areas currently zoned as forest, timberland, or Timberland Production and would not result in the rezoning of any such lands. As such, no impact would occur.

No Impact

d) Result in the loss of forest land or conversion of forest land to non-forest use?

Neither the Project site nor the surrounding areas possess any forestland; thus, the proposed Project would not result in the loss of forest land or the conversion of forest land to non-forest use. As such, no impact would occur.

No Impact

⁵ California Department of Conservation. California Important Farmland Finder GIS Application. Accessed September 28, 2021. ArcGIS Web Application.

⁶ County of San Bernardino. NR-5 Agricultural Resources Zones web map. Accessed September 28, 2021.

- 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?*

As previously discussed under Section II (a), the Project site is not mapped by the FMMP, the site falls outside of the NRCS soil survey, and the site does not meet the definition of Farmland (i.e. "Prime Farmland", "Unique Farmland", or "Farmland of Statewide Importance"). The Project site consists of the existing Pioneertown Motel Structure and vacant undeveloped land and does not contain active agricultural uses under existing conditions. Therefore, no changes in the existing environment would result in conversion of Farmland to non-agricultural uses or conversion of forest land to non-forest use; thus, no impacts would occur.

No Impact

No 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>
III. AIR QUALITY - 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: <i>(Discuss conformity with the Mojave Desert Air Quality Management Plan, if applicable):</i> Countywide Plan; San Bernardino Countywide Plan EIR; Submitted Project Materials; Urban Crossroads, Pioneertown Motel Expansion Air Quality Impact Analysis, prepared July 3, 2025 (Appendix A)					

Regulatory Setting: The Project site is located in the Mojave Desert Air Basin (MDAB) within the jurisdiction of the Mojave Desert Air Quality Management District (MDAQMD). The MDAQMD encompasses approximately 20,000 square miles including San Bernardino County's High Desert and Riverside County's Palo Verde Valley. The MDAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards through the implementation of an Air Quality Management Program (AQMP). The 2016 AQMP builds and references the SCAQMP for the attainment of federal PM and ozone standards and highlights the significant amount of reductions needed and the need to engage in interagency coordinated planning of mobile sources to meet all of the federal criteria pollutant standards. Existing air quality is measured at established MDAQMD air quality monitoring stations.

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards. The U.S. EPA has set National Air Quality Standards (NAAQS) and monitoring requirements for six principal pollutants, which are called "criteria pollutants," including Ozone (O3), Particulate Matter (PM) (including both PM10 and PM2.5), carbon monoxide (CO), nitrogen dioxide (NO2), sulfur dioxide (SO2), and lead (Pb). The MDAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause regional and/or localized exceedances of

the federal and/or state ambient air quality standards, such as the National Ambient Air Quality Standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS). Currently, the MDAB is in nonattainment for Ozone (O₃) and PM_{2.5} under state and federal air quality standards.⁷ The federal Clean Air Act (CAA) requires areas that are not attaining the national ambient air quality standards (NAAQS) to develop and implement an emission reduction strategy that will bring the area into attainment in a timely manner. The MDAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. The most recent AQMP for the MDAB was published in 2016. The MDAQMD has developed regional and localized significance thresholds (LST) for criteria pollutants, which indicate that any Projects in the MDAB with daily emissions that exceed any of the indicated thresholds should be considered having an individually and cumulatively significant air quality impact. Pursuant to the methodology provided in MDAQMD CEQA Air Quality Handbook, consistency with the AQMP is affirmed when a Project (1) does not increase the frequency or severity of an air quality standards violation or cause a new violation and (2) is consistent with the growth assumptions in the AQMP.

Findings of Fact: An Air Quality Impact Analysis (AQIA), dated July 3, 2025, was prepared by Urban Crossroads for the proposed Pioneertown Motel Expansion Project. The purpose of the AQIA is to evaluate the potential impacts to air quality associated with the construction and operation of the proposed Project. The AQIA adheres to the guidelines set forth by the Mojave Desert Air Quality Management District and by the California Environmental Quality Act (CEQA).

a) *Conflict with or obstruct implementation of the applicable air quality plan?*

The MDAQMD Air Quality Management Plan (AQMP) establishes thresholds for criteria pollutants; projects that exceed any of the indicated daily thresholds should be considered as having an individually and cumulatively significant air quality impact and are not in compliance with the AQMP. The primary purpose of the air quality plans is to bring an area that does not attain federal and state air quality standards into compliance with those standards pursuant to the requirements of the Clean Air Act and California Clean Air Act. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP, or increments based on the year of project buildout and phase.

Based on the air quality modeling analysis contained in the Air Quality Impact Analysis (AQIA), the proposed Project will generate emissions of VOC, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. However, these emissions would not exceed the MDAQMD regional threshold and would not be expected to result in ground level concentrations that exceed the NAAQS or CAAQS. The AQIA concluded that short-term construction impacts, and long-term

⁷ Urban Crossroads. Pioneertown Motel Expansion Air Quality Impact Analysis County of San Bernardino. July 3, 2025. (Appendix A)

operation impacts of the proposed Project will not result in significant impacts based on the MDAQMD regional thresholds of significance and are therefore not considered to be in conflict with the Federal Particulate Matter Attainment Plan and Ozone Attainment Plan for the Mojave Desert.⁸ Furthermore, the proposed Project is consistent with the existing zoning designation and land use policies. Therefore, the proposed Project would not create emissions that would exceed those assumed in the AQMP and would therefore be consistent with the AQMP. Additionally, the Project is required to comply with all applicable MDAQMD Rules and Regulations, including but not limited to Rules 1113 (Architectural Coatings), 401 (Visible Emissions), 402 (Nuisance), and 403 (Fugitive Dust). Thus, impacts related to air quality plan consistency would be less than significant.

Less Than Significant Impact

- 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?*

Construction Emissions:

Construction related emissions are considered short-term and are expected to result from the following construction activities: demolition, site preparation, grading, building construction, paving, architectural coating, and construction workers commuting. For purposes of analysis, Phase 1 construction is expected to commence in January 2027 and would last through December 2028. Phase 2 construction would commence December 2028 and end in October 2029. The construction schedule utilized in the analysis represents a “worst-case” analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent⁹. The estimated emissions generated by construction of the proposed Project are shown in *Table 3-1 Construction Emissions Summary*, which represents summer and winter construction emissions. Estimated Project construction emissions would not exceed criteria pollutant thresholds established by the MDAQMD for emissions of any criteria pollutant. Therefore, construction emissions would be less than significant.

Table 3-1 Construction Emissions Summary

Year	Emissions (pounds/day)					
	ROG	NO _x	CO	SO ₂	PM10	PM2.5
Summer						
2027	1.42	12.20	14.60	0.02	2.51	1.42
2028	1.09	9.27	11.80	0.02	0.32	0.27
2029	21.60	9.03	12.30	0.02	0.42	0.28
Winter						
2027	1.41	12.60	15.10	0.03	2.51	1.42
2028	3.75	9.38	12.20	0.02	0.45	0.30
2029	21.60	9.03	12.10	0.02	0.42	0.28
Maximum Daily Emissions	21.60	12.60	15.10	0.03	2.51	1.42
MDAQMD Regional Threshold	137	137	548	137	82	65
Threshold Exceeded?	No	No	No	No	No	No

Source: Urban Crossroads. Pioneertown Motel Expansion Air Quality Impact Analysis (Appendix A)

⁸ Urban Crossroads. Pioneertown Motel Expansion Air Quality Impact Analysis County of San Bernardino. July 3, 2025. (Appendix A)

⁹ As shown in the CalEEMod User's Guide Version 2022.1.1, Section 4.3 "Off-Road Equipment" as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

Operational Emissions:

Long-term air quality impacts generally involve mobile source emissions generated from project-related traffic and stationary source emissions. Operational emissions would be expected from the following primary sources—area source emissions, energy source emissions, mobile source emissions, and on-site equipment emissions. The estimated emissions generated by Project operations are shown in *Table 3-2 Peak Operational Emissions Summary*, which represents summer and winter operational emissions. The Project would not exceed the thresholds of significance established by the MDAQMD for emissions of any criteria pollutant. Therefore, operational emissions would be less than significant.

Table 3-2 Peak Operational Emissions Summary

Phase	Source	Emissions (pounds/day)					
		VOC	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
1	Summer						
	Mobile	0.38	0.44	4.36	0.01	1.01	0.26
	Area	0.18	0.00	0.25	0.00	0.00	0.00
	Energy	0.00	0.04	0.03	0.00	0.00	0.00
	Maximum Daily Emissions	0.56	0.48	4.64	0.01	1.01	0.26
	MDAQMD Regional Thresholds	137	137	548	137	82	65
	Threshold Exceeded?	No	No	No	No	No	No
	Winter						
	Mobile	0.35	0.48	3.28	0.01	1.01	0.26
	Area	0.14	0.00	0.00	0.00	0.00	0.00
	Energy	0.00	0.04	0.03	0.00	0.00	0.00
	Maximum Daily Emissions	0.49	0.52	3.31	0.01	1.01	0.26
Buildout	Summer						
	Mobile	1.06	1.41	14.20	0.04	3.54	0.92
	Area	0.89	0.01	1.26	0.00	0.00	0.00
	Energy	0.01	0.23	0.19	0.00	0.02	0.02
	Maximum Daily Emissions	1.96	1.65	15.65	0.04	3.56	0.94
	MDAQMD Regional Thresholds	137	137	548	137	82	65
	Threshold Exceeded?	No	No	No	No	No	No
	Winter						
	Mobile	0.96	1.52	10.60	0.04	3.54	0.92
	Area	0.68	0.00	0.00	0.00	0.00	0.00
	Energy	0.01	0.23	0.19	0.00	0.02	0.02
	Maximum Daily Emissions	1.65	1.75	10.79	0.04	3.56	0.94
	MDAQMD Regional Thresholds	137	137	548	137	82	65
	Threshold Exceeded?	No	No	No	No	No	No

Source: Urban Crossroads. Pioneertown Motel Expansion Air Quality Impact Analysis (Appendix A)

The Project would not 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. Thus, there is a less than significant impact as a result of the Project. No mitigation measures are required.

Less Than Significant Impact

c) *Expose sensitive receptors to substantial pollutant concentrations?*

Sensitive receptors are defined as populations that are more susceptible to the effects of pollution than the population at large. The MDAQMD identifies the following as sensitive receptors: long-term healthcare facilities, rehabilitation centers, convalescent centers, retirement homes, residences, schools, playgrounds, childcare centers, and athletic facilities. The CARB has identified the following groups of individuals as the most likely to be affected by air pollution: the elderly over 65, children under 14, athletes, and persons with cardiovascular and chronic respiratory diseases such as asthma, emphysema, and bronchitis.

The MDAQMD's Guidelines state that the following project types require an evaluation using significance threshold criteria when proposed within the specified distance of an existing or planned sensitive receptor:

- 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

As the Project's proposed uses do not include any of the project types listed above, sensitive receptors would not be exposed to substantial pollutant concentrations during Project construction. Furthermore, as explained in Section III (a) above, adherence to MDAQMD rules such as Rules 403 (Fugitive Dust) is required during Project construction. Implementation of these control measures will further reduce criteria pollutant emissions due to construction, and a less than significant impact will occur.

Less Than Significant Impact

d) *Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?*

The Project will not involve land uses that are typically associated with odor complaints, as are agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. 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. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the County's solid waste regulations. The Project would also be required to comply with MDAQMD Rule 402 (Nuisance) to prevent occurrences of public nuisances. Therefore, odors associated with the Project construction and operations would be less than significant and no mitigation is required.

Less Than Significant 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>
IV. BIOLOGICAL RESOURCES - Would the project:					
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 checked="" type="checkbox"/>	<input 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"/>

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

Countywide Plan; San Bernardino Countywide Plan EIR; Submitted Project Materials; Wilder Ecological Consulting Inc., General Biological Survey and Focused Surveys for Burrowing Owl and Desert Tortoise for the Pioneertown Motel Expansion, prepared May 2020 (Appendix B), General Biological Surveys, Protocol Surveys for Burrowing Owl and Desert Tortoise, and Protocol Western Joshua Tree Census, prepared February 2025 (Appendix C), Western Joshua Tree (*Yucca brevifolia*) Census Report, prepared February 2025 (Appendix D).

- 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?

Wilder Ecological Consulting, Inc. performed a biological site assessment and species inventory at the Project site on May 31, 2020, and February 22-25, 2025. Prior to the site assessment, Wilder Ecological Consulting, Inc. biologists researched readily available information, including previous studies and reports, relevant literature, databases, agency websites, Geographic Information Systems (GIS) data, maps, aerial imagery from public domain sources, and in-house records. This was performed to assess habitats, special-status plant and wildlife species, identify jurisdictional features that may occur within the Project impact area, identify critical habitat and wildlife corridors that may occur in and near the Project site, and to identify and review local or regional plans, policies, and regulations that may apply to the Project site. The biological site assessments and species inventory includes a compendia of all plants and animals observed during the May 31, 2020, and February 22-25, 2025 site visits.

A general biological site assessment of the Project site and focused surveys for burrowing owl (*Athene cunicularia*) and desert tortoise (*Gopherus agassizii*) was completed on May 31, 2020 and February 22-25, 2025, coinciding with the nesting season for burrowing owl, the active season for tortoise, and nesting season for birds. The general biological site assessment was conducted by Wilder Ecological Consulting, Inc. over three days with the biologist being able to obtain 100% visual observation of the entire Project site. Buffer areas surrounding the properties were surveyed to 15 meters, when public access allowed; most neighboring property is restricted due to private ownership. Properties surrounding Project site to the north and west are characterized by rural residential dwellings, associated outbuildings, and parking areas. These properties support some scattered Joshua trees and native vegetation amidst the anthropogenic features. Properties to the south are comprised of commercial buildings and graded parking lots. On the east side of the Project site is a private residence on a large lot with scattered Joshua trees and some native vegetation which could be considered low to moderate potential desert tortoise habitat.

Burrowing owl is under review as a Candidate Species under the California Endangered Species Act (CESA). Desert tortoise is listed as federally Threatened under the Endangered Species Act (ESA) and as Threatened by the state of California Endangered Species Act (CESA). The general biological site assessment and protocol surveys of the

Project site concluded that no special status wildlife species, including burrowing owls or desert tortoises, were observed within the Project site at the time of the survey. Furthermore, there were no burrows suitable for owl or tortoise present on site during the 2025 surveys. However, there is moderate to low likelihood of occurrence for both burrowing owl and desert tortoise as suitable habitat conditions exist within and directly adjacent to the Project site.

Special-status birds such as prairie falcons (*Falco mexicanus*) and golden eagles (*Aquila chrysaetos*) are likely to occur in the general area of the Project site but would not nest on the Project site due to unsuitable nesting substrate and proximity to human activity. The most likely sensitive bird species that might nest on-site would be the loggerhead shrike (*Lanius ludovicianus*) and Le Conte's thrasher (*Toxostoma lecontei*).

A portion of the Project site is landscaped with a mixture of native and non-native plants. Both of these parcels receive some amount of irrigation, with water fed through underground lines and delivered by drip systems or delivered directly by hand with garden hoses. Non-native vegetation includes several large cottonwood trees (*Platanus* sp.), Mondell pine trees (*Pinus* sp.), catclaw acacias, and desert willows (*Chilopsis linearis*), with other ornamental flowering plants around the border of the parcel.

Also noted on the Project site is a fragmented patch of largely undisturbed native Joshua tree woodland with an understory characterized by blackbrush (*Caleogyne ramosissima*), Mormon tea (*Ephedra nevadensis*), silver cholla (*Cylindropuntia echinocarpa*), catclaw acacia, bristly fiddleneck (*Amsinckia tessellata*) and notch-leaf phacelia (*Phacelia crenulata*), with a significant cover of invasive brome (*Bromus* sp.) and red-stemmed filaree (*Erodium cicutarium*) and Sahara mustard (*Brassica tournefortii*).

The western Joshua tree is protected under the California Western Joshua Tree Conservation Act (WJTCA), which is administered by the California Fish and Wildlife Department (CDFW). In accordance with 2024 CDFW protocols, a Joshua tree census was conducted on February 22-25, 2025, to enumerate, locate, and assess the protected plants. A total of 138 Joshua trees were recorded during surveys. Three of these were located off property in buffer areas, and two others on site were recorded as dead and decomposing. Full details of this survey are included in the census report.

With incorporation of Mitigation Measures **BIO-1**, **BIO-2**, **BIO-3**, and **BIO-4**, direct and/or indirect impacts 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 CDFW or USFWS would be less than significant.

Less than Significant with Mitigation

- 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?*

As discussed, the western Joshua tree is protected under the WJTCA, which is administered by CDFW. Census survey data collected between February 22 and 25, 2025, indicates that all western Joshua trees on-site are located within 50 feet of planned ground disturbance. While the Project proponent intends to preserve as many trees as possible, at least 64 live individuals will require removal or relocation, and many others will be

trimmed or encroached upon (within 15 feet) due to site improvements. An Incidental Take Permit (ITP) from CDFW will be required, with the census report serving as a key supporting document in the application. The ITP will be implemented as Mitigation Measure **BIO-4** and will reduce potential impacts to a less than significant level.

Less than Significant with Mitigation

- 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?*

The General Biological Surveys Report prepared by Wilder Ecological Consulting, Inc. states there is no riparian vegetation within the Project site boundary or in the adjacent buffer areas. No ephemeral drainage channels, wetlands, or vernal pools were observed on the Project site during the survey. Development of the Project site as proposed would not result in impacts to riparian vegetation community because these resources do not occur on the Project site or within the area of project impacts. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

- 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?*

The Biological Resource Assessment Report states there were no distinct wildlife corridors identified on the Project site or in the immediate area. Additionally, the Project site is not within an area that includes sensitive habitats (e.g., wetlands, vernal pools, critical habitats for sensitive species, etc.). The proposed Project is not anticipated to 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 since the site does not include disturbances to any sensitive areas. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

Less than Significant with Mitigation

- e) *Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?*

The western Joshua tree is protected under the WJTCA, administered by CDFW. Census data from February 22–25, 2025, show all trees on-site are within 50 feet of planned disturbance. Although the Project proponent aims to preserve as many trees as possible, at least 64 will require removal or relocation, with others subject to trimming or encroachment. An Incidental Take Permit (ITP) from CDFW will be required, supported by the census report. Implementation of Mitigation Measure **BIO-3** will reduce impacts to less than significant. Furthermore, the Project must also comply with the County's Desert Plant Protection Ordinance. Thus, compliance with the Desert Plant Protection Ordinance and the incorporation of Mitigation Measure **BIO-4** will reduce Project impacts to less than significant.

Less than Significant with Mitigation

- 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?*

The General Plan does not identify the Project site, nor the vicinity to be within a Habitat Conservation Plan (HCP) and will not conflict with the provisions of an adopted HCP, Natural Community Conservation Plan (NCCP), or other approved local, regional or State HCP since there is no adopted HCP or NCCP in the Project area or local region. Therefore, no impacts are identified or anticipated, and no mitigation measures are required.

No Impact

Mitigation Measures

Mitigation:

IV.

(a)

BIO-1 Preconstruction Nesting Bird Surveys

If it is not feasible to avoid the nesting bird season (February 1 through August 31), a qualified biologist shall conduct a pre-construction nesting bird survey to determine presence/absence, location, and status of any active nest. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than seven (7) days prior to the commencement of construction.

In the event active nests are discovered, a suitable buffer (distance to be determined by a qualified biologist) shall be established around active nests and no construction within the buffer allowed, until the biologist has determined the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

(a)

BIO-2 Preconstruction Burrowing Owl Surveys

A qualified biologist will perform preconstruction clearance surveys for western burrowing owl no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). The survey will be conducted during day-light hours, and the biologist will visually cover 100% of the site. Preconstruction clearance surveys for burrowing owl shall follow the CDFW 2012 Staff Report guidelines. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted, and the qualified biologist and Project proponent shall immediately contact CDFW for coordination of next steps prior to commencing Project construction or ground disturbing activities. If a BUOW is found on-site at the time of construction, all activities likely to affect the animal(s) must cease immediately and CDFW shall be contacted to determine appropriate management actions. All actions thereafter shall be at the discretion and approval of CDFW in compliance with CESA.

(a)

BIO-3 Preconstruction Desert Tortoise Survey

The most recent protocol desert tortoise surveys were conducted on February 23, 2025, and results are deemed valid for a period of 12 months from date of survey. Should construction commence after February 23, 2026, an additional survey shall be conducted to ensure compliance with USFWS guidance (USFWS 2019). A USFWS authorized biologist shall survey the Project site (including buffer where accessible) for the presence of desert tortoise no more than 14 days prior to the commencement of Project activities.

If desert tortoise and/or active burrows are observed, the authorized biologist shall contact USFWS for concurrence and direction on relocation of the tortoise. In general, desert tortoise shall be moved no more than 1,000 feet for juveniles and adults, and 300 feet for hatchlings.

(a, b, e)

BIO-4 Incidental Take Permit from California Department of Fish and Wildlife

An Incidental Take Permit shall be required from CDFW for the removal of Joshua trees on the Project site. An Incidental Take Permit (ITP) application and supporting documentation, including the western Joshua Tree census report prepared for the Project, shall be submitted to CDFW for review and approval for removal of Joshua trees on the Project site.

Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measures BIO-1, BIO-2, and BIO-3, and BIO-4.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project:					
a)	Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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):

Countywide Plan; San Bernardino Countywide Plan EIR; Pioneertown Community Action Guide; Submitted Project Materials; McKenna et al., Phase I Cultural Resources Investigation, prepared July 27, 2020, Revised March 20, 2025 (Appendix E)

- a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

McKenna et al. prepared a Phase I Cultural Resources Investigation and Assessment for the proposed Project, dated July 27, 2020, revised on March 20, 2025. The purpose of the assessment was to identify and document any cultural and/or paleontological resources that may potentially occur within the Project site. The investigation was completed for compliance with the California Environmental Quality Act (CEQA), as amended, and the San Bernardino County policies and guidelines. McKenna et al. obtained historic and prehistoric resource data through research conducted through the California State University Fullerton, South Central Coastal Information Center; University of California, Riverside Historic Map Library; NETR historic maps and photographs; Bureau of Land Management General Land Office; and local history resources.

The Cultural Resources Investigation included an archaeological records search at the California State University, Fullerton South Central Coastal Information Center (July 10, 2020). The research identified the presence of five (5) cultural resources within a 1-mile radius of the Project site. Of the five (5) resources, only one (1) cultural resource directly involved the Project site. McKenna et al. (2008-2013) recorded the community of Pioneertown (P-36-025903) as a district qualifying under Criteria A, B, and C of NEPA and CEQA. Subsequent work by Gentry (2018) and Paul (2019) support the presence of a district and the eligibility for National and State level recognition, due to significant historical events and figures involved in the development of the community.¹⁰

¹⁰ McKenna et al., Phase I Cultural Resources Investigation and Assessment for the Proposed Expansion of the Pioneertown Motel Complex in Pioneertown, San Bernardino County, CA, July 27, 2020. (Appendix E)

The Project site is comprised of four (4) parcels. Assessor's Parcel Number (APN) 0594-212-30 contains the Pioneertown Motel, originally construed in 1947 and known as the Old Pioneer Townhouse. The parcel is located within the boundaries of the Pioneertown Historic District (national Register nomination). With the exception of the Motel, there were no paleontological, prehistoric, or other historic resources identified within the Project site.

The research completed by McKenna et al. concluded that significant historic resources are present within APN 0594-212-30 of the Project site. To ensure that the proposed Project results in a less than significant impact, Mitigation Measure **CUL-1** provides requirements to evaluate and preserve the Pioneertown Motel and cultural resources within the parcel boundary.

Less than Significant with Mitigation

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?*

The extensive research and a field intensive pedestrian survey, conducted by McKenna et al. on Jun 17, 2020, confirmed that there is no surficial evidence of paleontological resources within the Project site. However, a paleontological overview, completed by McLeod of the Natural History Museum of Los Angeles County, identified the Project area as consisting of Older Quaternary Alluvium. Older Quaternary Alluvium has been known to yield evidence of significant vertebrate fossil specimens. Therefore, the area is considered sensitive for fossil specimens in a buried context, and any "substantial" excavations that exceed the presence of the coarse alluvial deposits and impacts the finer-grained alluvial deposits shall be monitored.¹¹ Additionally, research and field surveys produced no evidence that prehistoric Native American resources were located within the Project area. However, a Native American site is located in the southeastern corner of the community of Pioneertown, attesting to the potential for additional Native American resources to be within the area. Although the development of Pioneertown likely impacted or destroyed any other Native American resources, these resources may be present in undisturbed areas. The Phase I Cultural Resources Investigation concluded that there is a moderate level of sensitivity for the presence of paleontological resources, and a low level of sensitivity for prehistoric archaeological resources. Thus, Mitigation Measures **CUL-2** is identified to require archaeological monitoring. It is important to note that **CUL-3** discusses an archaeological monitoring program that will only be required upon the request of Native American representatives and agreement of the Lead Agency. With incorporation of mitigation, impacts would be less than significant.

Less than Significant with Mitigation

- c) *Disturb any human remains, including those outside of formal cemeteries?*

¹¹ McKenna et al., Phase I Cultural Resources Investigation and Assessment for the Proposed Expansion of the Pioneertown Motel Complex in Pioneertown, San Bernardino County, CA, July 27, 2020. (Appendix E)

The likelihood of encountering human remains during Project construction is minimal. However, construction activities, particularly grading, could potentially disturb human remains interred outside of a formal cemetery. Field surveys conducted as part of the Cultural Resource Investigation did not encounter any evidence of human remains, and the Project site is not located on or near a known cemetery. However, these findings do not preclude the existence of previously unknown human remains located below the grounds surface. As a result, Mitigation Measure **CUL-3** has been identified to reduce potentially significant impacts to previously unknown human remains that may be unexpectedly discovered during Project implementation to a less than significant level. Consistent with State law, if at any time during grading human remains are found, the Project is to be conditioned to halt work and contact the San Bernardino County Coroner's Office. Based on compliance with existing regulations and the implementation of Mitigation Measure **CUL-3**, the Project's potential to disturb human remains is considered less than significant with mitigation.

Less than Significant with Mitigation

Mitigation Measures

V.

(a)

CUL-1 Inadvertent Discovery

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 Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era 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)

CUL-2 Archaeological Monitoring

If significant pre-contact and/or historic-era 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 YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

(b, c)

CUL-3 Human Remains

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.

Therefore, no significant adverse impacts are identified or anticipated with the implementation of Mitigation Measures CUL-1, CUL-2, and CUL-3.

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VI. ENERGY – Would the project:					
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 checked="" type="checkbox"/>	<input type="checkbox"/>
<i>SUBSTANTIATION:</i>					
<i>California Energy Commission; Submitted Project Materials; Urban Crossroads, Pioneertown Motel Expansion Energy Analysis, prepared July 3, 2025 (Appendix F)</i>					

- a) *Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?*

The construction activities for the proposed Project would include grading of the Project site and construction of forty-seven (48) new rooms, an event venue, a restaurant, horseback riding facilities, a day spa, an outdoor pool, and retail space. Urban Crossroads prepared an Energy Analysis for the proposed Project, dated July 3, 2025. The analysis concluded that implementation of the proposed Project would result in an increase in energy demand, however, Project implementation would have a less than significant environmental impact.

Construction Related:

The Project would consume energy resources during construction in three (3) general forms:

1. Petroleum-based fuels used to power off-road construction vehicles and equipment on the Project site, construction worker travel to and from the Project site, as well as delivery and haul truck trips (e.g. importing concrete materials, base, etc.);
2. Electricity associated with the conveyance of water that would be used during Project construction for dust control (supply and conveyance) and electricity to power any necessary lighting during construction, electronic equipment, or other construction activities necessitating electrical power; and,
3. Energy used in the production of construction materials, such as asphalt, steel, concrete, pipes, and manufactured or processed materials such as lumber and glass.

Energy:

The Project would consume electricity to construct the new buildings, amenities, and infrastructure. Electricity would be supplied to the Project by Southern California Edison (SCE) and would be obtained from the existing electric utility lines in the vicinity of the Project site. Electricity consumed during Project construction would vary throughout the construction period based on the construction activities being performed. As shown below, in *Table 6-1 Construction Electricity Usage*, Project construction is estimated to utilize approximately 6,437 kWh of electricity. Such electricity demand would be temporary, nominal, and would cease upon the completion of construction. Overall, construction activities associated with the Project would not be expected to have an adverse impact on available electricity supplies and infrastructure.

Table 6-1 Construction Electricity Usage

Phase	Land Use	Project Construction Electricity Usage (kWh)
1	Motel	2,026
	Regional Shopping Center	318
2	Motel	4,093
Total Construction Electricity Usage (kWh)		6,437

Cal EEMod Version 202.4.0

Petroleum Fuel:

Petroleum-based fuel usage represents the highest amount of energy potentially consumed during construction from off-road equipment operating on the Project site, on-road automobiles transporting workers to and from the Project site, and on-road trucks transporting equipment and supplies to the Project site. All construction equipment is subject to the California Air Resources Board (CARB) In-Use Off Road Diesel-Fueled Fleets Regulation. This regulation, which applies to all off-road diesel vehicles 25 horsepower or greater, limits unnecessary idling to five (5) minutes, requires all construction fleets to be labeled and reported to CARB, bans Tier 0 equipment, phases out Tier 1 and 2 equipment, and requires that fleets comply with Best Available Control Technology requirements, which would increase construction equipment fuel efficiency.¹² The Energy Analysis prepared by Urban Crossroads estimates that approximately 61,837 gallons of diesel fuel will be used to power construction equipment and approximately 12,745 gallons of diesel fuel will be consumed during construction worker trips. The Energy Analysis concludes that construction activities for the Project would not result in wasteful, inefficient, and unnecessary consumption of energy resources.

Operation Related:

Energy:

In 2022, the Commercial sector of the Southern California Edison planning area consumed 36069.38021 GWh of electricity.¹² As shown below, in *Table 6-2 Project Annual Electricity Demand Summary*, the estimated electricity demand of the Project is 488,003 kWh per year, which equates to 0.488 GWh per year. The motel's operational energy demand estimate encompasses energy use for guest amenities, including the recreational pool. The Project's estimated annual electricity consumption compared to the 2022 annual electricity consumption of the overall Commercial sector in the SCE Planning Area would account for

¹² California Energy Commission. Energy Reports. Accessed March, 11 2025. <https://ecdms.energy.ca.gov/elecbyplan.aspx>.

approximately 0.0000442286 percent of total electricity consumption. The existing electrical facilities are sufficient in meeting this demand.

Table 6-2 Project Annual Electricity Demand Summary

Land Use	Electricity Demand (kWH/year)
Motel	450,144
Regional Shopping Center	7,637
Parking Lot	30,222
Other Asphalt Surfaces	0
Recreational Swimming Pool	0
Total Project Electricity Demand	488,003

Source: Cal EEMod Version 202.4.0

Additionally, the proposed Project would be designed to comply with the County of San Bernardino's Building and Energy Efficiency Standards. The Project would be required to adhere to CAL Green, which established planning and design standards for sustainable developments and energy efficiency. The proposed Project would not result in a significant impact due to wasteful, inefficient, or unnecessary consumption of electrical energy resources, during Project operation.

Natural Gas/Propane:

The Project site is serviced by Southern California Gas Company (SoCalGas) however; the Project site will not be connected to natural gas infrastructure and will rely solely on propane for its energy needs where applicable. As such, there will be no increase in demand for natural gas or additional infrastructure. The energy demand estimates provided in the Project's analysis were based on conservative assumptions that reflect typical natural gas usage. according to the South Coast Air Quality Management District's *2024 Combustion Default Emission Factors* report, propane combustion generally results in lower emissions of criteria pollutants per unit of energy compared to natural gas. (SCAQMD, 2024).Because propane will be used in place of natural gas- and in smaller quantities- the Project's actual energy consumption and associated emissions are expected to be lower than reported. Furthermore, propane infrastructure can be easily accommodated on-site via tank storage, without requiring connections to regional utility pipelines. According to the California Energy Commission's Energy Report, the Commercial sector was responsible for 103.395055 million therms of natural gas consumption in the SoCalGas Planning Area in 2022. The proposed Project's estimated annual natural gas demand is 5,363,187 kBtu per year, or 53.4467553 therms. The proposed Project's estimated annual natural gas consumption is minute compared to the 2022 annual natural gas consumption of the overall Commercial sector in the SoCalGas Planning Area. Therefore, the Project's natural gas and propane demand and impacts with regard to natural gas and propane supply and infrastructure capacity would be less than significant.

Petroleum Fuel:

Fuel consumption associated with the Project's operation would primarily be attributable to customers, employees, and delivery trucks commuting to and from the Project site. Annual vehicular trips and related Vehicle Miles Traveled (VMT) generated by the operation of the Project would result in a new fuel demand of 13,569 gallons of fuel. Over the lifetime of the Project, the fuel efficiency of vehicles being used by citizens and delivery services is

expected to increase. As such, the amount of petroleum consumed because of vehicular trips to and from the Project site during operation is anticipated to decrease over time. Therefore, Project-related petroleum consumption would have a less than significant impact.

In conclusion, while the proposed Project would result in increased energy demand during both construction and operation phases, the overall impact on energy resources and infrastructure would be minimal and less than significant. The temporary energy consumption during construction, particularly from electricity and petroleum-based fuels, would not lead to wasteful or inefficient energy use, as construction activities would comply with relevant regulations and standards. During operation, the Project's electricity and propane use are small in comparison to regional consumption, and the infrastructure is deemed sufficient to meet these needs. Additionally, the Project's adherence to energy efficiency standards and the expected improvements in vehicle fuel efficiency over time would further mitigate any potential adverse impacts. As such, the proposed Project would not result in significant environmental effects related to energy use.

Less Than Significant Impact

b) *Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?*

The proposed Project will comply with applicable State Building Energy Efficiency Standards (Title 24) and CALGreen. Additionally, the location of the Project site facilitates utilization of existing infrastructure systems, which is consistent with the California Energy Plan. Furthermore, the Project would not conflict with any applicable plan, policy or regulation of an agency adopted to reduce GHG emissions, including AB 32, SB 32, and SB 350.

Under the California Renewables Portfolio Standard, the State of California is transitioning to renewable energy through California's Renewable Energy Program. Renewable sources of electricity include wind, small hydropower, solar, geothermal, biomass, and biogas. Senate Bill 350 (de Leon) was signed into law September 2015 and establishes tiered increases to the RPS—40 percent by 2024, 45 percent by 2027, and 50 percent by 2030. Senate Bill 350 also set a new goal to double the energy- efficiency savings in electricity and natural gas through energy efficiency and conservation measures.

The statewide RPS goal is not directly applicable to individual development projects, but the goal is applicable to utilities and energy providers such as SCE. Compliance of SCE in meeting the RPS goals would ensure the State in meeting its objective in transitioning to renewable energy. Therefore, implementation of the proposed Project would not conflict or obstruct plans for renewable energy and energy efficiency and a less than significant impact would occur.

Less Than Significant Impact

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
VII. GEOLOGY AND SOILS - 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION: (Check <input type="checkbox"/> if project is located in the Geologic Hazards Overlay District):
Countywide Plan; San Bernardino Countywide Plan EIR; Submitted Project Materials; Sladden Engineering, Geotechnical Investigation Proposed Expansion Pioneertown Motel, San Bernardino County, prepared June 3, 2020 (Appendix G)

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

The Project site is located in an active seismic zone; however, the site does not occur within the Alquist-Piolo Earthquake Fault Zone or County Fault Hazard Zone.¹³ As shown in the California Department of Conservation's "Earthquake Hazards Zone" web application, the nearest faults are the Pinto Mountain Fault and the Johnson Valley Fault, approximately 2.9 miles and 3.5 miles from the Project site, respectively. Sladden

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Piolo 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.

The Project site is located in an active seismic zone; however, the site does not occur within the Alquist-Piolo Earthquake Fault Zone or County Fault Hazard Zone.¹⁴ As shown in the California Department of Conservation's "Earthquake Hazards Zone" web application, the nearest faults are the Pinto Mountain Fault and the Johnson Valley Fault, approximately 2.9 miles and 3.5 miles from the Project site, respectively. Sladden Engineering conducted a Geotechnical Investigation for the Project site, dated June 3, 2020. Sladden concurred that the site is not located within a State of California delineated fault zone based on review of Bortugno and Spittler (1986) and CDOC (2016). Potential for surface rupture on-site is considered low due to the absence of known faults within the immediate Project vicinity. However, rupture potential cannot be dismissed as rupture may occur along unidentified traces that extend from known faults. The proposed Project would be required to comply with California Building Code requirements, Uniform Fire Code requirements, and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Compliance with these codes and standards would address potential impacts resulting from an earthquake event. Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

Less Than Significant Impact

ii) Strong seismic ground shaking?

Although no active faults traverse through the Project site, the site is subject to ground shaking due to faults in the surrounding region. The Project site has a medium ranking for earthquake shaking potential and will experience a lower level of shaking with low frequency.¹⁴ However, ground shaking may result at the Project site due to earthquakes associated with nearby and more distant faults, as is the case for most areas within Southern California. Sladden Engineering identified site-specific ground motion parameters

¹³ San Bernardino Countywide Plan Draft EIR. 2019. Geology and Soils. Figure 5.6-1 "Alquist-Piolo Fault Zones and County Fault Hazard Zones."

¹⁴ San Bernardino Countywide Plan Draft EIR. 2019. Geology and Soils. Figure 5.6-1 "Alquist-Piolo Fault Zones and County Fault Hazard Zones."

for the Project site and estimated 0.761g of peak ground acceleration. The design of any structures on-site would incorporate measures to accommodate projected seismic ground shaking in accordance with the California Building Code (CBC) and San Bernardino County Building Code. The CBC is designed to preclude significant adverse effects associated with strong seismic ground shaking. Compliance would ensure that the proposed Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving seismic ground shaking. Therefore, a less than significant impact would occur.

Less Than Significant Impact

iii) Seismic-related ground failure, including liquefaction?

Liquefaction is a process in which cohesion-less, saturated, fine-grained sand and silt soils lose shear strength due to ground shaking and behave as fluid. Areas overlying groundwater within 30 to 50 feet of the surface are considered susceptible to liquefaction hazards.¹⁵ Ground failure associated with liquefaction can result in severe damage to structures. According to the San Bernardino Countywide Plan EIR Figure 5.6-3 the Project site is not located in an area susceptible to liquefaction.¹⁶ The Geotechnical Investigation for the proposed Project, dated June 2, 2020, prepared by Sladden Engineering, states that groundwater was not encountered on-site to the maximum explored depth of 50 feet below ground surface. Therefore, the Project is not susceptible to liquefaction and a less than significant impact would occur.

Less Than Significant Impact

iv) Landslides?

Landslides result from downward movement of earth or rock materials that have been influenced by gravity. In general, landslides occur due to various factors including steep slope conditions, erosion, rainfall, groundwater, adverse geologic structure, and grading impacts. The Project site is relatively flat and level with the surrounding area and according to the San Bernardino Countywide Plan EIR Figure 5.6-3, is not located within an area susceptible to landslides.¹⁷ The Geotechnical Investigation conducted by Sladden Engineering revealed no sign of slope instability such as landslides, rockfalls, earthflows or slumps within or near the Project site. Therefore, the proposed Project would not expose people or structures to substantial adverse effects, including loss, injury, or death, involving landslides. Thus, no impact would occur.

No Impact

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

The proposed Project would encompass approximately 5.79-acres and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction Permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one (1)

¹⁵ San Bernardino Countywide Plan Draft EIR 2019. Geology and Soils Pg. 5.6-15.

¹⁶ San Bernardino Countywide Plan Draft EIR. 2019. Geology and Soils. Figure 5.6-3 "Liquefaction and Landslide Susceptibility."

¹⁷ San Bernardino Countywide Plan Draft EIR. 2019. Geology and Soils. Figure 5.6-3 "Liquefaction and Landslide Susceptibility."

or more acres. The General Construction Permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP shall include BMPs to prevent project-related pollutants from impacting surface waters.¹⁸ Construction activities associated with the Project would involve earth movement and the exposure of soil, which would temporarily increase soil erosion susceptibility. In the long-term, development of the Project site would increase impervious surface cover and permanent landscaping, thereby reducing the potential for erosion and loss of topsoil that currently occurs. Once constructed, stormwater runoff generated by the Project would be directed into infiltration trenches, which will direct flows to existing natural drainage swales along Curtis Road and no Project related sediment erosion would occur; therefore, a less than significant impact would occur

Less Than Significant Impact

- 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?*

As previously stated in Section VI subsections ((a)(iii)) and ((a)(iv)), the Project site is not anticipated to be affected by any landslides, nor is it likely to be exposed to liquefaction related hazards. Additionally, the Project site's potential for lateral spreading or collapse is low, given that the recommendations in the *Earthwork and Grading* section, and all other sections, of the Geotechnical Report would be followed. The field investigation conducted by Sladden Engineering, revealed that a thin mantle of artificial fill/disturbed soil was encountered to a maximum depth of approximately four (4) feet below ground surface. The artificial fill/disturbed soil consists primarily of silty sand. Underlying the fill soil native alluvium was encountered. Additionally, the native soil encountered throughout the site consists of primarily brown, slightly moist, loose to dense and fine-to-coarse-grained clayey sand and gravelly sand interbedded with minor portions of silty sand.¹⁹ The *Earthwork and Grading* section of the Geotechnical Report, states that all undocumented artificial fill soil should be removed to competent native soil. In order to provide for firm and uniform foundation bearing conditions, the primary foundation bearing soil should be over-excavated and recompacted. Over-excavation should extend to a minimum depth of three (3) feet below existing grade or two (2) feet below the bottom of the footings, whichever is deeper. After excavation is complete, the native soil should be moisture conditioned and compacted to at least 90% relative compaction. The Project site should then be brought to final subgrade elevations with fill compacted in layers. The previously removed material may be used as compacted engineering fill.²⁰ Additionally, caving in occurred in varying degrees during the field investigation. All excavations should be constructed in accordance with the normal California Occupational Safety and Health Administration (Cal/OSHA) excavation criteria. Lastly, all earthwork shall be performed under the observation and testing of a qualified soil engineer. The Project will be required to comply with all of the requirements and recommendations outlined in the Geotechnical Investigation Report prepared by Sladden Engineering, as required by Mitigation Measure **GEO-1**. Furthermore, the Project will comply with all applicable provisions of the Uniform Building Code (UBC) and California Building Code (CBC) that would act to minimize any unstable soils or unstable geologic

¹⁸ San Bernardino Countywide Plan Draft EIR. 2019. Hydrology and Water Quality. Pg. 5.9-2.

¹⁹ Sladden Engineering. Geotechnical Investigation Proposed Expansion Pioneertown Motel, San Bernardino County. prepared June 3, 2020 (Appendix G)

²⁰ Sladden Engineering. Geotechnical Investigation Proposed Expansion Pioneertown Motel, San Bernardino County. prepared June 3, 2020 (Appendix G)

units that may be encountered. On this basis, the potential for the Project to be located on a geologic units or soil that is unstable, or that would become unstable as a result of the Project and potentially result in on- or off-site landslides, lateral spreading, subsidence, liquefaction or collapse is less than significant with mitigation incorporated.

Less than Significant with Mitigation

- 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?*

Expansive soils contain significant amounts of clay particles that swell considerably when wetted and shrink when dried. Foundations constructed on these soils are subject to uplifting forces caused by swelling. Without proper mitigation, heaving and cracking of both building foundations and slabs-on-grade could result. The subsurface soils beneath the Project site consist primarily of clayey sand and gravelly sand, with intermixed silty sand and alluvium.²¹ There is not enough clay in the soils to be considered expansive; therefore, the soils at the Project site are considered non-expansive and no impact would occur due to Project implementation.

No Impact

- 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?*

Sladden Engineering conducted Percolation Testing for Onsite Sewage Disposal Feasibility, dated June 3, 2020 (*Appendix G*). The existing Pioneertown Motel utilizes an on-site sewage disposal system consisting of a septic tank and seepage pits. It is assumed that neighboring residences and businesses utilize on-site sewage disposal systems consisting of septic tanks and leach lines or seepage pits, as there is not a municipal sewer collection system that serves the area. The soils encountered during the Percolation Test consisted primarily of fine to coarse grained clayey sand. The percolation rate ranged from 8.5 to 22.3 gallons per square foot per day as determined by San Bernardino County procedures. The results of the Percolation Test support the implementation of a new on-site sewage disposal system for the Project, with incorporation of Mitigation Measure **GEO-2** to ensure that the sewage disposal system does not negatively affect any nearby water supply wells, buildings, structures, or private properties. Based on the information above, the Project would result in a less than significant impact with mitigation incorporated.

Less than Significant with Mitigation

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

As part of the Phase I Cultural Resources Investigation, a paleontological overview was completed through the Natural History Museum of Los Angeles County. The report concluded that the Project area consists of Older Quaternary Alluvium. Older Quaternary Alluvium has been known to yield evidence of significant vertebrate fossil specimens; therefore, the area is considered sensitive for fossil specimens in a buried context, and any "substantial" excavations that exceed the presence of coarse alluvial deposits and impacts

²¹ Sladden Engineering. Geotechnical Investigation Proposed Expansion Pioneertown Motel, San Bernardino County. prepared June 3, 2020 (*Appendix G*)

the finer-grained alluvial depots should be monitored.²² Research concludes that there is a moderate level of sensitivity for the presence of paleontological resources. Therefore, there is a potential that paleontological resources could be uncovered during digging or earthwork at the Project site. Mitigation Measures **CUL-2** is identified to require paleontological monitoring of the Project site during ground disturbing activities. By adhering to Mitigation Measures **CUL-2**, the potential to directly or indirectly destroy a unique paleontological resource or site or unique geologic feature will be minimized. Therefore, with mitigation incorporated, the Project would result in a less than significant impact.

Less than Significant with Mitigation

Mitigation Measures

Mitigation

VII.

(c)

GEO-1 Grading and Construction

The Project shall incorporate the recommendations provided in the Geotechnical Report prepared by Sladden Engineering, dated June 3, 2020 (*Appendix E*). The recommendations are presented in the following sections of the report: Earthwork and Grading, Conventional Shallow Spread Footings, Retaining Walls, Slabs-On-Grade, Corrosion Series, Utility Trench Backfill, exterior Concrete Flatwork, Drainage, Limitations, and Additional Services.

(e)

GEO-2 On-Site Sewage System

Seepage pits shall be located a minimum of 150 feet away from water supply wells. A maximum seepage pit depth of 30 feet is recommended. Seepage pits shall be located a minimum of 8 feet away from buildings, structures, and private property lines. These minimum distance requirements also pertain to seepage pit expansion areas.

Therefore, potential impacts can be reduced to less than significant level with implementation of Mitigation Measures GEO-1, GEO-2, and CUL-2.

²² McKenna et al., Phase I Cultural Resources Assessment for the Pioneertown Motel Complex in Pioneertown, San Bernardino County, CA, July 27, 2020. (Appendix E)

<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>
VIII. GREENHOUSE GAS EMISSIONS – Would the project:					
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:

Countywide Plan; Submitted Project Materials; Greenhouse Gas Emissions (GHG) Reduction Plan (September 2011); Urban Crossroads, Pioneertown Motel Expansion Greenhouse Gas Analysis, prepared July 3, 2025 (Appendix H)

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?*

The Project will be required to comply with regulations imposed by the State of California, the Mojave Desert Air Quality Management District (MDAQMD), and the County of San Bernardino Greenhouse Gas Emissions Reduction Plan, aimed at the reduction of air pollutant emissions. The Project will be subject to the County's GHG Development Review Process (DRP) that specifies a two-step approach in quantifying GHG emissions. First, a screening threshold of 3,000 MTCO₂e/yr is used to determine if additional analysis is required. Projects that exceed the 3,000 MTCO₂e/yr will be required to either achieve a minimum of 100 points per the Screening Tables or a 31% reduction over 2007 emission levels. Consistent with CEQA Guidelines, such projects would be determined to have a less than significant individual and cumulative impact for GHG emissions.²³

Urban Crossroads conducted a Greenhouse Gas Analysis for the proposed Project, dated July 3, 2025. The analysis provides the estimated GHG emissions that will result from Project construction. Construction related GHG emissions are quantified and amortized over the life of the Project, which is identified as a 30-year period, in accordance with SCAQMD recommendation. The amortized construction emissions are presented below in *Table 8-1 Amortized Annual Construction Emissions*.

²³ Urban Crossroads. Pioneertown Motel Expansion Greenhouse Gas Analysis, County of San Bernardino. prepared July 3, 2025. (Appendix H)

Table 8-1 Amortized Annual Construction Emissions

Year	Emissions (MT/yr)				
	CO ₂ T	CH ₄	N ₂ O	R	Total CO ₂ e
2027	287.00	0.01	<0.005	0.01	288.00
2028	255.80	<0.01	<0.01	<0.01	256.90
2029	208.00	0.01	<0.005	0.02	210.00
Total	750.80	0.02	0.00	0.03	754.90
Amortized	25.03	6.67E-04	0.00	1.00E-03	25.16

Project operational emissions would consist of area source, energy source, mobile source, solid waste, and water supply, treatment, and distribution. As shown in *Table 8-2 Project GHG Emissions Summary*, construction and operation of Phase 1 of Project would generate approximately 231.00 MTCO₂e/yr. Upon full buildout, the Project is projected to generate approximately 777.14 MTCO₂e/yr. Based on the GHG Development Review Process (DRP) threshold of significance, a cumulative global climate change impact would occur if the GHG emissions created from the on-going operations of the proposed Project would exceed the SCAQMD threshold of 3,000 MTCO₂e per year. Therefore, since the Project will not exceed the threshold of significance, the Project does not have the potential to result in a cumulatively considerable impact with respect to GHG emissions and a less than significant impact will occur.

Table 8-2 Project GHG Emissions Summary

Phase	Emission Source	Emissions (MT/yr)				
		CO2T	CH4	N2O	R	Total CO2e
1	Annual construction-related emissions amortized over 30 years	25.03	6.67E-04	0.00	1.00E-03	25.16
	Mobile	172.00	0.01	0.01	0.23	175.00
	Area	0.08	0.00	0.00	0.00	0.08
	Energy	26.60	0.00	0.00	0.00	26.80
	Water	1.20	0.01	0.00	0.00	1.53
	Waste	0.56	0.06	0.00	0.00	1.97
	Refrigeration	0.00	0.00	0.00	0.46	0.46
	Total CO2e (All Sources)	231.00				
Project Buildout	Annual construction-related emissions amortized over 30 years	25.03	6.67E-04	0.00	1.00E-03	25.16
	Mobile	604.00	0.02	0.03	0.73	613.00
	Area	0.42	0.00	0.00	0.00	0.42
	Energy	122.00	0.01	0.00	0.00	122.00
	Water	2.44	0.04	0.00	0.00	3.84
	Waste	2.89	0.29	0.00	0.00	10.10
	Refrigeration	0.00	0.00	0.00	2.62	2.62
	Total (MTCO2e) (All Sources)	777.14				
Source: CalEEmod output						

Less Than Significant Impact

- b) *Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?*

The proposed Project would comply with applicable county, state, and federal GHG Plan strategies. Any project that does not exceed 3,000 MTCO₂e/year is considered consistent with the MDAQMD and SCAQMD's Air Quality Management Plan (AQMP) and determined to have a less than significant individual cumulative impact for GHG emissions. Additionally, the proposed

Project is consistent with AB 32 and SB 32/2017 Scoping Plan which aims to reduce emissions by 40% below 1990 levels. Therefore, the Project will not conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing emissions of GHGs. Thus, a less than significant impact would occur.

Less Than Significant 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>
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
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:					
Countywide Plan; San Bernardino Countywide Plan Draft EIR; Submitted Project Materials; EnviroStor Database					

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Construction Effects:

The Project proposes an expansion of the Pioneertown Motel and development of a new restaurant, retail space, and recreational facilities. Project construction would require the use and transport of materials such as soils, gravel, rock, concrete, and lumber. Equipment used at the Project site during construction activities could use substances considered by regulatory bodies as hazardous, such as diesel fuel and gasoline from typical construction equipment and would therefore have the potential to discharge hazardous materials during construction. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the project construction activities are required to strictly adhere to. The use, transport, storage, and disposal of hazardous materials must comply with existing regulations established by several agencies, including the Department of Toxic Substances Control (DTSC), the Environmental Protection Agency (EPA), the US Department of Transportation (USDOT), the Occupational Safety and Health Administration (OSHA), the California Code of Regulations (CalOSHA), and the State Unified Hazardous Waste and Hazardous Materials Management Regulatory Program.

Operation Effects:

Operation of the hotel, commercial retail, and restaurant uses is not anticipated to transport, use, or dispose hazardous materials. However, the operation of these uses may use small amounts of commercially available hazardous materials (e.g., fuels, solvents, fertilizers, pesticides), but these materials would be used in compliance with applicable regulations. Project operation would not create a significant hazard to the public or environment due to the use of hazardous materials. Therefore, no significant impacts are identified or anticipated, and a less than significant impact would occur.

Less Than Significant Impact

- b) As mentioned in Section IX(a), any handling activities associated with hazardous or potentially hazardous materials would comply with all applicable federal, state, and local agencies and regulations. Both short-term construction and long-term operation of the proposed Project would comply with all applicable federal, state, and local agencies and regulations with the policies and programs established by agencies such as the EPA, Department of Transportation, Department of Toxic Substances Control, CalOSHA, Resource Conservation and Recovery Act, and the State Unified Hazardous Waste and Hazardous Materials Mandatory Regulatory Program. Adherence to the applicable policies and programs of these agencies would ensure that any transport or interaction with hazardous materials would occur in the safest possible manner, reducing the opportunity for the accidental release of hazardous materials into the environment. Any handling of hazardous materials would be limited in both quantities and concentrations. Therefore, a less than significant impact would occur.

Less Than Significant Impact

- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Yucca Valley Elementary School is the nearest school to the Project site. The school is located approximately 3.81 miles southeast of the Project site. As previously mentioned, handling activities associated with hazardous or potentially hazardous materials would comply with all applicable federal, state, and local agencies and regulations. Given that there are no schools within one-quarter mile of the proposed Project, no impact would occur.

No Impact

- 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?*

Government Code Section 65962.5 describes that before an application for a development project is completed the Applicant and/or Lead Agency shall indicate whether the site is included on any of the lists compiled pursuant to that section and to identify which list(s). According to the Cortese List, the Project site is not included on a list of hazardous materials sites, nor are there any hazardous materials sites listed in the vicinity of the Project.²⁴ EnviroStor tracks cleanup, permitting, enforcement and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. No hazardous materials sites are located within or in the immediate vicinity of the Project site. Therefore, no impacts are identified or anticipated. Thus, no impacts would occur.

No Impact

- 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?*

The Project site is not within an airport safety review area or Airport Runaway Protection Zone.²⁵ The Project site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project site is the Yucca Valley Airport, approximately 5.03 miles southeast of the Project site. Therefore, the Project would not result in a safety hazard or excessive noise for people residing or working in the Project area. Thus, no impact would occur.

No Impact

- f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

The nearest evacuation route to the Project site is SR-62, approximately 3.76 miles southeast of the Project site. State Route 62 is identified as an evacuation route within the County of San Bernardino.²⁶ The Project site and immediate surroundings do not contain emergency shelters or facilities. Therefore, the proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or

²⁴ California Department of Toxic Substances Control. EnviroStor. Accessed October 27, 2021.

²⁵ San Bernardino Countywide Plan Draft EIR. 2019. Hazards and Hazardous Materials. Figure 5.8-2 "Airport Safety Zones."

²⁶ San Bernardino Countywide Plan Draft EIR. 2019. Hazards and Hazardous Materials. Table 5.8-10 "Evacuation Routes in San Bernardino County."

emergency evacuation plan. Thus, no impact would occur.

No Impact

- g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

The Project site is located within a High Fire Hazard Severity Zone.²⁷ The Project site is relatively flat and does not contain considerable slopes that would exacerbate wildfire risk. All required landscaping will be maintained as to not create a fire hazard per the requirements of the County code. Additionally, the surrounding wildland conditions consist of sparse desert vegetation. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department. Additionally, the nearest fire station is the San Bernardino County Fire Department Station 41, located approximately 5 miles east-southeast of the Project site. By adhering to all Uniform Fire Code requirements and all other applicable statutes, codes, ordinances, and standards of the San Bernardino County Fire Department, the Project would avoid exposing people or structures to a significant risk of loss, injury, or death involving wildland fires. Therefore, a less than significant impact would occur.

Less Than Significant Impact

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

²⁷ San Bernardino Countywide Plan Draft EIR. 2019. Hazards and Hazardous Materials. Figure 5.8-4 "Fire Severity and Growth Areas in the East Desert Region."

Issues		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
X. HYDROLOGY AND WATER QUALITY - Would the project:					
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 checked="" type="checkbox"/>	<input 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"/>
SUBSTANTIATION:					

Countywide Plan; San Bernardino Countywide Plan Draft EIR; Submitted Project Materials; Mojave Water Agency 2020 Urban Water Management Plan, Accessed on March 11, 2025.

- a) *Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?*

The proposed Project would encompass approximately 5.79-acres and would therefore be subject to the National Pollutant Discharge Elimination System (NPDES) permit. The State of California is authorized to administer various aspects of the NPDES. Construction activities covered under the State's General Construction Permit include the removal of vegetation, grading, excavating, or any other activity that causes the disturbance of one (1) or more acres. The General Construction Permit requires recipients to reduce or eliminate non-storm water discharges into stormwater systems, and to develop and implement a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP is based on the principles of Best Management Practices (BMPs) to control and abate pollutants. The SWPPP shall include BMPs to prevent project-related pollutants from impacting surface waters.²⁸

The Project site is located within the jurisdiction of the Colorado River Basin Regional Water Quality Control Board (RWQCB). The Colorado River Basin RWQCB does not require any MS4 permits for development within this area; however, development does need to meet the requirements of the Industrial General Permit and the Construction General permit.²⁹ Therefore, the Project is subject to eliminating non-storm water discharges into stormwater systems and developing and implementing a SWPPP.

The Project proposes to install an on-site sewage disposal system consisting of a septic tank and seepage pits to serve the proposed expansion of the Pioneertown Motel. Sladden Engineering performed a Percolation Test for Onsite Sewage Disposal Feasibility, dated June 3, 20202, which concluded that the soil at the Project site would support seepage pits for the on-site sewage disposal system. Furthermore, the Colorado River Basin RWQCB issues Waste Discharge Requirements (WDRs), under the provisions of the California Water Code, Division 7 Water Quality, Article 4 Waste Discharge Requirements, which the Project would be subject to. Additionally, the system will need to be certified through the San Bernardino County Division of Environmental Health. Therefore, existing regulations would ensure that construction of the septic tank would have a less than significant impact.

Construction-Related:

The proposed Project would involve grading, paving, building construction, amenity construction, and landscaping installation, which could result in the generation of potential water quality pollutants such as silt, debris, chemicals, paints, and other pollutants with the potential to affect water quality.

Operation-Related:

Urban runoff is typically associated with impervious surfaces, such as rooftops, streets, and other paved areas, where various types of pollutants may build up and eventually be washed into the offsite waters. However, the Project conforms with the zoning designation and the Countywide land use designation, which is consistent with the Countywide Plan EIR. Furthermore, the Project would be developed and operated in compliance with all

²⁸ San Bernardino Countywide Plan Draft EIR. Hydrology and Water Quality. Pg. 5.9-2.

²⁹ San Bernardino Countywide Plan Draft EIR. Hydrology and Water Quality. Pg. 5.9-4.

applicable County and Regional Water Quality Control Board (RWQCB) regulations and water quality standards. Urban pollutants entering and potentially polluting the local water system would not be expected to occur as a result of the proposed Project.

Condition of Approval:

As a standard condition of approval, the Project would be required to provide compliance with the National Pollutant Discharge Elimination System (NPDES) criteria, including submittal and approval of a Storm Water Pollution Prevention Plan (SWPPP), pursuant Municipal Code Section 85.11.03. The SWPPP provides temporary measures to control discharges of sediment and other pollutants and includes methods to minimize water quality impacts and stabilize disturbed surfaces throughout the Project site during construction. Therefore, impacts would be less than significant.

Less Than Significant Impact

- b) *Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?*

Water supply to the Pioneertown area is provided by the Mojave Water Agency (MWA). The MWA has developed the Regional Recharge and Recovery Project, also known as R-Cubed, which stores water from the State Water Project underground in local aquifers and later recovers and distributes the water to local retail water purveyors. R-Cubed is part of a comprehensive solution developed by the MWA and the region's stakeholders to ensure a sustainable water supply for the region³⁰. Per the 2020 Urban Water Management Plan for the Mojave Water Agency, groundwater is the primary source of water for all entities within the service area. The water is managed by importing water supplies that are used to replenish groundwater. The Mojave Water Agency Watermaster is responsible to ensuring compliance and water service for the area. The Mojave Water Agency has accounted for the population increase and development in the Pioneertown area and, based on the 2020 Urban Water Management Plan, there will be no substantial decrease of groundwater supplies or groundwater recharge.

Water supply will be provided to the Project site by the San Bernardino County Special Districts 70-W4 municipal water system via a new connection, pending receipt of an unconditional water availability letter. The Project shall comply with all standards and requirements set forth by the County of San Bernardino and may be required to prepare a water feasibility study at the request of the County prior to the issuance of a grading permit.

Less Than Significant Impact

- 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;*

Erosion is the wearing away of the ground surface as a result of the movement of wind or water. Siltation is the process by which water becomes dirty due to fine mineral particles in the water.

³⁰ Mojave Water Agency website. Projects. Regional Recharge and Recovery Project. Accessed October 21, 2021.

The Project would alter the existing drainage pattern of the property by constructing impervious surfaces (i.e., streets, buildings, parking lots) and thereby would have a lower absorption rate for rainfall than that of the existing vacant land. As discussed in Section X (a), the Project is located within the Colorado River Basin Regional Water Quality Control Board's jurisdiction and is therefore subject to the Construction General Permit. The Construction General Permit requires the development and implementation of a Storm Water Pollution and Prevention Plan (SWPPP). The SWPPP must list the Best Management Practices (BMPs) to avoid and minimize soil erosion. Adherence to BMPs would prevent substantial soil erosion or the loss of topsoil. Once the project is in operation, stormwater will be directed into infiltration trenches along the existing roads which will direct water to existing drainage swells along Curtis Road. The Project site will be required to comply with the County's standards for landscaping which will also help to reduce erosion and siltation on and off site. Therefore, the Project would not result in substantial erosion or siltation on- or off-site, a less than significant impact would occur.

Less Than Significant Impact

ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or offsite;

The proposed Project would increase the percentage of impervious surfaces on site which would increase the potential for surface runoff. According to the preliminary drainage study completed by LMA Architects dated April 18, 2023, The Project site is not located within Federal Emergency Management Agency (FEMA) However, as indicated above, the proposed Project will be subject to the requirements of the Construction General Permit, which includes the preparation of a SWPPP. Currently all stormwater (20.78 cfs) in the area sheet flows to existing dirt roads and collects in natural swales on private property. Once the project is in operation, the stormwater will be directed to infiltration trenches along the existing roads and directed to existing swales along Curtis Road. Therefore, Project implementation would have a less than significant impact on surface runoff both on- and off-site.

Less Than Significant Impact

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

Development of the Project would increase the net area of impermeable surfaces on the site; therefore, increased discharges to the County's existing storm drain system would likely occur. As discussed above in Section X (a), the Project shall require the preparation of a SWPPP under standard conditions of approval. Furthermore, the Project will be subject to all County standards, regulations, and requirements, and will require County review prior to permitting. As stated above, once operational, the runoff will be directed to infiltration trenches which will direct water to the existing natural drainage swales. Therefore, Project impacts would be less than significant.

Less Than Significant Impact

iv) Impede or redirect flood flows?

The Countywide Plan identifies FEMA Flood Zone D just north of the Project site, which

indicates a chance of flood.³¹ However, the project site is not located in a FEMA flood zone area, and a Project specific SWPPP will reduce Project impacts regarding flood flows to less than significant level for construction. Once operational, stormwater will be directed to infiltration trenches which will direct the stormwater to existing natural drainage swales located along Curtis Road. Based on the preliminary drainage study for the project, the infiltration trench will reduce the amount of flow and volume into the existing natural drainage swales from the current condition, thus the project will not impede or redirect flood flows in the area.

Less Than Significant Impact

- d) *In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?*

The Pacific Ocean is located over 112 miles west of the Project site; consequently, there is no potential for tsunamis to impact the Project. In addition, no steep hillsides subject to mudflow are located on or near the Project site. According to the Countywide Plan, the Project site is not located in an identified dam inundation area, and there is no levee located within the vicinity of the Project site. There is no potential for inundation. Accordingly, the Project site has no potential to be impacted by seiches, mudflows, and/or tsunamis. Therefore, no impact would occur.

No Impact

- e) *Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?*

The Project would be required to comply with the Colorado River Basin Regional Water Quality Control Board (RWQCB) which includes the requirement to complete and submit a SWPPP for construction related activities. The proposed Project requires CUP review and approval and will be designed to meet County regulations regarding construction and operation for the Motel and related activities. Additionally, the Project complies with the zoning designation, Countywide Plan, and Countywide Plan EIR. Therefore, due to the compliance with the RWQCB SWPPP and adherence to the standards set by the County, the Project would not conflict with or obstruct implementation of a water quality control plan, and impacts would be less than significant.

Less Than Significant Impact

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

³¹ County of San Bernardino. HZ-4 Flood Hazards web map. Accessed October 23, 2021.

<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>
XI. LAND USE AND PLANNING - Would the project:					
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:

Countywide Plan; San Bernardino Countywide Plan EIR; Submitted Project Materials

a) *Physically divide an established community?*

According to the Countywide Plan, the Project site has a land use classification of Commercial (APN 0594-212-30) and Rural Living (APNs 0594-212-27, -28, -29). All of the parcels are zoned Special Development- Residential (SD-RES), as acknowledged in Section 6 of County Resolution No. 2020-197, the project is considered consistent with the County's planning framework and intent as expressed in its adopted policies. The surrounding area includes Commercial and Rural Living land uses, and the Project site consists of vacant vegetated land to the north, which will be developed with the project and the existing Pioneertown Motel that will remain in place with the implementation of the proposed Project. Therefore, no established communities exist within the Project site, nor does the Project propose or require elements or operations that would divide an off-site community. Based on the preceding, the Project would not physically divide an established community and no impact would occur.

No Impact

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?*

Per Table 82-17 of the County's Development Code, the hotel, restaurant, spa, and equestrian facility are allowed uses subject to a Conditional Use Permit (CUP). The Applicant has submitted a CUP for the proposed Project. With approval of the CUP, the proposed Project conforms with the Countywide Plan Policies. The Project also aligns with the intent of the Pioneertown Community Action Guide, which encourages tourism uses and the current SD-RES zoning designation. Therefore, the implementation of the proposed Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation, a less than significant impact would occur.

Less Than Significant Impact

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XII. MINERAL RESOURCES - 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 checked="" type="checkbox"/>	<input type="checkbox"/>
SUBSTANTIATION: (Check <input type="checkbox"/> if project is located within the Mineral Resource Zone Overlay):				
Countywide Plan; San Bernardino Countywide Plan EIR; Submitted Project Materials; Mineral Land Classification				

Findings of Fact: The County of San Bernardino prioritizes the conservation of land area with mineral resources by prohibiting or discouraging development of land that would substantially preclude the future development of mining facilities. SMARA regulations govern the extraction of mineral resources and eventual reclamation of mining operations, allowing for the mining of any locally important mineral resources while precluding or minimizing potentially adverse environmental effects. The State Geologist as specified by the Surface Mining and Reclamation Act (SMARA, PRC 2710 et seq.) of 1975 produces mineral Land Classification (MLC) studies.

- 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?*

The Project site is located within the East Desert region of San Bernardino County. According to the California Department of Conservation, Mineral Land Classification map, the Project site is part of the 1994 Open File Report (OFR) 94-06.³² The Project site is not located within an area known to be underlain by regionally- or locally- important mineral resources, and the Project site does not have an MRZ classification.³³ Therefore, Project implementation would have little effect on the availability of known mineral resources that would be of value to the region and the residents of the state, thus the Project would have a less than significant impact.

Less Than Significant Impact

- 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?*

³² Mineral Land Classification of a Part of Southeastern San Bernardino County: Open-File Report 94-06 Accessed October 4, 2021.

³³ Couty of San Bernardino. NR-4 Mineral Resources Zones web map. Accessed October 4, 2021.

As stated above in Section XII. (a), the Project site is not located within an area known to be underlain by regionally- or locally-important mineral resources. Additionally, the proposed Project complies with the zoning designation and Countywide Plan, which is consistent with the General Plan EIR. Therefore, Project implementation would have a less than significant impact and no further analysis of this subject is required.

Less Than Significant 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>
XIII. NOISE - 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 type="checkbox"/>	<input checked="" 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 ☐).

Countywide Plan; San Bernardino Countywide Plan EIR; Submitted Project Materials; Urban Crossroads, Pioneertown Motel Expansion Noise Impact Analysis, prepared June 26, 2025 (Appendix J)

- 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?*

To prevent high levels of construction noise from impacting noise-sensitive land uses, San Bernardino County Development Code Section 83.01.080(g)(3) limits general construction activities to any day, between 7:00 a.m. and 7:00 p.m., except Sundays and federal holidays. Noise generated by the Project construction equipment will include a combination of trucks, power tools, concrete mixers, and portable generators that when combined, can reach high levels. Construction noise is expected to occur in the following stages: site preparation, grading, building construction, paving, and architectural coating.

Construction Noise Levels:

A Noise Impact Analysis was prepared by Urban Crossroads, Inc. on June 26, 2025, for the proposed Project. To assess the worst-case construction noise levels, the Project construction noise analysis relies on the highest noise level impacts when the equipment with the highest reference noise level is operating at the closest point from the edge of primary construction activity (Project Site boundary) to each receiver location (Where?). As shown on *Table 13-1 Construction Noise Levels*, the construction noise levels are expected to range from 52.7 to 74.2 dBA Leq, and the highest construction levels are expected to range from 63.0 to 74.2 dBA Leq at the nearest receiver locations.

Table 13-1 Construction Noise Levels

Receiver Location ¹	Construction Noise Levels (dBA Leq)					
	Site Preparation	Grading	Building Construction	Paving	Architectural Coating	Highest Levels ²
R1	62.8	61.0	59.1	58.7	52.7	68.7
R2	66.5	64.7	62.8	62.4	56.4	66.5
R3	72.8	71.0	69.1	68.7	62.7	72.8
R4	74.2	72.4	70.5	70.1	64.1	74.2
R5	65.2	63.4	61.5	61.1	55.1	66.4
R6	65.8	64.0	62.1	61.7	55.7	65.8
R7	63.0	61.2	59.3	58.9	52.9	63.0

To evaluate whether the Project will generate potentially significant short-term noise levels at the nearest receiver locations, a construction-related daytime noise level threshold of 80 dBA is used as a reasonable threshold to assess the daytime construction noise level impacts.^{36/34} Data collected during the noise level analysis supports that the construction noise levels associated with the Project will remain under 80 dBA. Therefore, the noise impacts due to the Project construction noise is considered less than significant.

Operational Noise Levels:

Using the reference noise levels (see table 13-2A) to represent the proposed Project operations that include roof-top air conditioning units, parking lot vehicle movements, pool activity, outdoor activity, equestrian activity, special events activity, and trash enclosure activity, Urban Crossroads, Inc. calculated the operational source noise levels that are expected to be generated at the Project site and the Project-related noise level increases that would be experienced at each of the sensitive receiver locations. Operational noise levels associated with special events (e.g., weddings) reflect a combination of typical event-related activities, including amplified music from a DJ sound system, use of microphones for announcements or speeches, group conversations, cheering, and general guest activity. The County Code Table 83-2 shows maximum noise levels for residential land uses at 55 dB(A) from 7:00 A.M. – 10:00 P.M. and 45 dB(A) from 10:00 P.M. – 7:00 A.M. *Table 13-2B Daytime Project Operational Noise Levels* shows the Project operational noise levels during the daytime hours of 7:00 a.m. to 10:00 p.m. The daytime hourly noise

³⁴ Urban Crossroads. Pioneertown Motel Expansion Noise Impact Analysis, County of San Bernardino. June 26, 2025.

levels at the off-site receiver locations are expected to range from 39.1 to 53.1 dBA Leq.

Table 13-2A: Reference Noise Level Measurements

Noise Source	Operational Noise Levels by Receiver Location (dBA Leq) Noise Source Height (Feet)	Min/Hour		Reference Noise Level @ 50'	Sound Power Level
		Day	Night		
Air Conditioning Units	4'	60'	60'	43.3	75.0
Parking Lot Vehicle Movements	5'	60'	60'	41.7	73.4
Pool Activity	5'	60'	0'	54.7	86.4
Outdoor Activity	5'	60'	0'	59.8	91.5
Equestrian Activity	8'	60'	0'	41.8	76.6
Trash Enclosure Activity	5'	10'	10'	56.8	89.0

Table 13-2B Daytime Project Operational Noise Levels

Noise Source ¹	Operational Noise Levels by Receiver Location (dBA Leq)						
	R1	R2	R3	R4	R5	R6	R7
Air Conditioning Units	27.2	32.0	36.8	35.1	30.2	30.4	25.3
Parking Lot Vehicle Movements	16.7	19.7	31.2	31.6	24.4	25.4	19.2
Pool Activity	29.0	31.5	36.7	44.0	41.2	40.7	25.4
Outdoor Activity	36.9	40.5	43.5	48.5	42.6	43.6	36.8
Equestrian Activity	16.1	18.9	16.5	15.7	15.4	26.2	24.5
Special Events Activity	22.7	25.4	41.2	50.2	37.5	35.5	31.9
Trash Enclosure Activity	33.5	38.2	25.6	14.0	11.3	31.5	28.6
Total (All Noise Sources)	39.4	43.3	46.7	53.1	45.8	46.2	39.1

Table 13-3 Nighttime Project Operational Noise Levels shows the Project operational noise levels during the nighttime hours of 10:00 p.m. to 7:00 a.m. The nighttime hourly noise levels at the off-site receiver locations are expected to range from 29.6 to 38.2 dBA Leq. The differences between the daytime and nighttime noise levels are largely related to the duration of noise activity.

Table 13-3 Nighttime Project Operational Noise Levels

Noise Source	Operational Noise Levels by Receiver Location (dBA L _{eq})						
	R1	R2	R3	R4	R5	R6	R7
Air Conditioning Units	26.3	31.0	35.8	34.1	29.3	29.4	24.3
Parking Lot Vehicle Movements	15.7	18.7	30.2	30.6	23.4	24.4	18.2
Pool Activity	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Outdoor Activity	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Equestrian Activity	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Special Events Activity	0.	0.0	0.0	0.0	0.0	0.0	0.0
Trash Enclosure Activity	32.5	37.2	24.7	13.0	10.4	30.5	27.6
Total (All Noise Sources)	33.5	38.2	37.1	35.7	30.4	33.6	29.6

To demonstrate compliance with local noise regulations, the Project-only operational noise levels are evaluated against exterior noise level thresholds based on the County's exterior noise level standards at nearby noise-sensitive receiver locations. *Table 13-3 Operational Noise Level Compliance* shows the operational noise levels associated with Pioneertown Motel Expansion Project will satisfy the County of San Bernardino 55 dBA Leq daytime and 45 dBA Leq nighttime exterior noise level standards at all nearby receiver locations. Therefore, the operational noise impacts are considered less than significant at the nearby noise-sensitive receiver locations

Table 13-4 Operational Noise Level Compliance

Receiver Location	Use	Project Operational Noise Levels (dBA Leq)		Noise Level Standards (dBA Leq)		Noise Level Standards Exceeded?	
		Daytime	Nighttime	Daytime	Nighttime	Daytime	Nighttime
R1	Church	39.4	33.5	55	45	No	No
R2	Camp	43.3	38.2	55	45	No	No
R3	Residential	46.7	37.1	55	45	No	No
R4	Residential	53.1	35.7	55	45	No	No
R5	Residential	45.8	30.4	55	45	No	No
R6	Ranch	46.2	33.6	55	45	No	No
R7	Residential	39.1	29.6	55	45	No	No

In conclusion, construction and operation of the proposed Project would not result in 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. Impacts would be less than significant.

Less Than Significant Impact

b) *Generation of excessive groundborne vibration or groundborne noise levels?*

County Development Code Section 83.01.090 prohibits vibration that can be felt without the aid of instruments or produces a particle velocity greater or equal to two-tenths inches per second peak particle velocity at or beyond the lot line of the source. Exceptions are made for temporary construction, maintenance, repair, or demolition activities between 7:00AM and 7:00PM, except Sunday and federal holidays.³⁵ Project construction can generate varying degrees of ground-borne vibration, depending on construction procedure and the construction equipment employed. Operation of construction equipment generates vibrations that spread through the ground and diminish in amplitude with distance from the source. As vibration waves propagate from a source, the energy is spread over an ever-increasing area such that the energy level striking a given point is reduced with the distance from the energy source.³⁶ Ground vibration levels associated with various types of construction equipment are summarized in *Table 13-5 Vibration Source Levels for Construction Equipment*. At distances ranging from 31-694 feet from the Project construction activities, construction vibration velocity levels are estimated at 0.064 PPV (in/sec.). Based on the County of San Bernardino vibration standards, unmitigated Project construction vibration levels will satisfy the 0.2 PPV (in/sec.) threshold at all the nearby sensitive receiver locations.³⁷ Furthermore, construction activities will be temporary and restricted to daytime hours consistent with County regulations. Therefore, the vibration impacts due to Project construction are considered to be less than significant.

Table 13-5 Vibration Source Levels for Construction Equipment

Equipment	PPV (in/sec) At 25 feet
Small bulldozer	0.003
Jackhammer	0.035
Loaded Trucks	0.076
Large bulldozer	0.089

Source: Federal Transit Administration, Transit Noise and Vibration Impact Assessment Manual

Less Than Significant Impact

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?*

The Project site is not located within an airport safety review area or Airport Runaway Protections Zone.³⁸ The Project site is not located within the vicinity of a private or public airstrip. The nearest airport to the Project site is the Yucca Valley Airport, approximately 5.08 miles southeast of the Project site. Therefore, no impacts are identified or anticipated.

No Impact

³⁵ San Bernardino Countywide Plan Draft EIR. 2019. Noise. Pg. 5.12-11.

³⁶ San Bernardino Countywide Plan Draft EIR. 2019. Noise. Pg. 5.12-3.

³⁷ Urban Crossroads. Pioneertown Motel Expansion Noise Impact Analysis, County of San Bernardino. June 26, 2025.

³⁸ San Bernardino Countywide Plan Draft EIR. 2019. Noise. Figure 5.8-2 "Airport Safety Zones."

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>
XIV. POPULATION AND HOUSING - Would the project:					
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 checked="" type="checkbox"/>	<input 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:

Countywide Plan; San Bernardino County EIR

- 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)?*

The proposed Project does not include new residential development and would not directly contribute to population growth within the surrounding areas. The Project proposes the expansion of the existing Pioneertown Motel. The Countywide Plan EIR Table 3-3 shows employment gains for the East Desert region by 78 employees. The existing personnel pool within the unincorporated area of Pioneertown and the greater Yucca Valley area would likely fill project-related employment demands. Therefore, significant population growth is not anticipated to occur as an indirect result of Project implementation. Furthermore, infrastructure improvements would strictly improve access and utilities to the Project site. Such improvements would not encourage population growth. Based on the preceding, the potential for the Project to induce substantial growth directly or indirectly is considered less than significant.

Less Than Significant Impact

- b) *Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?*

The Project site is currently developed with the Pioneertown Motel, which will remain in place with Project implementation, or is otherwise vacant. No houses currently exist within the site, and the Project does not propose uses or activities that would otherwise displace housing assets or persons. Based on the preceding, the proposed Project would have no impact related to displacement of housing or displacement of people.

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>
XV. PUBLIC SERVICES					
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:				
i.	Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii.	Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii.	Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv.	Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v.	Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION:

Countywide Plan; Pioneertown Community Action Guide

- 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:*

i. Fire Protection?

Fire protection services to the Project site are provided by the San Bernardino County Fire Department. The Project site is served by the San Bernardino County Fire Station #38, located at 5380 Mountain View Lane, Yucca Valley CA, approximately 3,100 feet southwest of the Project site. Additional services in the area are provided by the San Bernardino County Fire Station #41, located at 92284 Twentynine Palms Outer highway S, Yucca Valley, CA, approximately 5 miles southeast of the Project site. The San Bernardino County Fire Station #38 response time is 10 minutes if staffed, and Station #41 response time is 11 minutes.⁴¹³⁹ Although Project implementation may cause an incremental increase in demand for fire services, the increase would not be to a significant degree. The Project will be constructed to current building code requirements regarding fire suppression and access. Additionally, the Project will be reviewed and subject to the approval of the SBCFD. As discussed in Section XIV(a), Population and Housing, of this Initial Study, significant population growth is not anticipated to occur as a direct or indirect result of Project implementation. Thus, the Project would be adequately served by

fire protection services, and no new or expanded unplanned facilities would be required. Impacts would be less than significant.

Less Than Significant Impact

ii. Police Protection?

The San Bernardino County Sheriff's Department provides police protection and law enforcement services to the unincorporated community of Pioneertown and the surrounding area. The Project site is served by the Morongo Basin Sheriff's Station located at 6527 White Feather Road, Joshua Tree, CA, approximately 12.5 miles southeast of the Project site. The Project would introduce new structures, facilities, and employees to the Project site, which would result in an incremental increase in demand for police protection services. According to the Countywide Plan EIR, the Morongo Basin Station has 17 patrol deputies and approximately 20,060 calls for service. The Countywide Plan EIR goes on to note that the East Desert facilities are anticipated to be adequate to serve the area. The Project is not anticipated to require or result in the construction of new or physically altered police facilities. Based on the foregoing, the proposed Project would receive adequate police protection and impacts to police protection facilities would be less than significant.

Less Than Significant Impact

iii. Schools?

Nearby schools include Yucca Valley Elementary School, located approximately 3.8 miles southeast of the Project site and Yucca Valley High School, located approximately 4.8 miles southeast of the Project site. The proposed Project does not include residential development and therefore, does not directly generate school-aged children requiring public education. Furthermore, as significant population growth is not anticipated to occur as an indirect result of Project implementation, the Project would not cause or contribute to a need to construct new or physically altered public school facilities. Schools and educational facilities would not be impacted by Project implementation and no further analysis of this subject is required.

No Impact

iv. Parks?

The proposed Project does not involve park development or the displacement of existing park facilities. The Project is not anticipated to result in significant indirect or direct population growth and thus would not increase demand on park facilities. No impact would occur.

No Impact

v. Other Public Facilities?

As discussed under sections (iii) and (iv) above, the proposed Project would not cause an increase in population and would therefore not increase the demand for public facilities/services, including libraries, community recreation centers, post offices, and animal shelters. As such, implementation of the proposed Project would not adversely affect other public facilities or require the construction of new or modified public facilities, and no impact would occur.

No Impact

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

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XVI. RECREATION				
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 checked="" type="checkbox"/>	<input 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:
Countywide Plan; California Government Code § 66477

Findings of Fact: Although the Pioneertown Motel expansion will create additional jobs in the area, the Project will not require additional recreational space. Under the Quimby Act, commercial land uses are not required to dedicate a portion of land or pay fees for the development of new or rehabilitation of existing parks and recreational facilities.⁴⁰

- 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?*

The Project does not include residential uses or any other land use that may increase the utilization of existing neighborhood and regional parks, or other recreational facilities. The Project proposes the expansion of the existing Pioneertown Motel, which is consistent with the SD-RES zoning designation. The Project is not anticipated to result in significant indirect or direct population growth, as a result, Project implementation would not increase the use or substantial physical deterioration of existing parks or recreation facilities. Thus, a less than significant impact would occur.

Less Than Significant Impact

- 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?*

As indicated above, the Project would not require or include the construction or expansion of recreational facilities. Therefore, environmental effects related to the construction or

⁴⁰ Cal. Gov't Code § 66477

expansion of recreational facilities would not occur with implementation of the Proposed Project. No impact would occur, and no further analysis of this subject is required.

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>
XVII. TRANSPORTATION – Would the project:					
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 checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Countywide Plan; San Bernardino Countywide Plan EIR; Submitted Project Materials; Translutions, Inc., Trip Generation Analysis, prepared June 25, 2020 (Appendix I)

- a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

A Trip Generation Analysis, dated May 30, 2025, was prepared for the proposed Project by Translutions, Inc. As shown in *Table 17-1 Project Trip Generation*, the Project is anticipated to generate 19 AM peak hour trips, 23 PM peak hour trips, and 204 daily trips.⁴¹ The proposed Project is anticipated to generate less than 100 trips during any peak hours; therefore, a traffic impact study is not required. The proposed Project would add additional traffic along Mane Street and Curtis Road during the construction phase; however, this traffic would be minimal and temporary in nature. Pioneertown is not serviced by a bus system; thus, there are no bus stops adjacent to the Project site. Additionally, there are no existing or planned bicycle or pedestrian facilities adjacent to the site. Therefore, the proposed Project would not conflict with a program plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Thus, a less than significant impact would occur.

⁴¹ Translutions, Inc. Pioneertown Motel, San Bernardino County, California - Trip Generation Analysis. May 30, 2025. (Appendix K)

Table 17-1 Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Motel								
Trip Generation Rates ¹		0.13	0.22	0.35	0.19	0.17	0.36	3.35
Trip Generation	48 Rooms	6	11	17	9	9	18	161
Retail								
Trip Generation Rates ²		1.42	0.94	2.36	3.30	3.30	6.59	54.45
Trip Generation	0.785 TFS	1	1	2	3	3	6	43
Total Trip Generation		7	12	19	12	12	23	204

¹Trip generation based on rates for Land Use 320 - "Motel" from Institute of Transportation Engineers' (ITE) Trip Generation (11th Edition).

²Trip generation based on rates for Land Use 820 - "Shopping Center" from ITE's Trip Generation (11th Edition).

Less than Significant with Mitigation

- b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3 subdivision (b)?*

CEQA Guidelines Section 15064.3 subdivision (b) pertains to Vehicle Miles Traveled (VMT) and whether the land use project will generate vehicle miles traveled in excess of an applicable threshold of significance. The State of California Governor's Office of Planning and Research (OPR) Technical Advisory provides project screening criteria and guidance for analysis of VMT assessments under SB 743. With the adopted guidelines, transportation impacts are to be evaluated based on a project's effect on vehicle miles traveled. The Trip Generation Analysis concluded that less than 100 vehicle trips at any hour will result from the proposed Project. Thus, the Project will not require a traffic impact study. Per the SBCTA Screening Tool and the VMT Letter dated May 30, 2025 from Translutions, the project is located in a low VMT generating area and is not required to complete a VMT assessment, consistent with the *San Bernardino County Transportation Impact Study Guidelines* dated July 9, 2019. Therefore, the Project does not conflict and is consistent with CEQA Guidelines. A less than significant impact would occur.

Less Than Significant Impact

- c) *Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?*

The proposed Project does not include any sharp curves or dangerous intersections, nor does the Project introduce any incompatible uses. The Project proposes to expand the current Pioneertown Motel with the construction of forty-seven (47) new rooms, a new restaurant, event venue, equestrian facilities, a day spa, an outdoor pool, and retail space. Project implementation would cause a less than significant impact.

Less Than Significant Impact

d) *Result in inadequate emergency access?*

The proposed Project would be compatible with the design and operation of the street network and would not result in any major modifications to the existing access or circulation features. Adequate vehicle access to the Project site will be provided via Curtis Road to the east and Mane Street to the south. The Project will conform with local, state, and federal regulations regarding circulation and traffic pattern design. The vehicle access points would accommodate traditional fire apparatus, allowing for adequate emergency access. The Project would not result in inadequate emergency access to the Project Site. Thus, a less than significant impact would occur.

Less Than Significant 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>
XVIII. TRIBAL CULTURAL RESOURCES				

- 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 ☐ ☒ ☐ ☐

- 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? ☐ ☒ ☐ ☐

SUBSTANTIATION:

Countywide Plan; San Bernardino Countywide Plan EIR; Pioneertown Community Action Guide; Submitted Project Materials; McKenna et al., Phase I Cultural Resources Investigation, prepared July 27, 2020, Revised March 20, 2025 (Appendix C)

- a) 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;

On May 28, 2020, McKenna et al. received a letter from the Native American Heritage Commission (NAHC) with the results of a records search in the Commissions' Sacred Lands File regarding the proposed Project. The letter states that the Sacred Lands File identified no Native American cultural resources within the Project site. Additionally, McKenna et al. reached out to the Agua Caliente Band of Cahuilla Indians, the Morongo Band of Mission Indians, the Quechan Tribe of the Fort Yuma Reservation, the San Fernando Band of Mission Indians, the Yuhaaviatam of San Manuel Nation, the Serrano Nation of Mission Indians, and the Twenty-Nine Palms Band of Mission Indians for their input and any information regarding the Project site. One response from Yuhaaviatam of San Manuel Nation was received.

An archaeological records search was completed at the California State University, Fullerton South Central Coastal Information Center (July 10, 2020). As discussed in Section V (a), the research identified the presence of five (5) cultural resources within a one (1) mile radius of the Project site. One (1) identified cultural resource directly involved the Project site. McKenna et al (2008-2013) recorded the community of Pioneertown as a district (resource P-36-025903) qualifying under Criteria A, B, and C of NEPA and CEQA. Subsequent works by Gentry (2018) and Paul (2019) support the presence of a district and the eligibility for National and State level recognition, due to significant historical events involved in the development of the community.⁴⁴⁴² As an eligible resource, adverse environmental impacts must be avoided.

Additionally, the Phase I research found one (1) culturally sensitive Native American site, P-36-010568, within a one (1) mile radius of the Project site. P-36-010568, the Hayden Ranch, was recorded in the southeast corner of Pioneertown by the Morongo Basin Historical Society. However, this resource is well outside any direct or indirect area of potential impacts with respect to the proposed Project.

The Project site is comprised of four (4) parcels. Parcel 0594-212-30, contains the Pioneertown Motel, originally known as the Old Pioneer Townhouse, which was constructed in 1947 and is included within the boundaries of the Pioneertown Historic District nomination as a contributing element. The research and field intensive pedestrian survey, conducted on June 17, 2020, concluded no evidence that Native American resources are located within the Project site.

The research concluded that the Pioneertown Historic District is eligible for listing in the California Register of Historical resources; however, there are no known Native American connections to the Project site. Furthermore, no tribal resources that are 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), have been identified or associated with the Project site. The Project would not 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, or 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. Therefore, the Project would result in a less than significant impact with mitigation.

42 McKenna et al., Phase I Cultural Resources Investigation and Assessment for the Proposed Expansion of the Pioneertown Motel Complex in Pioneertown, San Bernardino County, CA, July 27, 2020. (Appendix E)

Less than Significant with Mitigation

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?

The Project site does not contain any known resources determined by the Lead Agency, in its discretion and support by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code section 5024.1. It is possible that tribal cultural resources exist at a depth given the prehistoric occupation of the region, as well as the proximity of Hayden Ranch to the Project site. Per the recommendations listed in the Phase I Cultural Resources Investigation and Assessment prepared by McKenna et al., there is a low level of sensitivity for the presence of Native American archaeological resources in the Project area. As mentioned in the mitigation measures of section V, *Cultural Resources*, if human remains or artifacts are unearthed, they will be analyzed, and if they are found to be of human prehistoric origin, council from Native American tribes will be sought. The California Native American Heritage Commission's Sacred Lands File identified no Native American cultural resources within the Project site; a response was received from Yuhaaviatam of San Manuel Nation Cultural Resources Department in response to consultation letters were sent, mitigation measures are included below to ensure protection of tribal cultural resources; also the field intensive pedestrian survey produced no indication of tribal cultural resources within the Project site. Therefore, a less than significant impact to resources considered significant by a California Native American tribe is expected to occur due to Project implementation through the implementation of mitigation identified below.

Less than Significant with Mitigation

Mitigation Measures

XVIII.

(a) (i)

TCR-1 Inadvertent Discovery: The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era 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 resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.

(a) (ii)

TCR-2 Archaeological/Cultural Documents: 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 YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN

throughout the life of the project.

No significant adverse impacts are identified or anticipated, and no mitigation measures are required at this time.

<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>
XIX. UTILITIES AND SERVICE SYSTEMS - Would the project:					
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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Countywide Plan; Submitted Project Materials

- 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?*

Water:

Water supply to the Project site would be provided by the San Bernardino County Special Districts 70-W4 municipal water system via a new connection to existing infrastructure which constitutes a typical improvement and not the construction of new or expanded water facilities. The connection would not result in the need to relocate or construct major water infrastructure that could cause significant environmental effects. Pending the receipt of an unconditional water availability letter the Project will proceed using existing capacity within

the municipal system. As a condition of approval, the County may request a water feasibility study, prior to the issuance of a grading permit. The Project will comply with the standards and conditions required for water service, and no substantial infrastructure improvements would be required. Therefore, impacts will be less than significant.

Wastewater:

The Project proposes to utilize an on-site sewage disposal system consisting of a septic tank and seepage pits. The proposed disposal system is subject to review by the County's Environmental Health Services Division. The Project will be required to comply with all of the standards and conditions of the Environmental Health Division and therefore impacts to wastewater will be less than significant.

Stormwater:

The Project proposes stormwater improvements that will be implemented in Phase 1 of the Project development. The proposed Project is required to conform with County regulations relating to stormwater runoff and discharge. As described in Section X, Hydrology and Water Quality, the proposed Project is subject to the standard condition of approval in which the County requires compliance with the National Pollutant Discharge Elimination System (NPDES) criteria, including submittal and approval of a Storm Water Pollution Prevention Plan (SWPPP). The proposed storm drainage system and Best Management Practices (BMPs) must be designed to the satisfaction of the County and in conformance with all applicable permits and regulations. With adherence to Federal, State, and local regulations the Project would not require the construction or expansion of offsite storm drainage or wastewater infrastructure that could result in significant environmental effects.

The Project will be served by onsite septic systems for wastewater treatment. These systems are typical for rural or low-density development and are not expected to require the relocation or construction of regional wastewater treatment facilities. Furthermore, no significant impacts have been identified in any issue area analyzed under CEQA, and implementation of the septic system would not result in a singular significant effect. Additionally, the septic systems will need to be reviewed and permitted by the County's Environmental Health Division. Therefore, impacts related to the construction or expansion of wastewater facilities would be less than significant.

Electric Power:

Southern California Edison (SCE) provides electricity to the Project site. The site currently contains the existing Pioneertown Motel that will remain in place with the implementation of the proposed Project. Anticipated electric power uses for the Project would include indoor and outdoor lighting, refrigeration appliances, electricity for pool pumps, and other relevant electrical needs associated with a restaurant, retail space, swimming pools, equestrian facilities, outdoor venue, and motels needs. All electrical uses associated with the Project would connect to the existing electric power system. Further, all utility connections to the proposed Project would be required to comply with applicable federal, state, and local regulations related to electric power supply. Therefore, relocation and expansion of existing facilities and construction of new facilities, beyond the internal connections internal to the Project site, would not be required. Impacts would be less than significant.

Natural Gas/Propane:

The Southern California Gas Company (SoCalGas) provides natural gas to the Project site. SoCalGas' 2020 California Gas Report (CGR) projects total system demand to decline at an annual average rate of 1.0 percent between 2020 and 2035. Project development would not require SoCalGas to obtain new or expand natural gas supplies. Construction of natural gas connections internal to the Project site would not result in significant impacts, as demonstrated throughout this Initial Study. The Project proposes to use Propane, which according to the South Coast Air Quality Management District's *2024 Combustion Default Emission Factors* report, propane combustion generally results in lower emissions of criteria pollutants per unit of energy compared to natural gas for many applications. Thus, the project would not result in a significant environmental effect related to the relocation or construction of new or expanded natural gas facilities.

Telecommunication Facilities:

The Project site is serviced by Southern California Telephone and would be required to comply with all Federal, State and local regulations for installation and wiring of telecommunications to the Project. Construction of telecommunication connections internal to the Project site would not result in significant impacts, as demonstrated throughout this Initial Study. Thus, the project would not result in a significant environmental effect related to the relocation or construction of new or expanded natural gas facilities; the Project would have a less than significant impact.

Less Than Significant Impact

- b) *Have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry and multiple dry years?*

Water supply will be provided to the Project site by the San Bernardino County Special Districts 70-W4 municipal water system via a new connection, pending receipt of an unconditional water availability letter. The County Service Area (CSA 70 W-4 obtains water from the Hi-Desert Water District (HDWD) within the Mojave Water Agency (MWA). The Hi-Desert Water District 2020 Urban Water Management Plan indicates adequate supply during normal, dry, and multiple years.

The Project shall comply with all standards and requirements set forth by the County of San Bernardino, including demonstrating that adequate water supply is available for the proposed development. This includes adherence to system design standards, infrastructure connection requirements, and water conservation measures. As part of the County's review process, a water feasibility study may be required prior grading or construction. This study would assess the ability of the existing water system to serve the proposed development without necessitating new or expanded water treatment or delivery facilities that could cause environmental effects. The feasibility study would help confirm that sufficient supplies and system capacity are available to support the Project, consistent with the long-term regional water planning. Any infrastructure development would require a separate CEQA analysis. Thus, a less than significant impact will occur due to Project implementation.

Less Than Significant Impact

- 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?*

The Project proposes to install an on-site sewage disposal system consisting of a septic tank and seepage pits to serve the proposed expansion of the Pioneertown Motel. Therefore, the Project would not rely on a wastewater treatment provider and no impact would occur.

No Impact

- 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?*

Significant impacts could occur if the Project were to exceed the existing permitted landfill capacity or were to violate State or local standards and regulations. However, the Project will comply with County zoning regulations and the Countywide Plan, which is congruent with the Countywide Plan Draft EIR once the CUP is approved. The County abides by AB 939, AB 341, and AB 1826, which aim to reduce solid waste and divert waste from landfills through recycling, source reduction, composting, and land disposal of waste. Beginning July 1, 2012, the State of California required that all businesses that generate four cubic yards or more of refuse per week implement a recycling program. This requirement is set forth in Assembly Bill 341, which was passed by the California legislation in October 2011. The Project would comply with the California Integrated Waste Management Act and AB 341 as implemented by the County. The Project would also comply with SB 1383, which will require organic waste collection. Commercial uses proposed by the Project, and solid waste generated by those uses, would not otherwise conflict with federal, state, and local statutes and regulations related to solid waste. Based on the preceding, the potential for the Project to 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 is less than significant.

Less Than Significant Impact

- e) *Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

The proposed Project will generate solid waste as part of the construction and operation of the use. The closest landfill is the Landers Sanitary Landfill and the Trails End Transfer Station. The Landers Sanitary Landfill has a design capacity of 13,983,500 cubic yards, a remaining capacity of 11,148,100 cubic yards, a daily permitted tonnage of 1,200, and an estimated closure date of 2072. The Trails End Transfer Station, should it be necessary to use, is permitted to accept 95 tons per day. The Applicant proposes to expand the existing Pioneertown Motel by constructing forty-seven (47) new motel rooms, 4,036 sq. ft. of amenities, 1,787 sq. ft. of back of house/administration uses, 785 sq. ft. of retail uses, a 3,447 sq. ft. guest only event venue, and a 2,995 sq. ft. restaurant. Based on the CalRecycle Service Sector Generation Rates chart and Commercial Sector Generation Rates chart, the Project would generate approximately 497 pounds of solid waste per day and 107.6 cubic yards per year, representing approximately 0.021 percent of the maximum daily throughput at the Landers Sanitary Landfill. As such, the potential effect upon the environment from waste generation is less than significant. Table 19-1 provides

a solid waste generation breakdown for the proposed Project based on the waste generation land use source.

Table 19-1 Estimated Solid Waste Generation

Waste Generation Source	Units/Square Feet	Generation Rate, pounds per day	
		Per unit/square foot	Total
Hotel/Motel	47	4 lb	188 (lb/day)
Restaurant	2,995	0.005 lb	14.98 (lb/day)
Other Services	9,270	0.0312 lb	289.22 (lb/day)
Commercial Retail	785	0.006 lb	4.71 (lb/day)
Source: CalRecycle, 2019, <u>Estimated Solid Waste Generation Rates (ca.gov)</u>			

The Project would be implemented and operated in compliance with applicable Countywide Plan Goals and Policies, and would comport with County Zoning regulations—specifically, the Project would comply with local, state and federal initiatives and directives acting to reduce and divert solid waste from landfill waste streams. As described in section (d) above, the Project would comply with the California Integrated Waste Management Act and AB 341 as implemented by the County. The proposed Project is required to comply with all applicable federal, state, and County statutes and regulations related to solid waste as a standard project condition of approval. Therefore, a less than significant impact would occur.

Less Than Significant Impact

No significant adverse impacts are identified or anticipated, and no mitigation measures are required at this time.

<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>
XX. WILDFIRE: 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 checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION:

Countywide Plan; Submitted Materials; San Bernardino Countywide Plan Draft EIR: Hazards and Hazardous Materials; Pioneertown Community Action Guide; CalFire Fire Hazard Severity Zones Maps

Findings of Fact: The California Department of Forestry and Fire Protection (CAL FIRE) has designated Fire Hazard Severity Zones (FHSZs) throughout the state based on factors such as fuel, slope, and weather to indicate varying degrees of fire hazard (i.e., moderate, high, and very high). FHSZ maps evaluate physical conditions that create a likelihood that an area will burn over a 30- to 50-year period.

Wildland fire protection in California falls under the responsibility of either the State, Local, or Federal government. The Project site is located within a State Responsibility Area (SRA) and falls under a Fire Safety Area 2 (FS2) hazard overlay.⁴³ Fire protection for the Project site and surrounding area is provided by the San Bernardino County Fire Department.

a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

The Project site is located approximately 3.3 miles north of San Bernardino County evacuation route Twentynine Palms and 4.2 miles west of evacuation route Highway

⁴³ County of San Bernardino. HZ-5 Fire Hazard Severity Zone web map. Accessed October 5, 2021.

247.⁴⁴ Although the Project site is located within a High Fire Hazard Severity Zone, the Project is not located near a designated evacuation route. Furthermore, the Project includes uses that are allowed within the SD-RES zone with a Conditional use Permit. The Conditional Use Permit process will ensure that the project complies with the Countywide Plan Policies and zoning designation standards, including standards for properties located in a fire hazard overlay zone and requirements for fire protection plans. Therefore, the proposed Project would not substantially impair an adopted emergency response plan nor an emergency evacuation plan. Thus, a less than significant impact would occur.

Less Than Significant Impact

- 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?*

The Project site is located within a High Fire Severity Zone in a State Responsibility Area (SRA) and is designated under a Fire Safety Area (FS) hazard overlay. FS is characterized by gentle to moderate sloping terrain with light to moderate fuel loading and periodic high wind conditions.⁴⁵ Due to the natural conditions, the Project site is within an area prone to wildland brush fires. However, the County requires that projects within the FS overlay meet requirements that provide greater public safety to minimize potential impacts related to development and human presence within these areas. These requirements include a minimum of two vehicular access points, private driveway or access road limitations, adequate water supply with proper hydrant location and spacing, fuel modification areas, fencing, building setbacks, etc. The proposed Project is compliant with the County Development Code; thus, Project implementation would have a less than significant impact.

Less Than Significant Impact

- 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?*

The Applicant proposes to expand the Pioneertown Motel. Due to the existing portion of the development, the Project site is already equipped with propane and electricity. The Project proposes to improve the dirt roads surrounding the site by laying down material that is approved by County engineers. The minor infrastructure improvements associated with the Project will not exacerbate fire risk or result in environmental impacts. Furthermore, the County will review the final site plans to ensure that the proposed Project complies with all regulations and procedures pertaining to wildfire. The proposed Project will comply with federal, state, and local regulations. Therefore, Project impacts would be less than significant.

Less Than Significant Impact

- 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?*

⁴⁴ County of San Bernardino. PP-2 Evacuation Routes web map. Accessed October 5, 2021.

⁴⁵ County of San Bernardino 2007 Development Code. 82.13.030 Fire Safety Areas.

The topography of the Project site and surrounding area is relatively flat, and the soils on the Project site are not susceptible to landslides. A portion of the Project site is already developed with the existing Pioneertown Motel, to the south, the northern portion of the project site is undeveloped vacant land and the surrounding area contains commercial and residential structures. Expansion of the Pioneertown Motel would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability due to compliance with County standards regarding water quality and storm runoff. Therefore, a less than significant impact would occur, and no mitigation measures are necessary.

Less Than Significant Impact

No significant adverse impacts are identified or anticipated, and no mitigation measures are required at this time.

Issues	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE:				
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects, which would cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- 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?*

The proposed Project would not substantially impact any scenic vistas, scenic resources, or the visual character of the area, and would not result in excessive light or

glare. The Project site is located within a partially developed area that is characterized by its surrounding open space. The proposed Project would not significantly impact any sensitive plants, plant communities, fish, wildlife, or habitat for any sensitive species with incorporation of Mitigation Measures **BIO-1** through **BIO-4**. Prior to construction, mitigation pertaining to Joshua trees would ensure a less than significant impact. Construction phase mitigation would be implemented to reduce potential impacts to burrowing owls, nesting birds, and desert tortoises to less than significant levels.

As described in Section IV, adverse impacts to historical resources would not occur. Mitigation Measures **CUL-1** through **CUL-3** would be implemented to reduce impacts to archaeological and paleontological resources, as well as buried Native American remains and eligible historical resources.

Based on the preceding analysis of potential impacts in the responses to Sections I through XX, no evidence is presented that the proposed Project would degrade the quality of the environment. Impacts related to degradation of the environment, biological resources, and cultural resources would be less than significant with mitigation incorporated.

Less than Significant with Mitigation

- 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)?*

Cumulative impacts can result from the interactions of environmental changes resulting from one proposed Project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public systems, transportation network elements, air basin, watershed, or other physical conditions. Such impacts could be short-term and temporary, usually consisting of overlapping construction impacts, as well as long-term, due to the permanent land use changes and operational characteristics involved with the proposed Project.

The analysis in Section III related to air quality found that impacts would be less than significant; therefore, the Project would not contribute to localized or regional cumulative impacts. Additionally, the analysis in Section IV found that no individual impacts to sensitive species would occur with incorporation of Mitigation Measures **BIO-1** through **BIO-3**. The Project would have no other impacts on biological resources and would not result in localized or regional cumulative impacts.

Loss of on-site historical, archaeological, or paleontological resources could reduce or eliminate important information relevant to the County of San Bernardino. Mitigation Measures **CUL-1** through **CUL-3** are incorporated to reduce impacts to archaeological and paleontological resources, as well as buried Native American remains and cultural resources. Implementation of the mitigation measures would eliminate any potential loss of important local archaeological information or Native American remains that may be buried at the Project site. Therefore, the proposed Project would have no contribution to a cumulative loss of important local or regional historical, archaeological, or paleontological knowledge.

Less than Significant with Mitigation

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

Based on the analysis of the Project's impacts in the responses to items I through XX, there is no indication that this Project could result in substantial adverse effects on human beings. While there would be a variety of temporary adverse effects during construction, these would be reduced to less than significant levels through mitigation. Long-term effects include increase vehicular traffic, traffic-related noise, use of standard commercial hazardous materials, emissions of criteria pollutants and greenhouse gas emissions, and increased demand for water use, wastewater disposal, and electricity use. The analysis herein concludes that direct and indirect environmental effects would at worst require mitigation to reduce to less than significant levels. Environmental effects would result in less than significant impacts. Based on the analysis in this Initial Study, direct and indirect impacts to human beings would be less than significant with mitigation incorporated.

Less than Significant with Mitigation

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).

BIO-1 Preconstruction Nesting Bird Surveys: If it is not feasible to avoid the nesting bird season (February 1 through August 31), a qualified biologist shall conduct a pre-construction nesting bird survey to determine presence/absence, location, and status of any active nest. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than seven (7) days prior to the commencement of construction.

In the event active nests are discovered, a suitable buffer (distance to be determined by a qualified biologist) shall be established around active nests and no construction within the buffer allowed, until the biologist has determined the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

BIO-2 Preconstruction Burrowing Owl Surveys: A qualified biologist will perform preconstruction clearance surveys for western burrowing owl no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most recent version). The survey will be conducted during day-light hours and the biologist will visually cover 100% of the site. Preconstruction clearance surveys for burrowing owl shall follow the CDFW 2012 Staff Report guidelines. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted, and the qualified biologist and Project proponent shall immediately contact CDFW for coordination of next steps prior to commencing Project construction or ground disturbing activities. If a BUOW is found on-site at the time of construction, all activities likely to affect the animal(s) must cease immediately and CDFW shall be contacted to determine appropriate management actions. All actions thereafter shall be at the discretion and approval of CDFW in compliance with CESA.

BIO-3 Preconstruction Desert Tortoise Survey: The most recent protocol desert tortoise surveys were conducted on February 23, 2025 and results are deemed valid for a period of 12 months from date of survey. Should construction commence after February 23, 2026, an additional survey shall be conducted to ensure compliance with USFWS guidance (USFWS 2019). A USFWS authorized biologist shall survey the Project site (including buffer where accessible) for the presence of desert tortoise no more than 14 days prior to the commencement of Project activities.

If desert tortoise and/or active burrows are observed, the authorized biologist shall contact USFWS for concurrence and direction on relocation of the tortoise. In general, desert tortoise shall be moved no more than 1,000 feet for juveniles and adults, and 300 feet for hatchlings.

BIO-4 Incidental Take Permit from California Department of Fish and Wildlife: An Incidental Take Permit shall be required from CDFW for the removal of Joshua trees on the Project site. An Incidental Take Permit (ITP) application and supporting documentation including the western Joshua Tree census report prepared for the Project, shall be submitted to CDFW for review and approval for removal of Joshua trees on the Project site.

CUL-1 Inadvertent Discovery: 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 Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era 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.

CUL-2 Archaeological Monitoring: If significant pre-contact and/or historic-era 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 YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.

CUL-3 Human Remains: 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.

GEO-1 Grading and Construction: The Project shall incorporate the recommendations provided in the Geotechnical Report prepared by Sladden Engineering, dated June 3, 2020 (*Appendix E*). The recommendations are presented in the following sections of the report: Earthwork and Grading, Conventional Shallow Spread Footings, Retaining Walls, Slabs-On-Grade, Corrosion Series, Utility Trench Backfill, exterior Concrete Flatwork, Drainage, Limitations, and Additional Services.

GEO-2 On-Site Sewage System: Seepage pits shall be located a minimum of 150 feet away from water supply wells. A maximum seepage pit depth of 30 feet is recommended. Seepage pits shall be located a minimum of 8 feet away from buildings, structures, and private property lines.

These minimum distance requirements also pertain to seepage pit expansion areas.

TCR-1 Inadvertent Discovery: The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era 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 resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should SMBMI elect to place a monitor on-site.

TCR-2 Archaeological/Cultural Documents: 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 YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.

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- Mojave Water Agency Project. Regional Recharge and Recovery Project. Accessed October 21, 2021. <https://www.mojavewater.org/r-cubed.html>
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**Mitigation
Monitoring &
Reporting Program
(MMRP)**

EXHIBIT E.

MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP)

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 Pioneertown Motel 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 biological resources, cultural resources, geological resources 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



Table 1 Mitigation Monitoring and Reporting Program

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
Biological Resources				
IV. Biological Resources	<p>BIO-1: Preconstruction Nesting Bird Surveys</p> <p>A qualified biologist shall conduct a pre-construction nesting bird survey to determine presence/absence, location, and status of any active bird nest. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than three (3) days prior to the commencement of construction.</p> <p>In the event active nests are discovered, a suitable buffer (distance to be determined by a qualified biologist) shall be established around active nests and no construction within the buffer allowed, until the biologist has determined the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).</p>	Applicant	Prior to construction activities	Less than Significant
IV. Biological Resources	<p>BIO-2: Preconstruction Burrowing Owl Surveys</p> <p>A qualified biologist will perform preconstruction clearance surveys for western burrowing owl no less than 14 days prior to the start of Project-related activities and within 24 hours prior to ground disturbance, in accordance with the Staff Report on Burrowing Owl Mitigation (2012 or most</p>	Applicant	Prior to ground disturbing activities	Less than Significant

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
	recent version). The survey will be conducted during day-light hours and the biologist will visually cover 100% of the site. Preconstruction clearance surveys for burrowing owl shall follow the CDFW 2012 Staff Report guidelines. If the preconstruction surveys confirm occupied burrowing owl habitat, Project activities shall be immediately halted, and the qualified biologist and Project proponent shall immediately contact CDFW for coordination of next steps prior to commencing Project construction or ground disturbing activities. If a BUOW is found on-site at the time of construction, all activities likely to affect the animal(s) must cease immediately and CDFW shall be contacted to determine appropriate management actions. All actions thereafter shall be at the discretion and approval of CDFW in compliance with CESA.			
IV. Biological Resources	<p>BIO-3: Preconstruction Desert Tortoise Survey</p> <p>The most recent protocol desert tortoise surveys were conducted on February 23, 2025 and results are deemed valid for a period of 12 months from date of survey. Should construction commence after February 23, 2026, an additional survey shall be conducted to ensure compliance with USFWS guidance (USFWS 2019). A USFWS authorized biologist shall survey the Project site (including buffer where accessible) and appropriate buffer for the presence of desert tortoise ensuring 100% visual coverage no more than 14 days prior to the commencement of Project activities.</p>	Applicant	Prior to ground disturbing activities	Less than Significant

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
	If desert tortoise and/or active burrows are observed, the authorized biologist shall contact USFWS and CDFW for concurrence and direction on relocation of the tortoise. Relocation of desert tortoise shall require proper authorization from the respective agencies, including a CESA ITP from CDFW.			
IV. Biological Resources	<p>BIO-4: Incidental Take Permit from California Department of Fish and Wildlife</p> <p>An Incidental Take Permit shall be required from CDFW for the removal of Joshua trees on the Project site. An Incidental Take Permit (ITP) application and supporting documentation including the western Joshua Tree census report prepared for the Project, shall be submitted to CDFW for review and approval for removal of Joshua trees on the Project site.</p>	Applicant and County of San Bernardino	Prior to ground disturbing activities	Less than Significant
IV Biological Resources	<p>BIO-5: Crotch's Bumble Bee (New)</p> <p>Crotch's bumble bee focused surveys shall be conducted within the Project site and within 100-feet of the Project site prior to the start of Project activities. Surveys shall be conducted using survey guidance in the 2023 Survey Considerations for Candidate Bumble Bee Species. If Crotch's bumble bee is detected through surveys, Permittee shall fully avoid impacts to Crotch's bumble bee or should obtain a CESA ITP.</p>	Applicant and County of San Bernardino	Prior to ground disturbing activities	Less than Significant

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
Cultural Resources				
V. Cultural Resources	<p>CUL-1: Inadvertent Discovery</p> <p>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 Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or historic-era 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.</p>	County of San Bernardino and Applicant	During ground disturbing activities	Less than Significant
V. Cultural Resources	<p>CUL-2: Archaeological Monitoring</p> <p>If significant pre-contact and/or historic-era 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 YSMN for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.</p>	County of San Bernardino and Applicant	During ground disturbing activities	Less than Significant

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
V. Cultural Resources	<p>CUL-3: Human Remains</p> <p>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.</p>	County of San Bernardino and Applicant	During ground disturbing activities	Less than Significant
Geology and Soils				
VII. Geology and Soils	<p>GEO-1: Grading and Construction</p> <p>The Project shall incorporate the recommendations provided in the Geotechnical Report prepared by Sladden Engineering, dated June 3, 2020 (Appendix E). The recommendations are presented in the following sections of the report: Earthwork and Grading, Conventional Shallow Spread Footings, Retaining Walls, Slabs-On-Grade, Corrosion Series, Utility Trench Backfill, exterior Concrete Flatwork, Drainage, Limitations, and Additional Services.</p>	County of San Bernardino and Applicant	Prior to issuance of grading permits	Less than Significant
VII. Geology and Soils	<p>GEO-2: On-Site Sewage System</p> <p>Seepage pits shall be located a minimum of 150 feet away from water supply wells. A maximum seepage pit depth of 30 feet is recommended. Seepage pits shall be located a minimum of 8 feet away from buildings, structures, and private property lines.</p>	County of San Bernardino and Applicant	Prior to issuance of grading permits	Less than Significant

Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
	These minimum distance requirements also pertain to seepage pit expansion areas.			



Section Number	Mitigation Measures	Responsible for Monitoring	Timing	Impact after Mitigation
Tribal Cultural Resources				
XVIII. Tribal Cultural Resources	<p>TCR-1: Inadvertent Discovery</p> <p>The Yuhaaviatam of San Manuel Nation Cultural Resources Department (YSMN) shall be contacted, as detailed in CR-1, of any pre-contact and/or historic-era 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 resource Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with YSMN, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents YSMN for the remainder of the project, should YSMN elect to place a monitor on-site.</p>	County of San Bernardino and Applicant	During ground disturbing activities	Less than Significant
XVIII. Tribal Cultural Resources	<p>TCR-2: Archaeological/Cultural Documents</p> <p>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 YSMN. The Lead Agency and/or applicant shall, in good faith, consult with YSMN throughout the life of the project.</p>	County of San Bernardino and Applicant	Prior to and during construction activities	Less than Significant



EXHIBIT F

Letter of Intent



Letter of Intent & Project Description

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April 22, 2025

San Bernardino County
Department of Planning
385 N. Arrowhead Ave., First Floor
San Bernardino, CA 92415

PROJECT NARRATIVE

The applicants request approval of a Conditional Use Permit to expand the existing Pioneertown Motel at 5240 Curtis Road in Pioneertown. The proposed expansion would include the development of the parcel where the existing motel is located, as well as of the three parcels north of the existing motel. The expansion would include new amenities and lodging for 48 new rooms in the form of a ranch-style building, cabins, a bunkhouse and a master lodge. The existing 19 guest rooms are to remain.

Supplementing the proposed accommodations are several guest-only amenities, including horseback-riding facilities, a day spa, an outdoor pool, retail, and a restaurant supported by a fully operating kitchen. Additionally, a guest-only event venue would provide guests an opportunity to host gatherings such as weddings and company retreats, providing a programmatic use that is currently lacking in the community.

The proposed additional rooms, cabins, and bunkhouse meet the now ever-present demand for overnight lodging in Pioneertown fueled by events at Pappy & Harriet's and an increasing interest in historic Mane Street. The applicants have been owner-operators of the existing 20-room Pioneertown Motel since 2014 and live full-time in Pioneertown. They have seen the popularity of town grow firsthand and recognize the need for walkable accommodations within Pioneertown to limit the number of tourists driving long distances late at night to the closest available lodging in Yucca Valley or Joshua Tree.

All accommodations will be fully furnished and designed with a similar aesthetic and level of quality as the existing Pioneertown Motel, and managed consistently with the standards and practices in place. As an extension of the Motel, the applicants expect a similar guest profile to participate: people who want to get away from the city and have a refined and unique high-end experience at a destination that frames and respects the natural and historic landscape. The applicants have a track record of responsibly managing tourism at this location and have been strongly supported by the local community in their efforts of revitalizing the historic Motel and in their personal participation in the community.

The project will pay homage to the site's history, most notably as a filming location for western movies from the 1940s through 1960s. New buildings will respect the scale and 19th Century Western vernacular character of Pioneertown and be in keeping with the Character Defining Features of the Mane Street National Register Historic District nomination, which was recently reviewed by the State Historic Resources Commission and is currently awaiting listing by the Department of the Interior as a National Register Historic District. New buildings will also be in harmony with the wishes of local residents as articulated in the Pioneertown Communities Action Guide produced by San Bernardino Planning as part of the Countywide Plan update. Building materiality will be consistent with other buildings along Mane Street and primarily be of wood, adobe, and stucco; decorative elements like parapets, porches, wood boardwalks, and hand-painted signage will also be included. As Mane Street is largely pedestrian-only, the Motel addition will encourage pedestrian activity and bring business to the existing shops and businesses.

PROJECT PHASING

The project will consist of two phases, illustrated in Attachment B.

PHASE 1 SCOPE OF WORK

Construction of the following structures:

- Parcel A:
 - Bunkhouse w/ (10) Rooms/Restaurant (4,995 SF total)
 - (3) Retail Buildings (785 SF total)

- Removal of existing check-in building
- Removal of existing gathering space structure

Other Work:

- Parcel A:
 - Improvements to (30) existing parking spaces
 - Improvements to equestrian Lot
 - New Water Service
 - Grading & Stormwater Improvements
 - Road Improvements
 - Fire Hydrants
 - Native landscaping
- Parcel B
 - Road Improvements
 - Grading & Stormwater Improvements
 - Fire Hydrants
 - Native landscaping
- Parcel C
 - Package Treatment Plant and Disposal Field
 - Grading & Stormwater Improvements
 - Road Improvements
 - Fire Hydrants
 - Native landscaping
- Parcel D
 - (50) New Parking Spaces
 - Grading & Stormwater Improvements
 - New Electrical Service
 - Road Improvements
 - Fire Hydrants
 - Native landscaping

PHASE 2 SCOPE OF WORK

BUILDING ADDITIONS

Construction of the following structures:

- Parcel A:
 - Check-in (1,052 SF)
 - Housekeeping/Laundry (424 SF)
 - Housekeeping/Office/Storage (757 SF)
 - Horse Loafing Shed (366 SF)
 - Engineering and FFE Storage (438 SF)
 - Native landscaping
- Parcel B:
 - (10) Patio Rooms (4,620 SF total)
 - (16) Cabins (4,864 SF total)
 - Native landscaping
- Parcel C:
 - (8) Patio Rooms (3,744 SF total)
 - (3) Cabins (912 SF total)
 - Gym & Sauna (387 SF)

- Hamam (288 SF)
- Spa Treatment (180 SF)
- Event Barn/Lodge (4,747 SF)
- Pool & Soaking Tubs
- Office and WC (483 SF total)
- Native landscaping
- Parcel D:
 - None

Other Work:

- Parcel A:
 - Native landscaping
- Parcel B
 - (8) New parking spaces
 - Native landscaping
- Parcel C
 - Native landscaping
- Parcel D
 - Native landscaping

PROJECT ANALYSIS

Property Information:

As shown on Attachment A, the Project site includes APNs 0594-212-27-0000, 0594-212-28-0000, 0594-212-29-0000, and 0594-212-30-0000. Of the four parcels, three are currently vacant, undeveloped land with a relatively level terrain; the fourth is where the existing motel is located. The proposed development area of the Project site is approximately 2.79 acres of the 5.79 acre site, located in the SD-RES/FS-2 overlay of Pioneertown.

Parcels 0594-212-38-0000 & 0594-391-30-0000 are also included in the project, and are primarily within the boundaries of the road dedications at Curtis Road and Rawhide Road, and are not proposed to have any new work aside from road improvements.

Previous Conditions of Approval:

The Project entitlement is from 1946 and precedes San Bernardino County planning records. No Conditions of Approval were issued. Guidance from Planning Staff during Pre-Application Review suggested that this project would be considered a Major Revision to an Approved Action.

Code Compliance Summary:

The Project satisfies all applicable standards of the Development Code for development in the SD-RES Land Use District, as illustrated in the table below:

PROJECT COMPONENT	REQUIREMENTS PER DEVELOPMENT CODE (SD-RES / DESERT REGION)	PROPOSED

Parking	88 spaces	88 spaces. Refer to Attachment A for full parking analysis.
Landscaping	Undefined	21%. Refer to Attachment B for landscaping plan.
Building Setbacks	FRONT: 25 ft. SIDE: 10 ft. REAR: 10 ft.	FRONT: 2 ft. SIDE: 5 ft.* REAR: 10 ft.
Building Easements	15 ft.	See Attachment A for Building Easements
Building Height	35 ft. maximum	34 ft.
Floor Area Ratio	.3:1	.11:1

Landscaping:

A total of 21% of the site will be landscaped with desert-native species in compliance with Section 83.10.060 of the Development Code and Desert Region standards. The Project will meet code requirements and take measures to minimally remove existing plants and native Joshua Trees. A landscaping plan with location, size, and type of protected native trees can be found in Attachment A. The applicant will use best efforts to protect and relocate impacted Joshua Trees within the project site.

Hours of Operation:

Aside from retail and the restaurant, which will be open to the public, the facility will only be open to guests and staffed 24 hours a day, seven days a week. Retail hours will be from 7 a.m. to midnight. The restaurant will be on the ground floor of the Mane Street-facing Bunkhouse.

Weddings and events will be held on site but will be limited to registered hotel guests. 24/7 active noise monitoring will be employed to ensure compliance with San Bernardino County Noise standards. The facility will have a full commercial kitchen to serve the Bunkhouse restaurant on the ground floor, with a small catering kitchen to serve the Event Barn. A bar adjacent to the pool will be open for guests only. Hours will be seasonal, with peak hours being 7 days a week, 12 p.m. to sundown.

The Wellness Center will be for guest use only, with the sauna, hammam, steam, and select hot tubs available for self service between the hours of 7 a.m. to midnight, with regular staff check-ins and cleanings. All appropriate safety procedures will be in place per San Bernardino County Health.

Hours for outdoor amenities not specifically listed above will be available from 7am - 10pm daily.

Parking:

Motel parking will be provided at the rate of 1 space for every guest room: 66 spots in total to accommodate for the 48 new rooms plus the 19 rooms in the existing motel. The Wellness Center is for hotel guest use only, and as such does not require parking in addition to the motel parking.

For public functions, retail and restaurant, there will be 4 parking spaces for retail, provided at the rate of 1 space per 250 SF of GLA, with 4 spaces as a required minimum. There will be 18 spots provided for the Bunkhouse restaurant, provided at the desert region rate of 1 spot per 100 SF of GLA.

Based on the San Bernardino County Development Code, 4 parking spaces will be allocated for disabled parking, with one designated van accessible. Per the Green Building Code, 7 parking spaces will be allocated for electric vehicles.

The majority of parking will be located on Parcel D, the northernmost parcel (APN 0594-212-27-000). Landscaping buffers will be provided, per Attachment A. Convenience spots will be provided for checking-in/out ease on the east and west sides of Parcels B and C. Existing parking will remain on Parcel A.

Staffing:

The site will continue to be monitored and staffed 24 hours a day by motel staff. Staff will be responsible for assisting with any guest needs, ensuring safety and security, regulating noise, and cleaning up the site from garbage and debris. Staff will be comprised of full and part time workers from the greater Yucca Valley area. Food preparation will be done on site by staff. Total permanent and part-time staff anticipated is approximately 40. Staff will not be housed on-site.

Maintenance / Trash:

Trash and recycling will be managed on site by staff. Motel rooms will be equipped with waste and recycling bins; bins will also be placed throughout the property to ensure compliance with county EHS commercial trash bin standard requirements.

Back of House (BOH) Operations:

Back of House (BOH) Operations will be general maintenance for the motel. Laundry will be on-site in separate, designated facilities. More precise locations for administrative and BOH functions can be found on Attachment A.

Programming:

The Project will consist of

- A check-in building/lounge area
- Master Lodge: 1 private suite located in the space above the Event Barn
- Patio Room: 18 cabin units with front and back patio
- Cabin Room: 19 smaller cabin units
- Bunkhouse: 10 units located on the second story
- Bunkhouse Restaurant located on the first story with a commercial kitchen
- Ancillary amenities, e.g. patios, a cactus garden, fire pits, shade/landscaped areas, pool, soaking tubs, event deck, and a yoga deck
- A Event Barn and deck with a catering kitchen for a registered guests-only food and beverage program
- A Wellness Center with amenities including wellness rooms, saunas, and a small gym

The proposed Project square footage designation is as follows

- BOH/Administration (2,468 SF)
- Multi-Use Event Barn (3,447 SF)
- Lodging (17,392 SF)
- Amenities (1,907 SF)
- Retail (785 SF)
- Bunkhouse Restaurant (2,995 SF)

Total building area: 28,994 SF

Building Height:

All buildings aside from the Bunkhouse and Event Barn are single story. The Event Barn will be the tallest building on the Project site at approximately 34'.

Site Access:

Guests will enter along Mane Street where the existing Motel is located. Vehicles will enter from Curtis Road. The site will have pedestrian entries along Rawhide Road and on the east and west of the parcels.

Lighting:

The Project will fully comply with the SB Development Code Lighting standards and requirements. Lighting to provide minimally acceptable illumination levels will be designed in keeping with International Dark Sky Association best practices and controlled by electronic eye and circadian electronic clock controls. All bulbs will have a 2700k temperature to minimize blue light emissions and will be pointing downward and fully shielded. All lighting will be traditional in style or made of rustic materials. Lighting plans can be found on Attachment B.

Pathway Lighting references:



Building Lighting references (to illuminate pathways and surrounding accessible grounds):



Guestroom Entry Lights references:



Signage:

Exterior signage will be made of rustic material and hand painted when possible. Exterior signage will be in conformance with San Bernardino County signage ordinances for size and the character-defining features of the Mane Street Historic District National Register nomination for materials and style. No internally lit signage will be utilized. The reference imagery below depicts the materiality and style of proposed signage.

Exterior Signage Locations:

(S1) Bunkhouse on Mane Street

Size: (A) 6"W x 36"H / (B) 15"W x 36"H

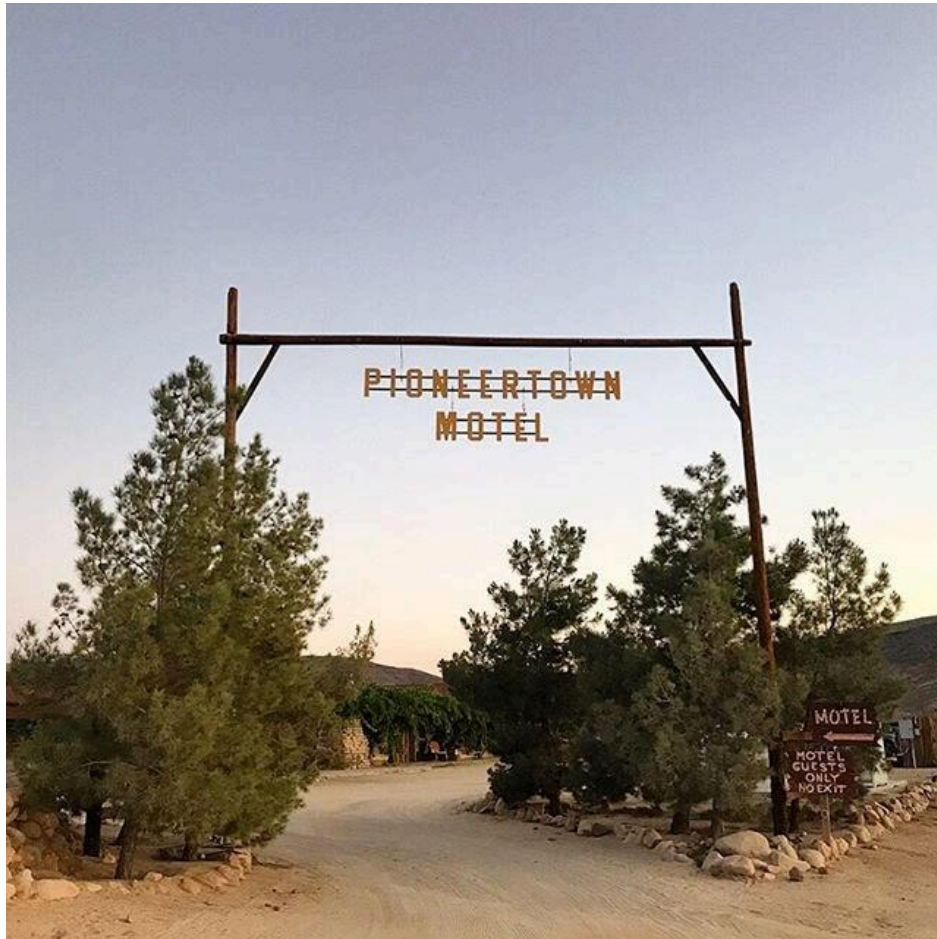
Signage Text: (A) "TOWNHOUSE" / (B) "PIONEERTOWN"

Illumination: Front lit with traditional surface mount fixture



1: Above: proposed signage character - hand-painted sign. Below: proposed signage character - wood sign

(S3) Existing Pioneertown Motel entry sign
Size: 12'-10"W x 36"H
Signage Text: "PIONEERTOWN MOTEL"
Illumination: Front lit with traditional surface mount fixture



3: Existing Pioneertown Motel sign at corner of property - Mane Street and Curtis Road

(S4) Hotel Check-in Building sign

Size: 9" x 30"

Signage Text: "WELCOME"

Illumination: Vintage style neon on a rustic metal frame



4: Proposed signage character - Vintage-style neon sign on rustic metal frame

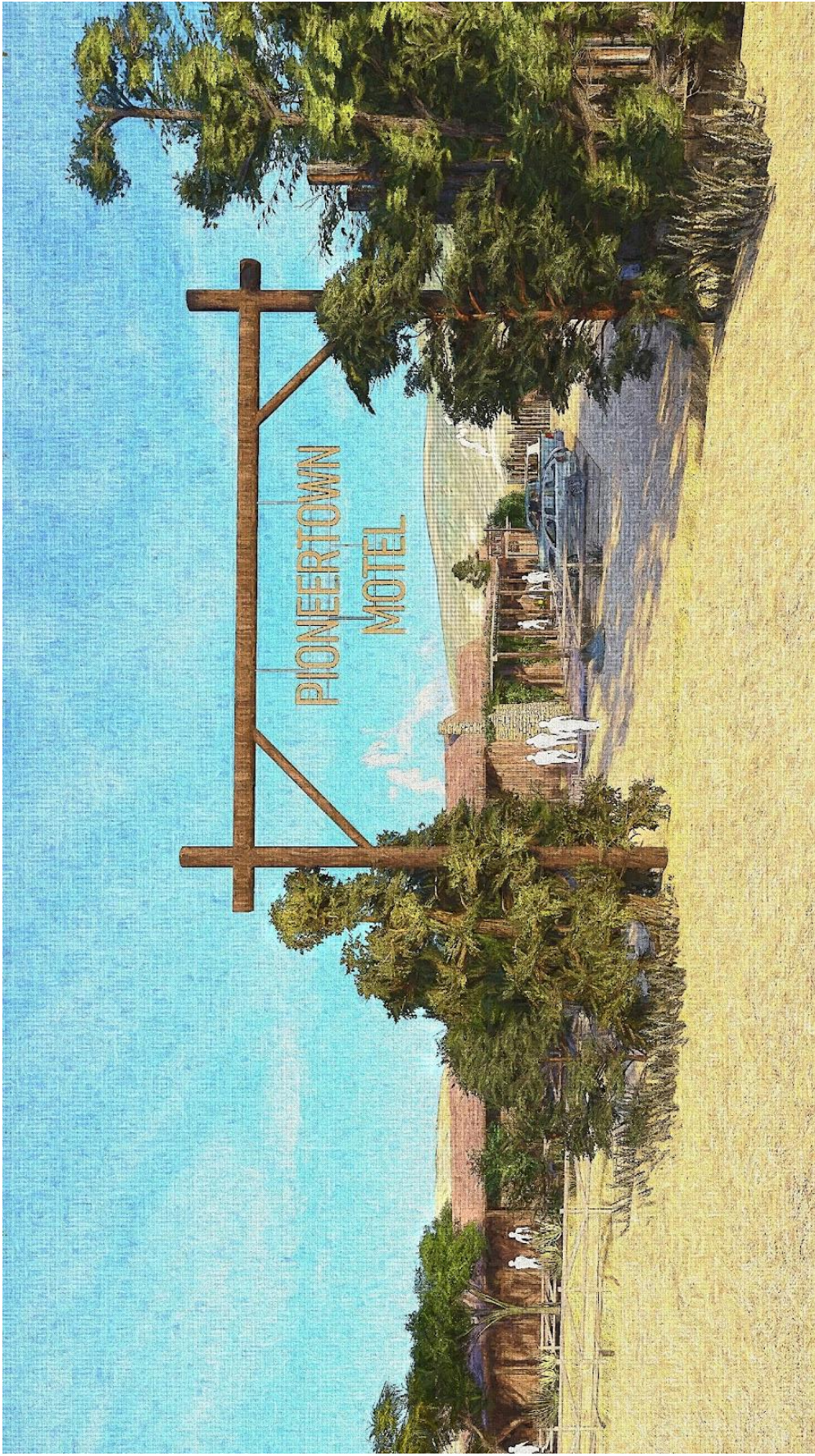
Project Character and Materiality:

The Project will utilize materials compatible with those found on Mane Street, such as wood siding, adobe, and stucco. Decorative elements like parapets, porches, wood boardwalks, and hand-painted signage will be included. New building architecture will be consistent with neighboring buildings on Mane Street and will primarily be one-story with rectangular plans and low-pitched gable roofs. The attached sample imagery board and renderings depict general project character and overall materiality palette.



Select buildings such as accessory spa and limited lodging are proposed to be clad in or constructed of desert earthen material such as adobe. See sample imagery below.





View SEQ View 1* ARABIC 1: View from Mane Street looking toward existing Pioneertown Motel sign

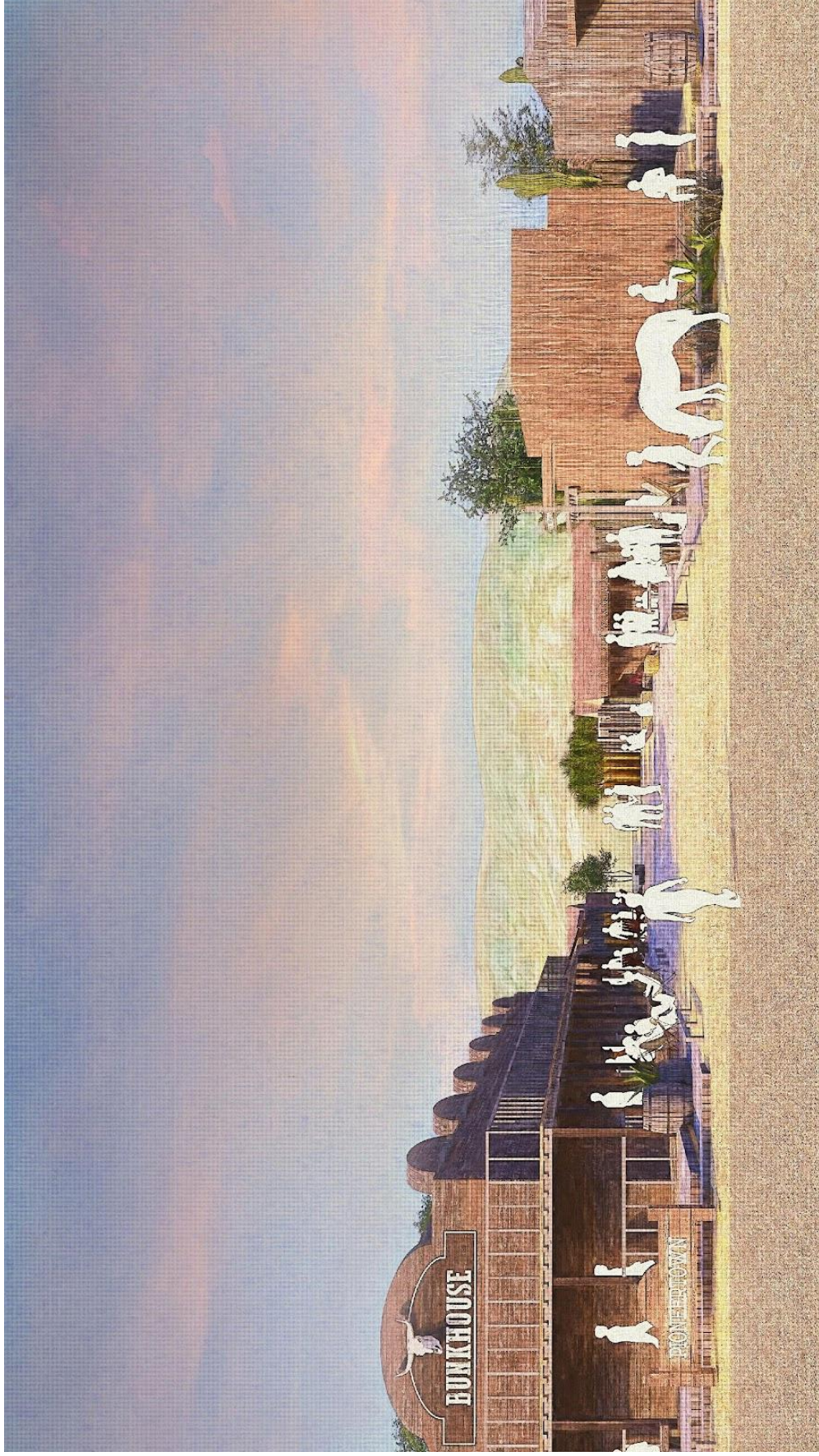






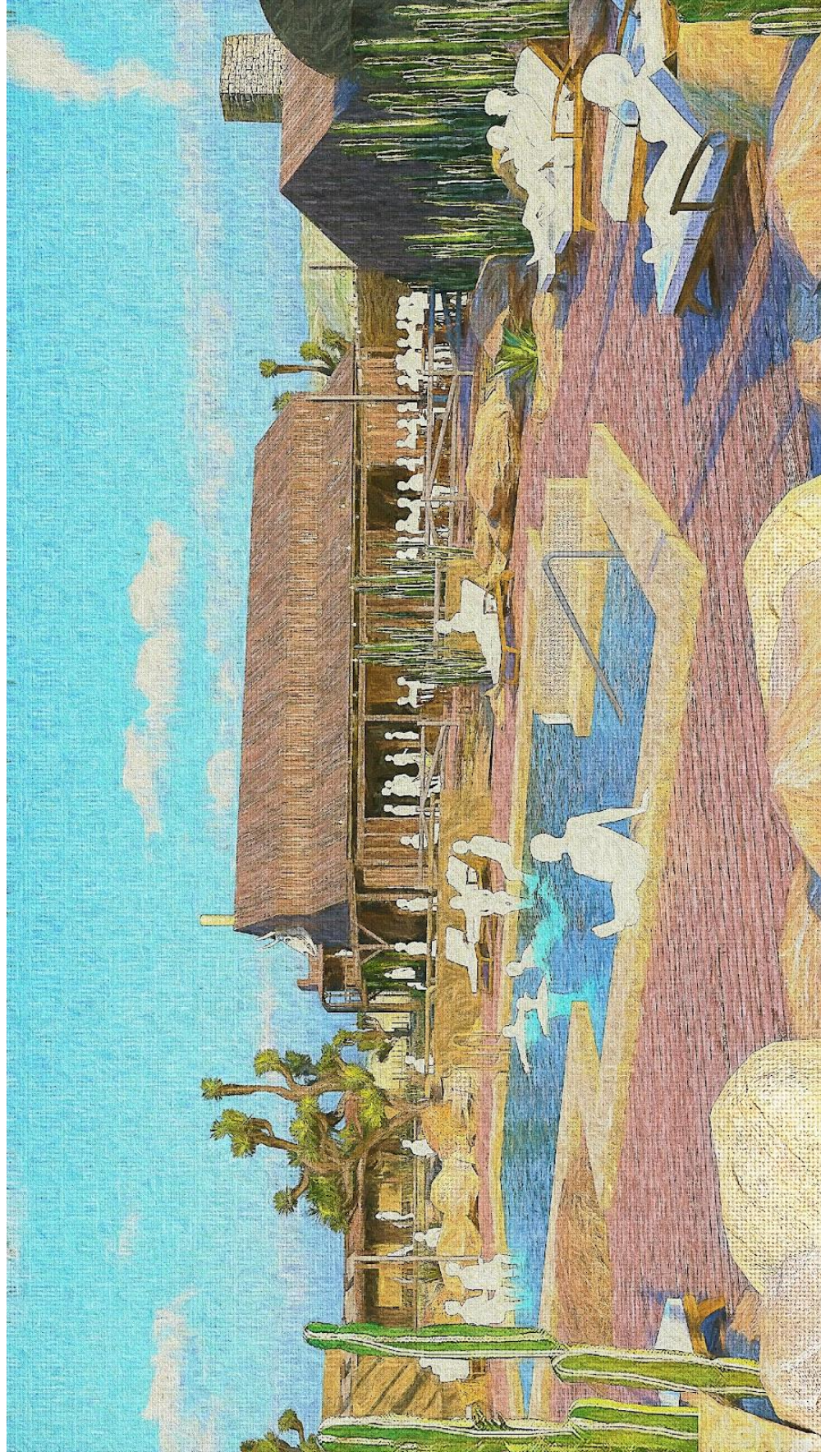
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View SEQ View 1 * ARABIC 9: Bird's eye view looking west



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UTILITIES

Water will be provided by a new connection to the San Bernardino County Special Districts 70-W4 municipal water system (pending receipt of an unconditional water availability letter) or on-site by way of a qualifying well and system meeting San Bernardino County public water purveyor standards. Sewage will be disposed via an appropriately sized Package Plant and leach field, shown on Attachment A. Propane and electricity are currently provided by G&K Propane and Southern California Edison, respectively.

PROPERTY LOCATION AND DESCRIPTION

Topography:

A topographic survey was conducted for the Site in 2015. The Site's contour lines on the topographic map show the Project to be 4,074 feet above Mean Sea Level (MSL). The Project site is relatively flat, with a minimal declining slope on the east side of the Parcel. The lowest elevation of the Project Parcel at 4,068 feet above MSL. The property is shown as undeveloped and lightly vegetated. See Attachment D for full topography and grading.

Regional Geology:

The site is flat with no abrupt major grade changes. According to the Geologic Map of the Joshua Tree Quadrangle (USGS, Miscellaneous Geologic Investigation Map I-516), the site is underlain by older alluvium (Qoa) of the Pleistocene era. Site soils generally consist of silty sand (USCS "SM").

Hydrology:

According to the United States Geological Survey (USGS), water wells in the project vicinity range from 200 to 320 feet in depth, with the nearest well approximately 1,800 feet WNW from the project site. There is no surface water nor settling ponds, lagoons, surface impoundments, wetlands, or natural catch basins in the vicinity of the project.

Prior Uses of Property:

The San Bernardino County Property Information Management System Internet Site confirms that the three parcels north of the existing Motel (APN 0594-212-28-0000 and 0594-212-29-000) are vacant; observation shows no signs of previous improvement or use. Parcel A (APN 0594-212-30-0000) has been the site of the existing Motel use since 1946.

Solid Waste/Landfill Facilities (SWLF)

The California Integrated Waste Management Board prepares a database of Solid Waste and Landfill Facilities. There are no SWLF sites listed within a mile of the Project.

State/Leaking Underground Storage Tank List (LUST)

There are no reported LUST facilities within one mile of the subject property, according to the database compiled by the California Regional Water Quality Control Board.

ATTACHMENTS

- Attachment A – Site Plan
- Attachment B – Phased Site Plan

**Comments -
Comment Letters**

From: [Laura Ransdell](#)
To: [Rodriguez, Luis](#)
Subject: Concerns about the Pioneertown Motel Expansion
Date: Monday, September 22, 2025 1:39:11 PM

You don't often get email from lauraransdell@hotmail.com. [Learn why this is important](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Dear Mr. Rodriguez,

I have lived in Pioneertown for 25 years. I am deeply concerned about how this Project (which is basically in a residential zone) will potentially negatively affect the quality of life for my neighbors as well as myself. I am concerned about various possible issues; i.e. the considerable amount of additional septic waste of all these proposed businesses; the additional noise and traffic as well as people on foot (i.e. walking across my property, which is not fenced).

Thank you,

Laura Ransdell, LCSW
56244 Papago Trail, Suite 5
Yucca Valley, Ca, 92284
760-910-5017

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error, please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute or copy this email. Please notify the sender immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
Inland Deserts Region
3602 Inland Empire Boulevard, Suite C-220
Ontario, CA 91764
www.wildlife.ca.gov

GAVIN NEWSOM, Governor
CHARLTON H. BONHAM, Director



September 25, 2025
Sent via email.

Luis Rodriguez Jr.
Contract Planner
County of San Bernardino
15900 Smoke Tree Street, Suite #131
Hesperia, CA 92345
Luis.Rodriguez@lus.sbcounty.gov

Dear Mr. Rodriguez:

PIONEERTOWN MOTEL EXPANSION PROJECT (PROJECT)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION (IS/MND)
SCH# 2025081332

The California Department of Fish and Wildlife (CDFW) received a Notice of Intent to Adopt an IS/MND from San Bernardino County for the Project pursuant the California Environmental Quality Act (CEQA) and CEQA Guidelines.

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that CDFW, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

CDFW is California's Trustee Agency for fish and wildlife resources and holds those resources in trust by statute for all the people of the state. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) CDFW, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (Id., § 1802.) Similarly, for purposes of CEQA, CDFW is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

CDFW is also submitting comments as a **Responsible Agency** under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) CDFW expects that it may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to CDFW's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent

Luis Rodriguez Jr.
San Bernardino County
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implementation of the Project as proposed may result in “take” as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), the Project proponent may seek related take authorization as provided by the Fish and Game Code.

PROJECT DESCRIPTION SUMMARY

Proponent: Pioneertown Motel, LLC

Objective: The objective of the Project is to expand the existing Pioneertown Motel from its current location onto three additional Assessor’s Parcel Numbers (APNs): APNs 0594-212-27, -28, -29, and -30 to the north, for a total development area of approximately 5.79 acres. Primary Project activities include construction of 47 new motel rooms (for a total of 66 rooms), horseback riding facilities, a day spa, an outdoor pool, a restaurant, an event venue, and retail space. The Project consists of 17,088 square feet (sq. ft.) of additional lodging and includes 4,036 sq. ft. of amenities, 1,787 sq. ft. of back-of-house and administration uses, 785 sq. ft. of retail uses, and a 3,447 sq. ft. guest-only event venue, and a 2,955 sq. ft. restaurant. The Project will also construct a new sewage disposal plant, an onsite wastewater treatment plant, and a heating system using propane gas.

Location: The Project site is located at 5240 Curtis Road, in the unincorporated town of Pioneertown, San Bernardino County. The entire Project location is bisected by Rawhide Road, a dirt road separating the existing motel from the three vacant parcels. The Project is located at latitude 34.1575685°N and longitude -116.4932911°W.

Timeframe: The Project will be completed in two phases. Phase 1 is scheduled to begin in the first quarter of 2027 and Phase 2 is scheduled to begin in the fourth quarter of 2028, with anticipated completion by the end of 2029.

COMMENTS AND RECOMMENDATIONS

CDFW appreciates that the MND considers obtaining an Incidental Take Permit through mitigation measure BIO-4 for the take of western Joshua tree (*Yucca brevifolia*) located on the Project site. CDFW reviewed Appendix D: Biological Surveys and also appreciated that protocol level surveys were conducted for desert tortoise (*Gopherus agassizii*) (CESA Endangered) and burrowing owl (*Athene cunicularia*) (CESA Candidate), which are of concern to CDFW as species protected by CESA. Likewise, CDFW appreciates that American badger (*Taxidea taxus*) (species of special concern) and desert kit fox (*Vulpes macrotis*) (fully protected) were considered in the surveys, and no impacts are anticipated to these two species.

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CDFW only offers minor comments and recommendations below and in Attachment A to further assist San Bernardino County in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources. Editorial comments or other suggestions may also be included to improve the document.

COMMENT #1: Nesting Birds (Revised)

CDFW appreciates that the MND included a measure for a pre-construction survey for nesting birds (i.e., BIO-1). However, BIO-1 limits pre-construction surveys for nesting birds from February 1 to August 31. CDFW recommends that disturbance to occupied nests of non-migratory passerine birds, migratory birds, and raptors within the Project site and surrounding area be avoided *any time* birds are nesting onsite. This is in consideration that studies have shown that migratory bird species arrive earlier in the season partially in response to higher temperatures influenced by climate change (Usui et. al. 2016). In addition, in response to warming, birds have been reported to breed earlier and CDFW staff have observed that climate change conditions may result in nesting bird season occurring earlier and later in the year than historical nesting season dates. As such, CDFW recommends the following revisions (additions are in **bold** and deletions are in ~~strikethrough~~) to BIO-1:

BIO-1: Preconstruction Nesting Bird Surveys (Revised)

~~If it is not feasible to avoid the nesting bird season (February 1 through August 31),~~ **A** a qualified biologist shall conduct a pre-construction nesting bird survey to determine presence/absence, location, and status of any active **bird** nest. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than **three** ~~seven~~ **(37)** days prior to the commencement of construction. In the event active nests are discovered, a suitable buffer (distance to be determined by a qualified biologist) shall be established around active nests and no construction within the buffer allowed, until the biologist has determined the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

COMMENT #2: Desert Tortoise (*Gopherus agassizii*)

CDFW appreciates that protocol level surveys for desert tortoise, a CESA endangered species, were conducted in 2020 and 2025 according to guidance from the USFWS published protocol (USFWS 2019). While no evidence, including live desert tortoise, scat, carcasses, tracks, or burrows were observed, CDFW appreciates that the MND recognizes that since surveys were conducted on February 23, 2025 and results are deemed valid for a period of 12 months from date of survey, if construction commence after February 23, 2025, an additional survey will be conducted to ensure desert tortoise

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are not present. CDFW only recommends the minor edits to BIO-3 below for incorporation in the final MND:

BIO-3: Preconstruction Desert Tortoise Survey (Revised)

The most recent protocol desert tortoise surveys were conducted on February 23, 2025, and results are deemed valid for a period of 12 months from date of survey. Should construction commence after February 23, 2026, an additional survey shall be conducted to ensure compliance with USFWS guidance (USFWS 2019). A USFWS authorized biologist shall survey the Project site (including buffer where accessible) **and appropriate buffer** for the presence of desert tortoise **ensuring 100% visual coverage** no more than 14 days prior to the commencement of Project activities. If desert tortoise and/or active burrows are observed, the authorized biologist shall contact USFWS **and CDFW** for concurrence and direction on relocation of the tortoise. **Relocation of desert tortoise shall require proper authorization from the respective agencies, including a CESA ITP from CDFW.** ~~In general, desert tortoise shall be moved no more than 1,000 feet for juveniles and adults, and 300 feet for hatchlings.~~

COMMENT #3: Crotch's Bumble Bee (*Bombus crotchii*)

The Project is within the range of Crotch's bumble bee, a CESA candidate species. Additionally, the Project site contains buckwheat (*Eriogonum fasciculatum*), Notch-leaf phacelia (*Phacelia crenulata*), and other flowering plants that provide foraging habitat for Crotch's bumble bee. Crotch's bumble bee is considered imperiled and is extremely rare. However, the MND did not consider impacts to this species. For these reasons, CDFW recommends BIO-5 below for adoption in the final MD to avoid and minimize impacts to Crotch's bumble bee.

BIO-5: Crotch's Bumble Bee (New)

Crotch's bumble bee focused surveys shall be conducted within the Project site and within 100-feet of the Project site prior to the start of Project activities. Surveys shall be conducted using survey guidance in the 2023 Survey Considerations for Candidate Bumble Bee Species. If Crotch's bumble bee is detected through surveys, Permittee shall fully avoid impacts to Crotch's bumble bee or should obtain a CESA ITP.

COMMENT #4: Lake and Streambed Alteration Agreement Notification

The MND recognizes the presence of a stream-like feature on site, but not enough information is provided to help CDFW determine whether the feature is subject to Fish and Game Code section 1602. Fish and Game Code section 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following:

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Substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or Deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow.

While CDFW determined that based on aerial photography a stream may occur on site, CDFW recommends that the Project proponent adopt BIO-6 below to either obtain written correspondence from CDFW stating that notification under section 1602 of the Fish and Game Code is not required for the Project, or, if notification under section 1602 of the Fish and Game Code is required for the Project, to obtain a CDFW-executed Lake and Streambed Alteration Agreement.

BIO-6: LSA Agreement Notification (New)

Prior to construction and issuance of any grading permit, the Project Proponent shall notify pursuant to Fish and Game Code section 1602 and shall obtain written correspondence from the CDFW stating that notification under section 1602 of the Fish and Game Code is not required for the Project or if CDFW determines that the Project may substantially affect fish and wildlife resources, shall obtain a Streambed Alteration Agreement (Agreement). The Agreement shall include measures to avoid, minimize, and mitigate impacts to Fish and Game Code section 1602 resources.

ENVIRONMENTAL DATA

CEQA requires that information developed in environmental impact reports and negative declarations be incorporated into a database which may be used to make subsequent or supplemental environmental determinations. (Pub. Resources Code, § 21003, subd. (e).) Accordingly, please report any special status species and natural communities detected during Project surveys to the California Natural Diversity Database (CNDDDB). The CNDDDB field survey form can be filled out and submitted online at the following link: <https://wildlife.ca.gov/Data/CNDDDB/Submitting-Data>. The types of information reported to CNDDDB can be found at the following link: <https://www.wildlife.ca.gov/Data/CNDDDB/Plants-and-Animals>.

ENVIRONMENTAL DOCUMENT FILING FEES

The Project, as proposed, would have an impact on fish and/or wildlife, and assessment of environmental document filing fees is necessary. Fees are payable upon filing of the Notice of Determination by the Lead Agency and serve to help defray the cost of

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environmental review by CDFW. Payment of the environmental document filing fee is required in order for the underlying project approval to be operative, vested, and final. (Cal. Code Regs, tit. 14, § 753.5; Fish & G. Code, § 711.4; Pub. Resources Code, § 21089.)

CONCLUSION

CDFW appreciates the opportunity to comment on the IS/MND to assist San Bernardino County in identifying and mitigating Project impacts on biological resources.

Questions regarding this letter or further coordination should be directed to Scott Jakubowski, Senior Environmental Scientist (Specialist), at (909) 354-0919 or Scott.Jakubowski@wildlife.ca.gov.

Sincerely,

DocuSigned by:

84FBB8273E4C480...

Alisa Ellsworth
Environmental Program Manager

ec: Office of Planning and Research, State Clearinghouse, Sacramento
state.clearinghouse@lci.ca.gov

Matt French, Pioneertown Motel, LLC
5240 Curtis Rd., Pioneertown, CA 92268

Danielle Ornelas, Senior Environmental Planner, CASC Engineering and Consulting
dornelas@cascinc.com

Ben Loescher, Founding Principal, Loescher-Meachum Architects, Inc
bloescher@lma.la

ATTACHMENT

A. Mitigation and Monitoring Reporting Plan

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REFERENCES

California Department of Fish and Wildlife (CDFW). 2023. Survey Considerations for California Endangered Species Act (CESA) Candidate Bumble Bee Species.

U.S. Fish and Wildlife Service. 2019. Preparing for any action that may occur within the range of the Mojave desert tortoise (*Gopherus agassizii*).

Usui, T., Butchart, S.H.M., and Philmore A.B., (2016). Temporal Shifts and Temperature Sensitivity of Avian Spring Migratory Phenology: a Phylogenetic Meta-analysis. *Journal of Animal Ecology* 86(2): 250-261.

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Attachment A

Mitigation Monitoring and Reporting Plan

Measure Number	Biological (BIO) Mitigation Measure	Implementation Schedule	Responsible Party
BIO-1:	A qualified biologist shall conduct a pre-construction nesting bird survey to determine presence/absence, location, and status of any active bird nest. To avoid the destruction of active nests and to protect the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than three 3 days prior to the commencement of construction. In the event active nests are discovered, a suitable buffer (distance to be determined by a qualified biologist) shall be established around active nests and no construction within the buffer allowed, until the biologist has determined the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).	Prior to Project initiation	Project Proponent and Qualified Biologist
BIO-3	The most recent protocol desert tortoise surveys were conducted on February 23, 2025, and results are deemed valid for a period of 12 months from date of survey. Should construction commence after February 23, 2026, an additional survey shall be conducted to ensure compliance with USFWS guidance (USFWS 2019). A USFWS authorized biologist shall survey the Project site (including buffer where accessible) and appropriate buffer for the presence of desert tortoise ensuring 100% visual coverage no more than 14 days prior to the commencement of Project activities. If desert tortoise and/or	Prior to Project initiation	Project Proponent and Qualified Biologist

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	active burrows are observed, the authorized biologist shall contact USFWS and CDFW for concurrence and direction on relocation of the tortoise. Relocation of desert tortoise shall require proper authorization from the respective agencies, including a CESA ITP from CDFW.		
BIO-5:	Crotch's bumble bee focused surveys shall be conducted within the Project site and within 100-feet of the Project site prior to the start of Project activities. Surveys shall be conducted using survey guidance in the <i>2023 Survey Considerations for Candidate Bumble Bee Species</i> . If Crotch's bumble bee is detected through surveys, Permittee shall fully avoid impacts to Crotch's bumble bee or should obtain a CESA ITP.	Prior to Project initiation	Project Proponent and Qualified Biologist
BIO-6	Prior to construction and issuance of any grading permit, the Project Proponent shall notify pursuant to Fish and Game Code section 1602 and shall obtain written correspondence from the CDFW stating that notification under section 1602 of the Fish and Game Code is not required for the Project or if CDFW determines that the Project may substantially affect fish and wildlife resources, shall obtain a Streambed Alternation Agreement (Agreement). The Agreement shall include measures to avoid, minimize, and mitigate impacts to Fish and Game Code section 1602 resources.	Prior to Project initiation	Project Proponent

Mojave Desert Air Quality Management District

Brad Poiriez, Executive Director

14306 Park Avenue, Victorville, CA 92392-2310

760.245.1661 • Fax 760.245.2022

www.MDAQMD.ca.gov • @MDAQMD



September 10, 2025

County of San Bernardino, Land Use Services Dept.
Luis Rodriguez, Planner
385 North Arrowhead Avenue
San Bernardino CA 92415

Subject: SBC PROJ-2020-00077

Mr. Rodriguez:

The Mojave Desert Air Quality Management District (District) has received the project notice for the proposed Pioneertown Motel Expansion project (PROJ-2020-00077). The proposed project includes a conditional use permit (cup) to expand the existing Pioneertown motel for constructing forty-seven (47) new motel rooms, horseback riding facilities, a day spa, an outdoor pool, a restaurant, an event venue, and retail space on approximately 2.79 acres.

We have reviewed the project as proposed and based on the information available to us at this time, the District requires that fugitive dust best management practices (including but not limited to applicable provisions of District Rule 403) are implemented on all non-paved transport roads, access points, and parking areas. The District also requires that the proponent obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to; fuel storage and dispensing equipment, and internal combustion engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 1846, or Bertrand Gaschot at extension 4020.

Sincerely,

Chris Anderson

Planning and Air Monitoring Supervisor

CJA/bg

SBC PROJ-2020-00077 2025 09 Sep

RECEIVED
2025 SEP 23 AM 7:59
LAND USE SERVICES
ADMINISTRATION



CALIFORNIA HIGHWAY PATROL

601 N 7th St, Sacramento, CA 95811 | 800-735-2929 (TT/TDD) | 800-735-2922 (Voice)

GAVIN NEWSOM, GOVERNOR

CALIFORNIA STATE TRANSPORTATION AGENCY

CHP – Morongo Basin Area
63683 Twentynine Palms Highway
Joshua Tree, CA 92252
(760) 366-3707

September 8, 2025

File No.: 870.16640.16200

San Bernardino County
385 N. Arrowhead Avenue
San Bernardino, CA 92415

Subject: SCH# 2025081332

The Morongo Basin Area of the California Highway Patrol received the "Notice of Completion and Environmental Document Transmittal," of the environmental document for the proposed Pioneertown Motel Expansion.

The Department's concerns with the potential impact of this project could include; increased traffic congestion, additional enforcement demands, and increased incidents requiring emergency response. This project could have a negative impact on our operations due to the increased traffic congestion, which would necessitate the need for additional traffic control measures to mitigate the potential increase in traffic crashes. We are hopeful construction site operators will diligently establish, monitor, and enforce construction site rules related to vehicle safety as CHP personnel work to ensure compliance with the California Vehicle Code provisions.

If you have any questions regarding these concerns, please contact me at the California Highway Patrol Morongo Basin Area office at (760) 366-3707.

Sincerely,

T. SKINNER, Lieutenant
Commander
Barstow Area

Safety, Service, and Security

CHP 49 (Rev. 2-24) OPI 076

AN INTERNATIONALLY
ACCREDITED AGENCY



Kerrie Aley

Pioneertown

September 28 2025

PROJ-2020-00077

Pioneertown Motel, LLC

APNs- 594-212-27, -28, -29, -30

Lead Agency: County of San Bernardino

Land Use Services Department

15900 Smoke Tree Street, Suite #131, Hesperia, CA 92345

Luis Rodriguez Jr., Contract Planner

E-mail: Luis.Rodriguez@lus.sbcounty.gov

CC. Supervisor Rowe, SBC Code Enforcement

This letter provides reasoned public comment for the Initial Study /Mitigated Negative Declaration (MND) for a new Conditional Use Permit to expand the existing Pioneertown Motel.

The intention of this letter is to provide well-supported explanations for the below opinion on the accuracy of the MND, Final Determination, and suggest changes to the Applicant's compliance with its current "Conditional Use Permit" and to propose additional terms in the "Conditions of Approval" for the proposed expansion.

I am requesting that San Bernardino County act immediately to enforce all applicable laws at the Pioneertown Motel and surrounding businesses to alleviate the pre-existing degradation of air quality and parking issues in Pioneertown.

The information below provides details on how this project in conjunction with existing violations of federal, State, County, and MDAMQD air quality rules significantly impacts the health of Pioneertown residents, employees and guests, and explains why significant changes to the operations and maintenance of these businesses is needed.

Determination

The Pioneertown Motel project's Final Initial Study/Mitigated Negative Determination states that *"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."*

It is my opinion that the proposed Initial Study and Mitigated Negative Declaration are adequate to comply with the California Environmental Quality Act, as long as existing laws/conditional use permits are enforced, MDAMQD standards are met, and the project's Conditions of Approval and Mitigation and Monitoring Plans address the concerns I have below.

A Overall Opinion of the Project

I was able to meet with the project applicant and the architect for over two hours to discuss the Pioneertown Motel Expansion. As a Pioneertown local, I am a frequent customer of applicant's restaurants, The Red Dog Saloon and Copper Room. I think they are for the most part, respectful of the existing architecture and history, are well managed, and an asset to the community.

I was glad to see the proposed road improvement on Curtis Rd. and Rawhide Rd., which eliminates the need for pavement for Emergency Personnel access. The project proposes to make this road improvement with an environmentally safe chemical stabilizer that also eliminates vehicle-generated dust. The preservation of existing dirt roads is considered an attribute in the *Pioneertown Community Action Guide*.

Due to the lack of services and dirt road/parking lots there a limit as to amount of tourist activity our town can accommodate. If modern infrastructure is constructed in order to greatly increase the scale of Mane's street's operation, the changes would ruin the very qualities that our residents and visitors cherish.

As far as the scale and massing and the additional of other guest amenities, I remain neutral on this subject as I think it is important that the nearby neighborhood/businesses/property owners weigh in as to the appropriateness of the Motel's expansion.

The fact that the restaurant and retail are not street-facing alleviates most of my traffic/parking concerns and would ensure that these businesses remain ancillary to the motel's primary use.

If managed properly, the addition of a Mane Street fronting restaurant and retail would help anchor Mane Street. The proposed project is a large investment in Pioneertown's infrastructure and if managed properly the expansion would enhance not detract from Mane Street's characteristics as a unique American small rural western town that remains preserved well into the 21 century

B Mane Street Complex Current Conditions

Pioneertown Mane St. Complex includes an area of approximately 24 acres.. All of the access roads and parking are an unstabilized dirt surface.

Pappy & Harriet's

The Pappy & Harriet's building was originally built in 1946 as a film set for Western movies. In 1972, it became "The Cantina," a burrito bar for bikers and locals before being purchased in 1982 by Harriet and Claude "Pappy" Allen, who transformed it into an iconic barbecue and live music venue. Since then two other operators have continued to expand its operations.

In 2025 the operation of Pappy & Harriets has recently changed from being open 5 days a week with music on most weekends. to 7 days a week restaurant and concert operation. While the number of outdoor shows are capped by an agreement with SBC, the operator has begun to have 2 different indoor shows and outside entertainment on one evening. Attendance at times exceeds the available parking and customers park on other properties and the dirt berms next to Pioneertown Rd. This venue is dependent on porta potties as their existing toilet facilities are inadequate for the size of crowd. Customers are peeing outside on adjacent buildings rather than use the smelly porta potties.

Red Dog Saloon

Originally built in 1946 Red Dog Saloon was rebuilt and reopened in 2020. The Red Dog serves food and alcohol and features live music primarily on weekend. The parking area is dirt.

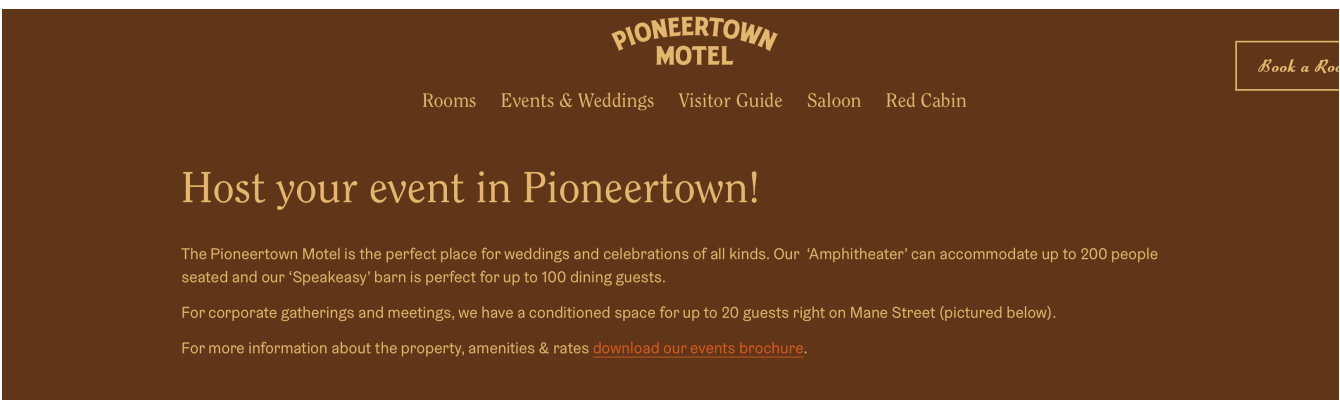
The saloon has a large patio and overflow parking has been allowed to park on a nearby vacant lot. Except for holiday weekends and a few special events this venue does have sufficient parking.

Pioneertown Motel

The Pioneertown Motel has 19 existing hotel rooms. The project proposes to add 47 new hotel rooms. The Pioneertown Motel in addition to their primary business has developed an "Amphitheater which can accommodate up to 200 people and a "Speakeasy" barn for up to 100 guests. Yet the Project Definition/Mitigated Declaration proposes a "3,447 sq. ft. "guest-only" event venue",

The Pioneertown Motel is already operating an event center that can hold up to 300 people without the proper permitting or a paved parking lot and these cars are parked on vacant dirt areas.

Since the Pioneertown Motel is already operating an event venue that allows hundreds of "Non-guests" and ignoring their current business model as motel/public event center fails to properly define the proposed project. <https://www.pioneertown-motel.com/events>



The screenshot shows the Pioneertown Motel website. At the top, the logo "PIONEERTOWN MOTEL" is displayed in a stylized font. Below the logo is a navigation menu with links: "Rooms", "Events & Weddings", "Visitor Guide", "Saloon", and "Red Cabin". In the top right corner, there is a button that says "Book a Room". The main heading on the page is "Host your event in Pioneertown!". Below this heading, there is a paragraph of text: "The Pioneertown Motel is the perfect place for weddings and celebrations of all kinds. Our 'Amphitheater' can accommodate up to 200 people seated and our 'Speakeasy' barn is perfect for up to 100 dining guests." Below this paragraph, there is another line of text: "For corporate gatherings and meetings, we have a conditioned space for up to 20 guests right on Mane Street (pictured below)." At the bottom of the section, there is a link: "For more information about the property, amenities & rates [download our events brochure.](#)"

If the intention of SBC to restrict “non-guest” special events in the Pioneertown Motel expansion project within the “Conditions of Approval”, then SBC should enforce the pre-existing event center code violations.

Sound StageThe Soundstage has a conditional use permit to hold special events such as weddings but also often collaborates with the Mane Street Businesses for larger outside special events on adjacent properties. These large outdoor events require a SBC Special Events Permit. Because Mane Street is a road a SBC Temporary Use permit is also required.

C Failure to Obtain Special Event Permits

All four of these business have operated large scale special events without obtaining the necessary SBC Special Events Permit. The only Special Event Permit I have found for Pioneertown is one 2023 permit for the Pioneertown Film Festival.

During these events a large number of cars are parked in business areas, vacant lots and adjacent parcels and on the dirt berms on Pioneertown Rd.

D Examples of Pioneertown 2025 Special Events- Special Events and Camping on Pioneertown Motel grounds.

AETHER Rally Pioneertown 2025

Join us **May 16th-18th** for three days of rides, adventures, and events that celebrate AETHER's community of restless spirits. We'll gather at the Pioneertown Motel near Joshua Tree National Park, where you can stay at the historic accommodations or camp on the motel grounds. Bring your car, bike, or just your sense of adventure for a weekend you won't want to miss.

Plus, gear up with 20% off your order after purchasing your ticket by using the code **25RALLYGEAR**.

SELECT ACCOMMODATION

MOTEL

CAMPSITE

CAR/VAN

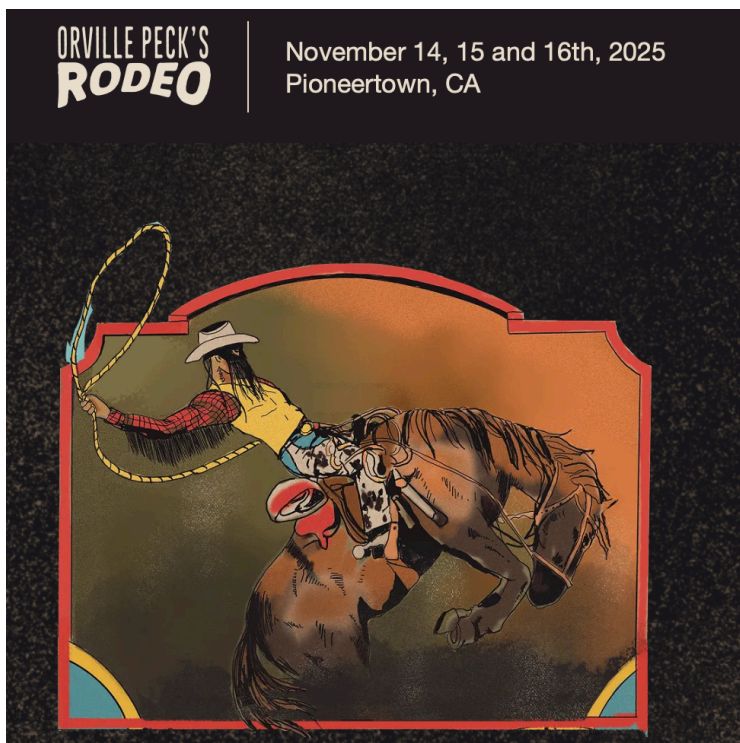
MOTORCYCLE

<https://aetherapparel.com/products/aether-rally-pioneertown-2025-campsite>

Vendor booths and overflowing parking



Vendors, VIP Section on Mane



r.

Event at Pappy & Harriets and Mane St.
<https://www.orvillepeckсроdeo.com/>

Public Event on Motel Grounds
 Pioneertown Motel www.hidezbocce.com/



Now, everyone, get the heck out of here—safely—before we burn this place down. Thank you to all of those who showed up and showed out! This year was one to remember. Thank you, Converse CONS, Pappy + Harriets, Keen Ramps, Push and Pour Coffee and all the individuals in between

Thrasher Magazine 2024

Indoor Concert at Pappy & Harriets 2013



Photograph: Courtesy Pappy & Harriets' | Pappy & Harriets'

Pappy and Harriet's

Indoor Concert at Pappy & Harriets 2024



F Condition of commercial access roads and parking surfaces in Pioneertown.

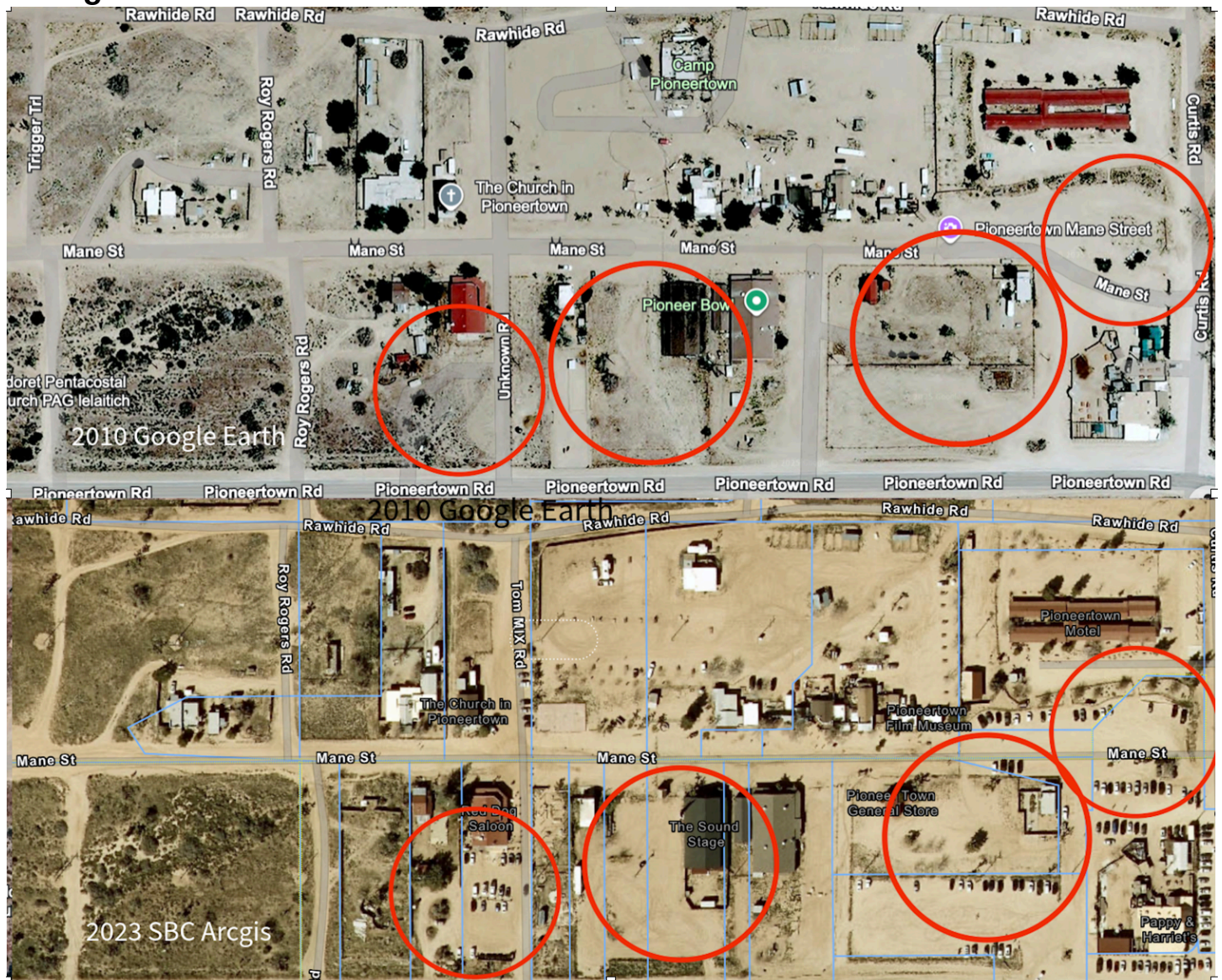
The developed Mane Street Commercial area in Pioneertown consists of approximately 24 acres. All access roads and parking is on unstabilized desert dirt.



Pioneertown Mane Street Complex

Number	Asset Class, Business	Acres	Note
1	Vacant	.77	Street Facing area used for Red Dog Saloon Parking Overflow
2	Residence	.58	Street Facing area used for Red Dog Saloon Parking Overflow
3	Bar Tavern- Red Dog Saloon	.77	Street Facing parking area.
4	Residence	.38	Area used for Sound Stage Parking , event and Pappy Harriet parking overflow.
5	Vacant	.47	Area used for Sound Stage Parking
6	Sound Stage	.99	Sound Stage Retail Conditional Use permit for event space.
7	Commercial Single Family Residence	.28	Vacant Gazette Building
8	Bowling Alley- Pioneertown Bowl	1.14	Street facing parking
9	Vacant	1.06	Entire lot parking for Pappy & Harriets
10	Commercial Single Family Residence General Store	1.14	Parking used for Pappy & Harriets and Mane Street
11	Commercial- Pappy Harriets	1.15	Pappy & Harriets Parking used for facility and Mane St
12	Residential, Bravados	5	Desert Willow Ranch Some use as event parking.
13	Vacant Land-Campground	1.27	Sometimes used as parking for events
14	Two Single Family- Campground	1.27	Sometimes used as parking for events
15	Single Family- Unpermitted structures used a Mane Street retail	2.05	Rear area used a parking
16	Commercial-Pioneertown Motel	1.83	Perimeter parking used for Motel and events
17	Vacant Land-Single Family Residential Used as event space for Pioneertown Motel	1.26	Entire lot has been scrapped and used for event/parking
18	Vacant Land-Single Family Residential	1.26	Portion of the lot has been scrapped. Used for parkng?
19	Vacant Land-Single Family Residential	1.26	Poitjon of the lot has degraded soil. Event? Parking
Total		23.93 Acres	

G. Vegetation Loss 2010-2023



Vegetation Loss 2010 to 2023

Here are arial views of Mane Street between 2010 and 2023.

While there has been some loss of soil stabilization due to vegetation loss the main source of the soil's crust degradation has been due to the massive increase in the number of parked cars.

A secondary impact is the additional dust created by foot traffic, event vendors, outdoor concert VIP areas/displays and motorcycle/vehicle display events.

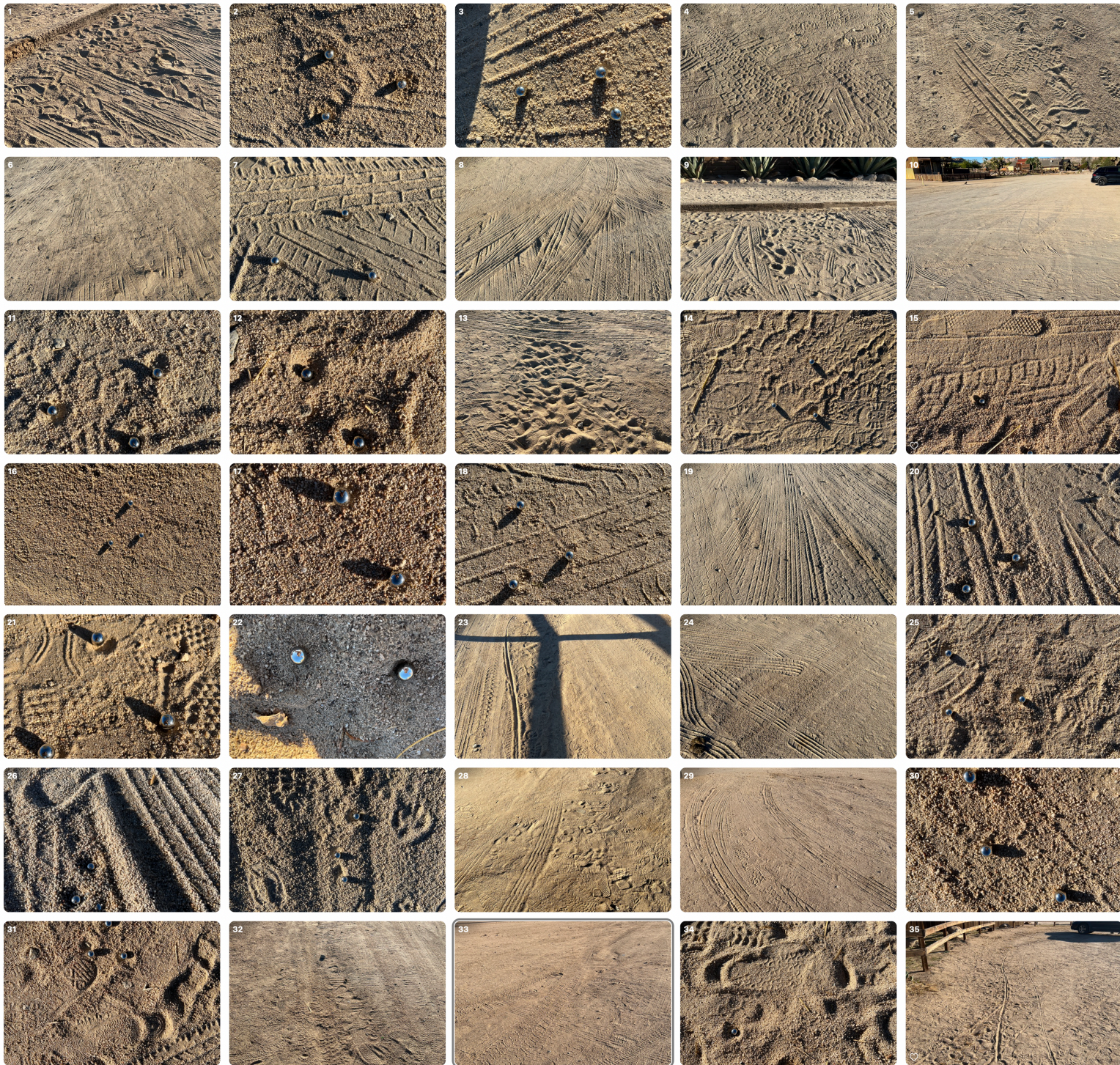
H. Dropped Ball Stabilization Assessment of the Pioneertown Mane Street Complex Parking s

The assessment shown below was conducted recently two days after a monsoon rain. As such this assessment with a higher moisture content in the soil show a better than average condition than would be obtained during dry summer conditions.

Pioneertown Mane Street		STABILIZATION ASSESSMENT FORM		
Source Self-Compliance Assistance Form Drop Ball Test Method				
Equipment Needed				
! One ball bearing with a diameter of 15.9 mm (0.625 inches) and a mass of 16-17 grams (0.56-.060 ounces)				
! One metric ruler or pre-sized metering device to measure 30cm by 30 cm				
Project Information				
Project Name:			Permit #:	
Street Address/Location:			City/Area:	
Brief description of Location being tested:				
Location Type (Pick One): <input type="checkbox"/> Unpaved Road <input type="checkbox"/> Unpaved Parking Lot <input type="checkbox"/> Vacant Lot <input type="checkbox"/> Open Area <input type="checkbox"/> Other:				
Drop Ball Test Results				
(S Stable U Unstable)				
Drop 1 Result	Sample Area #1	Sample Area #2	Sample Area #3	
Ball did not sink in = Stable	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	
Ball is partially or fully surrounded by loose grains = Unstable	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	
Loose grains visible in the depression = Unstable	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	
Drop 2 Result	Sample Area #1	Sample Area #2	Sample Area #3	
Ball did not sink in = Stable	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	
Ball is partially or fully surrounded by loose grains = Unstable	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	
Loose grains visible in the depression = Unstable	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	
Drop 3 Result	Sample Area #1	Sample Area #2	Sample Area #3	
Ball did not sink in = Stable	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	
Ball is partially or fully surrounded by loose grains = Unstable	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	
Loose grains visible in the depression = Unstable	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	S <input type="checkbox"/> U <input type="checkbox"/>	
Compliance Analysis				
Do at least 2 out of 3 drops for each sample area show a stable surface?	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	Y <input type="checkbox"/> N <input type="checkbox"/>	
Did you check Yes in each sample area of the above row? Y <input type="checkbox"/> N <input type="checkbox"/> (If Yes the area is stable. If No additional stabilization must be conducted)				
Test Observer/Conductor Information				
Your signature on this form attest that you conducted the test in accordance with the testing methods outlined in §4-9-320.B.1 which can also be found on the back of this form.				
Print Name:				
Title:				
		Company:		
Signature:		Date:		
* EXAMPLE OF METHODOLOGY USED				

Drop Ball Test Method

1. Visible Crust Determination [- *The "Drop Ball Test"*].
 - a. *[Appropriate Testing Conditions]* Where a visible crust exists, drop a steel ball with a diameter of 15.9 millimeters (0.625 inches) and a mass ranging from 16-17 grams (0.56-0.60 ounce) from a distance of **30 centimeters** (one foot) directly above (at a 90° angle perpendicular to) the soil surface. If blowsand is present, clear the blowsand from the surfaces on which Drop Ball Test is conducted. Blowsand is defined as thin deposits of loose uncombined grains covering less than 50% of a vacant lot which have not originated from the representative vacant lot surface being tested. If material covers a visible crust, which is not blowsand, apply the Threshold Friction Velocity determination of §B.2 of this rule to the loose material to determine whether the surface is stabilized.
 - b. *[Definition of Sufficient Crust]* A sufficient crust is defined under the following conditions: once a ball has been dropped according to the Appropriate Testing Conditions of §B.1.a, the ball does not sink into the surface, so that it is partially or fully surrounded by loose grains and, upon removing the ball, the surface upon which it fell has not been pulverized, so that loose grains are visible.
 - c. *[Characterization of Crust Across Entire Site]* Drop the ball three times within a survey area that measures 1 foot by 1 foot and that represents a random portion of the overall disturbed conditions at the site. The survey area shall be considered to have passed the Visible Crust Determination Test if at least two out of the three times that the ball was dropped, the results met the Definition of Sufficient Crust in §B.1.b. Select at least two other survey areas that represent a random portion of the overall disturbed conditions of the site, and repeat this procedure. If the results meet the Definition of Sufficient Crust in §B.1.b for all of the survey areas tested, then the site shall be considered to have passed the Visible Crust Determination Test and shall be considered sufficiently crusted.
 - d. *[Characterization of Crust Across Entire Site]* At any given site, the existence of a sufficient crust covering one portion of the site may not represent the existence or protectiveness of a crust on another portion of the site. Repeat the visible crust test as often as necessary on each random portion of the overall conditions of the site for an accurate measurement.



Photos of MDAQMD Rule 403 Dropped Ball Test Results and an estimate on condition of dirt surface.

As you can see from the above surfaces the condition of the dirt surfaces is primarily “unstable

Gross Observation of Dropped Ball Test Results

Ball did not sink in+**Stable**.

20% of surfaces

Ball is partially or fully surrounded by loose grains= **Unstable**

60% of surfaces

Loose grains visible in the depression=**Unstable**

20% of surfaces

The condition of the dirt surface in the parking areas and vehicle entry points have deteriorated in direct proportion to the amount of vehicle parked. SBC Code Enforcement should conduct a more detailed assessment. There is also significant deterioration in the dirt surfaces where there is considerable foot traffic.

Public Comment

Rule 403

Fugitive Dust Control

(A) General

(1) Purpose

- (a) The purpose of this rule is to reduce the amount of PM₁₀ entrained in the ambient air from anthropogenic Fugitive Dust sources within the District by requiring actions to prevent, reduce, or mitigate Fugitive Dust.

(2) Applicability

- (a) This Rule shall apply to the following Active Operations:
 - (i) A project or Facility with a Disturbed Surface Area of at least twenty acres (including Mining, Stone, Asphalt, and Clay Facilities);
 - (ii) Residential Construction/Demolition Activity with a Disturbed Surface Area of at least ten (10) acres;
 - (iii) Non-residential Construction/Demolition Activity with a Disturbed Surface Area of at least five (5) acres;
 - (iv) Moving, depositing, or relocating more than 2,500 cubic yards per day of Bulk Materials on at least three consecutive days;
 - (v) Solar Projects capable of generating at least one (1) megawatt of electrical energy or covering at least one (1) acre;
 - (vi) Heavily-Traveled unpaved roads used for industrial activity; and
 - (vii) Any other project or facility where visible fugitive dust beyond the property line of the emissions source causes injury, detriment, nuisance, or annoyance to any considerable number of persons or the general public, or so designated by the APCO.
- (b) In addition, this Rule also applies to the Owner/Operator of Disturbed Surface Areas.

(B) Definitions

The definitions contained in District Rule 102 – *Definition of Terms* shall apply unless the term is otherwise defined herein:

- (1) “Active Operation” – Activity capable of generating Fugitive Dust, including, but not limited to: Bulk Material storage, handling and processing; Earth-Moving Activity; Construction/Demolition Activity; and movement of vehicles on

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Unpaved roads, unpaved access areas, unpaved traffic areas, disturbed surface areas, and unpaved equipment storage areas.

- (2) “Bulk Material” – Sand, gravel, soil, aggregate, and any other organic or inorganic solid matter capable of releasing Fugitive Dust when stored, disturbed, or handled, and is generally un-packaged.
- (3) “Construction/Demolition Activity” – Any on-site mechanical activity preparatory to or related to building, altering, rehabilitating, demolishing, or improving property that results in Disturbed Surface Area, including, but not limited to, the following activities: grading; excavation; loading; crushing; cutting; planing; shaping; or ground breaking.
- (4) “Disturbed Surface Area” – Portion of the earth’s surface that has been physically moved, uncovered, destabilized, or otherwise modified from its undisturbed natural condition, thereby increasing the potential for emission of Fugitive Dust. Does not include areas restored to a natural state with vegetative ground cover and soil characteristics similar to adjacent or nearby natural conditions; paved or otherwise covered by a permanent structure; and sustained a vegetative ground cover over at least 70 percent of an area for period of at least six months. Includes projects with planned or forecasted disturbances.
- (5) “Dust Control Plan” (DCP) – A document that describes what fugitive dust control measures will be taken for the full duration of a project to comply with this Rule.
- (6) “Earth-Moving Activity” – The use of any equipment for any activity where soil is being moved or uncovered, and shall include, but is not limited to the following: grading, earth cutting and filling, loading or unloading of dirt or other Bulk Materials, adding to or removing from Open Storage Piles of Bulk Materials, landfilling, and soil mulching.
- (7) “Fugitive Dust” – Any solid particulate matter that becomes airborne, without first passing through a stack or duct, directly or indirectly as a result of anthropogenic activities.
- (8) “Heavily-Traveled” – Typically carrying more than 800 vehicle trips per day.
- (9) “High Winds” – When the wind speed instantaneously exceeds 40 kilometers (25 miles) per hour, or when the average wind speed is greater than 24 kilometers (15 miles) per hour. The average wind speed determination shall be on a 15-minute average at the nearest District-approved meteorological station.
- (10) “Hygroscopic Materials” – Any materials that are readily capable of absorbing moisture from the air. Chemical/organic stabilization/suppression materials control PM₁₀ emissions from fugitive dust by applying any non-toxic chemical or organic dust suppressant, other than water, which meets any specifications, criteria, or tests required by any federal, state, or local water agency and is not prohibited for use by any applicable law, rule, or regulation.

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- (11) “Mining, Stone, Asphalt, and Clay Facilities” – Any company, business, facility, process, or operation which uses or processes crustal materials including stone, asphalt and clay materials and is classified under Standard Industrial Classification (SIC) 10, 14, 29, and 32.
- (12) “Open Storage Pile” – Any accumulation of Bulk Material not fully enclosed, covered, or chemically Stabilized with five percent (5%) or greater Silt content. Pile Silt content shall be assumed to be five percent (5%) or greater, unless a person can show, by sampling and analysis in accordance with ASTM method C-136 or other equivalent method approved in writing by the APCO and the California Air Resources Board, that the Silt content is less.
- (13) “Paved Road” – An improved street, highway, alley, public way, or easement that is covered by typical roadway materials excluding access roadways that connect a facility with a public Paved Road and are not open to through traffic. Public Paved Roads are those open to public access and that are owned by any federal, state, county, municipal, or any other governmental or quasi-governmental agencies. Private Paved Roads are any paved Roads not defined as public.
- (14) “Publicly Maintained” – Under the jurisdiction of, physically maintained by, and owned by Federal, State, county, municipal, or other governmental or quasi-governmental agencies.
- (15) “Road Surface Silt Loading” – A measurement of the amount of loose material accumulated on a road surface in terms of weight of material per unit area. For the purposes of this Rule, Road Surface Silt Loading shall be calculated in ounces of silt per square yard and be determined by sweeping or vacuuming at least 5 pounds of material from representative strips of known area of the surface and establishing the 75 micrometers or silt fraction through the use of a No. 200 sieve (USEPA AP-42 “Compilation of Air Pollutant Emission Factors” Section 11.2.6, ASTM Standard D-75 “Standard practice for Sampling Aggregates,” and ASTM Standard C-136 “Sieve Analysis of Fine and Course Aggregates”).
- (16) “Silt” – Any aggregate material with a particle size less than 75 micrometers in diameter which passes through a No. 200 sieve.
- (17) “Stabilize” – To reduce the Visible Fugitive Dust generating capability of a surface by paving, chemically treating, watering, or compacting. For purposes of this definition, a surface with a Visible Crust is deemed Stabilized. Chemical treatment must be performed with a non-toxic chemical dust suppressant substance not disapproved for such use by the applicable Regional Water Quality Control Board, the California Air Resources Board, the United States Environmental Protection Agency, or any applicable law, rule, or regulation, and should moreover meet any specifications, criteria, or tests required by any federal, state, or local water agency.
- (18) “Trackout” – Visible Bulk Material deposited upon public roadways as a result of Active Operations, including any Bulk Material that adheres to and agglomerates,

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on the exterior surface of motor vehicles, haul trucks, and equipment (including tires) that have been released onto a Paved Road and can be removed by a vacuum sweeper or a broom sweeper under normal conditions.

- (19) **"Unpaved"** – Not covered by one or more of the following: concrete, asphaltic concrete, recycled asphalt, or asphalt. Public unpaved roads are any unpaved roadway owned by Federal, State, county, municipal, or other governmental or quasi-governmental agencies. Private unpaved roads are all other unpaved roadways not defined as public. This definition excludes horse trails, hiking paths, bicycle paths, or other similar pathways used exclusively for purposes other than travel by motorized vehicles.
- (20) **"Visible Crust"** – Having a surface that "passes" the dropped ball test method pursuant to Attachment C of this Rule.
- (21) **"Visible Fugitive Dust"** – Dust emissions from a fugitive source as dark as or darker in shade than that shade designated No. 1 on the Ringelmann Chart or equivalent, as published by the United States Bureau of Mines, or of equivalent opacity, for a period or periods aggregating more than three (3) minutes in any one (1) hour.

(C) Requirements

- (1) Any person shall not cause or allow the emissions of Fugitive Dust from any transport, handling, construction or storage activity so that the Visible Fugitive Dust remains visible in the atmosphere beyond the property line of the emission source, except during High Winds.
- (2) A person shall take every reasonable precaution to minimize Fugitive Dust emissions from wrecking, excavation, grading, clearing of land, and solid waste disposal operations.
- (3) A person shall not cause or allow PM₁₀ to exceed 100 micrograms per cubic meter when determined as the difference between upwind and downwind samples collected on federal reference method samplers at the property line for a minimum of five hours, except during High Winds. Installation of samplers or monitors to determine compliance with this subsection shall be required at the APCO's discretion.
- (4) Cities, Towns, and the County of San Bernardino shall collectively:
 - (a) Stabilize sufficient Publicly Maintained Heavily Traveled Unpaved Roads to reduce fugitive dust entrainment and wind erosion by at least 1,541 tons per year of PM₁₀ emissions relative to 1990.
- (5) The Owner/Operator of a site undergoing weed abatement activity shall not:
 - (a) Disrupt the soil crust to the extent that Visible Fugitive Dust is created due to wind erosion.

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Attachment.

(D) Dust Control Plans

- (1) Any Owner/Operator required by Section (C) above or as directed by the APCO in writing shall obtain and maintain a District-approved Dust Control Plan (DCP).
- (2) The Owner/Operator shall submit a DCP as per Attachment A of this Rule to the APCO prior to the start of any Active Operations. An Owner/Operator may submit one (1) DCP covering multiple projects/facilities/sites at different sites where Active Operations will commence within the next 12 months provided the DCP includes each project/facility/site size, location, and types of activities to be performed. The DCP shall specify the expected start and completion date of each project.
- (3) The Owner/Operator shall install and maintain project/facility/site signage that meets the minimum standards of Attachment B prior to the start of any Active Operations.
- (4) Active Operations shall not commence until the APCO has approved the DCP.
- (5) The APCO shall approve, disapprove, or conditionally approve the DCP within ten days of DCP submittal. The approved DCP shall remain valid until the termination of all Active Operations. Failure to comply with the provisions of an approved DCP is deemed to be a violation of this rule.
- (6) The Owner/Operator shall submit a copy of the DCP approval to the land use agency upon request.
- (7) The Owner/Operator shall provide written notification to the APCO not less than ten days prior to the commencement of Active Operations via delivery, facsimile, mail or confirmed email. Prior to the start of any Active Operations, the Owner/Operator must meet with a District staff on-site to review DCP requirements and confirm compliance with this rule.
- (8) The Owner/Operator must notify the District within ten days if a significant change occurs to the project/facility/site or operations covered by the DCP. An appropriately modified DCP must be submitted to the District within thirty days of the change.
- (9) An approved DCP shall be valid for a period of one (1) year from the date of approval of the DCP. DCPs must be resubmitted annually to recertify the measures included in the DCP, at least sixty days prior to the expiration date, or the DCP shall become disapproved as of the expiration date. If all Fugitive Dust

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Attachment A
Mandatory Fugitive Dust Control Plan Elements

- (a) Project, facility, or site name, address, major cross streets, and city.
- (b) Land use agency name and assessor's parcel number (if necessary to locate the project/site/facility).
- (c) Mailing address, telephone number, mobile phone number and email address for:
 - (i) Project or facility owner
 - (ii) Project general contractor
 - (iii) Project or facility contact person
 - (iv) Project or facility 24-hour contact person¹ (if separate from the above)
 - (v) Dust Control Plan preparer (if separate from the above), specifying contact person
- (d) Total area of disturbed land surface (in acres), total area of entire project or facility site (in acres), and total disturbed area to be left inactive for more than seven (7) days (in acres).
- (e) Expected start and completion dates of Active Operations. For phased projects attach a map indicating phase areas and specify date ranges for each phase area.
- (f) Specify location(s) of required fugitive dust contact information signage, including posting loaded haul truck speed limit signage on permanent private roads.
- (g) Specify fugitive dust control measures that will be used to Stabilize each of the following activities (as applicable):
 - (i) Structural demolition; Pre-activity; Active Operations; Inactive operations (including after work hours, weekends and holidays); Temporary Stabilization of disturbed areas to be left inactive for more than seven days; Unpaved access areas, unpaved haul roads, unpaved traffic areas, and unpaved equipment storage areas (including a suggested 15 miles per hour speed limit for loaded haul trucks which may be exceeded if Visible Fugitive Dust is not generated); Wind events; Outdoor handling of Bulk Materials; Outdoor storage of Bulk Materials; On-site transportation of Bulk Materials; Off-site transportation of Bulk Materials; and Outdoor transport using chutes and conveyors.
- (h) Specify water application equipment and/or dust suppressant types, number, capacity, water and/or dust suppressant application frequency, hours of operation, including water

¹ 24 hour contact person is an individual available by telephone at any hour of the day or night and capable of marshaling a response to a dust complaint

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and/or dust suppressant application equipment and/or dust suppressants available for use after normal working hours, on weekends and holidays with name and phone number of after-hours contact, and for an alternate after-hours contact. Specify water supply and/or dust suppressant type, number, capacity and source, including distance to off-site source and specifying details of approval for access to off-site source (owner, contact name and telephone number).

- (i) Applicable dust suppressants are inclusive of water, Hygroscopic Materials, or chemical/organic stabilization/suppression materials.
- (i) Specify dust suppressants other than water that will be used (if applicable), including area of application, product name, contractor name and telephone number, application rate, application frequency, application equipment type and capacity. Attach product specifications, instructions and environmental impacts (and approvals or certifications related to the appropriate and safe use for ground application).
- (j) Specify other dust control methods as applicable, including physical barriers, speed limit signs, use of vegetation, gravel, and pavement. Physical barriers, if used, will include a minimum of four feet of wind fencing on the entire perimeter of the project, which will be maintained as needed to be kept intact and to remove windblown dropout.
- (k) Specify contingency measures that will be implemented if any of the above become inoperable or are found to be insufficient. Active Operations will cease whenever visible dust emissions cannot be effectively controlled.
- (l) Specify long-term stabilization methods. Including the stabilization of storage piles and disturbed surfaces which are idle for two weeks or more.
- (m) Specify carryout and trackout prevention and cleanup procedures as applicable, including grizzlies, gravel pads, paved access areas, wheel washers, haul truck housekeeping, cleanup method and frequency.
- (n) If required by the APCO or this Rule, specify the type of PM₁₀ monitors, the upwind location, the downwind location, the monitoring frequency, and the data storage method, and acknowledge that all monitored PM₁₀ data shall be provided to District personnel upon request.
- (o) Specify any actions or procedures required by other District Rules (as and if applicable) if not already listed above.
- (p) A responsible official certification including printed name, title, signature, date of signature, telephone number, mobile number and email address.

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Attachment C

Dropped Ball Test Method

Equipment: One steel ball, 0.625 inches in diameter (5/8 inch), 16.33 grams.
A ruler or measuring tape
(Optional) A cardboard frame with a one foot by one foot opening

Step 1. Select a one foot by one foot survey area that is representative, or typical, of the crusted surface. Remove any blow sand from the survey area (loose grains which have not originated from the surface you are testing).

Step 2. Hold the small steel ball one foot above the survey area, using the ruler or tape to ensure that the ball is at the correct height. Drop the ball into the survey area.

Step 3. Observe the ground around the dropped ball closely.

A. Did the ball sink into the surface so that it is partially or fully surrounded by loose grains of dirt?

B. Did the ball drop out of view entirely?

Pick up the ball from the survey area and observe the impact location closely.

C. Are loose grains of dirt visible?

If any of the three questions posed in this step can be answered "yes" then this location on the surface does not pass the dropped ball test.

Step 4. Select two additional areas within the survey area to drop the ball. Repeat Steps 2 and 3 on each location. If more than one location within the survey area fails Step 3, the survey area fails the dropped ball test.

Step 5. Select at least two other representative survey areas. Pick the areas randomly and spaced out.

Step 6. Examine results. If all survey areas have passed Step 4 the surface is stable and has a Visible Crust.

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(Adopted: 05/07/76; CARB Ex. Ord. G-73: 02/01/77;
Readopted: 07/25/77)

RULE 402

Nuisance

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

J. San Bernardino County Parking and Load Development Standards

§ 83.11.090 Parking and Loading Development Standards.

Every parcel of land used or maintained for residential parking, public parking, private parking, new car sales lots, used car sales lots, mobile home, camper or trailer sales lots, boat sales lots or other uses of a similar nature, shall be improved as follows, including loading spaces and access drives.

(a) *Loading Spaces.* Every institutional, commercial, industrial, or special use established or erected on land that abuts a street or an alley shall have one permanently maintained loading space of not less than ten feet in width, 20 feet in length, and 14 feet clear in height, for each 5,000 square feet of structure floor area provided. However, not more than four loading spaces shall be required for each use. An approved Use Permit may allow adjoining uses to share loading areas where appropriate.

(b) *Surface Requirements in Desert Region.* In the Desert Region, where the parcel abuts a paved street or road, the required off-street parking and loading areas and access drives shall be surfaced with a minimum of two inches of asphaltic concrete paving except as follows:

(1) For residential uses on parcels of 18,000 square feet or larger, the required off-street parking, loading areas and access drives shall be dust-proofed with materials that may include slag, gravel, or other similar materials, or fully paved.

(2) For commercial, industrial, or institutional uses with less than 4,000 square feet of structure area in rural areas, the required off-street access driveway parking for the disabled and loading area(s) shall be surfaced with a minimum of two inches of asphaltic concrete paving. The remaining parking may be either asphaltic concrete paving or dustproofed with materials that may include slag, gravel, or other similar materials. Areas that are dustproofed shall be required to be maintained with periodic dustproofing as necessary to minimize the creation of airborne dust. The non-paved area(s) of the parking shall have a positive barrier to prevent direct access onto the adjacent paved road.

(c) *Surface Requirements in Mountain Region.* In the Mountain Region, where the parcel abuts a paved street or road, the required off-street parking and loading areas and access drives shall be surfaced with a minimum of two inches of asphaltic concrete or road-mixed surfacing, in compliance with County Department of Public Works Specification No. 38.

(d) *Surface Requirements in Valley Region.* In the Valley Region, the required off-street parking and loading areas and access drives shall be surfaced with a minimum of two inches of asphaltic concrete paving or plant-mix surfacing, in compliance with County Department of Public Works Specification No. 38.

(e) *Dust-Proofing.* Truck terminals or yards and motor vehicle storage/impound facilities shall be provided with a dust-proofed surface of slag, crushed rock, or an equivalent measure.

(f) *Parking Areas for Nonresidential Uses Abutting Residential Uses.* Nonresidential parking areas that abut residential land use zoning districts shall be separated and buffered by a six-foot high solid fence or masonry wall. The solid fence or masonry wall shall be four feet in height within the required residential setback for residential uses.

(g) *Parking Areas Abutting Streets.* Where a boundary of a parking area abuts a street, a suitable concrete curb or barrier not less than six inches in height shall be securely installed and maintained where there is no solid fence or masonry wall.

(h) *Hours of Operation.* Except as otherwise provided by this Code, the required parking area shall not be used for a purpose other than the temporary parking of motor vehicles, during the operating hours of the supporting primary land use.

(i) *Parking Area Notices.* Parking area signs may be located in all land use zoning districts at the entrance or exit of a parking area, but shall not exceed six square feet in area and five feet in height. The signs may contain the name of the owner or occupant of the property and a combination of the following words and symbols only: "Parking," "Park Here," "Entrance," "Exit," "Do Not Enter," "Stop," "Private Parking," "Public Parking," "Customers Only," "Handicap Parking," no parking directional arrow, and "Tow Away" notice.

(Ord. 4011, passed - -2007)

K. Pioneertown Residents, Employees and Visitor Health Impacts From Fugitive Dust

The businesses and property owners in the Mane Street complex are violating the MDAQMD Regulations for Rule 403 Fugitive Dust Control and Rule 402 Nuisance.

The dirt crust should be stabilized to minimize the fugitive dust which has serious detrimental impacts on resident, employee and visitor health.

The California Air Quality Air Resources Board states there are number of serous health impacts from fugitive dust.

“A number of adverse health impacts have been associated with exposure to both PM_{2.5} and PM₁₀. For PM_{2.5}, short-term exposures (up to 24-hours duration) have been associated with premature mortality, increased hospital admissions for heart or lung causes, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days. These adverse health effects have been reported primarily in infants, children, and older adults with preexisting heart or lung diseases. In addition, of all of the common air pollutants, PM_{2.5} is associated with the greatest proportion of adverse health effects related to air pollution, both in the United States and world-wide based on the World Health Organization’s Global Burden of Disease Project.

Short-term exposures to PM₁₀ have been associated primarily with worsening of respiratory diseases, including asthma and chronic obstructive pulmonary disease (COPD), leading to hospitalization and emergency department visits.

Long-term (months to years) exposure to PM_{2.5} has been linked to premature death, particularly in people who have chronic heart or lung diseases, and reduced lung function growth in children. The effects of long-term exposure to PM₁₀ are less clear, although several studies suggest a link between long-term PM₁₀ exposure and respiratory mortality. The International Agency for Research on Cancer (IARC) published a review in 2015 that concluded that particulate matter in outdoor air pollution causes lung cancer.” I Fugitive Dust Control Rule 403 Mojave Desert Air Quality District MDAQMD Regulation

What the Mitigated Negative Declaration and Appendix A Air Quality Analysis for the Pioneertown Motel Expansion states.

AQMP CONSISTENCY CONCLUSION

The Project would conform to local land use plans. The Project would comply with all applicable all MDAQMD Rules and Regulations. Project operational-source and construction-source emissions are not in violation of the federal or state ambient air quality standards. On this basis, the Project is not considered in conflict with the Federal Particulate Matter Attainment Plan and Ozone Attainment Plan for the Mojave Desert. The potential for the Project to conflict with an applicable AQMP is therefore considered less than significant.

Areas of Dispute

1. The project's Air Quality Study uses the nearest long-term air quality monitoring site which is 8.32 miles away at Joshua Tree NP Black Rock monitoring. This is an area with primarily paved streets and no commercial districts with all dirt parking.

The Mane Street Complex has approximately 24 acres with no pavement. The results from the Yucca Valley monitoring station do not represent accurately the level of particulate matter in the air in Pioneertown.

In addition, this boiler plate air quality analysis is not accurate for the Pioneertown Area.

2.6 LOCAL AIR QUALITY

Relative to the Project site, the nearest long-term air quality monitoring site for O₃, PM_{2.5} and PM₁₀ was obtained from the MDAQMD Joshua Tree NP - Black Rock monitoring station, located approximately 8.32 miles southeast of the project site in Joshua Tree. Data for CO, NO₂, PM₁₀, and PM_{2.5} was obtained from the SCAQMD Coachella Valley 1 monitoring station, located approximately 20.50 miles south of the Project site in Palm Springs. It should be noted that the Coachella Valley 1 monitoring station was utilized in lieu of the Joshua Tree NP - Black Rock monitoring station only where data was not available from the nearest monitoring site.

The most recent three (3) years of data available is shown on Table 2-4 and identifies the number of days ambient air quality standards were exceeded for the study area, which is considered to be representative of the local air quality at the Project site. Data for O₃, CO, NO₂, PM₁₀, and PM_{2.5} was obtained using the CARB iADAM: Air Quality and SCAQMD Air Quality Data Tables (8) (9). Data for SO₂ has been omitted as attainment is regularly met and few monitoring stations measure SO₂ concentrations. It should be noted that the table below is provided for informational purposes.

2. The project definition does not state the existence of existing code violations regarding the special events, unstablized dirt parking lots and access roads and a number of unpermitted vacant parking areas.

While the surface stabilization proposed on Curtis Rd and Rawhide Rd to allow emergency personnel access will also reduce the dust emissions, the study fails to address the considerable pre-existing area air quality violations. The project also fails to study the impact of more hotel rooms which will increase foot traffic on the dirt areas of Mane Street.

The CEQA standards of significant environmental impact ARE met because the current operation of the unpermitted Pioneertown Motel event center and the use of unstablized dirt parking throughout the Mane St. Complex exposes sensitive receptors to substantial pollutant concentrations.

3. Competency of the Analysis

It does not appear that the authors of the Pioneertown Motel Expansion Air Quality Impact Analysis, *Haseeb Qureshi* and *Ali Dadabhoy* (who work at Urban Roads in Costa Mesa) have ever stepped foot in Pioneertown.

The purpose of a CEQA analysis is to provide a “reasoned” analysis of a projects’ environmental impacts and to provide mitigation or alternatives to the project.

This Air Quality Analysis would be adequate for a strip center in urban West Covina but fails completely in an rural undeveloped area like Pioneertown with a 24 acre dirt business area on Mane Street, only two paved roads and a network of residential dirt roads


In addition, the analysis for the Pioneertown Motel Expansion was done in 2021 and the air quality here has further degraded due the ever increasing number of large events now occurring in this area and the destruction of the dirt surface crust by ever increasing number of parked cars.

Here are some of the “boiler plate” mis-statements in the Air Quality Impact Analysis and the MND.



3.1 INTRODUCTION

The Project has been evaluated to determine if it will violate an air quality standard or contribute to an existing or projected air quality violation. Additionally, the Project has been evaluated to determine if it will result in a cumulatively considerable net increase of a criteria pollutant for which the MDAB is non-attainment under an applicable federal or state ambient air quality standard. The significance of these potential impacts is described in the following section.



The proposed Project would also be required to comply with MDAQMD Rule 402. Rule 402 provides that “[a] person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.” (26). Based on the preceding, the potential for the Project to create objectionable odors affecting a substantial number of people is considered less-than-significant.

3.2 STANDARDS OF SIGNIFICANCE

The criteria used to determine the significance of potential Project-related air quality impacts are taken from the Initial Study Checklist in Appendix G of the *State CEQA Guidelines* (14 CCR §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would (1):

- Conflict with or obstruct implementation of the applicable air quality plan.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

The MDAQMD has developed regional significance thresholds for regulated pollutants, shown below in Table 3-1. The MDAQMD's *Guidelines* indicate that any projects in the MDAB with daily regional emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact (18).

TABLE 3-1: MAXIMUM REGIONAL DAILY EMISSIONS THRESHOLDS

Pollutant	Daily Threshold (lbs/day)
CO	548 lbs/day
NO _x	137 lbs/day
VOC	137 lbs/day
SO _x	137 lbs/day
PM ₁₀	82 lbs/day
PM _{2.5}	65 lbs/day

Note: lbs/day = pounds per day

3.7 AQMP

The Federal Particulate Matter Attainment Plan and Ozone Attainment Plan for the Mojave Desert set forth a comprehensive set of programs that will lead the MDAB into compliance with federal and state air quality standards. The control measures and related emission reduction estimates within the Federal Particulate Matter Attainment Plan and Ozone Attainment Plan are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with these attainment plans for development projects is determined by demonstrating compliance the indicators discussed below:

3.7.1 CONSISTENCY CRITERION NO. 1

Local land use plans and/or population projections

The Project site is located within the General Plan and is designated for Special Development – Residential (SP-RES) uses. The SP-RES designation is intended to provide for a combination of commercial, residential, and/or manufacturing activities in rural areas (25). The Project Applicant proposes land uses that are consistent with development anticipated under the site's existing General Plan designation. The Project would therefore conform to local land use plans.

3.7.2 CONSISTENCY CRITERION NO. 2

All MDAQMD Rules and Regulations

The Project would be required to comply with all applicable MDAQMD Rules and Regulations, including, but not limited to Rules 401 (Visible Emissions), 402 (Nuisance), and 403 (Fugitive Dust). As previously stated in Section ES.2 of this AQIA, the Project would implement BCAM AQ-1 (MDAQMD Rule 1113 for flat coatings).

3.7.3 CONSISTENCY CRITERION NO. 3

Demonstrating that the project will not increase the frequency or severity of a violation in the federal or state ambient air quality standards

As substantiated herein, Project construction-source and operational-source emissions would not exceed applicable MDAQMD regional thresholds and would therefore be less than significant.

M Traffic- Analysis

Translutions, Inc. (Translutions) is pleased to provide this letter discussing the trip generation for the proposed Pioneertown Motel. The proposed project is located at 5240 Curtis Road in Pioneertown in the County of San Bernardino. The project includes the construction of a 48-room Motel with 785 square feet of retail and a 2,995 square foot restaurant. Figure 1 illustrates the site plan.

TRIP GENERATION

Based on the Transportation Engineers' (ITE) *Trip Generation* (10th Edition), a Motel is defined as a place of lodging that provides sleeping accommodations and often a restaurant. They generally offer free on-site parking and provide little or no meeting space and few (if any) supporting facilities.

The trip generation for the proposed project was developed based on rates from ITE's *Trip Generation* (11th Edition) for Land Use 320 "Motel" and Land Use 822 "Strip Retail Plaza". The restaurant portion of the project was not included in the trip generation since restaurants are ancillary uses to Motels. Table A lists the project trip generation. As shown in Table A, the project is anticipated to generate 19 a.m. peak hour trips, 23 p.m. peak hour trips, and 204 daily trips without the consideration of pass-by trips.

Table A - Project Trip Generation

Land Use	Units	A.M. Peak Hour			P.M. Peak Hour			Daily
		In	Out	Total	In	Out	Total	
Motel								
Trip Generation Rates ¹		0.13	0.22	0.35	0.19	0.17	0.36	3.35
Trip Generation	48 Rooms	6	11	17	9	9	18	161
Retail								
Trip Generation Rates ²		1.42	0.94	2.36	3.30	3.30	6.59	54.45
Trip Generation	0.785 TSF	1	1	2	3	3	6	43
Total Trip Generation		7	12	19	12	12	23	204

¹ Trip generation based on rates for Land Use 320 - "Motel" from Institute of Transportation Engineers' (ITE) *Trip Generation* (11th Edition).

² Trip generation based on rates for Land Use 822 - "Strip Retail Plaza" from ITE's *Trip Generation* (11th Edition).

Based on the County of San Bernardino *Transportation Impact Study Guidelines* (July 2019), a traffic impact study is required if the trip generation of a project is 100 or more trips without consideration of pass-by trips during any peak hour. Based on the trip generation shown in Table A, the project is forecast to generate less than 100 trips during any peak hour. Therefore, a traffic impact study should not be required, and the project impacts are anticipated to be less than significant.

The above traffic analysis is only accurate if the operation of the hotel's event center is limited to guests only (not public "special events"). As you can see above, the analysis for the Motel assumes "little or not meeting spaces and few supporting facilities".

The current Pioneertown Motel is operating an unpermitted large event center which offers a capacity of up to 300 people to the general public. In addition, the facilities are also used for Mane Street public special events. Either the Motel's policy changes or the traffic analysis must be revised.

N Parking Analysis

There is no Parking Analysis for the entire 24 acres Mane St. Complex with much of it being shared parking..As the available parking is directly proportional to the amount of vehicles created fugitive dust this analysis should be mandatory.

It appears that the proposed additional parking at the expanded Pioneertown Motel will not be be stabilized dirt which will create additional fugitive dust. The dust created by Motel's existing special event parking should also be included in the parking analysis.

There should be a parking plan provided as part of the project analysis and a requirement for a dust suppression plan which mandates stabilization of the dirt.. In addition any proposed Mane Street Complex parcel special event parking areas should require approval along with a dust suppression plan with this project.

Conclusion

I am a supporter of the s Mane Street businesses and with careful planning, Mane Street can continue to be a world class destination as well as our community's small town "main street".

With the exception of the Pioneer Bowl, Mane Street is no longer operated by "Mom & Pop owners". The amount of professional business promotion and the resultant tourism has outsized our rustic small town's infrastructure.

I believe that the business owners and SBC Code Enforcement should be able to quickly come up with solutions that stabilize the dirt surface.

A detailed parking plan is needed and comprehensive SBC Special Event Permits Applications should be developed, with public review by adjacent residents and subject to SBC approval.

But only then after the solutions have been implemented and proven, should a proposal to expand the Pioneertown Motel be agendized by the SBC Planning Commission.

The health and safety of Pioneertown residents should take precedence over increased business development and promotion.

Please proceed as soon as possible with the applicable code enforcement and a comprehensive SBC Development Plan for Pioneertown's historic Mane Street.

Regards,

Kerrie Aley
Pioneertown

*"Ask the dust on the road! Ask the Joshua trees standing alone where the Mojave begins.
Ask them about Camilla Lopez, and they will whisper her name."*

— John Fante, The Big Hunger Prelude to Ask the Dust



Post Office Box 24
Joshua Tree CA 92252
www.mbconservation.org

September 29, 2025

PROJ-2020-00077 Pioneertown Motel, LLC APNs- 594-212-27, -28, -29, -30

Lead Agency: County of San Bernardino Land Use Services Department 15900 Smoke Tree Street, Suite #131, Hesperia, CA 92345

Luis Rodriguez Jr., Contract Planner

E-mail: Luis.Rodriguez@lus.sbcounty.gov
cc: Dawn.Rowe@bos.sbcounty.gov

Dear Mr. Rodriguez,

The Morongo Basin Conservation Association is pleased to submit the following comments on the proposal of issuing a Mitigated Negative Declaration for the above project.

MBCA's mission encompasses advocacy for the economic well-being of our high desert communities and, while this project would serve that purpose, any economic benefits must be balanced with the environmental and social impacts such a relatively huge development would have on the small community of Pioneertown.

Some issues of concern we believe have not been adequately addressed or require additional consideration are:

1. The need for planning for the Pioneertown Community as a 'whole'. Efforts to create an overlay planning zone for the Mane Street have been stalled for years. The small community swells to many times its full-time population as events are hosted in the town and pressures for development continue. The need to encourage appropriate development while maintaining the character of Pioneertown that draws tourists requires careful additional and considered study.
2. Insufficient parking for the scale of events already being hosted on a regular basis needs further study. The proposed event space and other amenities have the potential to further exacerbate existing problems with guest and attendees parking within roadways and on private properties.
3. Drainage and Erosion Control. Our warming climate is contributing to more intense and erratic weather patterns. The recent intense rainfall caused flooding problems within the

high desert communities of the Morongo Basin. Mane Street in Pioneertown continues to be afflicted with unaddressed storm water drainage. The proposed stabilizing treatment of the existing dirt roadways should be coupled with an overall design to address drainage patterns within the community.

4. Safety concerns require additional consideration. With limited means of access and the potential for drastic increases in visitors the need for first responders to access and serve Pioneertown must be carefully considered. With more visitors comes the potential for more human caused fires.
5. Traffic concerns require additional consideration. A traffic study that accounts for the motel, the event space, proposed restaurant, Spa, and Horse riding is needed. The analysis does not account for the potential traffic of all the associated and ancillary uses.
6. Water use. While Pioneertown is now being served with clean potable water, this proposed expansion will significantly increase the water use within the service area. We believe additional measures are warranted to conserve and utilize every drop of water effectively.
7. Noise. The attraction of the desert environment is the quietude. The effects of this development on the ambient noise level requires further analysis.
8. The need and location for housing of the many employees that will staff the expanded motel requires consideration within the approval process. Pioneertown is a small community with a significant number of short-term rentals and a shortage of affordable rental housing. Workers will need to commute with subsequent impacts on traffic and generation of additional Vehicle Miles Traveled.
9. Effects on air Quality must be more fully considered. We support the points made by Kerrie Aley in her letter of Sept 28, 2025 on the potential of further air-quality impacts from the dirt roads within Pioneertown.
10. A condition of approval of this development should be that any special events obtain required permits from the County of San Bernardino.

We look forward to seeing these issues addressed within an amended environmental analysis.

Thank you for your consideration.

A handwritten signature in black ink that reads "Steve Bardwell". The signature is written in a cursive, flowing style.

Steve Bardwell, President
Morongo Basin Conservation Association

From: [Bijan Gharavi](#)
To: [Rodriguez, Luis](#)
Cc: [Mike French](#)
Subject: Endorsement of Pioneertown Motel Expansion Project
Date: Wednesday, October 1, 2025 4:26:18 PM

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Dear Luis,

My name is Bijan Gharavi, and as a longtime visitor to Pioneertown, I want to express my strong support for the Motel Expansion Project. I have also been a longtime friend of Michael and Matt French, and over the years I've personally witnessed their skills as operators at each of their projects. Everything they take on is executed with a high degree of care, attention to detail, and respect for the surrounding community.

On a personal level, I've often found the motel fully booked, which has made it difficult to stay in town and close to the heart of the action. Airbnb has been a fallback, but it doesn't offer the same experience or sense of community. Having more rooms available in town would not only make visits safer and more convenient, but it would also encourage guests like me to stay closer to local businesses and activities.

For these reasons, I sincerely endorse this project and believe it will have a positive impact on both visitors and the town itself.

Thank you for your time and consideration.

- Bijan Gharavi

Bijan Gharavi
310.279.7090
BijanGharavi@mac.com

From: [Tom Maloney](#)
To: [Rodriguez, Luis](#)
Cc: matt@lifeandtimes.co
Subject: Fwd: Pioneertown Motel expansion
Date: Tuesday, October 14, 2025 5:12:27 PM

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Begin forwarded message:

From: Tom Maloney <tomsprops@sbcglobal.net>
Subject: Pioneertown Motel expansion
Date: October 14, 2025 at 4:02:22 PM PDT
To: Luis.Rododriguez@lus.sbcounty.gov
Cc: matt@lifeandtimes.co

Hello Mr Rodriguez, as a resident of Pioneertown for the past 18 years.
I've seen our small town go thru many changes.
Likewise for the surrounding areas like Yucca Valley, JoshuaTree, Morongo and 29 Palms.
Eventually all of these local communities have seen improvement over that time frame.
Especially here in Pioneertown with the popularity of Pappy&Harriets, Red Dog Saloon, Mane Street and Pioneertown Motel.
All with their close proximity to JoshuaTree National Park.

Unfortunately with the rise in popularity of our Wonderful corner of the Desert.
The Hospitality industry never rose to the occasion.
All of our local communities Motels/Hotels are at least 50years old or even older and most of them show it .
None of them have even attempted to meet the demands of the areas largest economic opportunity, Tourism.

I met Matt and Mike French (owners, Pioneertown Motel) when they began to curate the restoration of our beloved Pioneertown Motel.
I remember how excited so many of our areas Locals had been hired to help with the restoration of the Motel.
These "Locals" were ecstatic to have a Great Job opportunity without have to travel down the hill.
This theme of hiring Local trades people only grew as Matt and Mike continued to expanded their investments into our community !
Providing Much needed Good Jobs here in Pioneertown and Yucca Valley with All of thier many different businesses.

During this time I witnessed the advent of Airbnb .
This was an exciting moment that quickly passed . . .
Leaving our community with a void of actual residents and you now are stuck
with a Weekend Party house down the street.

I'm Excited to Support Matt and Mike in thier newest endeavor to Expand and
Reimagine the Pioneertown Motel !

I also look forward to new, much need Employment Opportunities that it will
present as well !

The French's entire Family have been Great Neighbors and Investors into the
92268 !

I can't wait to see what the future holds for them and All of the Residents of
Pioneertown !

Thomas Maloney
5420 Roy Rogers Rd
Pioneertown Ca 92268

From: [Soukie Modern](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Letter support and encourage approval to Pioneertown Motel project
Date: Friday, October 3, 2025 7:21:42 PM

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To Whom It May Concern,

We are the owners of **Soukie Modern Outpost on Mane Street in Pioneertown** and

We are writing in strong support of expanding the amount of rooms at the PIONNERTOWN MOTEL in Pioneertown California. This project represents a valuable opportunity for Pioneertown community, both culturally and economically.

Pioneertown continues to attract visitors from all over the Globe who come to experience it's unique Western history, live music, and desert landscape. However, the current number of available rooms is not sufficient, rather than having More AIRBNBS That does not provide jobs to locals and affect housing. Visitors often have to stay outside the area, which limits their ability to fully enjoy the town fully and reduces the economic benefits for our business and others.

Expanding motel accommodations would directly support the local economy in several ways:

- Job Creation: More rooms mean more opportunities for employment in hospitality, maintenance, and guest services, which directly benefit residents of Pioneertown and surrounding communities.(pipes canyon- landers -yucca valley -Joshua tree ...)
- Business Growth: Additional lodging encourages visitors to stay longer, increasing spending at local shops ,like ours, restaurants, and attractions.
- Sustainable Tourism: By providing more places to stay within Pioneertown itself, we can ensure visitors remain connected to the authentic character of the town rather than dispersing elsewhere.
- Tax revenue : contribution through occupancy , sales tax, property tax, and a range

of other fees. These revenues help fund tourism promotion in our town , infrastructure, public services, and general government funds at the state and local levels.

Lastly we trust the owners taste in building an expansion that matches the existing bones of Pioneertown motel.

This expansion is not only a matter of hospitality—it is an investment in the long-term vitality of our community. It will strengthen our local economy, create meaningful jobs, and preserve Pioneertown as a thriving destination in the mojave desert and sbcounty as whole.

For these reasons, we fully support as a small business in pioneertown the development of additional rooms at the motel and encourage approval of this project.

Sincerely,

Taib Lotfi

Soukie Modern Outpost mane street Pioneertown

From: [Christina Heller](#)
To: [Rodriguez, Luis](#)
Cc: cara@lifeandtimes.co
Subject: Letter of Support – Pioneertown Motel Expansion
Date: Tuesday, October 7, 2025 10:25:36 AM

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Dear Mr. Rodriguez,

I'm writing in support of the proposed Pioneertown Motel expansion. As a local resident and active member of the Pioneertown community, I've witnessed firsthand how thoughtfully the motel has operated over the past decade. It's one of the few businesses that has managed to balance growth with genuine care for the land, respect for its neighbors, and preservation of the area's unique character.

This expansion represents the kind of responsible, locally rooted development our community needs. By concentrating lodging activity within an established, professionally managed property, it helps reduce the spread of unregulated short-term rentals in residential areas and promotes safer, walkable visitor experiences. The motel's team has already demonstrated a long-term commitment to stewardship and sustainability. I absolutely trust them to continue doing so with this next phase.

Pioneertown is a rare and special place, and the Motel's expansion will add to its vitality without compromising its charm. I strongly support this proposal and encourage the County to approve it.

Sincerely,
Christina Heller
Resident of Pipes Canyon
323-207-5074

From: [Nicola Collie](#)
To: [Rodriguez, Luis](#)
Cc: cara@lifeandtimes.co
Subject: Letter of support // Pioneertown Motel expansion
Date: Wednesday, December 10, 2025 9:28:38 PM

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Hi Luis!

My name is Nicola Collie and I'm a small business owner and have lived locally in Pioneertown since late 2019. I'm writing in support of the Pioneertown Motel expansion project due to a number of reasons I'll detail below.

- Matt and Mike have already displayed their sense of loyalty and investment in the community through their current businesses - Copper Room, Pioneertown Motel, Mojave Flea and Red Dog. These are all incredibly professionally run establishments that add impeccable taste and charm to our little community and provide high quality services for tourism.
- I'd personally like to see more investment in the expansion of small locally owned and operated motels and hotels (as opposed to the continued and seemingly unchecked air bnb permits). We have seen our neighborhood up here in Rimrock change for the worse over the last two years specifically due to losing all of our closest neighbors' to house sales that got flipped into air bnbs. More support from the county level for existing motels that do an excellent job is imperative if we want tourism to flourish here, as opposed to sloppily renovated air bnbs with little rules and regulations that just disrupt the community.
- Matt and Mike are genuinely wonderful guys who truly care about improving the community and having a careful vision for how their involvement in that looks for the future. They are the sort of people that deserve to have the opportunity to better equip the area with more services it desperately needs. Locals will also benefit from this going ahead - more tourism for business is a big one!

Don't hesitate to reach out if you have any questions.

Thanks so much,
Nicola Collie

--

NICCOLLIE.COM
@niccollie

From: [Ashton Ramsey](#)
To: [Rodriguez, Luis](#)
Cc: [Mike French](#)
Subject: Letter of Support for the Pioneertown Motel Expansion
Date: Tuesday, September 30, 2025 12:26:46 PM

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To Luis Rodriguez & whom it concerns,

As a property owner and active hospitality operator in the High Desert, I'm writing to express my strong support for the proposed expansion of the Pioneertown Motel.

Our region has experienced tremendous growth over the past several years, with increased tourism bringing new energy, culture, and economic opportunity. As the owner of Ramsey 29 in Twentynine Palms and resident of Pioneertown, I've witnessed firsthand how thoughtful, well-designed hospitality projects can elevate the entire community. Rather than competing, quality destinations here work in tandem to create a richer, more sustainable tourism ecosystem that benefits everyone—from local businesses and artists to visitors and residents.

The Pioneertown Motel is already an iconic anchor for the area. Expanding its capacity and guest experience will strengthen our collective ability to welcome visitors, encourage longer stays, and support the creative and economic revival happening across the High Desert. It's exactly the kind of project that aligns with the region's character and long-term vision.

I fully support the motel's efforts and believe this project will have a positive impact on our shared community.

Sincerely,

Ashton Ramsey

Ramsey 29

323.828.3657

Sent from my iPhone

From: [Melissa Stefani Bolin](#)
To: [Rodriguez, Luis](#); [Cara Hall](#)
Subject: Letter of Support — Pioneertown Motel Expansion
Date: Tuesday, October 7, 2025 6:42:09 PM

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Dear Mr. Rodriguez,

I'm writing in support of the proposed expansion of the Pioneertown Motel — a project that feels both long overdue and exactly right for this moment in our community's story.

For more than a decade, the Motel has been a good neighbor to us— not just running a business, but actively preserving what makes Pioneertown special: its rhythm, its roots, its respect for the land and the support and respect they provide for our community. This isn't a corporate takeover; it's a continuation of care for our beloved Pioneertown.

The proposed expansion is thoughtful and contextual, not flashy. It keeps growth contained, protects the peace we all value, and gives visitors a safer, walkable, well-managed place to stay — so fewer cars, fewer short-term rentals popping up next door, and more alignment with the town's character.

In short, this project adds capacity without compromising soul. It's smart, sustainable, and consistent with how the Motel has always shown up for this community and will help carry on the legacy of Pioneertown.

Thank you for considering my support — and for helping ensure that Pioneertown continues to evolve without losing what makes it magic.

Warmly,

Melissa Stefani-Bolin & Phil Stefani (residents)

--

Melissa Stefani-Bolin

Evolve Brands. Empower People. Move Forward.

IG: @melissastefanibolin

Tel: 415.279.1761

www.melissabolin.com

From: [Rafael Rivera](#)
To: [Rodriguez, Luis](#)
Subject: Letter of Support
Date: Tuesday, October 7, 2025 5:23:00 PM

You don't often get email from rafael@pappyandharriets.com. [Learn why this is important](#)

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To Whom It May Concern,

I am writing to express my strong support for the proposed modest and thoughtful expansion of the Pioneertown Motel. This project is not only a reflection of responsible growth but also a testament to the longstanding commitment this team has shown to the land, the local community, and the unique spirit of the area.

Over the past decade, the team behind this proposal has demonstrated consistent stewardship—operating with care, integrity, and respect for both the environment and the community. Their track record of responsible business practices speaks volumes, and I believe this expansion is a natural and positive next step.

This development would provide professionally managed, community-focused lodging that complements the historic and rustic character of Mane Street. It will offer a peaceful, elevated overnight experience that draws visitors to the heart of Pioneertown—encouraging walkability, reducing the need for driving, and helping to concentrate visitor activity in appropriate areas rather than in nearby residential neighborhoods.

In a region facing increasing pressure from short-term rentals and unmanaged tourism, this project offers a thoughtful alternative that aligns with the long-term sustainability of the area. It provides a solution that enhances the visitor experience while preserving the character and tranquility that make Pioneertown so special.

I wholeheartedly support this vision and believe it will contribute meaningfully to the continued vitality and thoughtful development of Pioneertown.

Rafael Rivera
General Manager

Pappy & Harriet's
rafael@pappyandharriets.com
(909) 810.7811



From: [Más o Menos](#)
To: [Rodriguez, Luis](#)
Subject: Pioneertown Motel Addition
Date: Friday, October 3, 2025 2:39:28 PM
Attachments: [Pioneertown Motel Addition.pdf](#)

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Hi Luis,

See attached letter. I am a local business owner in Joshua Tree and would love to see this get through the planning department to boost our local economy. If you have any questions, do not hesitate to reach me on my cell at 580-775-0462.

Cheers,
Christian

From: [Clayton Baldwin](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Pioneertown Motel Expansion - LETTER OF SUPPORT
Date: Tuesday, October 7, 2025 3:51:29 PM

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Dear Mr. Rodriguez,

My name is Clayton Baldwin, and I am writing to express my strong support for the Pioneertown Motel Expansion. I am a real estate investor and licensed real estate agent focused on high-quality, design-driven development throughout the High Desert and Coachella Valley. As a property owner and partner on multiple projects in San Bernardino County, I have seen firsthand both the opportunities and the responsibilities that come with growth in this remarkable region.

Over the last decade, the High Desert has evolved from a quiet outpost into one of California's most vital cultural and economic destinations. That growth has brought increased demand for responsible hospitality, the kind that complements the character of our towns, supports local business, and contributes to the long-term sustainability of the region. The Pioneertown Motel and the ownership group, has been a leader in that regard. It is a proven, well-managed establishment that embodies exactly the kind of locally rooted, design-conscious approach the County should be encouraging.

The proposed expansion continues that legacy. It adds much-needed lodging capacity in an area already designated for commercial use, improving walkability and creating a more cohesive visitor experience within the existing footprint of Mane Street. The architecture and site plan are sensitive to scale and context, prioritizing materials and forms that reflect the natural and historic character of Pioneertown. The result is growth that enhances rather than disrupts.

Equally important, this project is led by LOCAL OWNERSHIP, individuals with a demonstrated record of integrity and success in the community. Matt and Mike's work at the Pioneertown Motel (and multiple other impressive local projects) has consistently strengthened the local economy and contributed to the identity of the area. Their approach to this expansion shows the same care and understanding that has made their existing operations so respected.

From a broader perspective, projects like this are critical to the County's long-term economic strategy. The desert continues to attract visitors, artists, and entrepreneurs from around the world, and with that comes a clear need for additional, well-planned lodging options. Supporting thoughtful, professionally managed hospitality projects reduces strain on residential neighborhoods, increases employment, and reinforces the County's reputation as a place where design, nature, and community can coexist successfully.

In my professional opinion, the Pioneertown Motel Expansion represents a model for how San

Bernardino County can manage growth intelligently, fostering economic development while preserving the authenticity that makes this region unique.

Thank you for your time and consideration. I strongly encourage approval of this project and continued support for local, community-driven development that reflects the County's best values.

Warm regards,

Clayton Baldwin

Real Estate Agent & Investor

Co-Owner, Kinetic Properties

Desert Property Owner & Development Partner

760.902.6440

ClaytonJBaldwin@gmail.com

CC: Matt French (matt@lifeandtimes.co)

From: [Greg Bevis](#)
To: [Rodriguez, Luis](#)
Cc: matt@lifeandtimes.co
Subject: Pioneertown Motel Expansion - letter of support
Date: Friday, December 5, 2025 4:13:51 PM

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Hello Mr. Rodriguez,

I'm writing to express my strong support for the proposed expansion of Mane Street in Pioneertown. Having lived full-time in Pioneertown for two years at 5443 William S. Hart Rd, I have firsthand knowledge of the community and its needs. I also personally know Matt and Mike French and can attest to their dedication, integrity, and proven track record operating beloved local businesses in Pioneertown and Yucca Valley.

The desert continues to experience growing demand from visitors, yet our area remains underserved by traditional hotels and motels. The location of the proposed expansion is ideal. It's situated in an existing commercial, walkable area of Pioneertown, and the project's concept fits seamlessly with the character and context of the town.

The proposed density and scale of the project are entirely appropriate for the site and are significantly less than what is allowed under current regulations. Supporting the growth of local businesses like Mane Street is exactly the type of development that benefits the community. The expansion will bring more local jobs, additional amenities, and strengthen the commercial hub of Pioneertown.

Too much of our town has been taken over by short-term rentals like Airbnbs. We need more hotels and motels to meet the growing demand in the desert, and this project is a thoughtful and responsible step in that direction.

I fully support this project and believe it will be a positive addition to Pioneertown.

Sincerely,

Greg Bevis

From: [Jamie Wilcox](#)
To: [Rodriguez, Luis](#)
Date: Tuesday, October 7, 2025 2:29:11 PM

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Hi my name is

Jamie Kee Wilcox

I would love to see the expansion done to the Pioneertown motel

I'm 68 yrs old and my grandfather had the Diamond Kee ranch in Pioneertown to have someone take pride in keeping old town Pioneertown alive should be commended and back 100% by county State and local landowners

Please let phase 2 begin

Thank You

Jamie Kee Wilcox

From: [Jason Morgan](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Pioneertown Motel Expansion - Letter of Support
Date: Wednesday, October 8, 2025 6:15:09 PM
Attachments: [image003.png](#)

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Mr. Rodriguez,

I'm writing in support of the proposed expansion of the Pioneertown Motel. The proposal will expand Mane Street in Pioneertown in a manner that is respectful to the character and context of Pioneertown while also providing local jobs, and not just within the Pioneertown Motel. The addition to the Pioneertown Motel, which will operate on a scale that is appropriate for the site, will be a draw for tourism bringing in new economic inflows to the other local businesses on Mane Street and adjacent. Furthermore, centralizing tourism and visitors into the Pioneertown Motel will provide a much-needed alternative to Airbnb's which only serve to drain funds out of Pioneertown and into the pockets of persons or companies that have no personal connection to Pioneertown or any respect for the historical context or character of Mane Street and Pioneertown.

Furthermore, Matt and Mike French have a proven track record with operating businesses in the area. They are mindful and considerate, and this proposal of expansion only serves to better the community as a whole. I have personally known Matt and Mike for nearly 13 years and have spoken to them many times about their projects in the Pioneertown community. I am a property owner in Pioneertown and can say with a high degree of confidence that they care deeply about the residents and the culture and history of Pioneertown. They are the perfect persons to helm this project and make sure that the expansion is carefully curated and thoughtfully managed.

Please feel free to contact me directly with any questions. Thank you for your time and consideration.

Sincerely,

Jason R. Morgan



Jason R. Morgan

Partner

Office (424) 371-6730 | Mobile (213) 618-9729 | Fax (424) 316-5706

11100 Santa Monica Blvd., Suite 780 | Los Angeles, CA 90025 | <http://perspectivelg.com>

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From: [Jeremy Globerson](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Pioneertown Motel Expansion - letter of support
Date: Tuesday, October 14, 2025 4:37:15 PM

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Dear Mr. Rodriguez,

I am writing to express my strong support for the proposed expansion of the Pioneertown Motel. Having known Matt and Mike French for over 20 years and watched their thoughtful stewardship of Pioneertown evolve, I can say with confidence that this project represents exactly the kind of locally rooted, sustainable growth that benefits both residents and visitors.

I've been visiting Pioneertown with my wife and family for nearly a decade, and over the years, have seen firsthand the growing demand for quality accommodations in the desert. The need for additional hotel rooms is undeniable. Too much of the area's lodging capacity has shifted to short-term rentals, which have done little to strengthen the local economy or preserve the town's character. The Pioneertown Motel expansion addresses this directly by providing a thoughtfully designed alternative that supports tourism while maintaining community balance.

The proposed site is ideally located in an existing, walkable area and perfectly suited for the additional rooms. The project's design and concept are entirely consistent with the unique spirit and aesthetic of Pioneertown—low-scale, authentic, and sensitive to its surroundings. Matt and Mike have a proven track record of operating beloved local businesses that enhance the community's character, including the Pioneertown Motel and other ventures such as The Copper Room, in which I am personally invested. Their work consistently demonstrates respect for the desert environment, local history, and small-business values.

In addition to being an appropriate scale and density for the site, the project will create new local jobs and amenities while strengthening Mane Street as a true town center. As someone who has considered property and development opportunities in the area, I believe projects like this are essential to the sustainable future of Pioneertown, supporting residents, preserving the area's identity, and attracting visitors in a way that feels authentic and respectful.

The French brothers have always put the community first, and their approach to this project reflects a long-term commitment to Pioneertown's continued vitality. I encourage the County to approve this proposal and support the kind of thoughtful, responsible development that strengthens San Bernardino County's high desert communities.

Thank you for your consideration, feel free to contact me directly any time (619) 861-7652.

Warm regards,
Jeremy Globerson

From: [Josh Castro](#)
To: [Rodriguez, Luis](#)
Cc: matt@lifeandtimes.co
Subject: Pioneertown Motel Expansion - Letter of Support
Date: Monday, October 13, 2025 4:12:26 PM

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Hello Luis,

I'm writing in support of the upcoming **Pioneertown Motel Expansion** project. My wife and I have deep ties to Pioneertown — it's been a special destination for us for the past 15 years. We fell in love with the high desert and with Pioneertown in particular, choosing to get married at a venue in Pipes Canyon back in 2015. Our wedding party rented out the entire Pioneertown Motel and hosted our rehearsal dinner at Pappy & Harriet's. It couldn't have been a more magical experience, one that our guests still talk about to this day. Seven years ago, we made the move out here permanently and have been proud to call the high desert home ever since.

As a local business owner and resident, I've seen our community increasingly taken over by short-term rentals, which does support increased tourism but has created a shortage of affordable housing for locals. This makes it difficult for the high desert to attract and retain service industry workers, expand small businesses, and maintain a sense of neighborhood continuity. Over the years, I've had several great employees move away from the Joshua Tree area simply because they couldn't find reasonable housing.

That's why I'm a strong supporter of adding more hotel and motel accommodations — to support the demand, to boost local business, and to provide more stable jobs for our community.

Matt and Mike have been thoughtful stewards of Pioneertown and Mane Street for the past decade, and I have full trust in their vision to grow the area responsibly. I would much rather see locals with a proven track record expand on what makes Pioneertown special than see an outside corporation come in and alter the essence of what we all love about the high desert.

This project is both a welcome and necessary addition to our community, and I'm excited to see it move forward.

Thank you for your time and consideration.

Best regards,

Josh Castro

323-868-2138

From: [Kristi Allain](#)
To: [Rodriguez, Luis](#)
Cc: matt@pioneertown-motel.com
Subject: Pioneertown Motel Expansion - letter of support
Date: Saturday, November 1, 2025 7:23:19 PM

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Hi Luis,

My name is Kristi and I live in Pioneertown, just down the road from the Pioneertown Motel. I wanted to take a moment to share my support for the motel's proposed expansion.

I've seen firsthand how much interest and excitement Pioneertown attracts, and while that's wonderful for the community, it also highlights the lack of places for visitors to stay. More rooms at the motel would make a big difference, especially since the location is ideal—right in the heart of town where people are already walking, dining, and exploring.

What I find important is that this project is being led by people who are part of our community. Matt and Mike have already proven they're invested here, and I trust they'll do this expansion in a way that respects the character and history of Pioneertown. Growth is always a sensitive topic in small towns, but I feel like this is exactly the kind of thoughtful, scaled project that makes sense.

The expansion would bring obvious benefits: more local jobs, more business for Mane Street, and more options for residents and visitors alike. But beyond that, it represents the kind of future I'd like to see for Pioneertown—a future where local businesses have room to grow and the town can thrive without losing what makes it unique.

I hope you'll support this project. Thank you for taking the time to consider input from those of us who call Pioneertown home.

Warmly,
Kristi Allain

From: [Molly Tapp](#)
To: [Rodriguez, Luis](#)
Cc: matt@lifeandtimes.co
Subject: Pioneertown Motel Expansion – Letter of Support
Date: Saturday, October 4, 2025 11:01:17 AM

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Dear Mr. Rodriguez,

I'm writing to express my strong support for the proposed expansion of the Pioneertown Motel.

I live in the High Desert and have seen first-hand how demand for thoughtfully run lodging has grown. Too often visitors are limited to Airbnb rentals, which can fragment the community and offer little benefit to the local economy. A well-managed, locally owned motel like Pioneertown helps address that need while creating jobs and keeping spending local.

The motel's location right in the existing commercial, walkable area of Pioneertown makes it the perfect place to add more rooms without changing the rural character of the surrounding desert. The design and scale that Matt and Mike are proposing feel appropriate for the site and respectful of the history and spirit of Mane Street.

I've known Matt as a neighbor and as a business owner who has shown a genuine commitment to Pioneertown's character. Their stewardship of existing local businesses gives me confidence that this expansion will be a net benefit for both residents and visitors. The added amenities and the planned extension of Mane Street will enrich the community for locals and visitors alike.

I'm excited to see a local business grow in a way that is in harmony with Pioneertown's unique identity, and I believe this project will support sustainable tourism and provide much-needed jobs in our area.

Thank you for your consideration.

Molly Tapp

From: [Peter S](#)
To: [Rodriguez, Luis](#)
Cc: mike@lifeandtimes.co
Subject: Pioneertown Motel Expansion - Letter of Support
Date: Friday, October 17, 2025 6:11:34 AM

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Dear Mr. Rodriguez,

I am writing to express my strong support for the proposed Pioneertown Motel expansion project currently under your review at San Bernardino County Planning.

As a semi-annual visitor to Pioneertown, I have developed a deep appreciation for this unique community over the years. I regularly travel down from Los Angeles to escape city life and immerse myself in the town's distinctive culture and breathtaking scenic beauty. Through my visits, I have witnessed firsthand both the charm of Pioneertown and the growing need for additional accommodations.

I believe the Pioneertown Motel expansion will benefit the community in several important ways:

Meeting Critical Demand: The desert region desperately needs more hotel rooms to support the increasing visitor demand. The current shortage of accommodations often leaves travelers with limited options.

Ideal Location: The motel's location is perfectly suited for expansion, situated in an existing commercial, walkable area of Pioneertown that naturally supports this type of development.

Character-Appropriate Design: The concept and design of the proposed project align beautifully with Pioneertown's historic character and context, maintaining the authentic feel that makes this place so special.

Proven Local Operators: Matt and Mike, as established locals, have demonstrated their commitment to Pioneertown through their proven track record of operating beloved local businesses. Their stewardship ensures the expansion will serve the community's best interests.

Appropriate Scale: The proposed density and scale are not only appropriate for the site but are significantly less intensive than what current zoning allows, showing thoughtful restraint in development.

Supporting Local Business Growth: It's encouraging to see a local business expand and thrive. These are precisely the types of projects that deserve our support as they strengthen the local economy.

Enhanced Main Street: The expansion of Main Street will bring additional local businesses and amenities that will benefit both residents and visitors alike.

Alternative to Short-Term Rentals: With too much of our desert community being converted to Airbnb properties, we urgently need more traditional hotels and motels to accommodate growing tourism demand while preserving residential housing for locals.

Economic Benefits: The project will create more local employment opportunities, providing valuable jobs for community members.

I strongly urge you to approve this thoughtful expansion project. It represents exactly the kind of responsible development that will enhance Pioneertown while preserving its unique character and supporting its economic vitality.

Thank you for your time and consideration of this important project.

Sincerely,

Peter Silberstein

--

Peter Silberstein
psilbers@gmail.com
(917) 613-0545

From: [Desert Drifter RV Resort](#)
To: [Rodriguez, Luis](#)
Cc: mike@lifeandtimes.co
Subject: Pioneertown Motel Expansion – Letter of Support
Date: Tuesday, November 25, 2025 2:16:59 PM

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Luis,

I'm writing to express my full support for the Pioneertown Motel Expansion project. The plan is a thoughtful, appropriately scaled addition to an existing commercial property, and it serves a clear need in the area.

The High Desert continues to see growing visitor demand, yet we have a limited supply of traditional hotel rooms. Too much of that demand has shifted into scattered short-term rentals, which creates pressure on neighborhoods while offering fewer stable jobs and fewer long-term community benefits. Adding rooms within an established commercial corridor, on a walkable stretch of Pioneertown, is exactly the type of development that brings balance back to the local lodging market.

The project fits the character and context of Pioneertown. The owners have a long track record of operating responsible, community-minded businesses here. Their approach shows respect for the town's history, scale, and identity. The proposed density is modest and far below what could be pursued under existing zoning, which underscores that the intent is to enhance the district rather than overwhelm it.

An expanded Mane Street motel creates tangible benefits: more local jobs, more year-round revenue for small businesses, and more amenities for residents who rely on a healthy local economy. This is the type of measured investment that helps Pioneertown grow sustainably while protecting what makes it special.

I encourage the County to approve the expansion and continue supporting responsible local operators who reinvest in the community.

Thank you for your consideration.

Please feel free to reach out if additional information would be helpful.

Safe Travels,
Shawn Kormondy, Proprietor
Desert Drifter RV Resort
55408 29 Palms Highway
Yucca Valley, California 92284
www.DesertDrifterRV.com
(760) 362-2163 Voice/SMS

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From: [Magdalena Wosinska](#)
To: [Rodriguez, Luis](#); [Matt French](#)
Subject: Pioneertown Motel Expansion- letter of support !!!!!
Date: Tuesday, November 18, 2025 9:27:36 PM

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I'm writing in full support of the motel expansion project in Pioneertown. The desert is in real need of more hotel rooms to meet the growing demand, and this location is an ideal spot to do it—right in an existing commercial, walkable area that already feels like the heart of Mane Street. What Matt and Mike are proposing fits the character and rhythm of Pioneertown beautifully. The scale is thoughtful, far below what's actually allowed, and it respects the history, community, and natural flow of the area.

As locals, Matt and Mike have already shown they know how to create and operate beloved spaces that actually enhance this town rather than overwhelm it. Seeing a local business grow in a way that benefits both visitors and the people who live here is exactly the kind of development we want to champion. Expanding Mane Street will bring more small businesses, more job opportunities and work for locals, more amenities, and more life to the community—all without compromising the soul of this place. I strongly support this project and believe it will only strengthen Pioneertown for years to come.

Best,
Magdalena

Magdalena Wosinska
Magdalena@magdaphotography.com
@magdawosinskastudio
626-379-3718

From: [Ally Ferguson](#)
To: [Rodriguez, Luis](#)
Cc: matt@lifeandtimes.co
Subject: Pioneertown Motel Expansion- letter of support
Date: Tuesday, October 14, 2025 3:15:47 PM

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Hi Luis,

I hope this email finds you well -

I'm writing to express my wholehearted support for the expansion of the Pioneertown Motel, guided by the thoughtful vision of Matt and Mike French. I believe that the way these brothers curate and care for their space is a true reflection of the beauty and ethos of the high desert itself.

In expanding the motel, I have every confidence that they will honor the longstanding spirit of Pioneertown. They understand the importance of weaving in the legacy of our local community—the “evergreen” residents who have shaped the desert into what it is today—while also introducing just the right amount of new energy and identity to invite fresh faces to experience the magic of the high desert.

Their expansion isn't just about adding more rooms or amenities; it's about enhancing a place where memories are made, where our local economy can thrive, and where the unique charm of our desert is preserved for generations to come.

In short, I truly believe that with Matt and Mike at the helm, this expansion will be a testament to thoughtful growth that respects our past while embracing our future. Thank you for considering my perspective.

Your neighbor,

--

ALLY FERGUSON
E. OUSTALLY@GMAIL.COM
M. 415.503.8976

From: [ari kolender](#)
To: [Rodriguez, Luis](#)
Cc: [Mike French](#)
Subject: Pioneertown Motel Expansion- letter of support
Date: Thursday, October 16, 2025 11:01:33 AM

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Hi Luis,

I'm writing you today to give my strong support for the Pioneertown Motel expansion.

As someone who's been frequenting Pioneertown for the last five years and is currently building a house to become a new resident, I couldn't be more thrilled at the opportunity that the motel expansion brings.

I, like many, will not be Airbnb-ing my new home which means that we absolutely need more hotel rooms in the area. I love Pioneertown and want to keep seeing a booming interest in the area. People like Mike and Matt have a proven track record of caring for the community and building things that fit naturally into the landscape.

Not only will they bring something that is seamless and feels like it has been part of the desert for a long time, but it will be of top-tier quality for all services they intend to provide.

Let's allow these visionary builders to create what many believe is a missing key to the area.

Best,
Ari Kolender

From: [Ashley Reichardt](#)
To: [Rodriguez, Luis](#)
Cc: cara@lifeandtimes.co
Subject: Pioneertown Motel Expansion Letter of Support
Date: Wednesday, October 8, 2025 9:02:03 PM

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Dear Mr. Rodriguez,

We are writing to express our support for the planned expansion of the Pioneertown Motel. As owners of Mojave Mini Donkeys, a local small business providing guided donkey hikes and ranch visits for both visitors and locals, we were thrilled to learn of the goal of expanding visitor and local accommodations & services of one of the most coveted landmarks of the high desert.

In the last several years, the French brothers and their partners have proven to be some of the most dedicated members of the community when it comes to preserving the spirit and history of the desert. The businesses they've built to support the local community have been an integral part of sustaining and supporting our own business and many others. Through the Red Dog Saloon, the Copper Room, and the Pioneertown Motel, they have a demonstrated track record of reviving once lost and neglected establishments, and there is no group we'd trust more with an expansion that prioritizes the aesthetic and cultural values of this unique place.

An increase in options for accommodations and provisions along Mane Street in Pioneertown also has many added benefits, from reducing wandering tourists looking for camp spots, to cutting down on drunk driving, to providing a means for other local small businesses to sell their handcrafted goods.

To summarize, we believe that this expansion is an essential part of supporting the community and continuing to revive the historical charm of the area, and very much support its approval as both local business owners and residents.

Thank you so much for your time!

Ashley Reichardt & Matthieu Dupont
Mojave Mini Donkeys
<https://www.mojaveminidonkeys.com/>

From: [Candice Lawler](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Pioneertown Motel Expansion- letter of support
Date: Monday, October 6, 2025 6:40:41 PM

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Hello Luis,

I am writing to express my full support for the **Pioneertown Motel Expansion Project**.

As a former resident of Joshua Tree and a long-time property owner in the High Desert (since 2015), this region has served as a creative refuge for many of my artistic and musical collaborations over the years. The Pioneertown Motel and the Red Dog Saloon have consistently acted as cornerstones of this community—spaces that foster genuine connection, creativity, and appreciation for the unique spirit of the desert.

From my perspective, the area is in great need of more thoughtfully developed hotel accommodations and fewer short-term rentals. Expanding the Motel would help meet the growing demand from visitors while maintaining the character and accessibility of Pioneertown. Additional on-site amenities would allow guests and locals alike to enjoy the beauty and tranquility of the desert without the need to travel long distances back into town.

Matt and Mike French have a proven record of developing with integrity—each of their ventures honors the ethos and history of the High Desert. I have every confidence that this expansion will bring meaningful economic benefits, including new jobs, while being executed with taste, respect, and care for the local environment and community.

As someone deeply connected to the desert, I strongly support this project and the people behind it.

Thank you for your time and consideration.

Sincerely,

--

Candice Lawler
Alchemy Artists MGMT
718-809-3542
www.alchemyartistsmgmt.com

September 30, 2025

Colleen Haggerty
53227 Cielito Trail
Pioneertown CA 92268

TO: Luis Rodriguez
San Bernardino Co Contract Planner
Luis.Rodriguez@lus.sbcounty.gov

As a fulltime Pioneertown resident, I am writing to convey my full support for the expansion plans of the Pioneertown Motel.

The business has been locally owned and managed, along with being a source for local jobs and place for visitors to stay the night when spending time with locals or here for a show. Given the limited availability of housing and rooms in Pioneertown currently, compared to the skyrocketing popularity of the town and its concert venue bookings in recent years, having more hotel accommodations on existing zoned property will keep twice-daily traffic down along the limited Pioneertown Road before and after concerts – which is welcome news for us locals and for public safety alike.

As a local, I will also appreciate having additional dining nearby in lieu of driving to Landers and Yucca Valley. The current business owners have demonstrated a careful concern and attention to local neighbor wishes around dining and entertainment offerings with their other local venues they operate, which instills trust that the motel expansion project will continue in this tradition.

As a member of the board of directors for the nonprofit [Friends of Pioneertown](#), I was also pleased to see that the project plans align with the design, look and spirit of our historic town.

Finally, the motel expansion will drive sustainable economic growth through jobs and ongoing tourism expenditures back into not just Pioneertown but with the surrounding high desert communities as well. This is a welcome revenue stream for San Bernardino County.

Thank you for considering approval of the Pioneertown Motel expansion.

Sincerely,

Colleen Haggerty

From: [Jon Pack](#)
To: [Rodriguez, Luis](#)
Cc: matt@lifeandtimes.co
Subject: Pioneertown Motel Expansion- letter of support
Date: Tuesday, October 7, 2025 7:50:34 PM

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Hi Luis,

As a five-year resident of Yucca Valley, with many years of regular visits before that, I care deeply about how our community grows. I am writing to express my strong support for the proposed expansion of the Pioneertown Motel.

Pioneertown has become an emblem of the high desert, drawing visitors from across the country. This expansion would add much-needed amenities and dining options, while also increasing lodging capacity—helping to keep concert-goers off the road late at night and supporting safe, responsible tourism. I have confidence in Matt and Mike's ability to manage this project thoughtfully, as demonstrated by the success of their other developments.

In short, this expansion represents growth that honors the character and spirit of Pioneertown while strengthening the local economy and community. I respectfully encourage approval of this project.

Sincerely,
Jon Pack

From: [Justin Chatwin](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Pioneertown motel expansión- letter of support
Date: Saturday, October 4, 2025 7:18:33 PM

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To Whom It May Concern,

My name is Justin Chatwin, and I have owned a home in the High Desert of Joshua Tree for nine years. I am a film maker and a conservationist. My wife and I have also been residents of Rimrock for the past two years, drawn to the area by the vibrant community fostered by individuals like Matt French. As a close friend and neighbor, I have witnessed firsthand Matt's dedication to enhancing Pioneertown and building a stronger, more connected community. Individuals with such commitment are rare, and his efforts have significantly influenced our decision to make Rimrock our home.

Matt French is both socially and environmentally conscious, with a clear mission to address the needs of local communities. I wholeheartedly support the proposed motel expansion in Pioneertown, as it addresses the growing demand for lodging while reducing reliance on short-term rentals like Airbnbs, which are declining in popularity. The proposed location is ideal, situated in an existing commercial, walkable area of Pioneertown. The design complements the landscape and aligns seamlessly with the town's unique aesthetic and vibe.

Matt and Mike French have an impeccable business track record, ensuring the project will be executed with professionalism and integrity. The proposed density and scale of the expansion are well-suited to the site, promising a thoughtful addition to the community. Expanding Mane Street will further enhance Pioneertown by supporting new local businesses and providing additional amenities for residents.

The quality of the spaces Matt and Mike create attracts artists, creatives, and visitors from around the world, fostering inspiration and cultural exchange. This expansion will not only elevate Pioneertown's appeal but also create new opportunities, including jobs for local residents who cherish this community. I firmly believe this project will usher in a new chapter of growth, artistry, and community engagement for Pioneertown. Thank you for considering my support for this exciting initiative.

Sincerely,
Justin Chatwin
Resident of Rimrock and Joshua Tree

From: [Kambiz Kamdar](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Pioneertown Motel Expansion- letter of support
Date: Sunday, October 5, 2025 5:13:09 PM

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Luis,

I wanted to email to express my support for the project. This expansion is exactly what Pioneertown needs. Matt and Mike have proven that their other business serves a need in the community and the expansion will only make Pioneertown better without sacrificing its flavor and importance to the locals.

Thanks

Kambiz Kamdar
P: 310-968-6725

From: [Laurie Mcvay](#)
To: [Rodriguez, Luis](#)
Subject: Pioneertown Motel Expansion- letter of support
Date: Wednesday, October 8, 2025 7:19:25 AM

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Dear Luis,

As a longtime Pioneertown resident as well as an active community member via Friends of Pioneertown and Art Tours I have seen this area grow and change over the years. It is inevitable that the High Desert, particularly Pioneertown, will continue to grow due to the popularity of Pappy and Harriet's and proximity to Joshua Tree National Park. It is also a short drive from popular tourist places, like LA, Arizona, Vegas, Amboy, (Death Valley), Big Bear, Lake Arrowhead, Pioneertown Preserves, Johnson Valley, etc. Pioneertown currently absorbs a lot of these "overnight" tourists therefore it is essential to expand lodging options to support the growing number of visitors.

While it is natural for there to be differing opinions and concerns regarding growth and change, I believe it is vital to preserve the authentic character and historical roots of our community. Therefore, it is important that we embrace growth guided by responsible business owners and full-time residents like Matt and Mike French who are committed to maintaining the integrity of Pioneertown.

I am wholeheartedly in favor of the Pioneertown expansion project and encourage its development. Mane Street in Pioneertown has long served as a central hub for local commerce and community gatherings. The proposed location for the motel is ideal, situated in an already established commercial and walkable area of Pioneertown. This ensures that the new accommodations are conveniently accessible for guests while blending seamlessly with the existing community landscape.

Additionally, the rising popularity of the High Desert has led to an influx of new investment homes, particularly through platforms like Airbnb. Given this saturation, there is a clear need for more "rooms" to accommodate the increasing flow of tourists. This project will help fill that gap, adding more rooms and guest services for visitors represents a responsible and safe solution that benefits both the local community and our guests.

The concept behind the expansion project is carefully designed to match the unique character

and historical context of Pioneertown. The proposed density and scale of the development are appropriate for the site and remain significantly below the maximum levels permitted. This measured approach ensures that the project will not overwhelm the area but instead contribute positively to the local atmosphere. For example, the expansion is anticipated to bring additional local businesses and amenities, providing direct benefits, like jobs to residents and visitors alike.

In closing, Matt and Mike have demonstrated their commitment to the community through their successful management of beloved local businesses. Their experience and dedication make them well-suited to guide responsible growth that respects Pioneertown's traditions. It is comforting to know that Matt and Mike French, owners of The Pioneertown Motel and Pioneertown residents have a strong vision for the local community and will maintain the character and inspiration of this special community.

Thank you for your time and I hope you get a chance to come visit us in Pioneertown!

With warmest regards,

Laurie

760-851-8498

From: [Matt Kautz](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Pioneertown Motel Expansion- letter of support
Date: Friday, October 3, 2025 5:17:13 PM

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Hi Luis,

I'm writing as a local Pioneertown resident and neighbor of the Pioneertown Motel to share my support for the motel's proposed expansion. I live just a few minutes' walk away on Keemosabi, and I think this project will be a real benefit to our community.

The desert is seeing more and more visitors every year, and it's clear we need additional hotel rooms to meet that demand. The motel is in the perfect location for this—right next to Pappy's where there are tons of tourists already walking around. Adding more rooms there just makes sense, and it's exactly the kind of local growth that should be encouraged. It means more jobs, more businesses and amenities on Mane Street, and a stronger community overall. There's so much potential to make Pioneertown something really special and this is the only project I've heard of that's gonna get it there!

Plus, Matt and Mike already have a great track record running local businesses - I'm at the Red Dog all the time, and I see my neighbors all the time there too.

As a neighbor and someone who cares deeply about the future of Pioneertown, I'm excited to see this project move forward and hope you'll give it your support.

Thanks for your time and consideration,
Matt Kautz
53470 Keemosabi Rd
Pioneertown, CA 92268

From: [Megan Gellert](#)
To: [Rodriguez, Luis](#)
Cc: [Mike French](#)
Subject: Pioneertown Motel Expansion- letter of support
Date: Friday, October 17, 2025 12:37:17 PM

[You don't often get email from megan.anne.gellert@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Luis, as an avid visitor to Pioneertown, I wanted to send a message of support for the Pioneertown Motel. I love to visit and specifically love to come and stay at the Pioneertown Motel a few times a year.

It is such a special place. I much prefer to stay at a hotel as opposed to doing a house rental. When I stay at the Pioneertown Motel I am able to frequent all of the local businesses which is what makes it such a great spot to stay. I love how the French brothers work to make sure the Motel has an authentic footprint as part of the history and community of Pioneertown. They care a lot about being good community stewards and it shows in how they run the motel and promote so many local businesses to their guests.

Thanks for listening! I hope you have a wonderful weekend!
Best, Megan

Megan Gellert
253-313-1863

From: [Peter H. Brooks](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Pioneertown Motel Expansion- letter of support
Date: Tuesday, November 18, 2025 4:09:22 PM

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Dear Mr. Rodriguez,

I'm writing to express my strong support for the proposed hotel expansion in Pioneertown. The desert continues to experience growing visitation, and we simply need more hotel rooms to meet that demand. This project is located in exactly the right place—within the existing commercial and walkable core of Pioneertown—where additional rooms make sense and reinforce the character of the area.

The concept fits seamlessly with the spirit and context of Pioneertown, and Matt and Mike have already demonstrated, through their beloved local businesses, that they know how to build and operate projects that strengthen the community. The proposed scale and density are appropriate for the site and are in fact far below what is currently permitted.

It's exciting to see a locally owned business grow in a way that benefits both visitors and residents. Expanding Mane Street will help bring more amenities, more activity, and more small businesses to Pioneertown. At a time when so much of our community has been overtaken by short-term rentals, it's important that we support real hotels and motels that create stability, meet rising demand, and contribute to the local economy. This project will also generate more local jobs, which is essential for the long-term health of the community.

For all these reasons, I strongly support approval of this project.

Sincerely,
Peter Brooks
(781) 929-8921

From: [Tiger](#)
To: [Rodriguez, Luis](#)
Cc: matt@lifeandtimes.co
Subject: Pioneertown Motel Expansion- letter of support
Date: Sunday, October 5, 2025 11:29:32 AM

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Mr. Rodriguez,

I'm writing in support of Matt and Mike French's proposed expansion of the Pioneertown Motel. I've witnessed firsthand how these two have already built an amazing community for neighbors, area locals, and travelers alike over the last few years with their other establishments. They've proven they know how to do this right.

The desert is growing, and we need more hotel rooms to support the demand. The reality is that the location of the Motel is the perfect place for additional rooms—it's in an existing commercial, walkable area of Pioneertown where this kind of development makes sense. The concept of the project fits the character and context of Pioneertown, which matters a lot to those of us who live in the area and care about preserving what makes this place special.

As locals, Matt and Mike have a proven track record operating beloved local businesses in Pioneertown. They understand the community because they're part of it. The proposed density and scale is appropriate for the site, and significantly less than what is allowed. It's exciting to see growth of a local business—these are the exact types of projects we want to support.

Expanding Mane Street will benefit Pioneertown by adding more local businesses and more amenities for locals. And honestly, way too much of our community has been taken over by Airbnbs. We need more hotels and motels to support the growing demand of the desert without turning every neighborhood into a revolving door of short-term rentals. This project will create more local jobs and provide the kind of professionally managed accommodations that make our community safer and more sustainable.

This is the kind of thoughtful, locally-driven development that Pioneertown needs. I fully support this project.

Sincerely,
Tiger Smith
56910 Ridge View Rd
Yucca Valley, CA 92284

From: [dorothy mccally](#)
To: [Rodriguez, Luis](#)
Cc: cara@lifeandtimes.co
Subject: Pioneertown Motel Expansion Project - Letter of Support
Date: Friday, October 3, 2025 6:22:29 AM

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Good morning, Luis -

My name is Dorothy McCally and I am reaching out today in support of the Pioneertown Motel Expansion Project. I was a resident of Pioneertown from June of 2020 - August of 2024 and a friend and colleague of the Owners and Proprietors of the Motel. It should be noted that these individuals are also local homeowners and very actively and passionately involved in the day-to-day business community and the preservation of this historic "Wild West" community.

The Pioneertown Motel is highly revered within the local community and a successful revenue generating outlet that supports and benefits not only tourism but the businesses and members of the local community, as well. I truly believe that the Owner's plans for the Motel's expansion have been very well designed, deliberately thought out and they certainly have the best interest of the community at heart.

Pioneertown has seen steady growth over the last couple of years and is rapidly becoming a very popular and sought-after travel destination. The expansion of travel related businesses who offer tourists safety, convenience and premium amenities is critical to Pioneertown's future development.

I certainly hope that the County will continue to support and recognize the necessary and essential added value in order for this special community to thrive.

Appreciate your time. Dorothy

--

Dorothy McCally
dorothymccally@gmail.com
760.660.8904

From: [Linda Krantz](#)
To: [Rodriguez, Luis](#)
Cc: mike@lifeandtimes.co
Subject: Pioneertown Motel Expansion Project
Date: Monday, October 13, 2025 7:03:04 PM

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Hello Luis,

My name is Linda Krantz. My partner, Robyn Celia, and I owned and operated Pappy & Harriet's in Pioneertown, CA from 2003 to 2021. We still own the 5 acres of commercial property adjacent to the Pioneertown Motel, so the above mentioned expansion project is very much in our backyard.

I wanted to write in support of the Pioneertown Motel's Project, and of the owners, Matt and Mike French. We have been friends and neighbors for the last 10 years, and I have been very impressed by the way in which the French Brothers have developed and renovated their businesses, both in Pioneertown and neighboring Yucca Valley. They have done an excellent job in honoring the history of our desert, through their thoughtful design and attention to detail, while simultaneously upgrading their properties to the standards of today's hospitality industry. It's a delicate balance when one is faced with the confines of a historical district and property, and the desire to grow a business. Mike and Matt understand that balance and the relevance of Pioneertown's history, and will undoubtedly reflect that history in their expansion project.

I have no doubt in their abilities to create something special and unique for our community, and travellers alike.

The Pioneertown Motel is one of the most important historical properties in Pioneertown and in the high desert. And Pioneertown has been a commercial hub since the 1940s. Saloons, restaurants, ice cream parlors, hair salons, bowling alleys, general stores and film productions are all part of the history of Pioneertown. It has always been a commercial hub, and the Pioneertown Motel has operated since the town's inception. It is one of the foundations of this historical district and essential to the character of our community. It only makes sense for a business, like the Pioneertown Motel that is so deeply rooted in our community, to expand. It's right for Pioneertown, it's consistent with the desires of our community, and very much in line with the Mane Street Overlay Proposal (<https://pioneertown1946.org>). It centralizes and contains the commercial activities to the main drag (and behind) which will inevitably help cut down on traffic, noise, and light pollution in the surrounding rural areas. This project is the right type of development for our area.

I am in full support of the Pioneertown Motel's Expansion Project, and I hope that you will recognize that this expansion will be a boon to Pioneertown and the entire high desert.

Thank you for your time and consideration.

Linda Krantz
PO Box 595
Pioneertown, CA 92268
917 797 2866 cell

From: [Rae Rockwell](#)
To: [Rodriguez, Luis](#)
Subject: Pioneertown Motel Expansion Project
Date: Friday, October 3, 2025 11:49:50 AM

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Dear Mr. Rodriguez,

I am writing in support of the proposed expansion of the Pioneertown Motel. I have lived in the high desert full-time for the past five years, after spending two years visiting weekly, and I care deeply about how our communities grow and evolve. As a local and an advocate for small businesses, I believe thoughtful projects like this bring lasting value, not only for visitors, but for those of us who call the desert home.

The expansion offers professionally managed accommodations close to the entertainment center, giving guests plenty of room to stay without relying on Airbnbs in residential neighborhoods. This helps keep our streets quieter, eases traffic on Pioneertown Road, and makes the area safer overall. The project also brings a much-needed dining option for both locals and visitors, while offering a peaceful retreat that complements the lively energy of Mane Street and Pappy & Harriet's.

By drawing visitors to stay on-site, the expansion will also strengthen our local economy - supporting restaurants, shops, and small businesses across the high desert. I believe this is exactly the type of development that allows our community to grow while preserving the character and spirit that make the desert so special.

I strongly encourage you to approve the Pioneertown Motel expansion.

Sincerely,
Rae Rockwell

From: [Eric Alperin](#)
To: [Rodriguez, Luis](#)
Subject: Pioneertown Motel expansion support
Date: Friday, October 3, 2025 3:12:08 PM

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Hello Luis,

My name is Eric Alperin and I have a house at 6845 Pioneertown Road with my brother, sister in-law and their two kids. They live there full time and I visit them on weekends. We wanted to express our support of the PTM expansion.

Many more people are coming to visit our high desert community and bringing in a lot of business. There is more traffic and there are risks inherent in driving at night in a desert escape that tourists and visitors might not be used to. Allowing the PTM to expand to more room offerings would allow greater safety and mitigate excess traffic throughout the day since guests would have a place to land. Additionally with two venues, The Red Dog and Pappy & Harriet's the need for professionally managed accommodations is a necessity for enjoyment and life safety in our growing community.

I used to stay at the motel before we moved to the Hi-Dez and my experience from the operators was always attentive, respectful and professional.

Please consider this message as a strong endorsement from a local that cares for the future of Pioneertown.

Sincerely,
-E

From: [MH Morowati](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Pioneertown Motel expansion, letter of support
Date: Tuesday, November 18, 2025 4:47:28 PM

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Dear Mr Rodriguez,

I wish to express my enthusiastic support for the proposed expansion of the Pioneer Motel. Over the last decade, I have had the privilege of working with and observing the French Family as they transformed and rejuvenated the property, establishing it as a prominent destination within the beautiful landscape of Yucca Valley and Joshua Tree National Park. The current demand for high-quality lodging, particularly for special events and weddings, significantly exceeds the area's available hotel accommodations.

Having reviewed the expansion plans, I am incredibly impressed with the meticulous care and consideration dedicated to ensuring the property will become a welcoming desert oasis for all guests. This project is also crucial for generating much-needed local employment. The expansion is anticipated to bring significant equity and value to the local community through increased and professionally managed local and international tourism. While we have observed a growing demand from adventure travelers exploring Joshua Tree and its surrounding terrain, the additional capacity will also cater to leisure travelers seeking rest and relaxation within our tranquil high-country setting.

Mike and Matt French possess a deep, hands-on passion for this project. Their vision will ensure a seamless transition of the current motel into a multi-functional property, event space, and destination. This development will greatly benefit the local community, foster the growth of the local marketplace, and maintain respect for the majestic surroundings. It is truly a project anyone would be proud to support.

Thank you in advance for your consideration in partaking in what will be a pivotal blossoming for our quaint and beloved Pioneertown.

Sincerely,
Marie-Helene Morowati

Marie-Helene Gouhier-Morowati
Hospitality Consultant
310- 827 7022

*Boutique Hotel Set up - Culture and Operations Standards
Revenue Management - Operations, Budget and Forecast*

From: [Alicia Guillen](#)
To: [Rodriguez, Luis](#)
Cc: matt@lifeandtimes.co
Subject: Pioneertown Motel Expansion
Date: Wednesday, November 19, 2025 1:59:31 PM

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Hi Luis,

My name is Alicia Guillen and I've been a local High Desert resident for the last six years. I'm writing in support of the Pioneertown Motel expansion.

During my time living here I have seen how rapidly the desert has grown and how much it has changed. Through it all, it has been a joy to see local owners Matt and Mike French be stewards of Pioneertown and keep its character and authenticity intact.

The scale they're proposing is reasonable, fits the site, and is far less than what's actually allowed. As a resident, it's exciting to see the thoughtful growth from a local business instead of more scattered Airbnb's taking over neighborhoods. Concentrating visitors at the Motel makes a big difference for the community. This project is sure to bring more jobs, more amenities, and helps support the local economy while still respecting the desert. I hope the County supports it.

Thank you for your time,
Alicia Guillen

From: [Ethan Wayne](#)
To: [Rodriguez, Luis](#)
Cc: matt@lifeandtimes.co
Subject: Pioneertown Motel expansion
Date: Friday, October 10, 2025 10:46:31 AM

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Ethan Wayne

51624 Sage Road

Pioneertown, CA 92268

October 10, 2025

Luis Rodriguez,

I am writing to express my enthusiastic support for the proposed expansion of the Pioneertown Motel. This project represents a vital opportunity to address the growing needs of our community while preserving the unique character and charm of Pioneertown.

I first came to Pioneertown in 1972 with a friend and his family. Then in 2017 I attended a gathering at the Pioneertown Motel and remembered to area from my childhood. I loved the area as a child and was immediately enamored with it again as an adult. In 2018 I purchased a 40 acre parcel off Skyline Ranch Road. Later I acquired my current property at 51624 Sage Rd. where I have converted an existing Barn into my home. I moved here full time last year from Newport Beach and I love living here.

The High Desert has seen a significant increase in tourism and visitor interest in recent years, and the demand for accommodations exceeds the current supply. The Pioneertown Motel's expansion would help meet this demand by providing additional hotel rooms, offering visitors a welcoming place to stay without further straining our community's limited housing stock, much of which has been overtaken by short-term rentals like Airbnb. It will also provide a morning gathering place for locals to meet for a coffee, snack, chat etc.

The motel's location is ideal for this expansion. Situated in an existing commercial, walkable area of Pioneertown, the project aligns perfectly with the town's established infrastructure and vibrant community hub. The proposed design and concept are thoughtfully crafted to complement Pioneertown's unique aesthetic and historical context, ensuring that the expansion enhances rather than detracts from the town's character.

As local business owners, Matt and Mike have demonstrated their commitment to Pioneertown through their successful operation of beloved local establishments. Their proven track record gives me confidence that this expansion will be executed with care, respect, and a deep understanding of what makes our community special.

Moreover, the proposed density and scale of the project are appropriate for the site and significantly less intensive than what is permitted, striking a thoughtful balance between growth and preservation. Expanding the motel and Mane Street will not only support the growth of a cherished local business but also bring new amenities, businesses, and job opportunities to Pioneertown. These are precisely the types of projects we should champion—locally driven initiatives that create economic benefits while maintaining the town's distinct identity. Something Matt and Mike have done so well.

The expansion of the Pioneertown Motel is an exciting step forward for our community. It will provide much-needed accommodations, create local jobs, and contribute to the vitality of Pioneertown's commercial core. I strongly urge your support for this project and look forward to seeing its positive impact on our town.

Sincerely,

Ethan Wayne

From: [James Morelos](#)
To: [Rodriguez, Luis](#)
Cc: [French Matt](#)
Subject: Pioneertown Motel Expansion - Letter of Support
Date: Friday, October 3, 2025 9:21:20 AM

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Hello there Luis!

I am a retailer in the high desert and it is crucial to have great hospitality for tourism.

It's exciting to see growth of this quintessential motel in Pioneertown.

We are in full support!

xo James

—

James Anthony Morelos, Founder
Mojave Flea Trading Post
Fog City Flea Trading Post
The Maker's Guide
Market Market

cell: 917-979-0310

shoptradingpost.com
shopmarketmarket.com

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From: [Jean Michel Alperin](#)
To: [Rodriguez, Luis](#)
Cc: [Mike French](#)
Subject: Pioneertown Motel expansion
Date: Tuesday, September 30, 2025 1:21:45 PM

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Having worked with Matt and Mike on creating The Red Dog Saloon and The Copper Room from their genesis I can more than confidently assure that this project will be thoughtful and considerate to the community. Growth like this needs to add to, not detract from the experience that is already Pioneertown. This is always a main consideration in how our projects evolve from their birth. You have to know what you already have and work to add to it not take away. The Motel expansion is sensitive to what is already magical in Pioneertown. Growth can be tricky and I think they have taken the time to research and plan an expansion that will make Pioneertown available to more people while not compromising the small town feel we have been working to preserve.

All the best,

Jean Michel Alperin
The Red Dog Saloon
The Copper Room

From: [Kim Johnson](#)
To: [Rodriguez, Luis](#)
Cc: cara@lifeandtimes.co; Peggyjschroeder61@hotmail.com
Subject: Pioneertown Motel Expansion
Date: Thursday, October 16, 2025 2:19:07 PM

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Hello,

I am writing to express my support for the proposed expansion of the **Pioneertown Motel**. I have been a member of this community since 1981 and have visited the Pioneertown Motel several times.

As a long-standing, locally owned and operated business, the Pioneertown Motel has shown a commitment to preserving the unique character and integrity of Pioneertown. Their team has consistently demonstrated care, respect, and responsible business practices that align with the values and spirit of our community.

I believe they will:

- Provide **professionally managed, community-focused lodging** that fits seamlessly within the existing environment.
- **Concentrate visitor activity** in a central, appropriate area—helping reduce pressure on nearby residential neighborhoods.
- **Promote walkability and safer visitor experiences**, offering guests the opportunity to stay and explore without increased vehicle traffic.
- Enhance the visitor experience by adding **peaceful, higher-quality accommodations** that complement, rather than compete with, the rustic charm of Mane Street.

I believe this project aligns with the long-term sustainability and thoughtful development goals of Pioneertown. The Pioneertown Motel has consistently proven to be a respectful and engaged member of the community, and I trust their continued commitment to responsible growth.

Thank you for your time and consideration. I fully support this project and the positive impact it will have on the community.

Sincerely,

Kim Johnson

(602) 300-1509

From: [Ryan Fiorentino](#)
To: [Rodriguez, Luis](#)
Subject: Pioneertown Motel Expansion-letter of support
Date: Monday, December 8, 2025 10:50:53 AM

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Dear Mr. Rodriguez:

I am writing as a longtime friend of Pioneertown, California, as someone who has owned property there, and known brothers Matt French and Mike French for nearly twenty years.

I strongly support the proposed expansion of the Pioneertown Motel, and believe Matt and Mike and the ethos of this project embody the type of thoughtful, community-rooted stewardship that Pioneertown needs as it evolves.

The French brothers have demonstrated a deep respect for the rich Pioneertown legacy for years. They are seen as deeply centered in the town's local community and have a decade of track record furthering the area's cultural core in a way that honors Pioneertown's distinctive history and make it a welcoming home for visitors and locals alike.

Over the last several years, it's become obvious that demand for places to stay in Pioneertown has outpaced what the town can comfortably offer. People come for the landscape, the music, the art, and the feeling of being somewhere truly different. Expanding the motel will support this demand with intentionality, instead of pushing everything toward short-term rentals that don't always serve the community or have aligned interest with community values. The motel is also in exactly the right place for this kind of growth. It's already part of the existing commercial, walkable core of town, so adding rooms here strengthens what's already working rather than pushing development into quieter residential areas.

What Matt and Mike are proposing fits the character of Pioneertown. They understand the scale, the pace, and the visual language of the town, and the project reflects that. It feels additive rather than overpowering, an extension of what's already there, not something imposed on top of it.

Over the years, Matt and Mike have attracted people who come to Pioneertown for the right reasons, support the local creative community, and treat Pioneertown like a living town, not a backdrop. That sensibility shows in how the place feels and how people move through it.

An expansion also means real, practical benefits for locals, more steady jobs, more support for nearby businesses, and a healthier year-round economy, all without losing the qualities that make Pioneertown special in the first place.

I believe Matt and Mike should be seen as custodians of Pioneertown's long legacy: people who value its history, respect its fabric, and want to contribute responsibly to its next chapters. Approving the expansion will help ensure Pioneertown remains a living, breathing community, not a privatized, short-stay-only desert getaway.

Thank you for your consideration. I would be happy to discuss further or answer any questions you may have about this from a community-member's perspective.

Sincerely,
Ryan Fiorentino

From: [Krystal Quinn Castro](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#)
Subject: Pioneertown Motel Letter of Support
Date: Monday, October 13, 2025 4:37:52 PM

You don't often get email from krystalquinncastro@icloud.com. [Learn why this is important](#)

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Hello,

I'm writing to share my support for the proposed Pioneertown Motel Expansion project. After coming out to the desert for 15 years and moving to the community full time in 2019, I have spent a lot of time reviewing (and often protesting) new development projects in our desert towns. However, the Pioneertown Motel has been a staple for visitors for many years prior to the Airbnb boom, and will be here long after that because of its charm, warm hospitality, and owners who care about Pioneertown as residents themselves.

The desert is such a delicate ecosystem that previous hospitality projects have been widely panned by residents for disrupting/destroying open natural habitats for our dwindling populations of wildlife while adding traffic, noise, and light pollution to previously very peaceful residential areas. An expansion for the motel does not touch on these concerns, and in creating more hotel/motel options in appropriate locations with care and consideration, we reduce the overall need for additional STR's that drive up housing costs for locals, or new developments on virgin land.

After seeing Matt and Mike French's management of several integral businesses in Pioneertown and Yucca Valley, I have complete faith that the project will be executed thoughtfully, responsibly, and help generate jobs and economic growth for Pioneertown and the high desert at large.

I wholeheartedly support this expansion and am confident it will strengthen our local economy while preserving the integrity of the place we love.

Thank you for your time and for considering my perspective as both a neighbor and local business owner.

Krystal Castro

From: [Morgan Margolis](#)
To: [Rodriguez, Luis](#)
Cc: mike@lifeandtimes.co
Subject: Pioneertown Motel Project
Date: Tuesday, October 14, 2025 9:38:50 AM

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To Whom It May Concern,

As the owner / partner and operator of Pappy & Harriet's in Pioneertown, I am writing to express my strong support for the proposed Pioneertown Motel expansion.

The Motel is a cornerstone of the local community and plays a vital role in welcoming visitors to this unique desert destination. The location of the proposed expansion is ideal—situated within an existing commercial corridor that is both walkable and consistent with the character of Pioneertown. Additional rooms in this area will help meet growing visitor demand while maintaining the integrity and charm that make Pioneertown so special.

As a business owner deeply invested in the success and sustainability of our community, I believe the Motel's thoughtful expansion will bring positive economic and cultural benefits to the area. It will support local tourism, create new opportunities for small businesses, and enhance the overall experience for residents and guests alike.

I fully endorse this project and encourage its approval.

Regards

Morgan Margolis

Morgan Margolis

CEO – Knitting Factory Ent

Partner / Owner

Pappy and Harriets – Pioneertown, Ca



MORGAN MARGOLIS

CEO / PRESIDENT

KNITTING FACTORY ENTERTAINMENT

WWW.KNITTINGFACTORY.COM

THERESA VOLKENS

EXECUTIVE ASSISTANT

PHONE: 818-481-7732

THERESA@KNITTINGFACTORY.COM

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From: [Rex Edhlund](#)
To: [Rodriguez, Luis](#); [Cara Hall](#)
Subject: Pioneertown Motel Project
Date: Wednesday, October 8, 2025 10:35:39 AM

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To whom it may concern:

I am writing to express my strong support for the **Pioneertown Motel Project** and to commend the stewardship and integrity of its developers, **the French Brothers**, who have consistently demonstrated a deep and authentic commitment to the Pioneertown community.

As a resident who has witnessed both the fragility and the resilience of this special place, I believe this project represents exactly the kind of thoughtful, locally rooted development that our area needs. The French Brothers are not absentee investors or speculative builders — they are **neighbors**, living full-time in Pioneertown. They **talk with the community, listen to concerns, and actively participate** in the ongoing dialogue about how we can protect the heart and soul of this town while allowing for smart, responsible growth.

Pioneertown is more than a backdrop or brand — it's a living, breathing community with history, culture, and a landscape that demands respect. Their proposal reflects that sensitivity. The design approach maintains the **historic scale and character of Mane Street**, integrates architecture with natural desert contours, and preserves **dark-sky visibility and open-space integrity**. These are not afterthoughts; they are embedded values. While others just roar in to try to change our charming small town into an Electronic Dance Festival event space that would besiege the town with traffic and thousands of imposing people, this project makes life easier on us. We need more motel rooms and they cannot just be a chain dropped in on top of everything. Additional motel rooms need to be done with the care, knowledge, and understanding the French Brothers have shown in their other projects

In short, this project is being developed **by people who live here, for the benefit of those who live here**, and with an eye toward ensuring that Pioneertown remains the authentic and creative desert enclave that draws people not for what it could be turned into — but for what it already is.

I encourage everyone to recognize the rare alignment between this development team and

the community it serves. Approving this project is not just a vote for growth — it is a vote for **responsible, community-integrated stewardship** of one of the Mojave's most distinctive places.

Thank you for your time and consideration.

Respectfully,
Rex Edhlund
213-294-9900
5574 Bronco Rd #487, Pioneertown, CA

From: [Edward Grim](#)
To: [Rodriguez, Luis](#)
Cc: cara@lifeandtimes.co
Subject: Pioneertown Motel
Date: Wednesday, October 8, 2025 3:30:24 PM

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From the studio of

Edward Grimm

October 8, 2025

To: San Bernardino County Board
of Supervisors, et al
Attn: Luis Rodriguez

I am writing to express my wholehearted support for the Pioneertown Motel expansion, led by the French brothers and their team, within the Pioneertown community. As a long-standing community member of 38 years and an advocate of Pioneertown, I have had the privilege of observing the positive impact the French brothers have had on the lives of many. The Pioneertown Motel and the Red Dog Saloon are a testament to their commitment to making a meaningful difference in our community. The French brothers' objectives and goals align closely with the values and aspirations that I hold dear. I believe that this project has the potential to bring about substantial improvements and benefits to our community.

It is evident to me that the team behind the Pioneertown Motel expansion has invested a significant amount of time and effort in planning, coordinating, and executing the various aspects of this unique development. Their dedication to its success is commendable and is reflected in the notable progress achieved thus far as community business owners and neighbors. I firmly believe that projects like the Pioneertown Motel deserve our unwavering support. By coming together as a community, we can empower and enable it to make an even more significant impact, furthering its mission of hospitality and community engagement. I wholeheartedly endorse the Pioneertown Motel and believe it is deserving of any available resources and support. The French brothers' dedication to making our community a better place is truly admirable, and I am excited to witness the positive outcomes that this project is sure to bring. If you require any assistance or have questions, please don't hesitate to contact me at (760) 401-6398 or edwardgrim10@yahoo.com. I am ready and willing to contribute in any way I can to ensure the success of the Pioneertown Motel. I look forward to seeing our town flourish and create a lasting commercial district that celebrates our Wild West heritage.

Sincerely, Edward Grimm

To whom it may concern,

As a 5th generation resident of Pioneertown, i am writing to express my full support for the proposed expansion of the Pioneertown Motel. Over the years, I have personally witnessed the positive changes that the current owners have made to the property. What once was a place with dark rooms in need of significant repair has been transformed into bright, welcoming accommodations.

The grounds are beautifully maintained, and every improvement has been made with the respect for the rustic, historic character that defines Pioneertown. The Motel has always felt like an important part of our community. Its thoughtful upgrades have not only preserved the unique appearance of Pioneertown but have also enhanced its charm.

The planned expansion, I believe, will continue this tradition and bring further benefits to the community, from supporting local jobs to drawing visitors who contribute to our local economy. I admire the owners' commitment to honoring Pioneertown's heritage while investing in its future. For these reasons, I wholeheartedly approve of the expansion and encourage all to support this project.

Thank you for your time and consideration.

Sincerely,

Peggy Schroeder

From: [Gwen Barker](#)
To: [Rodriguez, Luis](#)
Cc: [Matt French](#); [Mike French](#)
Subject: Project No.: PROJ-2020-00077
Date: Saturday, November 15, 2025 5:14:08 PM

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Project No.: PROJ-2020-00077

We are writing to express our support for the proposed hotel development in Pioneertown by Matt and Mike French, whom we have known for approximately ten years.

Throughout the time we've known them, they have demonstrated consistent responsibility in their business endeavors and a thoughtful approach to the decisions they make. Their purchase of the commercial motel property within Pioneertown's historic area reflects a commitment to investing in the community, and based on our experience with them, we believe they will approach this project with care and respect for its unique character.

We trust their judgment and their ability to work constructively with the County and local stakeholders to ensure that the development is carried out appropriately and in keeping with the community's expectations. They have a track record of being attentive, collaborative, and mindful of the broader impact of their projects.

Thank you for considering this perspective as you review their permit application. We appreciate the County's efforts to guide development in a way that preserves the distinct qualities of Pioneertown, and we believe these applicants are well-prepared to meet those standards.

Sincerely,

Gwen Barker and Eric Dean

Rimrock Ranch

Gwen Barker
Co-Owner
Rimrock Ranch
www.rimrockranchpioneertown.com
Cell: 415.316.6599 (call or text)

From: [Jeffery Baker](#)
To: [Rodriguez, Luis](#)
Cc: [Mike French](#)
Subject: PTM Expansion
Date: Saturday, October 18, 2025 12:13:42 PM

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Hi Luis,

I'm writing you to show my support for the expansion of the Pioneertown Motel.

As a local and participant in the fabric of this community, I see the positives of an expansion far out way any negatives for the overall health and growth of our special town.

With careful consideration and planning of such an undertaking , the Motel expansion would benefit our ecosystem in commerce, destination appeal, job growth, opportunity and set a huge example of the proper way to evolve this very specific community in terms of aesthetic and mindfulness.

It is my hope that traditional accommodations such as the Pioneertown Motel will help ease the difficulties of long term housing that has been tightened by the short term rental market in our area. For those that not only wish to call this place home but also those that would like to work here.

Growth and change are inevitable and this expansion is an amazing opportunity that growth and change evolve in a holistic and beneficial way for our little piece of the world.

Kind regards,
Jeffery Baker

From: [Ed Donnelly](#)
To: [Rodriguez, Luis](#)
Subject: Public Comment - Project Number: PROJ-2020-00077
Date: Thursday, November 20, 2025 2:34:36 PM

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Mr. Rodriguez,

I am submitting this written public comment in regard to the hearing being held on Dec. 18, 2025, regarding Project Number: PROJ-2020-00077.

If built as proposed, the expansion of the Pioneertown Motel will add an overnight increase of roughly 25% to the local population. Coupled with attendees at concerts at Pappy and Harriet's, Weddings and events at The Soundstage and occasional special events such as film festivals etc. this creates a fraught situation in terms of Public Safety.

If the project proceeds at the scope and scale proposed, there should be the concurrent establishment of a permanent EMS+ Fire Station as well as an SBSD field office that is staffed depending on projected vacancy at the motel and attendance at additional events. Funding for these new Public Safety services can be funded in part by sequestering funds from the Transient Occupancy Taxes collected in the 92268 zip code, including the motel and surrounding short-term rentals.

If the footprint of this project is reduced as a result of the Planning Commission's response to this hearing, I would still strongly urge the County to consider permanent Public Safety locations within the bounds of Pioneertown.

Thank you,

Ed Donnelly
5585 Roy Rogers Rd.
Pioneertown, CA 92268

From: [Jonna Kee](#)
To: [Rodriguez, Luis](#)
Cc: cara@lifeandtimes.co
Subject: Support For Pioneertown Motel Expansion
Date: Tuesday, October 7, 2025 9:15:00 AM

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Dear Sir,

Good morning Luis, as a fifth generation and native to Pioneertown and Yucca Valley area I wish to express my strong support for the Pioneertown Motel Expansion Project.

First I would like to say thank you to Matt and Mike French for what they have brought and contributed to the area already.

A new breath of life, filled with vision, ecological awareness, sustainability, professionally managed and staying within the character of all of their projects.

Their renovation of The Pioneertown Motel to a clean and comfortable, welcoming hotel.

Keeping within the Pioneertown old west theme, as it was originally intended when it was built as a movie set.

I have no doubts that the Pioneertown Motel Expansion will benefit Pioneertown and its residents as well as Yucca Valley and Joshua Tree. Offering a new, clean and "Classically Desert Western" retreat for guests to stay. Within walking distance to all that Mane Street, Pioneertown has to offer. Out of the noise and street lights of town, keeping out of town guests in a more centralized area rather than having them in Air BnB's where many residents are bothered by traffic, lights and late night noise.

In closing with my utmost support, should you wish to have me show any further support I will be happy to do so.

Jonna S.Kee

P.O. Box 318
Pioneertown, CA 92286
msjonna4444@icloud.com

Sent from my iPad

From: [David Denberg](#)
To: [Rodriguez, Luis](#)
Cc: mike@lifeandtimes.co
Subject: Support for the Proposed Motel Expansion Project // Progress
Date: Thursday, October 16, 2025 11:17:05 AM

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Dear Members of the Planning Committee,

As a longtime admirer of Pioneertown and an advocate for thoughtful, community-driven development, I'm writing to express my strong support for the proposed motel expansion led by Matt and Mike.

I am also a real estate developer and take a unique lens given my work at Powder Mountain Utah.

The desert continues to experience a growing demand for accommodations, yet there remains a shortage of hotel rooms to support the steady influx of visitors. This project addresses that need in a way that is both practical and consistent with the unique spirit of Pioneertown. The location, within an existing commercial and walkable area which makes it an ideal site for additional rooms without disrupting the surrounding landscape or community character.

Matt and Mike have demonstrated a clear commitment to the area through their successful operation of beloved local businesses. Their track record shows that they value authenticity and sustainability, and their approach to this project reflects the same care and respect. The proposed density and scale are modest, well below what is permitted, and the design fits seamlessly into the visual and cultural context of Mane Street.

This development would not only enhance the visitor experience but also bring tangible benefits to locals. It would create more jobs, foster small business growth, and help balance a community landscape that has increasingly been dominated by short-term rentals. Projects like this, responsibly scaled, locally led, and rooted in the fabric of Pioneertown is exactly what our community needs.

Thank you for considering this proposal and for continuing to support development that honors Pioneertown's past while investing in its future.

Respectfully,
David Denberg
Pioneertown Enthusiast and Supporter of Responsible Growth

David Denberg

Partner

M: 310.924.1479

E: David@summit.co | W: summit.co

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From: [Sarah Glatt](#)
To: [Rodriguez, Luis](#)
Cc: mike@lifeandtimes.co; [Joel Medetsky](#)
Subject: Pioneertown Motel Expansion- letter of support
Date: Thursday, December 11, 2025 11:50:13 AM

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Hi Luis,

FHR Associates supports the Pioneertown Motel Expansion application, and we feel that it would be beneficial to the community. Mike and Matt French are locals and have a proven track record operating a motel in Pioneertown. Expanding Mane Street will benefit Pioneertown by adding more local businesses and amenities for locals, as well as creating more jobs.

We hope the County will support this effort to expand this great amenity in Pioneertown.

Thank you,

FHR Associates
(Sarah Glatt, representative)

EXHIBIT G2

**Mojave Desert Air
Quality Management
District, letter dated
12/4/25**

Mojave Desert Air Quality Management District

Brad Poiriez, *Executive Director*

14306 Park Avenue, Victorville, CA 92392-2310

760.245.1661 • Fax 760.245.2022

www.MDAQMD.ca.gov • @MDAQMD



December 4, 2025

County of San Bernardino, Land Use Services Dept.

Luis Rodriguez, Planner

385 North Arrowhead Avenue

San Bernardino CA 92415

Subject: SBC PROJ-2020-00077

Mr. Rodriguez:

The Mojave Desert Air Quality Management District (District) has received the project notice for the proposed Pioneertown Motel Expansion project (PROJ-2020-00077). The proposed project includes a conditional use permit (cup) to expand the existing Pioneertown motel for constructing forty-seven (47) new motel rooms, horseback riding facilities, a day spa, an outdoor pool, a restaurant, an event venue, and retail space on approximately 3 acres.

We have reviewed the project as proposed and based on the information available to us at this time, the District requires that fugitive dust best management practices (including but not limited to applicable provisions of District Rule 403) are implemented on all non-paved transport roads, access points, and parking areas. The District also requires that the proponent obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to; fuel storage and dispensing equipment, and internal combustion engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower. Additionally, an asbestos survey is required for any demolition or renovation of existing buildings. MDAQMD asbestos informational flowchart and notification forms are available at <https://www.mdaqmd.ca.gov/permitting/asbestos-information>.

Thank you for the opportunity to review this planning document. If you have any questions regarding this letter, please contact me at (760) 245-1661, extension 1846, or Bertrand Gaschot at extension 4020.

Sincerely,

Chris Anderson

Planning and Air Monitoring Supervisor

CJA/bg

SBC PROJ-2020-00077 2025 04 Dec



14306 Park Avenue
Victorville, CA 92392-2310

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EXHIBIT H

**Responses to CEQA
30-Day Public
Review Comments**



PIONEERTOWN MOTEL EXPANSION (PROJ-2020-00077)
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
RESPONSE TO COMMENTS

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the Conditional Use Permit for the Pioneertown Motel Expansion. The IS/MND was circulated for a 30-day public review period ending September 29, 2025. Copies of the document were made available to public agencies, organizations, and individuals for their review and comment.

The County received the following comments during the public review period:

1. **Comment Letter A** – L. Ransdell, Email dated September 22, 2025
2. **Comment Letter B** – California Department of Fish and Wildlife, Letter dated September 25, 2025
3. **Comment Letter C** – Mojave Air Quality Management District, Letter dated September 10, 2025
4. **Comment Letter D** – California Highway Patrol, Letter dated September 8, 2025
5. **Comment Letter E** – K. Aley, Letter dated September 28, 2025
6. **Comment Letter F** – Morongo Basin Conservation Association, Letter dated September 29, 2025

This memo provides responses to public comments on the IS/MND received during the 30-day public review period (August 25, 2025 – September 29, 2025). Responses are limited to comments that address potential environmental impacts of the project under CEQA. Full comment letters are included in the Appendix, with individual comments numbered for reference. In this memo, each numbered comment is quoted in sequence and followed by a corresponding response.

For transparency and to ensure a complete administrative record, this document also acknowledges the initial circulation of the IS/MND completed on February 7, 2022. Comments received during the 2022 circulation, along with updated responses, are included in this document following the 2025 responses. The full 2022 comment letters are reproduced within this document as part of the record.

Comment Letter A

Comment A1: I have lived in Pioneertown for 25 years. I am deeply concerned about how this Project (which is basically in a residential zone) will potentially negatively affect the quality of life for my neighbors as well as myself. I am concerned about various possible issues; i.e. the considerable amount of additional septic waste of all these proposed businesses; the additional noise and traffic as well as people on foot (i.e. walking across my property, which is not fenced).

Response A1: Septic service for the project will be provided through on-site package treatment plants, which will be installed in compliance with all County standards. Any related revisions to the septic description will be incorporated into the errata, along with biological resource revisions, as appropriate.

Project circulation and parking have been designed to minimize potential conflicts and off-site impacts. Public-serving uses (restaurant and retail) are located along Mane Street on the south side of the site, concentrating the majority of foot traffic and higher in/out trips along that frontage. In contrast, hotel guest traffic will be directed internally toward on-site amenities, with designated guest parking on the north side of the property to accommodate the lower turnover of trips per day. Fencing will be installed strategically to reduce potential headlight spillover onto adjacent properties.

With respect to traffic impacts, the Trip Generation Analysis concluded that the project is forecast to generate less than 100 trips during any peak hour. Therefore, a traffic impact study is not required, and project impacts are anticipated to be less than significant.

Regarding noise, the project will be required to comply with County Noise Standards, as incorporated into the Conditions of Approval (COAs). Preliminary acoustical analysis demonstrates that the proposed project will maintain noise levels at or below applicable standards, and the Noise Study concluded that the project's noise impacts would be less than significant.

Comment Letter B

Comment B1: COMMENT #1: Nesting Birds (Revised) CDFW appreciates that the MND included a measure for a pre-construction survey for nesting birds (i.e., BIO-1). However, BIO-1 limits pre-construction surveys for nesting birds from February 1 to August 31. CDFW recommends that disturbance to occupied nests of non-migratory passerine birds, migratory birds, and raptors within the Project site and surrounding area be avoided *any time* birds are nesting onsite. This is in consideration that studies have shown that migratory bird species arrive earlier in the season partially in response to higher temperatures influenced by climate change (Usui et. al. 2016). In addition, in response to warming, birds have been reported to breed earlier and CDFW staff have observed that climate change conditions may result in nesting bird season occurring earlier and later in the year than historical nesting season dates. As such, CDFW recommends the following revisions (additions are in **bold** and deletions are in strikethrough) to BIO-1:

BIO-1: Preconstruction Nesting Bird Surveys (Revised)

~~If it is not feasible to avoid the nesting bird season (February 1 through August 31),~~ **A** a-qualified biologist shall conduct a pre-construction nesting bird survey to determine presence/absence, location, and status of any active **bird** nest. To avoid the destruction of active nests and to protect

EXHIBIT H

the reproductive success of birds protected by the MBTA and the CFGC, the nesting bird survey shall occur no earlier than ~~three seven~~ (37) days prior to the commencement of construction. In the event active nests are discovered, a suitable buffer (distance to be determined by a qualified biologist) shall be established around active nests and no construction within the buffer allowed, until the biologist has determined the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest).

Response B1: The requested revisions will be incorporated into the Errata and included in the Mitigation Monitoring and Reporting Program (MMRP) to ensure they are formally adopted and enforceable.

Comment B2: COMMENT #2: Desert Tortoise (*Gopherus agassizii*)

CDFW appreciates that protocol level surveys for desert tortoise, a CESA endangered species, were conducted in 2020 and 2025 according to guidance from the USFWS published protocol (USFWS 2019). While no evidence, including live desert tortoise, scat, carcasses, tracks, or burrows were observed, CDFW appreciates that the MND recognizes that since surveys were conducted on February 23, 2025 and results are deemed valid for a period of 12 months from date of survey, if construction commence after February 23, 2025, an additional survey will be conducted to ensure desert tortoise are not present. CDFW only recommends the minor edits to BIO-3 below for incorporation in the final MND:

BIO-3: Preconstruction Desert Tortoise Survey (Revised)

The most recent protocol desert tortoise surveys were conducted on February 23, 2025, and results are deemed valid for a period of 12 months from date of survey. Should construction commence after February 23, 2026, an additional survey shall be conducted to ensure compliance with USFWS guidance (USFWS 2019). A USFWS authorized biologist shall survey the Project site (including buffer where accessible) **and appropriate buffer** for the presence of desert tortoise **ensuring 100% visual coverage** no more than 14 days prior to the commencement of Project activities. If desert tortoise and/or active burrows are observed, the authorized biologist shall contact USFWS **and CDFW** for concurrence and direction on relocation of the tortoise. **Relocation of desert tortoise shall require proper authorization from the respective agencies, including a CESA ITP from CDFW.** ~~In general, desert tortoise shall be moved no more than 1,000 feet for juveniles and adults, and 300 feet for hatchlings.~~

Response B2: The requested revisions will be incorporated into the Errata and included in the Mitigation Monitoring and Reporting Program (MMRP) to ensure they are formally adopted and enforceable.

Comment B3: COMMENT #3: Crotch's Bumble Bee (*Bombus crotchii*)

The Project is within the range of Crotch's bumble bee, a CESA candidate species. Additionally, the Project site contains buckwheat (*Eriogonum fasciculatum*), Notch-leaf phacelia (*Phacelia crenulata*), and other flowering plants that provide foraging habitat for Crotch's bumble bee. Crotch's bumble bee is considered imperiled and is extremely rare. However, the MND did not consider impacts to this species. For these reasons, CDFW recommends BIO-5 below for adoption in the final MD to avoid and minimize impacts to Crotch's bumble bee.

BIO-5: Crotch's Bumble Bee (New)

Crotch's bumble bee focused surveys shall be conducted within the Project site and within 100-feet of the Project site prior to the start of Project activities. Surveys shall be conducted using survey guidance in the 2023 Survey Considerations for Candidate

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***Bumble Bee Species.* If Crotch's bumble bee is detected through surveys, Permittee shall fully avoid impacts to Crotch's bumble bee or should obtain a CESA ITP.**

Response B3: The requested revisions will be incorporated into the Errata and included in the Mitigation Monitoring and Reporting Program (MMRP) to ensure they are formally adopted and enforceable.

Comment B4: COMMENT #4: Lake and Streambed Alteration Agreement Notification

The MND recognizes the presence of a stream-like feature on site, but not enough information is provided to help CDFW determine whether the feature is subject to Fish and Game Code section 1602. Fish and Game Code section 1602 requires an entity to notify CDFW prior to commencing any activity that may do one or more of the following: substantially divert or obstruct the natural flow of any river, stream or lake; Substantially change or use any material from the bed, channel or bank of any river, stream, or lake; or Deposit debris, waste or other materials that could pass into any river, stream or lake. Please note that "any river, stream or lake" includes those that are episodic (i.e., those that are dry for periods of time) as well as those that are perennial (i.e., those that flow year-round). This includes ephemeral streams, desert washes, and watercourses with a subsurface flow. While CDFW determined that based on aerial photography a stream may occur on site, CDFW recommends that the Project proponent adopt BIO-6 below to either obtain written correspondence from CDFW stating that notification under section 1602 of the Fish and Game Code is not required for the Project, or, if notification under section 1602 of the Fish and Game Code is required for the Project, to obtain a CDFW-executed Lake and Streambed Alteration Agreement.

BIO-6: LSA Agreement Notification (New)

Prior to construction and issuance of any grading permit, the Project Proponent shall notify pursuant to Fish and Game Code section 1602 and shall obtain written correspondence from the CDFW stating that notification under section 1602 of the Fish and Game Code is not required for the Project or if CDFW determines that the Project may substantially affect fish and wildlife resources, and shall obtain a Streambed Alteration Agreement (Agreement). The Agreement shall include measures to avoid, minimize, and mitigate impacts to Fish and Game Code section 1602 resources.

Response B4: The IS/MND did not identify any jurisdictional waterways, streams, or drainages on the project site. Site-specific biological surveys and field verification confirmed that there are no river, stream, or lake features subject to Fish and Game Code §1602 within the project boundaries. Because no such resources occur on site, a Lake and Streambed Alteration Agreement (LSAA) is not required for the project. To provide clarity in the administrative record, the Errata will include a revision explicitly stating that no streams or jurisdictional water features occur on site, and therefore Mitigation Measure BIO-6 is not applicable.

Comment Letter C

Comment C1: We have reviewed the project as proposed and based on the information available to us at this time, the District requires that fugitive dust best management practices (including but not limited to applicable provisions of District Rule 403) are implemented on all non-paved transport roads, access points, and parking areas. The District also requires that the proponent obtain District permits for any miscellaneous process equipment that may not be exempt under District Rule 219 including, but not limited to; fuel storage and dispensing equipment, and internal combustion engines with a manufacture's maximum continuous rating greater than or equal to 50 brake horsepower.

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Response C1: The Air Quality Study for the project evaluated emissions associated with on-site construction and operations consistent with CEQA Guidelines, CARB, OEHHA, and MDAQMD methodologies. The study was reviewed by County staff and determined to be adequate. The project will be required to comply with all applicable MDAQMD regulations, including Rule 403 fugitive dust control measures, and Rule 219 permitting requirements for any non-exempt equipment such as fuel storage, dispensing equipment, or large engines. In addition, all project roads and access points will be constructed consistent with County standards, and fugitive dust control measures will be incorporated into the project's Conditions of Approval (COAs) to ensure impacts remain less than significant.

Comment Letter D

Comment D1: The Department's concerns with the potential impact of this project could include; increased traffic congestion, additional enforcement demands, and increased incidents requiring emergency response. This project could have a negative impact on our operations due to the increased traffic congestion, which would necessitate the need for additional traffic control measures to mitigate the potential increase in traffic crashes. We are hopeful construction site operators will diligently establish, monitor, and enforce construction site rules related to vehicle safety as CHP personnel work to ensure compliance with the California Vehicle Code provisions.

Response D1: The project will be required to prepare and implement a construction Traffic Control Plan consistent with County standards to ensure safe access and minimize traffic disruptions during construction. All construction activities will comply with applicable provisions of the California Vehicle Code, and site operators will be responsible for enforcing vehicle safety requirements. With these measures, potential construction-related traffic and safety impacts will be minimized.

Comment Letter E

Comment E1: I am requesting that San Bernardino County act immediately to enforce all applicable laws at the Pioneertown Motel and surrounding businesses to alleviate the pre-existing degradation of air quality and parking issues in Pioneertown.

Response E1: This comment requests enforcement of existing laws and regulations in Pioneertown. CEQA requires the environmental analysis to evaluate potential impacts of the proposed project, not to address existing conditions or ongoing enforcement matters. As such, this comment does not raise a new environmental issue under CEQA, and no further response is required. The County will continue to enforce applicable codes and standards through existing compliance processes.

Comment E2: The information below provides details on how this project in conjunction with existing violations of federal, State, County, and MDAMQD air quality rules significantly impacts the health of Pioneertown residents, employees and guests, and explains why significant changes to the operations and maintenance of these businesses is needed.

Response E2: The comment raises concerns about existing violations of federal, State, and local air quality regulations. The Air Quality and GHG Study (Urban Crossroads, 2021) prepared for this project evaluated construction and operational emissions against MDAQMD thresholds. The analysis concluded that the project would not result in significant impacts with implementation of standard measures and conditions of approval. Alleged pre-existing violations or unrelated

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operations are outside the scope of this CEQA review.

Comment E3: The Pioneertown Motel project's Final Initial Study/Mitigated Negative Determination states that "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. It is my opinion that the proposed Initial Study and Mitigated Negative Declaration are adequate to comply with the California Environmental Quality Act, as long as existing laws/conditional use permits are enforced, MDAMQD standards are met, and the project's Conditions of Approval and Mitigation and Monitoring Plans address the concerns I have below.

Response E3: The comment summarizes the CEQA determination process and expresses conditional support for the IS/MND, provided that laws, permits, and conditions are enforced. This is an opinion and does not raise a new environmental issue. As noted in the IS/MND, mitigation measures and COAs have been included to ensure project impacts remain less than significant.

Comment E4: Due to the lack of services and dirt road/parking lots there a limit as to amount of tourist activity our town can accommodate. If modern infrastructure is constructed in order to greatly increase the scale of Mane's street's operation, the changes would ruin the very qualities that our residents and visitors cherish. As far as the scale and massing and the additional of other guest amenities, I remain neutral on this subject as I think it is important that the nearby neighborhood/businesses/property owners weigh in as to the appropriateness of the Motel's expansion. The fact that the restaurant and retail are not street-facing alleviates most of my traffic/parking concerns and would ensure that these businesses remain ancillary to the motel's primary use.

Response E4: The comment raises general concerns about tourism, infrastructure, and community character. These are acknowledged; however, they do not identify new significant impacts not already addressed in the IS/MND. The project's scale, massing, and location of retail/restaurant uses were analyzed in relation to traffic, parking, and air quality, and the IS/MND determined impacts would remain less than significant with mitigation.

Comment E5: The Pioneertown Motel has 19 existing hotel rooms. The project proposes to add 47 new hotel rooms. The Pioneertown Motel in addition to their primary business has developed an "Amphitheater which can accommodate up to 200 people and a "Speakeasy" barn for up to 100 guests. Yet the Project Definition/Mitigated Declaration proposes a "3,447 sq. ft. "guest-only" event venue".

Response E5: The IS/MND analyzed the proposed project, which includes 47 new rooms and a 3,447-square-foot guest-only event space. The amphitheater and speakeasy barn noted by the commenter are not part of the proposed project and are subject to separate County review and permitting. CEQA review must be based on the proposed project description.

Comment E6: A secondary impact is the additional dust created by foot traffic, event vendors, outdoor concert VIP areas/displays and motorcycle/vehicle display events.

Response E6: The comment raises concerns about dust generated by foot traffic and events. The Air Quality Study addressed fugitive dust (PM10) emissions from project-related operations and found them to be less than significant with application of standard dust control measures required by MDAQMD Rule 403. Additional off-site dust concerns related to other Mane Street businesses

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are outside the scope of this project's CEQA review.

Comment E7: The businesses and property owners in the Mane Street complex are violating the MDAQMD Regulations for Rule 403 Fugitive Dust Control and Rule 402 Nuisance. The dirt crust should be stabilized to minimize the fugitive dust which has serious detrimental impacts on resident, employee and visitor health. The California Air Quality Air Resources Board states there are number of serous health impacts from fugitive dust. "A number of adverse health impacts have been associated with exposure to both PM2.5 and PM10. For PM2.5, short-term exposures (up to 24-hours duration) have been associated with premature mortality, increased hospital admissions for heart or lung causes, acute and chronic bronchitis, asthma attacks, emergency room visits, respiratory symptoms, and restricted activity days. These adverse health effects have been reported primarily in infants, children, and older adults with preexisting heart or lung diseases. In addition, of all of the common air pollutants, PM2.5 is associated with the greatest proportion of adverse health effects related to air pollution, both in the United States and world-wide based on the World Health Organization's Global Burden of Disease Project. Short-term exposures to PM10 have been associated primarily with worsening of respiratory diseases, including asthma and chronic obstructive pulmonary disease (COPD), leading to hospitalization and emergency department visits. Long-term (months to years) exposure to PM2.5 has been linked to premature death, particularly in people who have chronic heart or lung diseases, and reduced lung function growth in children. The effects of long-term exposure to PM10 are less clear, although several studies suggest a link between long-term PM10 exposure and respiratory mortality. The International Agency for Research on Cancer (IARC) published a review in 2015 that concluded that particulate matter in outdoor air pollution causes lung cancer." I Fugitive Dust Control Rule 403 Mojave Desert Air Quality District MDAQMD Regulation.

Response E7: This comment addresses alleged ongoing violations of MDAQMD Rules 402 and 403. The IS/MND evaluates emissions from the proposed motel expansion, not enforcement of existing conditions. The project will be required to comply with all applicable air quality rules, including Rule 403 fugitive dust requirements, as a condition of approval.

Comment E8: Areas of Dispute 1. The project's Air Quality Study uses the nearest long-term air quality monitoring site which is 8.32 miles away at Joshua Tree NP Black Rock monitoring. This is an area with primarily paved streets and no commercial districts with all dirt parking. The Mane Street Complex has approximately 24 acres with no pavement. The results from the Yucca Valley monitoring station do not represent accurately the level of particulate matter in the air in Pioneertown. In addition, this boiler plate air quality analysis is not accurate for the Pioneertown Area.

Response E8: The Air Quality Study used data from the nearest long-term MDAQMD monitoring station consistent with CEQA practice. Localized impacts (fugitive dust from unpaved roads) were considered in the analysis of operational emissions. While site-specific monitoring data is not required under CEQA, the study used conservative assumptions to ensure potential project impacts are not understated.

Comment E9: The project definition does not state the existence of existing code violations regarding the special events, unstablized dirt parking lots and access roads and a number of unpermitted vacant parking areas. While the surface stabilization proposed on Curtis Rd and Rawhide Rd to allow emergency personnel access will also reduce the dust emissions, the study fails to address the considerable pre-existing area air quality violations. The project also fails to study the impact of more hotel rooms which will increase foot traffic on the dirt areas of Mane Street. The CEQA standards of significant environmental impact ARE met because the current

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operation of the unpermitted Pioneertown Motel event center and the use of unstablized dirt parking throughout the Mane St. Complex exposes sensitive receptors to substantial pollutant concentrations.

Response E9: The IS/MND evaluates the project's proposed increase in hotel rooms and associated activities. Pre-existing conditions or code violations are not part of the CEQA analysis. The motel expansion will be subject to compliance with mitigation measures, COAs, and County standards for dust control and parking, ensuring that project impacts are less than significant.

Comment E10: It does not appear that the authors of the Pioneertown Motel Expansion Air Quality Impact Analysis, Haseeb Qureshi and Ali Dadabhoy (who work at Urban Roads in Costa Mesa) have ever stepped foot in Pioneertown. The purpose of a CEQA analysis is to provide a "reasoned" analysis of a projects' environmental impacts and to provide mitigation or alternatives to the project. This Air Quality Analysis would be adequate for a strip center in urban West Covina but fails completely in an rural undeveloped area like Pioneertown with a 24 acre dirt business area on Mane Street, only two paved roads and a network of residential dirt roads. In addition, the analysis for the Pioneertown Motel Expansion was done in 2021 and the air quality here has further degraded due the ever increasing number of large events now occurring in this area and the destruction of the dirt surface crust by ever increasing number of parked cars. Here are some of the "boiler plate" mis-statements in the Air Quality Impact Analysis and the MND.

Response E10: The commenter questions the adequacy and local knowledge of the Air Quality Study authors. CEQA requires a reasoned analysis supported by substantial evidence, not direct site residency of authors. The Air Quality, GHG, Energy, and Noise studies prepared by Urban Crossroads followed MDAQMD and CEQA methodologies, and the County has independently reviewed and accepted their findings as adequate.

Comment E11: The above traffic analysis is only accurate if the operation of the hotel's event center is limited to guests only (not public "special events"). As you can see above, the analysis for the Motel assumes "little or not meeting spaces and few supporting facilities". The current Pioneertown Motel is operating an unpermitted large event center which offers a capacity of up to 300 people to the general public. In addition, the facilities are also used for Mane Street public special events. Either the Motel's policy changes or the traffic analysis must be revised.

Response E11: The Traffic and VMT Screening Analysis by Translutions (2021) evaluated the proposed project based on the project description (hotel rooms and guest-only event space). Public special events are not included in the project description and would require separate review and permitting. The analysis found project-related trips to be below thresholds of significance, and VMT impacts screened out under County guidelines.

Comment E12: There is no Parking Analysis for the entire 24 acres Mane St. Complex with much of it being shared parking.. As the available parking is directly proportional to the amount of vehicles created fugitive dust this analysis should be mandatory. It appears that the proposed additional parking at the expanded Pioneertown Motel will not be be stabilized dirt which will create additional fugitive dust. The dust created by Motel's existing special event parking should also be included in the parking analysis. There should be a parking plan provided as part of the project analysis and a requirement for a dust suppression plan which mandates stabilization of the dirt.. In addition any proposed Mane Street Complex parcel special event parking areas should require approval along with a dust suppression plan with this project.

Response E12: The IS/MND evaluated project-related parking demand in relation to site design.

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The project will provide stabilized parking areas meeting County standards, and COAs will ensure compliance with dust suppression requirements. Existing Mane Street parking conditions are outside the scope of this CEQA review.

Comment E13: Conclusion I am a supporter of the s Mane Street businesses and with careful planning, Mane Street can continue to be a world class destination as well as our community's small town "main street". With the exception of the Pioneer Bowl, Mane Street is no longer operated by "Mom & Pop owners". The amount of professional business promotion and the resultant tourism has outsized our rustic small town's infrastructure. I believe that the business owners and SBC Code Enforcement should be able to quickly come up with solutions that stabilize the dirt surface. A detailed parking plan is needed and comprehensive SBC Special Event Permits Applications should developed, with public review by adjacent residents and subject to SBC approval. But only then after the solutions have been implemented and proven, should a proposal to expand the Pioneertown Motel be agendized by the SBC Planning Commission. The health and safety of Pioneertown residents should take precedence over increased business development and promotion.

Response E13: The comment offers general opinions on Mane Street operations, special events, and enforcement of existing conditions. These matters are noted but do not raise new environmental issues under CEQA. As stated in the IS/MND, the proposed project's impacts have been evaluated and determined to be less than significant with mitigation and COAs.

Comment Letter F

Comment F1: The need for planning for the Pioneertown Community as a 'whole'. Efforts to create an overlay planning zone for the Mane Street have been stalled for years. The small community swells to many times its full-time population as events are hosted in the town and pressures for development continue. The need to encourage appropriate development while maintaining the character of Pioneertown that draws tourists requires careful additional and considered study.

Response F1: The comment expresses a desire for a comprehensive planning effort for the Pioneertown community and Mane Street. While this is noted, it is a general planning policy issue and does not raise a specific environmental impact under CEQA for the proposed motel expansion. The County may consider broader planning tools such as an overlay zone separately, but this project's IS/MND evaluates environmental impacts specific to the proposed expansion.

Comment F2: Insufficient parking for the scale of events already being hosted on a regular basis needs further study. The proposed event space and other amenities have the potential to further exacerbate existing problems with guest and attendees parking within roadways and on private properties.

Response F2: Parking demand associated with the proposed project was analyzed in the IS/MND, which concluded that adequate parking is provided on-site consistent with County standards. As a condition of approval, parking areas will be stabilized and designed to minimize off-site effects. Existing parking conditions in Mane Street not associated with the project are outside the scope of this CEQA review.

Comment F3: Drainage and Erosion Control. Our warming climate is contributing to more intense and erratic weather patterns. The recent intense rainfall caused flooding problems within the high

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desert communities of the Morongo Basin. Mane Street in Pioneertown continues to be afflicted with unaddressed storm water drainage. The proposed stabilizing treatment of the existing dirt roadways should be coupled with an overall design to address drainage patterns within the community.

Response F3: The comment raises concerns about drainage and erosion. The IS/MND evaluated hydrology and water quality impacts of the proposed project. Stabilization of dirt roadways and compliance with County grading and stormwater control requirements will be required as conditions of approval. With these measures, drainage and erosion impacts from the proposed expansion are expected to remain less than significant. Broader community-wide drainage issues are outside the scope of this project-level CEQA review.

Comment F4: Safety concerns require additional consideration. With limited means of access and the potential for drastic increases in visitors the need for first responders to access and serve Pioneertown must be carefully considered. With more visitors comes the potential for more human caused fires.

Response F4: The comment raises general safety concerns related to access and fire risk. The IS/MND analyzed emergency access and wildfire risk, and the project design includes compliance with County Fire Department requirements for ingress/egress, emergency access, and fire protection. These measures are incorporated as conditions of approval to ensure less than significant impacts.

Comment F5: Traffic concerns require additional consideration. A traffic study that accounts for the motel, the event space, proposed restaurant, Spa, and Horse riding is needed. The analysis does not account for the potential traffic of all the associated and ancillary uses.

Response F5: The project's trip generation and VMT screening analysis (Translutions, 2021) accounted for proposed land uses, including the motel rooms, guest-only event space, and associated amenities. The analysis determined that the project would generate fewer than 100 peak-hour trips and would screen out for VMT impacts under County guidelines. No significant traffic impacts were identified. Ancillary uses beyond the project description would be subject to separate review and permitting.

Comment F6: Water use. While Pioneertown is now being served with clean potable water, this proposed expansion will significantly increase the water use within the service area. We believe additional measures are warranted to conserve and utilize every drop of water effectively.

Response F6: The IS/MND evaluated utilities and service systems, including water supply. The project site is served with potable water, and **the water provider confirmed capacity to serve the proposed expansion.** Additionally, the project will be required to comply with County and State water efficiency standards, ensuring that water demand is minimized. With these measures, water supply impacts are less than significant.

Comment F7: Noise. The attraction of the desert environment is the quietude. The effects of this development on the ambient noise level requires further analysis.

Response F7: A Noise Impact Study (Urban Crossroads, 2021) was prepared for the project. The study concluded that operational and construction noise associated with the expansion would remain below County noise standards with implementation of conditions of approval. Therefore, the project's noise impacts were determined to be less than significant.

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Comment F8: The need and location for housing of the many employees that will staff the expanded motel requires consideration within the approval process. Pioneertown is a small community with a significant number of short-term rentals and a shortage of affordable rental housing. Workers will need to commute with subsequent impacts on traffic and generation of additional Vehicle Miles Traveled.

Response F8: The comment raises concerns regarding housing for employees. Employee housing availability is a social and economic issue and is not considered a physical environmental effect under CEQA. Potential traffic from employee commutes was evaluated as part of the trip generation analysis, and no significant impacts were identified.

Comment F9: Effects on air Quality must be more fully considered. We support the points made by Kerrie Aley in her letter of Sept 28, 2025 on the potential of further air-quality impacts from the dirt roads within Pioneertown.

Response F9: Air quality impacts were evaluated in the Air Quality and GHG Study (Urban Crossroads, 2021), which concluded that project-related emissions would be below MDAQMD thresholds with implementation of required measures. Fugitive dust from Mane Street businesses not associated with this project is outside the scope of this CEQA review.

Comment 10: A condition of approval of this development should be that any special events obtain required permits from the County of San Bernardino.

Response F10: The comment suggests requiring special events to obtain appropriate permits. Enforcement of County permitting requirements is outside CEQA but will be addressed through the County's Conditions of Approval and Code Enforcement process. The IS/MND analyzed the project as proposed (hotel expansion with guest-only event space); any additional public special events would require separate permits and review.

2022 Comment Letters

Comment 2022 A – Email dated January 28, 2022

To: [Gonzalez, Magda](#)

Subject: Pioneertown Motel Expansion

Date: Friday, January 28, 2022 12:22:49 PM

Dear Magda,

Initially I was excited for and pro the expansion of the Pioneertown Motel as I want to see Pioneertown and its locals succeed. I have changed my mind and am genuinely concerned about its impact on my life and my neighbors as it will basically be in my front yard. My home will face this development.

As it stands, the motel can not or will not monitor its outdoor events. The photoshoots and weddings clearly abuse the codes for light and noise¹. If one calls regarding these abuses you are told it will stop - and it doesn't. Having experienced this first hand I find it incredibly disturbing. The walls of my home literally shake from bass from DJ's. I've had light shining directly onto my front porch from photoshoots and weddings that is so bright I cannot sit outside.

I have politely driven over to ask DJ's to turn down the bass or sound and been laughed at.

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My point being that if the motel cannot control its guests, parties, commercial photoshoots, weddings, etc NOW; how will the expansion be better? The impact on the wildlife², the night sky³, the peace and beauty of Pioneertown will be forever changed. And what about the water usage⁴ and garbage⁵ and genuine care regarding the people who live here? I've discussed these issues with the owners and have had NO answers other than they will have an indoor event space. So does that mean there will be no outdoor events? Who will enforce the codes because they are not enforced now.

Pioneertown is developing at a fast rate with little regard to its full-time residents. The history of this special place is at risk of being erased.

Thank you for your time.

Response 2022 A: The commenter raises concerns regarding noise, lighting, water use, and general quality-of-life issues related to current operations at the Pioneertown Motel and future expansion. CEQA requires that the environmental review evaluate whether the proposed project would result in significant environmental impacts, and the IS/MND addresses these issues as follows:

Noise: A Noise Study was prepared for the project and incorporated into the IS/MND. The study concluded that noise levels associated with the proposed expansion would remain below the thresholds of significance established by the County's Noise Element and Noise Ordinance. In addition, Conditions of Approval (COAs) will require compliance with County noise standards.

Lighting: Compliance with County lighting standards is required for the project. These standards ensure that exterior lighting is shielded, directed downward, and does not spill over onto adjacent properties or degrade night sky views.

Water Use: The IS/MND evaluates water supply and demand, and the County's Water Service Provider confirmed that sufficient capacity exists to serve the project.

Solid Waste: The IS/MND confirms that solid waste generated by the project will be accommodated by existing service providers in compliance with applicable regulations.

Concerns related to the Motel's monitoring of existing operations, enforcement of events, or code compliance are outside the scope of CEQA review. These matters are overseen by the County through its permitting and code enforcement processes.

With implementation of applicable standards, Conditions of Approval, and County oversight, the IS/MND determined that the project's potential environmental impacts would be reduced to less-than-significant levels.

Comment 2022 B – Email dated February 4, 2022

To: Gonzalez, Magda

Subject: Project no. Proj-2020`00077

Date: Friday, February 4, 2022 10:27:45 AM

Good day Ms. Gonzales

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I am writing this letter in protest regarding the proposed building project in Pioneertown California.

I have lived in Pioneertown at the corner of Pioneertown rd. and Minna Gombbell Ln. since 1981 and of course have seen much change.

We have had water problems up until the town of Yucca Valley piped water which was great.

Being in the desert one knows that sound travels so you can hear a lot. Having the bowling alley, the Red Dog Saloon and the Cantina is bad for many reasons.

There is one road up to Pioneertown with a speed limit of 50mph except on a few 35 mph corners for 4 miles.

People drive 30 mph up the drive they are drunk, they don't know the terrain so they drive pretty poorly. They stop on the side of the road (no shoulder) to take pictures, they throw trash everywhere. This is before the proposed "second town" these people want to build. The traffic¹, noise², resources³, disrespect for the locals, just to name a few. Increased traffic would be ridiculously insane. You could go all the way around through Pipes Canyon and down Old Women Springs rd. Which is out of the way.

What is being proposed is great if you're in Yucca Valley, but this is just too much for a predominantly residential area.⁴

I'm not against adding some extra hotel rooms but 47!!!! Not to mention horseback riding. When they go through dirt roads by people's houses there are piles of manure. A day spa, 3000 sq ft restaurant, plus another 3500 sq ft guest only venue.

Maybe Palm Springs but really Pioneertown is just too small to accommodate such an undertaking.

It would be constant noise, trash⁵, and continued disrespect for people who live here in Pioneertown.

I hope this reaches you. I have called several times and went on the website on the paper but nothing. I am hoping that this does not go through at such an outrageously large scale.

It would have been good to have a meeting with the residents as many don't respond to having to email.

I appreciate your time and attention into this matter.

Response Comments 2022B: The commenter raises concerns related to traffic, noise, resource use, and general quality-of-life issues in Pioneertown. CEQA requires that the environmental review evaluate whether the proposed project would result in significant environmental impacts. The IS/MND addresses these issues as follows:

Traffic: A Trip Generation Analysis and Vehicle Miles Traveled (VMT) Screening Analysis were prepared for the project. The analysis concluded that the project would generate fewer than 100 peak-hour trips and would not cause significant impacts to local roadway operations or result in a significant VMT impact under CEQA. Construction-related traffic will be managed through a Traffic Control Plan in compliance with County requirements.

Noise: A Noise Study was prepared and included in the IS/MND. The study found that noise from the project would remain below thresholds established in the County's Noise Element and Noise Ordinance. Conditions of Approval will require compliance with these standards.

Resource Use: The IS/MND evaluated water supply, solid waste, and utility services. The County's Water Service Provider confirmed adequate capacity to serve the project, and solid waste will be managed by existing providers in compliance with regulations. Energy demand was also reviewed and found to be less than significant.

Concerns related to visitor behavior, trash disposal along roadways, or respect for residents are acknowledged; however, they are outside the scope of CEQA review and are subject to enforcement by the County and other agencies.

The IS/MND concludes that, with compliance with existing County standards and Conditions of Approval, the project's potential environmental impacts would be reduced to less-than-significant levels.

Comment C – Email dated February 6, 2022

EXHIBIT H

To: Gonzalez, Magda

Subject: Pioneertown Motel Expansion (PROJ-2020-00077)

Date: Sunday, February 6, 2022 5:29:19 PM

Dear Ms. Gonzalez,

I have lived in Pioneertown for over 22 years and my property is very close to this proposed expansion. I do have some serious concerns about the proposed expansion of the Pioneertown Motel. This would drastically change the quality of life for my neighbors as well for myself; including creating serious noise¹ and light pollution², and impacting wildlife³. Also, extra trash⁴ would be created and there would be a very likely possibility of guests (including inebriated ones) wandering onto my property. I would like to think that my neighbors and I still have the right to be in the privacy of our own homes without our walls shaking from the loudness of music and also the right to feel safe outside and enjoy watching the stars as well as meteor showers without nearby bright lights. The very things that make Pioneertown so special and unique are seriously threatened by this development.

I sincerely hope that the quality of life for the long-time residents as well as the uniqueness that makes Pioneertown special will be considered when making the final decision about this project.

Response Comment 2022 C: The commenter raises concerns regarding noise, lighting, wildlife, and general quality-of-life impacts associated with the proposed expansion. CEQA requires that the environmental review evaluate whether the project would result in significant environmental impacts. The IS/MND addresses these issues as follows:

Noise: A Noise Study was prepared and incorporated into the IS/MND. The study determined that noise levels from the proposed project would remain below the thresholds of significance established by the County's Noise Element and Noise Ordinance. Conditions of Approval will ensure compliance with these standards.

Lighting: Compliance with County lighting standards is required for the project. These standards ensure that all exterior lighting is shielded, directed downward, and designed to prevent light spillover onto adjacent properties or the night sky.

Biological Resources: A Biological Resources Assessment was prepared and mitigation measures have been incorporated into the IS/MND. These include preconstruction nesting bird surveys (BIO-1), burrowing owl surveys (BIO-2), desert tortoise clearance surveys (BIO-3), and obtaining an Incidental Take Permit from CDFW for Joshua tree removal (BIO-4). With implementation of these measures, potential impacts to wildlife and sensitive species will be reduced to less-than-significant levels.

Solid Waste: The IS/MND confirms that solid waste generated by the project will be accommodated by existing service providers in compliance with applicable regulations.

Concerns related to guest behavior, safety, and property trespass are acknowledged but are not within the scope of CEQA review. These matters are subject to County permitting and enforcement processes.

With compliance with County standards, mitigation measures, and Conditions of Approval, the IS/MND determined that the project's potential environmental impacts would be reduced to less-than-significant levels.

Comment 2022 D – Email dated February 7, 2022

EXHIBIT H



Magda Gonzalez, Senior Planner

(760) 995-8150

County of San Bernardino

High Desert Government Center

Land Use Services Department - Planning Division

Project Title: **Pioneertown Motel Expansion**

Project No.: PROJ-2020-00077

Project Location: 5240 Curtis Road, Pioneertown, CA

2/7/2022 Public Comment Negative Declaration

I appreciate the opportunity to comment on the NOI/Negative Declaration on the Pioneertown Motel Expansion.

I am short on time so here below is a brief list of my concerns.

1. The Trip Generation Report fails to accurately describe the condition of Curtis, Mane, and other private dirt roads that are used to access the proposed Pioneertown Motel expansion¹.

Please show the above picture to a Traffic Engineer. There is a huge amount of vehicle and pedestrian traffic coming into Pappy & Harriets and the Wild West Show. The road is not maintained by the County and does not appear to meet minimum standards for Fire Department Access, grading or width.

Are the roads shown accessing the PT Motel properties deeded access roads or prescriptive easements? Does the Motel have written permission to add commercial traffic onto Curtis? Who is responsible for the liability and maintenance of Curtis?

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The application intends on merging and expanding a commercial use into a residential area-does the applicant even have the legal right to use the private roads?

A few weeks ago there was a mud river that went through Mane Street and across Curtis. This is a recurring phenomenon. At a minimum this Negative Declaration must account for the degraded unusual condition of Curtis.

2. The Trip Generation used the designation of "Motel" for the analysis. The proposed project will no longer be a Motel and the analysis should use the factor for Resort Hotel.

The Trip Generation should also be updated to account for the Motels's current unpermitted use as a wedding venue. The Trip Generation should also be updated to account for the equestrian facilities, day spa, and outdoor pool & bar which will not be restricted to guest use only.

3. The applicant project is conditioned under Special Development-Residential (SD-RES) Land Use Zoning District ...that will be rezoned to Rural Commercial (CR)the SD-R zoning as part of the LUE update.

When the zoning is changed to Rural Commercial (which allows Commercial Entertainment-Indoor/Outdoor and other public uses)- Will the expanded Pioneertown Motel (Resort, Event Space and Spa) gain a right to open its doors to the general public rather than guest only?²

Would these publicly facing events / changes to the Motel's zoning & permit be a major use change and trigger another NOI/Negative Declaration and possibly a traffic analysis and a requirement for mitigation?

The project's Trip Generation calculation fails to meet CEQA requirements that cumulative environmental impacts be included in the evaluation. Currently the Pioneertown Bowl, Mane Street Sound Stage, a coffee place, a trailer motel, another motel off of Curtis and the large Awe Ranch project will have a significant impact on Pioneertown Road, Curtis, and other area roads.

The Mane Street Historical Overlay has not been finalized. Neither is there a parking plan for the area.

Given the huge development interest in Pioneertown... shouldn't SBC require that a Special District Plan or some other comprehensive plan be developed prior to approval of this project?

4. The Negative Declaration states that the Vehicle Miles Traveled does not meet the threshold for a significant impact. I disagree. Pioneertown is located in a remote area 10 miles from Yucca Valley. Should all of the projects currently being proposed be built...where are the workers who service these businesses live?-- 1/3 of Pioneertown, Rimrock and Pipes Canyon homes are now STRs and there is little if any affordable housing in the area.

Awe Ranch, Mane Street, and the other hotels will add more than the threshold for significant impact on vehicle trips per hour... yet there has never been a traffic analysis in the area.

I just don't think that this NOI/Negative Declaration for the Pioneertown Motel Expansion project is adequate. We have a huge opportunity to develop Mane Street and Pioneertown properly while respecting the historical and natural beauty of the area.

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Please do not approve this Conditional Use Permit on SD-Res knowing that that the property will be merged into Commercial Rural zoning without a comprehensive plan that considers all historical, business and residential interests.

Response Comment 2022 D: The commenter raises concerns regarding traffic access, trip generation assumptions, zoning consistency, cumulative impacts, and overall planning for Mane Street. CEQA requires that the IS/MND evaluate potential physical environmental impacts associated with the proposed project; comments regarding zoning policy and long-term community planning are acknowledged but are beyond the scope of this project-specific review.

Road Conditions and Access:

Curtis Road and Mane Street are identified as private or non-County maintained roadways in the project setting. The IS/MND evaluates the project's traffic generation and confirms that project-related trips will be accommodated by the existing circulation system. Road maintenance, easements, and liability are property ownership and enforcement matters, not environmental issues under CEQA. Any construction-related traffic will comply with a County-approved Traffic Control Plan to ensure emergency access and safety during project implementation.

Trip Generation Assumptions:

A Trip Generation and VMT Screening Analysis was prepared by TransLutions, consistent with County and CEQA requirements. The analysis used the motel land use category as appropriate for a lodging use with ancillary amenities, and concluded that the project will generate fewer than 100 trips in the peak hour, below County thresholds for requiring a detailed traffic impact study. The IS/MND incorporates this analysis and determined traffic impacts are less than significant. Unpermitted uses, such as past outdoor events, are not part of the approved project description and therefore are not analyzed.

Zoning and Land Use:

The IS/MND evaluates the project under its current land use and zoning designations. Any future changes to zoning or land use regulations, including the County's Land Use Element update, would be subject to separate review and are not part of the current IS/MND. Similarly, questions regarding whether the project could later host public-facing events are speculative and outside the scope of this review.

Cumulative Impacts:

The IS/MND considered cumulative development consistent with CEQA Guidelines Section 15130. The project's traffic generation falls well below the screening threshold, and when combined with other foreseeable development, does not result in significant cumulative impacts. Other projects in the area will undergo independent CEQA review at the time they are proposed.

Housing and VMT:

The project was evaluated under the County's adopted VMT thresholds. Because the project generates fewer than 100 peak-hour trips, it qualifies for a screening exemption under CEQA and County guidelines. Workforce housing availability and STR prevalence are noted concerns, but they are outside the scope of this project-specific IS/MND.

Conclusion:

The IS/MND prepared for the Pioneertown Motel Expansion includes appropriate technical studies and mitigation measures to address environmental impacts. Land use planning, overlay

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districts, or broader community planning efforts are outside the scope of this review and would require separate County action.

EXHIBIT I

Notice of Determination (NOD)

Notice of Determination**Appendix D****To:**

☐ Office of Planning and Research
U.S. Mail: _____ *Street Address:* _____
 P.O. Box 3044 1400 Tenth St., Rm 113
 Sacramento, CA 95812-3044 Sacramento, CA 95814

☐ County Clerk
 County of: _____
 Address: _____

From:

Public Agency: _____
 Address: _____

Contact: _____
 Phone: _____

Lead Agency (if different from above): _____

Address: _____

Contact: _____
 Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: _____

Project Applicant: _____

Project Location (include county): _____

Project Description:

This is to advise that the _____ has approved the above
 (☐ Lead Agency or ☐ Responsible Agency)

described project on _____ and has made the following determinations regarding the above
 (date)
 described project.

1. The project [☐ will ☐ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☐ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☐ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☐ was not] adopted for this project.
6. Findings [☐ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Signature (Public Agency): Luis Rodriguez Title: _____

Date: _____ Date Received for filing at OPR: _____

EXHIBIT J

Notice of Hearing (NOH)



A PUBLIC HEARING HAS BEEN SCHEDULED BEFORE THE SAN BERNARDINO COUNTY PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that the Planning Commission of San Bernardino County, at its regular meeting on **December 18, 2025**, will conduct a public hearing to consider:

Proposal: A Conditional Use Permit (CUP) to expand the Pioneertown Motel and construct forty-seven (47) new motel rooms consisting of 17,088 sq. ft. of additional lodging in the form of eighteen (18) patio rooms, nineteen (19) cabins, ten (10) Bunk House units, and one (1) private suite located above the event barn. The Project includes 4,036 sq. ft. of amenities consisting of 785 sq. ft. of retail uses, a 3,447 sq. ft. guest-only event barn, 1,787 sq. ft. of back of house/administration uses, and a 1,725 sq. ft. restaurant, an outdoor pool with day spa, and horseback riding facilities. The motel will be staffed twenty-four (24) hours a day, seven days a week, on 5.7 acres located 5240 Curtis Road, in the community of Pioneertown, 6 miles northwest of Yucca Valley; APN: 0594-212-(27, 28, 29, and 30).

Project Number: PROJ-2020-00077

Date filed: April 27, 2020

Applicant: Pioneertown Motel, LLC

Representative: Loescher Meachem Architects, Inc.

Environmental Determination: *Fill in correct CEQA Information here.* Adoption of a Mitigated Negative Declaration will be considered for compliance with the California Environmental Quality Act. The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: <https://lus.sbcounty.gov/planning-home/environmental/desert-region/>

Time and Place of Hearing: 9:00 a.m. or thereafter, in the Chamber of the Board of Supervisors, County Government Center, 385 North Arrowhead Avenue, First Floor, San Bernardino, CA.

Hearing Participation: Any person affected by this application may submit their concerns in writing prior to the hearing or appear in person and be heard in support of or in opposition to the proposal at the time of the hearing.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing. Due to time constraints and the number of people wishing to give oral testimony, time restrictions may be placed on oral testimony at the public hearing regarding this proposal. You may wish to make your comments in writing to ensure that you are able to express yourself adequately, if so, please contact Luis Rodriguez at Luis.Rodriguez@lus.sbcounty.gov.

The proposed project application and environmental findings may be viewed at the Planning Division at: 385 N. Arrowhead Avenue, San Bernardino, CA 92415 from 8:00 a.m. until 4:30 p.m., Monday through Friday. To ensure that someone will be available to assist you, staff request that you call the Planning Division at (909) 387-8311 to set a time to review the documents. NOTE: The Planning Commission, in its deliberation, could approve an alternative proposal for the above Project.

The Planning Commission meeting is accessible to people with disabilities. If you require a reasonable modification or accommodation for a disability, requests should be made through the Planning Commission Secretary at least 72 hours prior to the meeting. The Secretary's telephone number is (909) 387- 3020 and the office is located at 385 North Arrowhead Avenue, First Floor, San Bernardino, California, 92415.