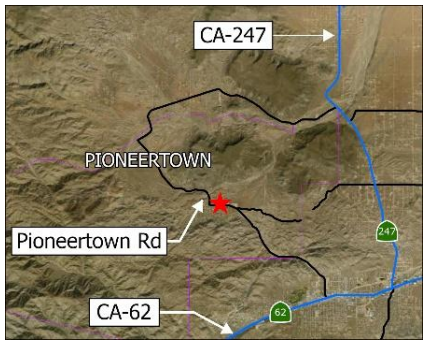
LAND USE SERVICES DEPARTMENT
PLANNING COMMISSION STAFF REPORT

HEARING DATE: December 3, 2026 **AGENDA ITEM 2**

Project Description

Project No: PMISC-2024-00034

APNs: **0594-201**- 46, 48, 50;
0594-211- 29 to 30, 32, 34;
0594-212- 02, 15, 27 to 30, 32 to 34, 36 to 39;
0594-391- 04 to 09, 14, 20, 23, 25 to 27, 29 to 30, 32



Applicant: San Bernardino County Land Use Services Department
Community: Pioneertown – 3rd District
Location: Generally bounded by Rawhide Road, Pioneertown Road, and Curtis Road.
Staff: Vivian Nguyen, Associate Planner

Proposal: A County-initiated project to establish a Pioneertown Special Development District aimed to preserve and complement Pioneertown's nationally designated Mane Street Historic District and establish clear standards for future development. The Pioneertown Special Development District (Project) application consists of a **(1)** Policy Plan Amendment to amend Land Use Element Policy LU-4.11 to include the Special Development – Mane Street Historic District land use zoning district in an existing prohibition area for franchise businesses, and amend the Land Use Category designation from Commercial (C) and Rural Living (RL), to Special Development (SD) for the 44.97 acre project site; **(2)** Land Use Zoning District Amendment to amend the zoning designation from Special Development-Residential (SD-RES) to Special Development-Mane Street Historic District (SD-MSHD) for the 44.97 acre project site; and **(3)** Development Code Amendment to amend Chapter 82.06 to establish land use and development standards for the Special Development-Mane Street Historic District (SD-MSHD) Land Use Zoning District, together with the addition and clarification of definitions in Division 10 of Title 8 of the San Bernardino County Code. The project area encompasses approximately 44.97 acres generally bounded by Rawhide Road to the north, Pioneertown Road to the south and west, and Curtis Road to the east, including three 1.26-acre parcels at the northwest corner of Rawhide Road and Curtis Road, within the 3rd Supervisorial District.

Newspaper Publication Date: 11/12/26 **Hearing Notices Sent on:** 11/06/26

Site Information	
Project Size:	Approximately 44.97 acres.

Existing Site Conditions:	Relatively flat, unpaved, rural desertscape with existing commercial and residential development.

Surrounding Land Uses and Zoning			
AREA	**EXISTING LAND USE**	**EXISTING LAND USE CATEGORY**	**EXISTING LAND USE ZONING DISTRICT**
Site	Commercial and residential	Commercial (C); Rural Living, 1 du/2.5 ac max (RL)	Special Development-Residential (SD-RES)
North, South & West	Residential, well water site, and vacant	Rural Living, 1 du/2.5 ac max (RL)	Special Development-Residential (SD-RES);
East	Residential, well water site, and vacant	Rural Living, 1 du/2.5 ac max (RL); Commercial (C)	Special Development-Residential (SD-RES); Rural Living (RL); General Commercial (CG)

STAFF RECOMMENDATION:

That the Planning Commission **RECOMMEND** that the Board of Supervisors: **ADOPT** an Addendum to the San Bernardino Countywide Plan Program Environmental Impact Report; **ADOPT** the Findings in support of the Policy Plan Amendment, Land Use Zoning District Amendment, and Development Code Amendment; **ADOPT** a resolution amending the Policy Plan's Land Use Element Policy LU-4.11 to include the Special Development – Mane Street Historic District land use zoning district in an existing prohibition area for franchise businesses and amend the Land Use Category designation from Commercial and Rural Living to Special Development for the 44.97 acre project site; **ADOPT** an ordinance amending the Land Use Zoning District designation from Special Development-Residential to Special Development - Mane Street Historic District for the 44.97 acre project site; **ADOPT** an ordinance to amend Chapter 82.06 to establish land use and development standards for the Special Development - Mane Street Historic District (SD-MSHD) Land Use Zoning District, together with the addition and clarification of definitions in Division 10 of Title 8 of the San Bernardino County Code; and **DIRECT** the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.[1]

[1] In accordance with Section 86.12.040 of the Development Code, the Planning Commission shall either recommend to the Board of Supervisors that no amendment, a modified amendment, or the proposed amendment be made.

FIGURE 1
VICINITY MAP

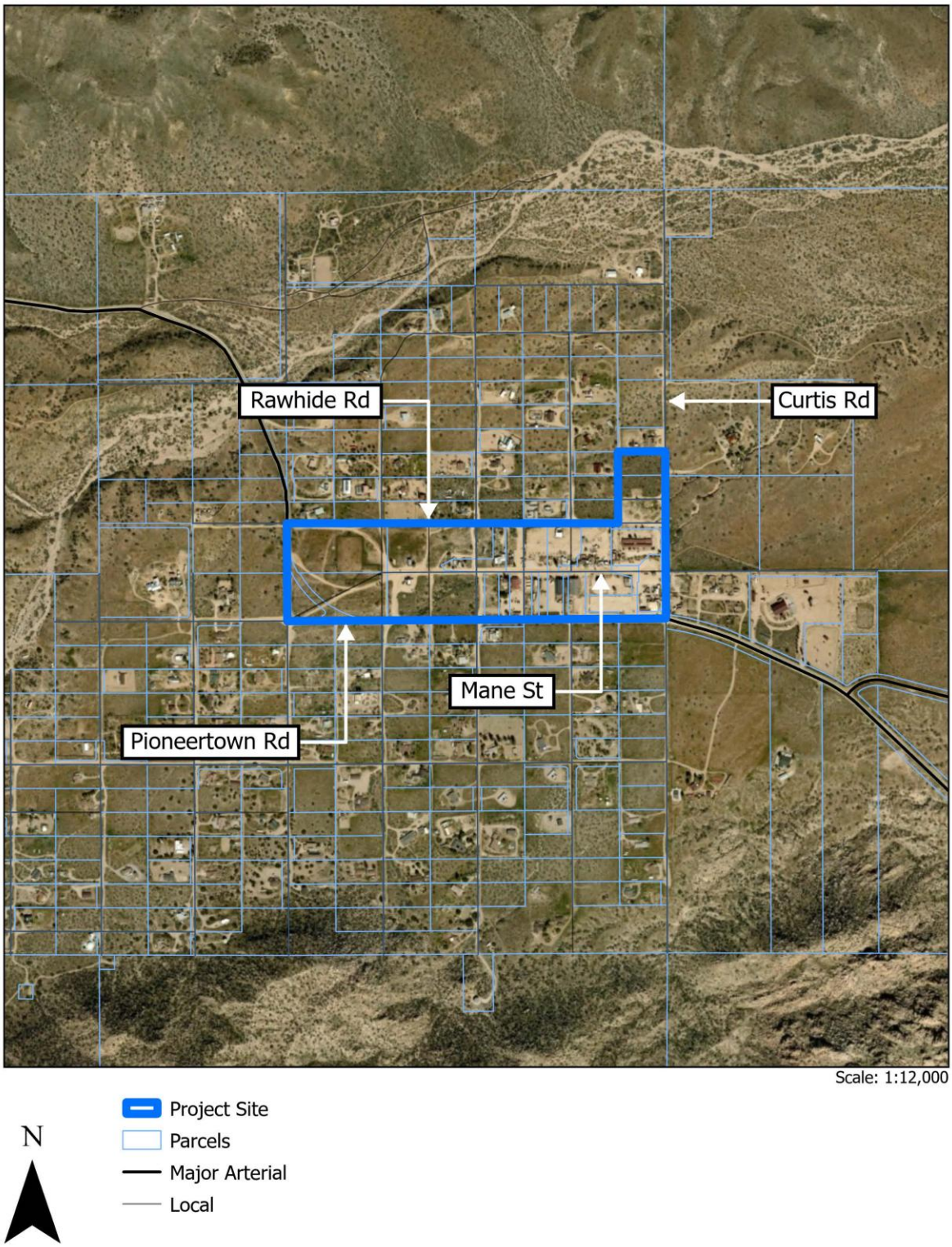


FIGURE 2
POLICY PLAN LAND USE CATEGORY MAP (EXISTING)

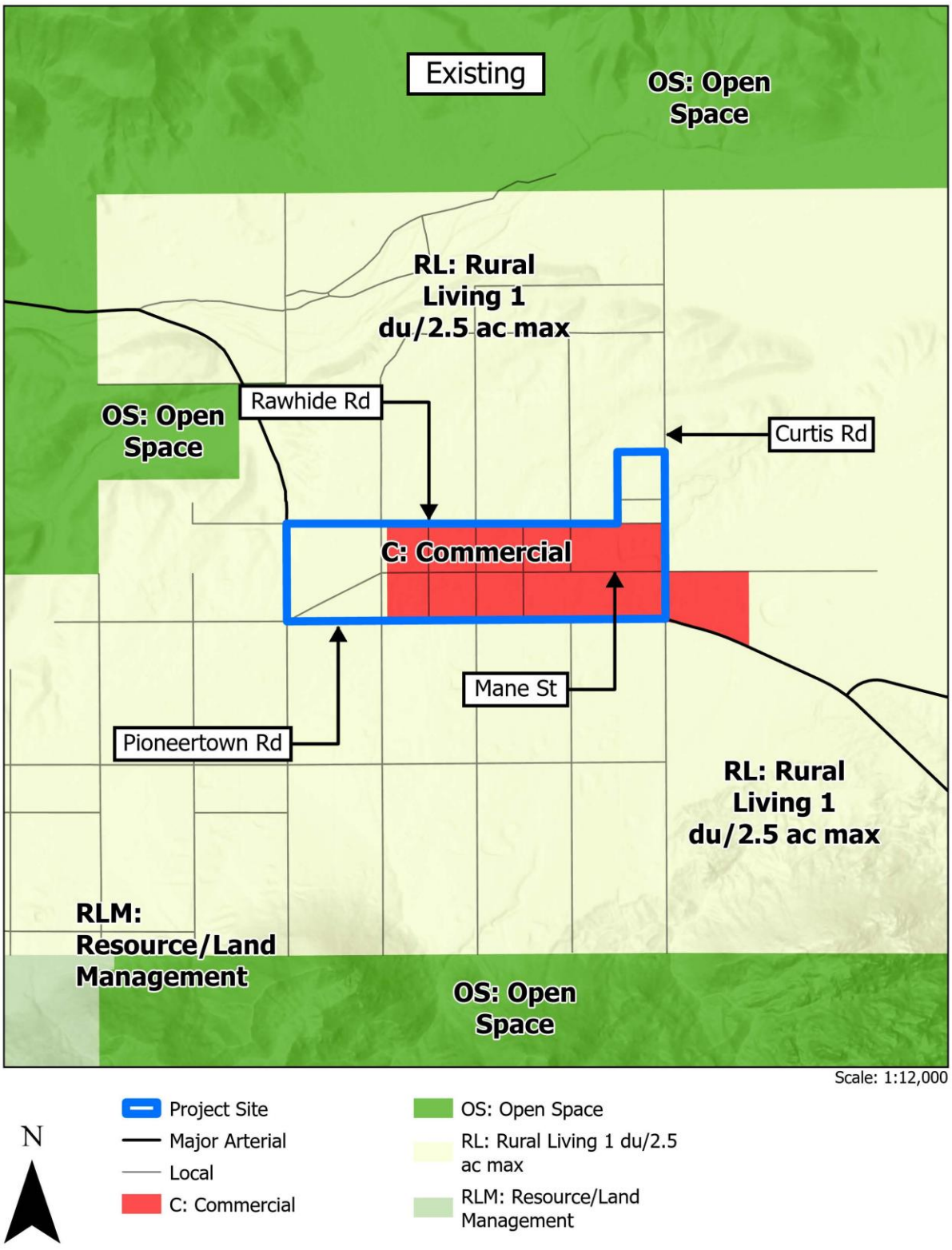


FIGURE 3
POLICY PLAN LAND USE CATEGORY MAP (PROPOSED)

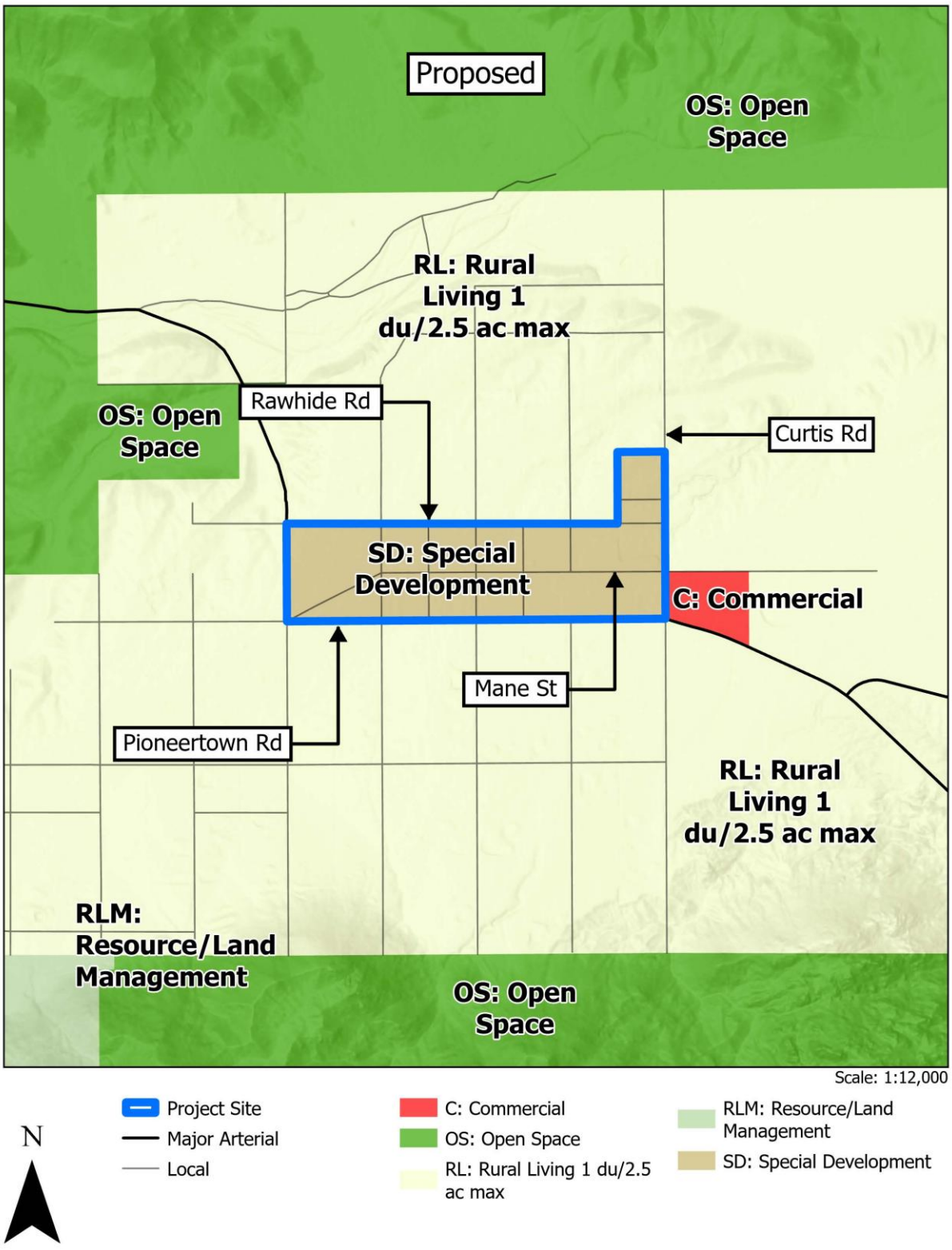


FIGURE 4
LAND USE ZONING DISTRICT MAP (EXISTING)

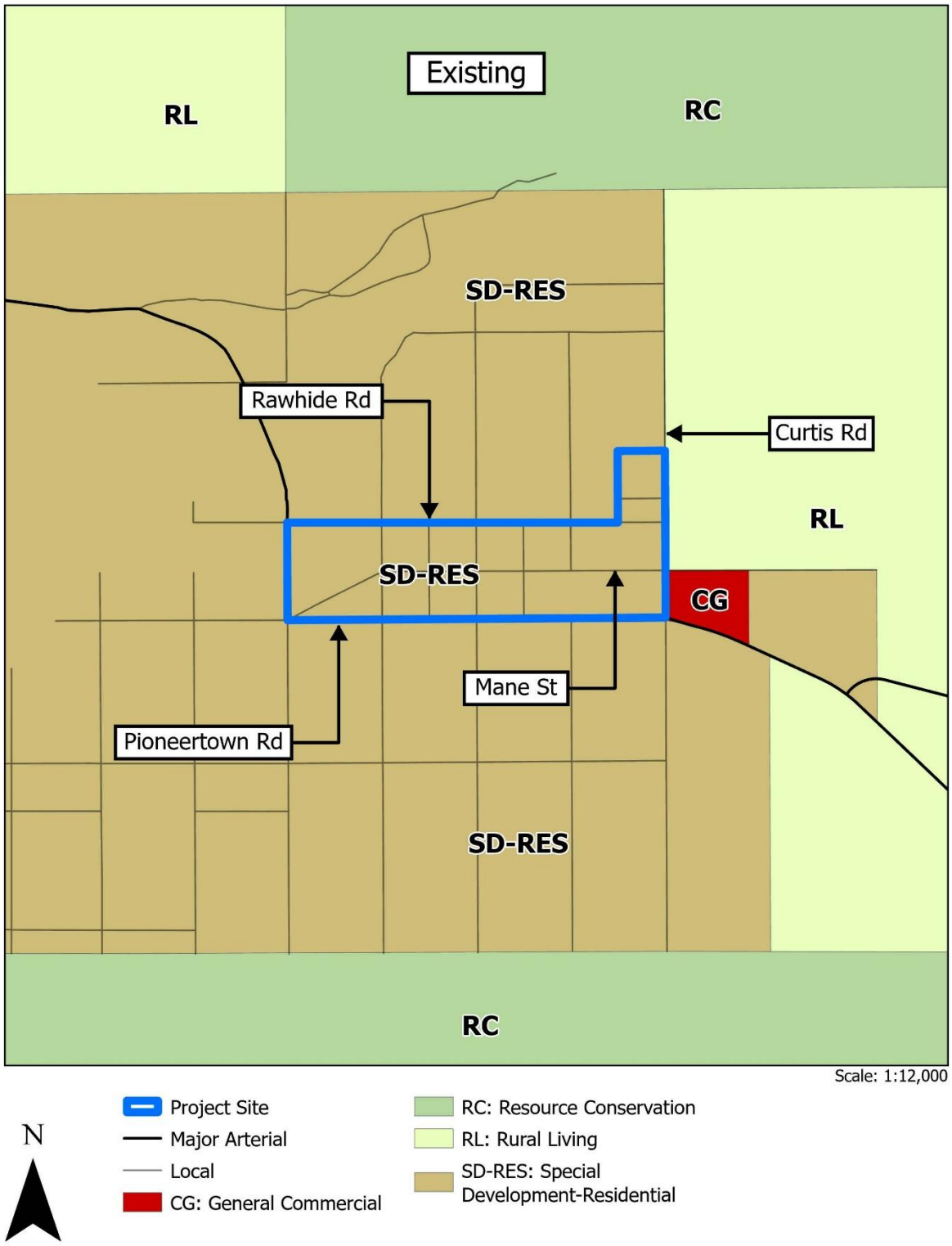


FIGURE 5
ZONING DISTRICT MAP (PROPOSED)

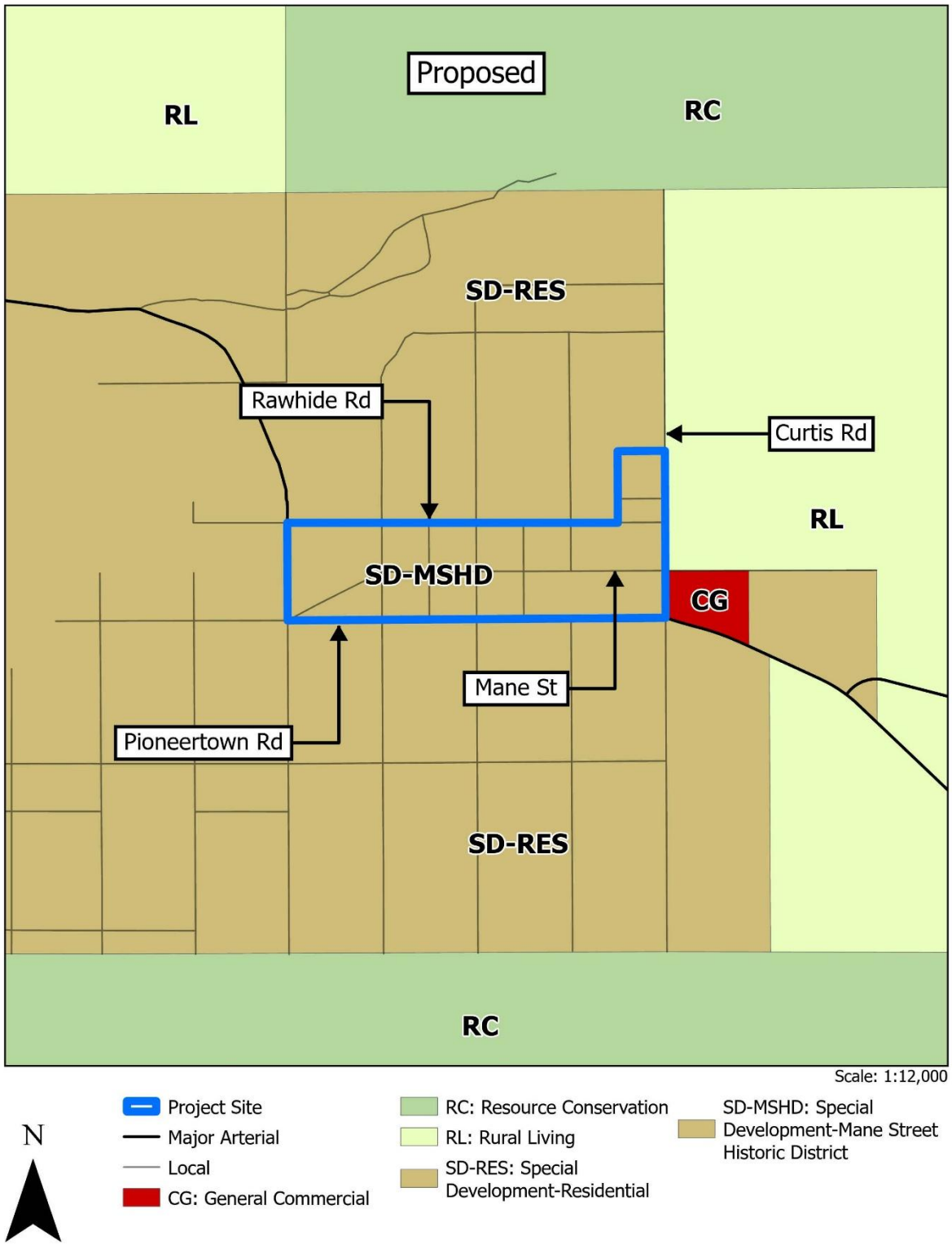
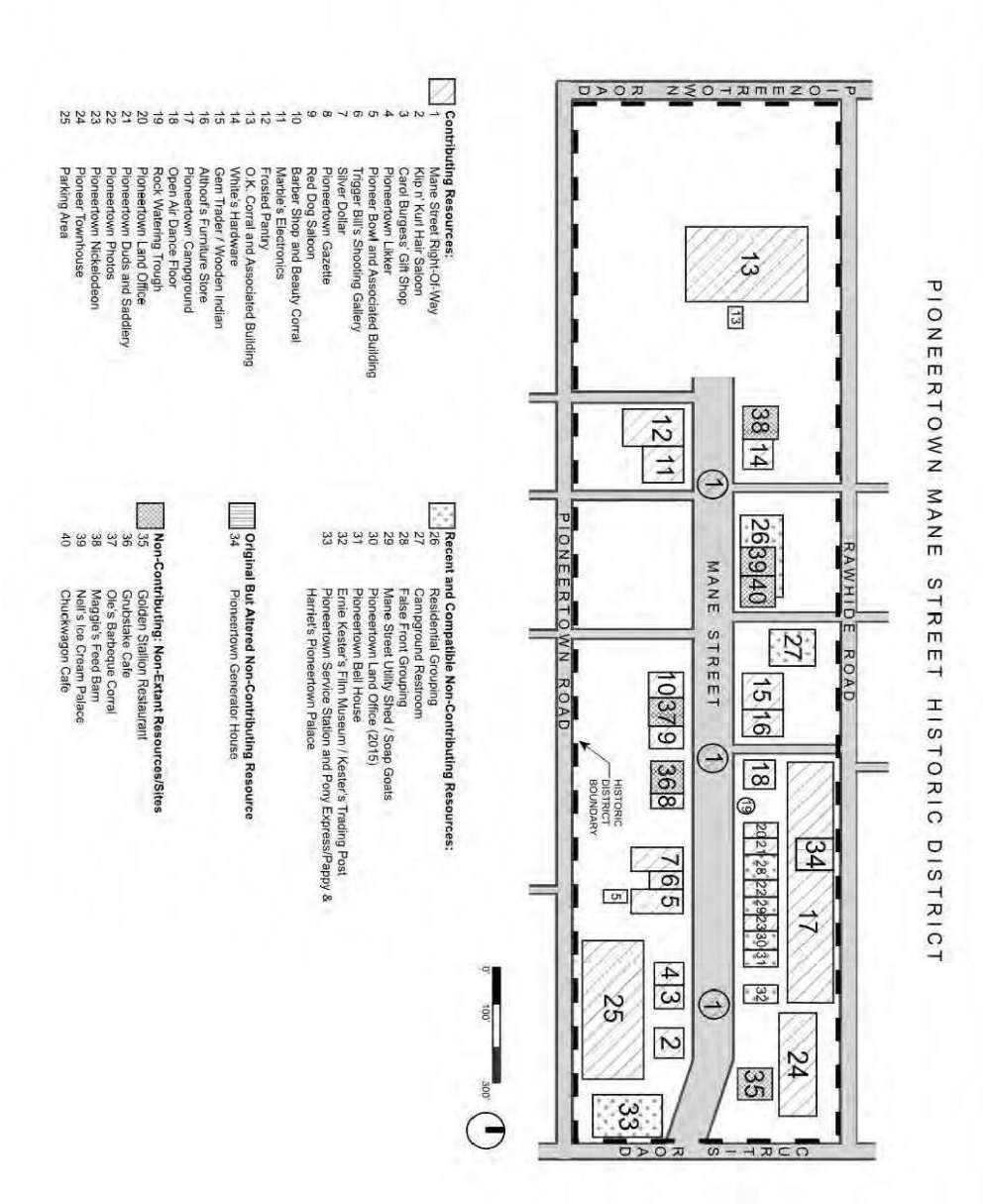


FIGURE 6
PIONEERTOWN MANE STREET HISTORIC DISTRICT BOUNDARY

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB Control No. 1024-0018

Pioneertown Mane Street Historic District — San Bernardino, CA
Name of Property — County and State

Site Plan



BACKGROUND:

The proposal of establishing a Pioneertown Special Development District resulted from a series of events, as outlined below.

I. 2020 - Designation of Pioneertown Mane Street Historic District

Established the historic significance of Mane Street

In May 2020, the Pioneertown Mane Street Historic District (Historic District) was entered in the National Register of Historic Places for its significance in film and television. Mane Street was the filming set to hundreds of film and television productions during its period of significance from 1946 to 1966. Buildings were constructed as permanent structures for a Western film set; however, unlike contemporary film sets, the buildings were functional commercial locations during off-filming hours, servicing film production and residents surrounding Mane Street.

The boundary of the Historic District (Figure 6), as determined by the National Register of Historic Places, meets Curtis Road to the east, Pioneertown Road to the south, Pioneertown Road to the west (as the road curves northward), and Rawhide Road to the north. The Historic District encompasses the entirety of Mane Street and all parcels that face or are adjacent to Mane Street. There are 25 contributing resources (19 buildings, five structures, and one object) including Mane Street, the primary road through the Historic District. Mane Street remains unimproved and is designated for pedestrian and equestrian use. Contributing resources to the Historic District includes film sets, specialty stores, restaurants, a post office, and an animal facility. Buildings located within the Historic District are largely single-story structures featuring varied wood cladding and Western-themed detailing such as parapets, porches, and wood boardwalks.

II. 2020: Community Action Guide

Established community goals

In October 2020, the County adopted the Pioneertown Community Action Guide (CAG) which prioritizes local community values including an emphasis on western history and culture, local context, and managed growth.

III. 2021: Privately Initiated Development Code Amendment

Demonstrated community interest in creating tailored regulations

In November 2021, the County received a privately initiated application for a Development Code Amendment to create an overlay that contained special development standards and regulations for the Project area aimed at strengthening regulations to preserve community character and reflect the Project area's historic designation. This privately initiated Project was eventually withdrawn in favor of a county-initiated project.

IV. 2026: Pioneertown Mane Street Historic District

County initiative responding to community desire for more context-sensitive standards

In August 2025, the County began the process of establishing a Special Development district, the Special Development – Mane Street Historic District (SD-MSHD) Land Use Zoning District, to establish context-sensitive regulations on land use, development standards, and building design. This County initiative seeks to reinforce the area's historic designation and

reflects the local neighborhood's values to manage growth on their own terms, as expressed in the Pioneertown Community Action Guide and the privately initiated Development Code Amendment application.

WHY EXISTING REGULATIONS ARE INSUFFICIENT:

Establishment of the Pioneertown Special Development District was necessary not only to address the community's desire for tailored development standards, but also because of three main factors:

- The project area has multiple Land Use Categories that do not provide one unified framework.
- Existing zoning regulations do not contain standards specifically designed to Mane Street's character and historic designation.
- Existing access, trail easements, parking, and development requirements have been addressed inconsistently on a project-by-project basis.

COMMUNITY OUTREACH:

The proposed Pioneertown Special Development District and all related regulations reflect the input of various community outreach events that spanned for over a year.

First Round: County staff conducted two virtual stakeholder meetings on October 7 and 8, 2025, with seven participants representing residents, businesses, and project applicants. Staff also held an in-person community workshop in Pioneertown on November 18, 2025, attended by approximately 60 people, following mailed notice to 154 nearby property owners and email notice to 29 interested parties. Feedback focused on Mane Street's character, compatible land uses and design, parking, infrastructure, operational standards, and permit processing. A dedicated project webpage was launched on June 4, 2026 to provide public access to draft materials and future outreach opportunities.

Second Round: A draft of the proposed regulations in the Pioneertown Special Development District was released to the public on June 22, 2026, and promoted through mailed notice to 154 nearby property owners, email notice to 58 interested parties, County social media, and an article published in the County Update. Three virtual stakeholder meetings were held between June 26 and July 9, 2026. Staff then held a second in-person community workshop in Pioneertown on July 14, 2026, attended by approximately 40 people. Staff received eight workshop comment cards during the second in-person workshop and 28 emailed comments thereafter. Major themes included preserving Mane Street's pedestrian-equestrian and neighborhood-scale character, restrictions on nightclubs and franchise/formula businesses, increased review of higher-intensity commercial uses, and concerns regarding filming, public access, liability, and environmental protection.

ANALYSIS:

The proposed Pioneertown Special Development District is made up of 35 parcels totaling approximately 44.97 acres. The physical boundary of the Pioneertown Special Development District is noted in Figure 1. As previously discussed, the establishment of the Pioneertown Special Development District is comprised of three components: a Policy Plan Amendment, a Land Use Zoning District Amendment, and a Development Code Amendment. These components are

summarized in the table below and discussed in greater detail in the following sections.

PROJECT ACTION	PROPOSED CHANGE	WHAT IT DOES
I. Policy Plan Amendment • Policy Plan text change • Policy Plan map change	• Amend Policy LU-4.11 to include the Pioneertown Special Development District in the existing prohibition on qualifying franchise businesses. • Land Use Category Map change	• Prohibits franchise businesses • Aligns Policy Plan Map to new zone
II. Land Use Zoning District Amendment	Change the zoning from SD-RES to SD-MSHD	Establishes a new Special Development District Zone
III. Development Code Amendment	Create the SD-MSHD use, design, and development standards	Establishes development standards for the new zone.

I. Policy Plan Amendment

	Existing	Proposed Change
A.	Franchise businesses are only regulated in Joshua Tree.	Prohibit Franchise Businesses: Include Special Development – Mane Street Historic District in franchise business regulations.
B.	Policy Plan map not aligned with proposed new Zoning.	Align the Pioneertown Special Development District with the Policy Plan: Align Land Use Category to the new zone.

The Policy Plan Amendment is two-fold.

A. Prohibit Franchise Businesses. Policy LU-4.11 currently prohibits franchise businesses that have 11 or more locations worldwide under the same trademark, service mark, or company brand name in the commercial focus area of Joshua Tree. A Policy Plan Amendment is proposed to include the Special Development – Mane Street Historic District land use zoning district to the list of prohibited areas, as shown on Exhibits B and C. This prohibition directly addresses community concerns on the potential negative effects that franchise businesses have on Pioneertown's character, as expressed by residents/community members during public outreach.

B. Align the Pioneertown Special Development District with Policy Plan Map. A Policy Plan Amendment is proposed to change the Land Use Category of the Project site from Commercial (C) and Rural Living (RL) to Special Development (SD) to align the proposed Pioneertown Special Development District zone with its corresponding Land Use Category in the Policy Plan. The Project's site's existing Policy Plan Land Use Categories are shown in Figure 2, while the proposed Land Use Categories are shown in Figure 3.

II. Land Use Zoning District Amendment

Existing	Proposed Change
Project area has two zoning designations with different set of development standards.	Create one new, unified Land Use Zoning District for the Project area.

The Project site's Land Use Zoning District is proposed to change from Special Development-Residential (SD-RES) to the Special Development - Mane Street Historic District (SD-MSHD), adding the new "-MSHD" suffix to establish a new SD zone to reflect the Project site's history and character. Figure 4 shows the Project site's existing Zoning District, while the proposed is shown on Figure 5.

The table below summarizes the Project site's existing land uses, existing/proposed Policy Plan Land Use Category, and existing/proposed Land Use Zoning District.

EXISTING AND PROPOSED LAND USE CATEGORY AND ZONING DISTRICTS					
PARCELS WITHIN PROJECT SITE	**LAND USE**	**EXISTING**		**PROPOSED**	
		LAND USE CATEGORY	**ZONING DISTRICT**	**LAND USE CATEGORY**	**ZONING DISTRICT**
Twenty-eight parcels bound by Rawhide Road to the north, Pioneertown Road to the south and west, and Curtis Road to the east. **APNs:** • **0594-201-** 46 • **0594-212-** 02, 15, 29 to 30, 32 to 34, 36 to 39 • **0594-391-** 04 to 09, 14, 20, 23, 25 to 27, 29 to 30, 32	Retail Stores, Restaurant, Bar, Tavern, Bowling Alley, Religious Structure, Livestock, Single-Family Residences, Vacant Land	Commercial (C)	Special Development-Residential (SD-RES)	Special Development (SD)	Special Development-Mane Street Historic District (SD-MSHD)
Four parcels bounded by Rawhide Road to the north, Pioneertown Road to the south and west, and Tom Mix Road to the east. APNs: • **0594-201-** 48, 50 • **0594-211-** 32, 34	Livestock, Vacant Land	Rural Living 1 du/2.5 ac max (RL)	Special Development-Residential (SD-RES)	Special Development (SD)	Special Development–Mane Street Historic District (SD-MSHD)
Three parcels on the northwest corner of Rawhide Road and Curtis Road. APNs: • **0594-212-** 27 to 29	Single-Family Residence, Vacant Land	Rural Living 1 du/2.5 ac max (RL)	Special Development-Residential (SD-RES)	Special Development (SD)	Special Development-Mane Street Historic District (SD-MSHD)

III. Development Code Amendment

Existing	Proposed Change
Project site has no tailored standards for Project area.	Create context-sensitive development standards for the new Land Use Zoning District.

A Development Code Amendment is proposed to establish provisions that apply to all subdivisions, new land uses and structures, and alterations to existing land uses and structures within the Project site. The proposed standards are reflective of community input from public outreach, character defining features from the National Register of Historic Places, and staff technical analyses. These proposed additions and modifications to the Development Code are summarized below. Full redlined standards are shown in Exhibit D.

a. *Allowed Land Uses and Permit Requirements*. Revises allowed land uses and permit requirements in Development Code Table 82-17 to introduce three new land uses with definitions for *craft manufacturing*, *certified farmers' market*, and *accessory outdoor dining*. Introduces four existing uses, *pet farm, theater, groceries specialty foods,* and *public facilities* to Table 82-17. Requires the approval of a Site Plan Permit as the minimum threshold for a majority of future commercial uses. Introduces a new prohibition on nightclubs. Establishes size thresholds for discretionary permits.

b. *Adaptive Reuse of Historic Resources*. Explicitly prohibits the demolition of historic resources. Clarifies that renovation of a historic structure within the Special Development District can be reviewed against the California Historic Building Code or the proposed standards for the Pioneertown Special Development District.

c. *Trail Easements*. Formalizes previously unclear trail easements with the intent of preserving pedestrian and equestrian access for portions in the Project site. Clarifies five distinct roads within the Pioneertown Special Development District as trail easements, and establishes standards on centerlines, total widths, vehicular and pedestrian access, and material type. Reinforces that Mane Street is to remain natural or developed with stabilized dirt; also requires any future dedications to explicitly abide by established sections of the Development Code (Section 86.06.090 (Covenant of Easements) and Chapter 83.05 (Dedications and Installations of Street and Trail Improvements)).

d. *Building Design*. Introduces building design standards for projects within the Pioneertown Special Development District based on "Character Defining Features" from the National Register of Historic Places. Regulates design forms and material type for buildings, such as false front western, cabin or barn, and roofs (gable, shed or low slope roofs). Specifies requirements on western features, such as ornamental detailing, and material type for windows, porches, decks, railings, walls and fences. Prohibits the demolition of a contributing historic resource unless a public health or safety threat is posed.

e. *Site Landscaping Standards*. Introduces context-specific landscaping standards for the Special Development District, such as requirements for the installation of historic landscape elements based on the National Historic Register, such as western/equestrian themed objects (faux tank houses, barrels, wagons, native plants, hitching posts).

f. *Signage*. Establishes context-sensitive sign regulations to prevent sign clutter and ensure compatibility with the building architecture and western character of the area.

g. *Parking*. Refined parking regulations to reinforce Mane Street's pedestrian/equestrian nature by explicitly prohibiting vehicular access to parking lots from Mane Street. Allows the creation of a community-initiated shared parking through a district-wide agreement throughout the Special Development District.

h. *Development Standards*. Refined development standards for the Special Development District are outlined in the table below.

EXISTING AND PROPOSED DEVELOPMENT STANDARDS					
DEVELOPMENT STANDARD	**EXISTING** **Special Development-Residential (SD-RES) Desert Region**		**PROPOSED** **Special Development – Mane Street Historic District (SD-MSHD)**		**STAFF COMMENTS**
Density	1 DU per 40 acres[(1)(2)];		1 DU per 40 acres[(2)]		*No Change*
Floor Area Ratio[(3)]	0.3:1		Lots less than 1 acre: 0.15 Lots 1 acre or more: 0.10		*Reduced FAR to be more context-sensitive to surrounding area.* *Introduced definition of FAR in footnotes.*
Lot Coverage	80%		Lots less than 1 acre: 60% Lots 1 acre or more: 40%		*Reduced lot coverage to better protect existing structures.*
Setbacks	Front	25 ft.	Front Setbacks measured from trail centerline:		*Refined setbacks to better reflect existing built environment.*
			Mane Street	50 ft	
			Tom Mix Road	40 ft.	
	Side – street side	25 ft.	*Roy Rogers Road*	40 ft.	
			Rawhide Road	40 ft.	
	Side – Interior (each)	10 ft.	*Curtis Road*	40 ft.	
			Pioneertown Road	25 ft.	
	Rear	10 ft.	Interior Side	0 ft.	
			Rear	10 ft.	
Build-to-Line	-		50 ft.		*Established a "build-to" line to reinforce building placement along Mane Street.*

<table>
<tr><td>Building Height</td><td>35 ft.</td><td colspan="2">28 ft.</td><td>Reduced building height to better align with existing buildings.</td></tr>
<tr><td>Building Area (for individual buildings or structures.)</td><td>-</td><td colspan="2">3,500 sq.ft.</td><td>Established building area cap to prevent incompatible development.</td></tr>
<tr><td>Building Frontage</td><td>-</td><td colspan="2">70 ft.</td><td>Established a maximum building frontage to ensure compatibility with existing structures.</td></tr>
<tr><td rowspan="7">Building Separation Distance</td><td rowspan="7">-</td><td>BUILDING/STRUCTURE FRONTAGE LENGTH</td><td>MIN. SEPARATION DISTANCE</td><td rowspan="7">Established building separation standards to better regulate relationship between new structures.</td></tr>
<tr><td>20 ft. or less</td><td>5 ft.</td></tr>
<tr><td>Greater than 20 ft. – 30 ft. or less</td><td>10 ft.</td></tr>
<tr><td>Greater than 30 ft. – 40 ft. or less</td><td>15 ft.</td></tr>
<tr><td>Greater than 40 ft. – 50 ft. or less</td><td>20 ft.</td></tr>
<tr><td>Greater than 50 ft. – 60 ft. or less</td><td>25 ft.</td></tr>
<tr><td>Greater than 60 ft. – 70 ft. or less</td><td>30 ft.</td></tr>
<tr><td>Landscaped Area</td><td>Single family land use: front and street setbacks
Multi-family land use: 40%
Industrial land use: 15%
Institutional, Office, Retail land use: 20%</td><td colspan="2">20% maximum; no minimum</td><td>Refined landscape percentage to better reflect built environment and desert context.</td></tr>
<tr><td colspan="5">Note:
[1] Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.
[2] Accessory dwellings as allowed by Chapter 84.36
[3] For the purposes of this chapter, Floor Area Ratio (FAR) shall be defined as the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. Basement area shall not be included in calculation of FAR.</td></tr>
</table>

ENVIRONMENTAL DETERMINATION:

Pursuant to Sections 15162 through 15164 of the California Environmental Quality Act (CEQA) Guidelines, an addendum to a previously certified Environmental Impact Report (EIR) may be prepared when some changes or additions are necessary, but none of the conditions requiring preparation of a subsequent EIR under Section 15162 have occurred. Specifically, the Project does not involve substantial changes, changed circumstances, or new information of substantial importance requiring major revisions to the prior EIR due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The Project is within the scope and covered by the Final Program Environmental Impact Report (PEIR), State Clearinghouse No. 2017101033, which was prepared for the San Bernardino Countywide Plan

(CWP), and certified on October 27, 2020. Therefore, an Addendum to the CWP PEIR was prepared to evaluate whether the Project would result in new or substantially more severe environmental effects than those analyzed in the PEIR (Exhibit A).

The Project is a regulatory action that establishes a new land use zoning district along with development standards and design guidelines intended to preserve and enhance the historic and visual character of the area. The Project does not approve a specific development proposal, increase roadway capacity, or authorize substantial new growth beyond that previously contemplated under the CWP PEIR. The Project maintains the existing residential density and, in several respects, reduces allowable development intensity through reduced building height, floor area ratio, lot coverage, and building size.

Adoption of the Project will not directly cause any new construction or ground-disturbing activities, nor would it directly impose other changes that would create significant environmental impacts. Future development, adaptive reuse, or discretionary proposals within the proposed SD-MSHD land use zoning district will remain subject to applicable CEQA requirements and the mitigation measures and regulatory requirements identified in the PEIR, as applicable, at the time of application and processing.

As documented in the Addendum, the Project would not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The significant and unavoidable impacts previously identified in the PEIR, including certain impacts related to air quality, biological resources, greenhouse gas emissions, hazards and hazardous materials, mineral resources, noise, and transportation, would not be substantially increased by the Project. Accordingly, none of the conditions identified in CEQA Guidelines Section 15162 requiring preparation of a subsequent EIR have occurred, and an Addendum pursuant to Section 15164 and 15168 is appropriate.

The previously certified PEIR is available for review and consideration as part of Item No. 100 of the Board of Supervisors' October 27, 2020, regular meeting and is also available on the Land Use Services Department's website.

FINDINGS:

The following findings and the evidence to support such findings must be made by the Planning Commission in its recommendation to the Board of Supervisors pursuant to Subsections 86.12.060(a) and (b) of the Development Code to approve the proposed Policy Plan Amendment, Land Use Zoning District Amendment, and Development Code Amendment (collectively referred to as the proposed amendment).

1. The proposed amendment is internally consistent with all other provisions of the respective plan, the Policy Plan, or an applicable specific plan. The proposed amendment is consistent with the County Policy Plan and further Goal LU-2, which seeks a balanced arrangement of land uses; Goal LU-4 and Policies LU-4.5 and LU-4.11, which promote preservation of unique community identities and development consistent with the physical and historical character of unincorporated communities; Policy NR-4.1, which promotes development at a location and scale that preserves scenic resources; and Policies CR-2.1, CR-2.2, and CR-2.4, which encourage preservation, adaptive reuse, and restoration of historic resources and districts. The proposed amendment advance these policies by establishing a unified SD-MSHD designation, restricting incompatible franchise

development, preserving contributing historic resources, and establishing development and design standards that maintain Pioneertown's historic, rural, and western/equestrian character. The change to the Special Development Land Use Category is also consistent with the Policy Plan's land use framework and aligns the Policy Plan designation with the proposed SD-MSHD zoning district.

2. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County. The proposed project is a text amendment only and no development will occur as part of these amendments. The amendments establish more restrictive development and design standards while retaining applicable County requirements governing public safety, infrastructure, emergency access, fire protection, and environmental review. The amendments do not increase development intensity or authorize a specific development project.

3. The proposed amendment is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised. The amendments provide a community benefit by preserving the historic character of the Pioneertown Mane Street Historic District, maintaining pedestrian and equestrian access, and establishing predictable standards for future development and adaptive reuse. The amendments continue to accommodate a range of residential, commercial, visitor-serving, and community uses appropriate to the district.

4. The proposed amendment will provide a reasonable and logical extension of the existing land use pattern in the surrounding area. The SD-MSHD designation applies to the existing Pioneertown historic district and establishes standards reflecting its existing low-scale, rural development pattern. The amendments maintain the existing residential density while reducing allowable building height, floor area ratio, and lot coverage and establishing building form and setback standards based on the existing historic development pattern.

5. The proposed amendment does not conflict with provisions of this Development Code. The amendments are incorporated into the Development Code as specific standards applicable to the SD-MSHD zoning district and expressly coordinate with otherwise applicable Development Code requirements, including standards governing permitted uses, infrastructure, parking, lighting, signs, and temporary special events.

6. The proposed amendment will not have a substantial adverse effect on surrounding property. The proposed project is a text amendment only and no development will occur as part of these amendments. The amendments generally reduce development intensity and establish context-sensitive standards governing building height, massing, setbacks, lot coverage, design, lighting, and other development characteristics. These standards are intended to ensure that future development remains compatible with the historic district and surrounding rural development. Exhibit A_CEQA Addendum to PEIR.

7. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities, to ensure that proposed or anticipated uses and development would not endanger, jeopardize, or otherwise constitute a hazard to surrounding property or improvements. The proposed project is a text amendment only. The amendments apply to an existing developed rural community and do not approve any specific physical development. Future development remains subject to applicable County requirements for infrastructure, emergency and fire access, utilities, drainage, wastewater, and other public services. The amendments also preserve established access and circulation and expressly require compliance with County road-system standards.

8. The proposed amendment is consistent with the Policy Plan and any applicable community plan or specific plan. The amendments implement Policy Plan objectives concerning preservation of unique community identity and establish land use and development standards tailored to Pioneertown's historic character and existing development pattern. Therefore, the project is consistent with the Countywide Policy Plan.

9. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare of the County. The proposed project is a text amendment only and no development will occur as part of these amendments. For the reasons stated in Finding No. 2, the amendments establish compatible development standards without increasing development intensity and retain applicable requirements protecting public health and safety.

10. The proposed amendment is internally consistent with other applicable provisions of this Development Code. For the reasons stated in Finding No. 5, the proposed SD-MSHD standards are integrated into the Development Code and operate together with otherwise applicable Countywide development and specific-use standards.

RECOMMENDATION:

That the Planning Commission RECOMMEND that the Board of Supervisors take the following actions:

1) ADOPT an Addendum to the Countywide Plan Program Environmental Impact Report;

2) ADOPT the findings in support of the Policy Plan Amendment, Land Use Zoning District Amendment and Development Code Amendment;

3) ADOPT a resolution to amend Land Use Element Policy LU-4.11 to include the Special Development - Mane Street Historic District land use zoning district to the list of an existing prohibition area for franchise businesses and to amend the Land Use Category designation from Commercial and Rural Living to Special Development for an approximately 44.97-acre Project site;

4) ADOPT an ordinance to amend the Land Use Zoning District designation from Special Development - Residential to Special Development - Mane Street Historic District for an approximately 44.97-acre Project site;

5) ADOPT an ordinance to amend Chapter 82.06 to establish land use and development standards for the Special Development - Mane Street Historic District Zoning District for an approximately 44.97-acre Project site, together with the addition and clarification of definitions in Division 10 of Title 8 of the San Bernardino County Code; and

6) DIRECT the Land Use Services Department to file a Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

Exhibit A:	Addendum to the Countywide Plan Program Environmental Impact Report; https://countywideplan.sbcounty.gov/resources/document-download/
Exhibit B:	Proposed Policy Plan Amendment (Redlines)
Exhibit C:	Proposed Policy Plan Amendment (Clean Copy)
Exhibit D:	Proposed County Development Code Amendments, Chapter 82.06 Industrial and Special Purpose Land Use Zoning Districts (Redlines)
Exhibit E:	Proposed County Development Code Amendments, Chapter 82.06 Industrial and Special Purpose Land Use Zoning Districts (Clean Copy)
Exhibit F:	Public Comments; Note: Public comment attachments are on file with the Department.

Exhibit A: Addendum to the Countywide Plan Program Environmental Impact Report;

https://countywideplan.sbcounty.gov/resources/document-download/

ADDENDUM TO THE SAN BERNARDINO COUNTYWIDE PLAN ENVIRONMENTAL IMPACT REPORT FOR THE PIONEERTOWN SPECIAL DEVELOPMENT DISTRICT (PMISC-2024-00034) PROJECT SAN BERNARDINO COUNTY SCH NO. 2017101033

Prepared for:

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SECTION 1.0 – INTRODUCTION

1.1 PROJECT OVERVIEW

The County of San Bernardino (County) certified the Final Program Environmental Impact Report (PEIR) for the San Bernardino Countywide Plan (CWP), State Clearinghouse No. 2017101033, on October 27, 2020. Following the certification of the PEIR, the Pioneertown Mane Street Historic District was listed in the National Register of Historic Places in May 2020 under Criterion A for Art (Film and Television) at the local level of significance, and the County subsequently initiated the Pioneertown Special Development District to establish land use and development standards intended to preserve the district's historic character within a designated area known as the Special Development-Mane Street Historic District (SD-MSHD) land use zoning district. These actions include proposed General Plan, zoning map, and Development Code Amendments, resulting in the preparation of this Addendum to the PEIR pursuant to Title 14, California Code of Regulations (State CEQA Guidelines), Chapter 3, §15162 through §15164. This addendum is intended to evaluate whether the proposed policy, zoning, and development standard changes would result in any new or substantially more severe environmental impacts beyond those analyzed in the CWP PEIR and the environmental analyses contained in the original PEIR for the Pioneertown Special Development District Project (PMISC-2024-00034/Proposed Project).

1.2 PURPOSE OF THE ADDENDUM TO THE EIR

Changes to a project for which an EIR has been certified can trigger the requirement for additional CEQA-related analysis. Section 15162 of the *CEQA Statute and Guidelines* describes the circumstances for when a subsequent EIR or negative declaration is required:

(a) *When an EIR has been certified or negative declaration adopted for a project, no subsequent EIR [or negative declaration] shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:*

1) *Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

2) *Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*

3) *New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:*

A. *The project will have one or more significant effects not discussed in the previous EIR or negative declaration;*

B. *Significant effects previously examined will be substantially more severe than shown in the previous EIR [or negative declaration];*

C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

D. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more is significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

The environmental impacts associated with development of the SD-MSHD zoning district were addressed in the previously certified PEIR. For the reasons discussed below in Section 2.0, the Proposed Project would not result in any new significant impacts and would not increase the severity of the previously identified significant impacts. Thus, the Proposed Project does not constitute "substantial changes" that would require "major revisions" to the PEIR due to new or increased impacts (refer to Section 15162 [a][1]). Additionally, the "circumstances under which the project" would be undertaken are no different than described in the PEIR (refer to Section 15162[a][2]). Further, the Proposed Project does not represent "new information of substantial importance" that would result in new or greater impacts not discussed in the PEIR. For these reasons, a subsequent EIR to address this new information is not required.

Additionally, Section 15164 of the *CEQA Statute and Guidelines* provides the authority for preparing an addendum to a previously certified EIR or adopted negative declaration. Specifically, Section 15164 states the following:

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision-making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Because the Proposed Project does not meet the conditions described in Section 15162 of the *CEQA Statute and Guidelines,* but does satisfy the conditions set forth in Section 15164, the County determined that an addendum to the previously certified PEIR is the appropriate documentation to address the Proposed Project. The environmental analysis presented in Section 2.0 demonstrates that the Proposed Project will not create new or greater significant environmental impacts than those identified in the previously certified PEIR. This environmental document has been prepared to analyze the environmental effects of the Project. Public review of this addendum is not required according to CEQA.

1.3 PREVIOUS ENVIRONMENTAL DOCUMENTATION

In accordance with CEQA Guidelines Sections 15148 and 15150, this Addendum incorporates the 2020 certified PEIR (and its constituent parts) by reference. A summary of the 2020 certified PEIR and how it relates to this Addendum is provided below.

The 2020 PEIR evaluated 18 environmental topics and substantiated the following findings:

Less Than Significant Impacts Without Mitigation

- Aesthetics
- Agriculture and Forestry Resources
- Geology and Soils
- Hydrology and Water Quality
- Land Use and Planning
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Utilities and Service Systems

Impacts Mitigated to Less Than Significant with Mitigation Measures

- Cultural Resources

Significant, Unavoidable Impacts

- Air Quality
- Biological Resources
- Greenhous Gas Emissions
- Hazards and Hazardous Materials
- Mineral Resources
- Noise
- Transportation/Traffic

1.4 INTRODUCTION

1.4.1 PROJECT BACKGROUND

Site History

In May 2020, the Pioneertown Mane Street Historic District was entered in the National Register of Historic Places (NRHP) under Criterion A for Art (Film and Television) at the local level of significance. The buildings of Pioneertown were constructed between 1946 and 1966 and were built to serve as a permanent, Western-themed film set. Unlike contemporary film sets, the Pioneertown buildings served as functional commercial locations during off-filming hours, servicing the anticipated residents of the planned community surrounding Mane Street. The Historic District contains 19 buildings, five structures, and one object that contributes to its designation under the NRHP.

Pioneertown Community Action Guide

In October 2020, the County adopted the Pioneertown Community Action Guide (CAG) which prioritizes local community values including an emphasis on western history and culture, local context, and managed growth.

Project History

In August 2025, the County began the process of establishing a Special Development District, the Special Development–Mane Street Historic District (SD-MSHD) Land Use Zoning District, to establish context-sensitive regulations on land use, development standards, and building design. This County initiative seeks to reinforce the area's historic designation and reflects the local neighborhood's values to manage growth on their own terms, as expressed in the Pioneertown Community Action Guide and the privately initiated Development Code Amendment application.

1.5 PROJECT LOCATION AND SITE CHARACTERISTICS

1.5.1 Location

The Project area encompasses properties generally located along Mane Street and portions of adjacent roadways, including Tom Mix Road, Rawhide Road, Curtis Road, Roy Rogers Road, and Pioneertown Road.

The Proposed Project site is an area bound by Rawhide Road to the north, Pioneertown Road to the south and west, and Curtis Road to the east on approximately 44.97 acres. The irregular project site includes three 1.26-acre parcels on the northwest corner of Rawhide Road and Curtis Road in the 3rd Supervisorial District.

There is a total of 35 parcels within the Project site. The boundaries of the proposed Special Development-Mane Street Historic District (SD-MSHD) land use zoning district are shown in Figure 1.

1.5.2 Existing and Historic Land Uses

Existing land uses within the Project site include retail stores, restaurants, bars and taverns, a bowling alley, a religious facility, livestock uses, single-family residences, and vacant land.

Historic uses of the Project site have included a filming location, specialty retail, restaurant, post office, animal facility, street furniture, vacant land, and a parking lot.

1.5.3 Surrounding Land Uses

The Project site is surrounded on all sides with land categorized as Rural Living 1 du/2.5 ac max (RL). Surrounding parcels consist of single family homes and vacant lots.

1.5.4 Policy Plan Designation/Zoning

The Policy Plan Map Amendment will change the Land Use Category designation from Commercial (C) and Rural Living 1 du/2.5 ac max (RL) to Special Development (SD) within the Project site, to align with the new Special Development-Mane Street Historic District Zoning District (see Figure 2).

The Zoning Map Amendment will change the Land Use Zoning District designation from Special Development-Residential (SD-RES) to the Special Development-Mane Street Historic District (SD-MSHD) (see Figure 3).

1.6 PROJECT DESCRIPTION

The Proposed Project is a County-led initiative that seeks to establish allowed use requirements and building design standards aimed at preserving the historic character of Mane Street in Pioneertown, which is a district listed on the National Register of Historic Places (NRHP). This Project is comprised of the following components:

- A Policy Plan Amendment to amend Policy LU-4.11 to include the Pioneertown Special Development District in an existing prohibition of franchise businesses, and change the land use designation of the project area from Commercial (C) and Rural Living, 1 dwelling unit per 2.5 acres maximum (RL), to Special Development (SD);
- A Land Use Zoning District Amendment to change the zoning designation of the project area from Development-Residential (SD-RES) to Special Development-Mane Street Historic District (SD-MSHD); and
- A Development Code Amendment to establish development standards for a new Special Development-Mane Street Historic District (SD-MSHD) Zoning District.

Policy Plan Amendment

The Policy Plan Amendment is two-fold.

1. Prohibit Franchise Businesses. Policy LU-4.11 currently prohibits franchise businesses that have 11 or more locations worldwide under the same trademark, service mark, or company brand name in the

commercial focus area of Joshua Tree. A Policy Plan Amendment is proposed to include the Pioneertown Special Development District in this prohibition. This prohibition directly addresses community concerns on the potential negative effects that franchise businesses have on Pioneertown's character, as expressed by residents/community members during public outreach.

2. Align the Pioneertown Special Development District with Policy Plan Map. A Policy Plan Amendment is proposed to change the Land Use Category of the Project site from Commercial (C) and Rural Living 1 du/2.5 ac max (RL) to Special Development (SD) to align the proposed Pioneertown Special Development District zone with its corresponding Land Use Category in the Policy Plan.

Land Use Zoning District Amendment

The Project site's Land Use Zoning District is proposed to change from Special Development-Residential (SD-RES) to the Special Development-Mane Street Historic District (SD-MSHD), adding the new "-MSHD" suffix to establish a new SD zone to reflect the Project site's history and character. The Table 1 summarizes the Project site's existing land uses, existing/proposed Policy Plan Land Use Category, and existing/proposed Land Use Zoning District.

Table 1. Proposed Change in Land Use and Zoning Designation

APN	Land Use	Existing		Proposed	
		Land Use Category	Zoning District	Land Use Category	Zoning District
059439109, 059439106, 059421215, 059421232, 059421230, 059420146, 059421233, 059439107, 059439104, 059421130, 059421238, 059421234, 059439130, 059439129, 059439123, 059421236, 059421237, 059421202, 059421129, 059421239, 059439127, 059439114, 059439105, 059439126, 059439125, 059439120, 059439108, 059439132 (Parcel bound by Rawhide Road to the north, Pioneertown Road to the south and	Retail Stores, Restaurant, Bar, Tavern, Bowling Alley, Religious Structure, Livestock, Single-Family Residences and Vacant Land	Commercial (C)	Special Development -Residential (SD-RES)	Special Development (SD)	Special Development –Mane Street Historic District (SD-MSHD)

west, and Curtis Road to the east)					
059420148, 059420150, 059421132 , 059421134 Four parcels bounded by Rawhide Road to the north, Pioneertown Road to the south and west, and Tom Mix Road to the east.	Livestock, Vacant Land	Rural Living 1 du/2.5 ac max (RL)	Special Development -Residential (SD-RES)	Special Development (SD)	Special Development –Mane Street Historic District (SD-MSHD)
059421229, 059421228, 059421227 (Three parcels on the northwest corner of Rawhide Road and Curtis Road)	Single Family Residence and Vacant Land	Rural Living 1 du/2.5 ac max (RL)	Special Development -Residential (SD-RES)	Special Development (SD)	Special Development –Mane Street Historic District (SD-MSHD)

Development Code Amendment

A Development Code Amendment is proposed to establish provisions that apply to all subdivisions, new land uses and structures, and alterations to existing land uses and structures within the Project site. The proposed standards are reflective of community input from public outreach, character defining features from the National Register of Historic Places, and staff technical analyses. These proposed additions and modifications to the Development Code are summarized below.

- *Allowed Land Uses and Permit Requirements*. Revises allowed land uses and permit requirements in Development Code Table 82-17 to introduce three new land uses with definitions for *craft manufacturing*, *certified farmers' market*, and *accessory outdoor dining*. Requires the approval of a Site Plan Permit as the minimum threshold for a majority of future commercial uses. Introduces a new prohibition on nightclubs. Establishes size thresholds for discretionary permits.

- *Adaptive Reuse of Historic Resources.* Explicitly prohibits the demolition of historic resources. Clarifies that renovation of a historic structure within the Special Development District can be reviewed against the California Historic Building Code or the proposed standards for the Pioneertown Special Development District

- *Trail Easements*. Formalizes previously unclear trail easements with the intent of preserving pedestrian and equestrian access for portions in the Project site. Clarifies five distinct roads within the Pioneertown Special Development District as trail easements, and establishes standards on centerlines, total widths, vehicular and pedestrian access, and material type. Reinforces that Mane Street is to remain natural or developed with stabilized dirt; also requires any future dedications to explicitly abide by established sections of the Development Code (Section

86.06.090 (Covenant of Easements) and Chapter 83.05 (Dedications and Installations of Street and Trail Improvements)).

- *Building Design*. Introduces building design standards for projects within the Pioneertown Special Development District, based on "Character Defining Features" from the National Register of Historic Places. Regulates design forms and material type for buildings, such as false front western, cabin or barn, and roofs (gable, shed or low slope roofs). Establishes features, such as ornamental detailing, and material type for windows, porches, decks, railings, walls and fences. Prohibits the demolition of a contributing historic resource unless a public health or safety threat is posed.

- *Site Landscaping Standards*. Introduces context-specific landscaping standards for the Special Development District, such as requirements for the installation of historic landscape elements based on the National Historic Register, such as western/equestrian themed objects (faux tank houses, barrels, wagons, native plants, hitching posts).

- *Signage*. Establishes context-sensitive sign regulations to prevent sign clutter and ensure compatibility with the building architecture and western character of the area.

- *Parking*. Refined parking regulations to reinforce Mane Street's pedestrian/equestrian nature by explicitly prohibiting vehicular access to parking lots from Mane Street. Allows the creation of a community-initiated shared parking through a district-wide agreement throughout the Special Development District.

- *Development Standards*. Refined development standards for the Special Development District are outlined in the Table 2.

Table 2. Proposed Development Standards Summary

Development Standards	Existing Special Development-Residential (SD-RES) – Desert Region	Proposed
Density	1 DU per 40 acres Accessory dwellings as allowed by County Code **Chapter 84.36** (Accessory Dwelling Units)	1 DU per 40 acres; Accessory dwellings as allowed by County Code **Chapter 84.36** (Accessory Dwelling Units)
Floor Area Ratio	0.3:1	Lot <1 acre: 0.15 Lot 1 acre or more: 0.10
Lot Coverage	80%	Lot <1 acre: 60% Lot 1 acre or more: 40%
Setbacks	Front: 25 ft Side – street side: 25 ft Side – Interior (each): 10 ft Rear: 10 ft	Front Setbacks for: Mane Street: 50 ft Tom Mix Road: 40 ft. Roy Rogers Road: 40 ft. Rawhide Road: 40 ft.

		Curtis Road: 40 ft. Pioneertown Road: 25 ft. Interior Side: 0 ft. Rear: 10 ft.	
Build-to-Line	-	50 ft.	
Building Height	35 feet	28 ft.	
Building Area	-	3,500 sq.ft.	
Building Frontage	-	70 ft.	
Building Separation Distance	-	Buildings/ Structure Frontage Length	Minimum Separation distance
		20 ft. or less	5 ft.
		Greater than 20 ft. – 30 ft. or less	10 ft.
		Greater than 30 ft. – 40 ft. or less	15 ft.
		Greater than 40 ft. – 50 ft. or less	20 ft.
		Greater than 50 ft. – 60 ft. or less	25 ft.
		Greater than 60 ft. – 70 ft. or less	30 ft.
Landscaped Area	Single family land use: front and street setbacks Multi-family land use: 40% Industrial land use: 15% Institutional, Office, Retail land use: 20%	20% maximum; no minimum	

1.7 ORGANIZATION OF THE ADDENDUM

The addendum is organized in three sections as follows:

- Section 1.0, Introduction, provides an overview of the revised project, including the purpose and justification for the addendum, as well as a summary of the approved project and the proposed project modifications.
- Section 2.0, Environmental Discussion, includes an analysis of how environmental impact may be altered as a result of the revised project.
- Section 3.0, References, includes all sources referenced throughout this addendum.

1.8 DOCUMENTS INCORPORATED BY REFERENCE

The San Bernardino CWP EIR is incorporated by reference into this addendum (County 2020a).

Figure 1: Project Location and Vicinity

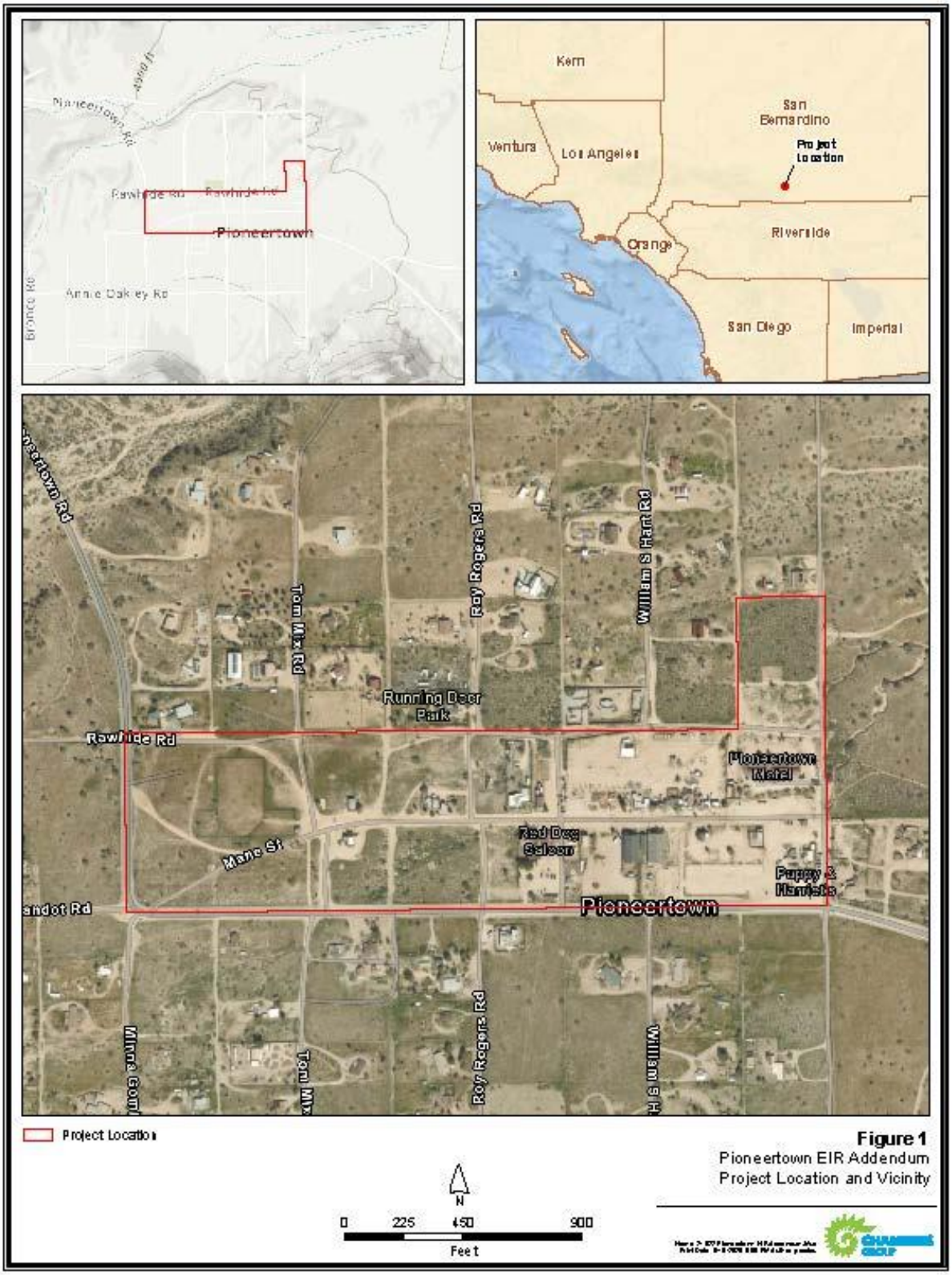


Figure 2: Existing and Proposed Land Use Map

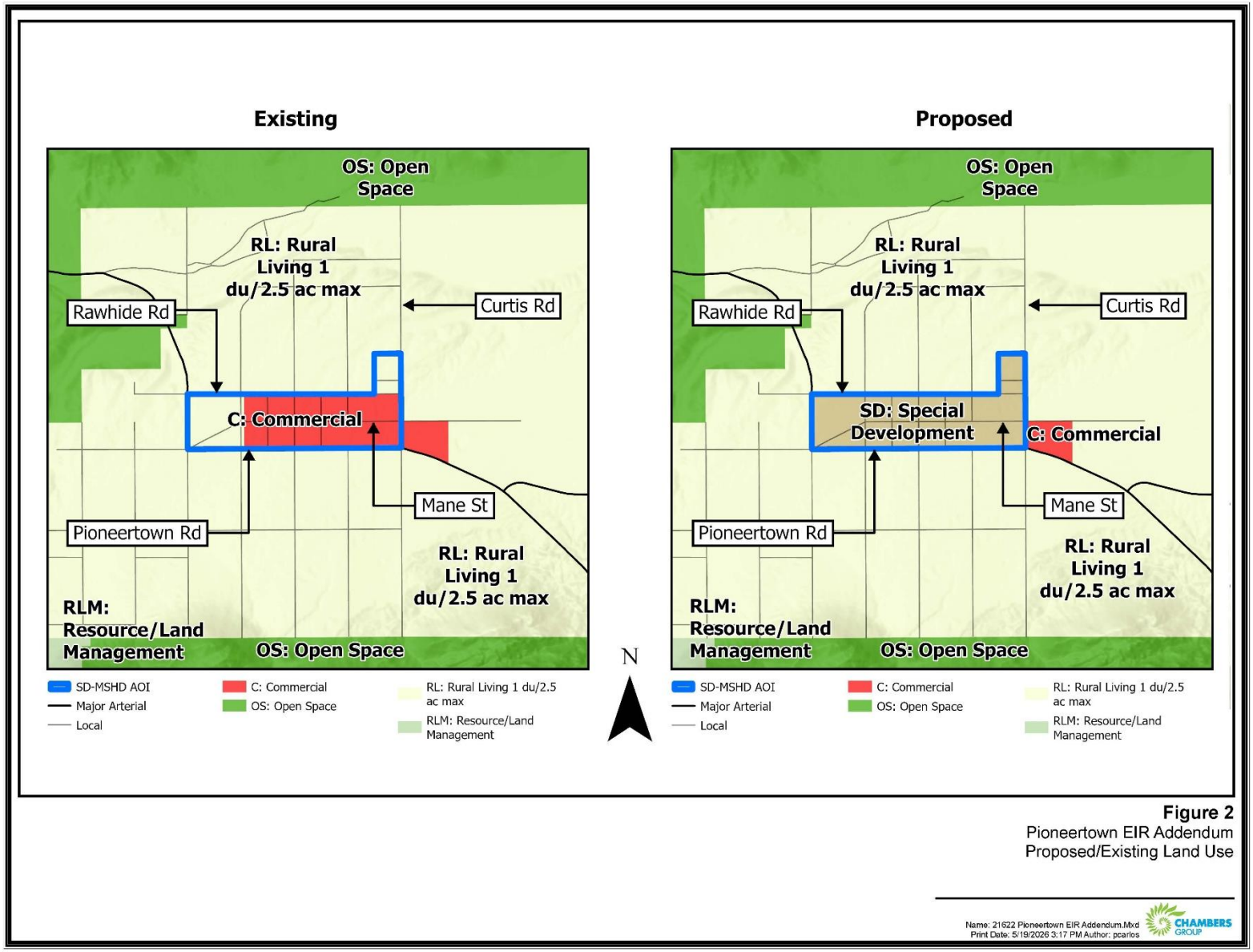


Figure 3: Existing and Proposed Zoning Map

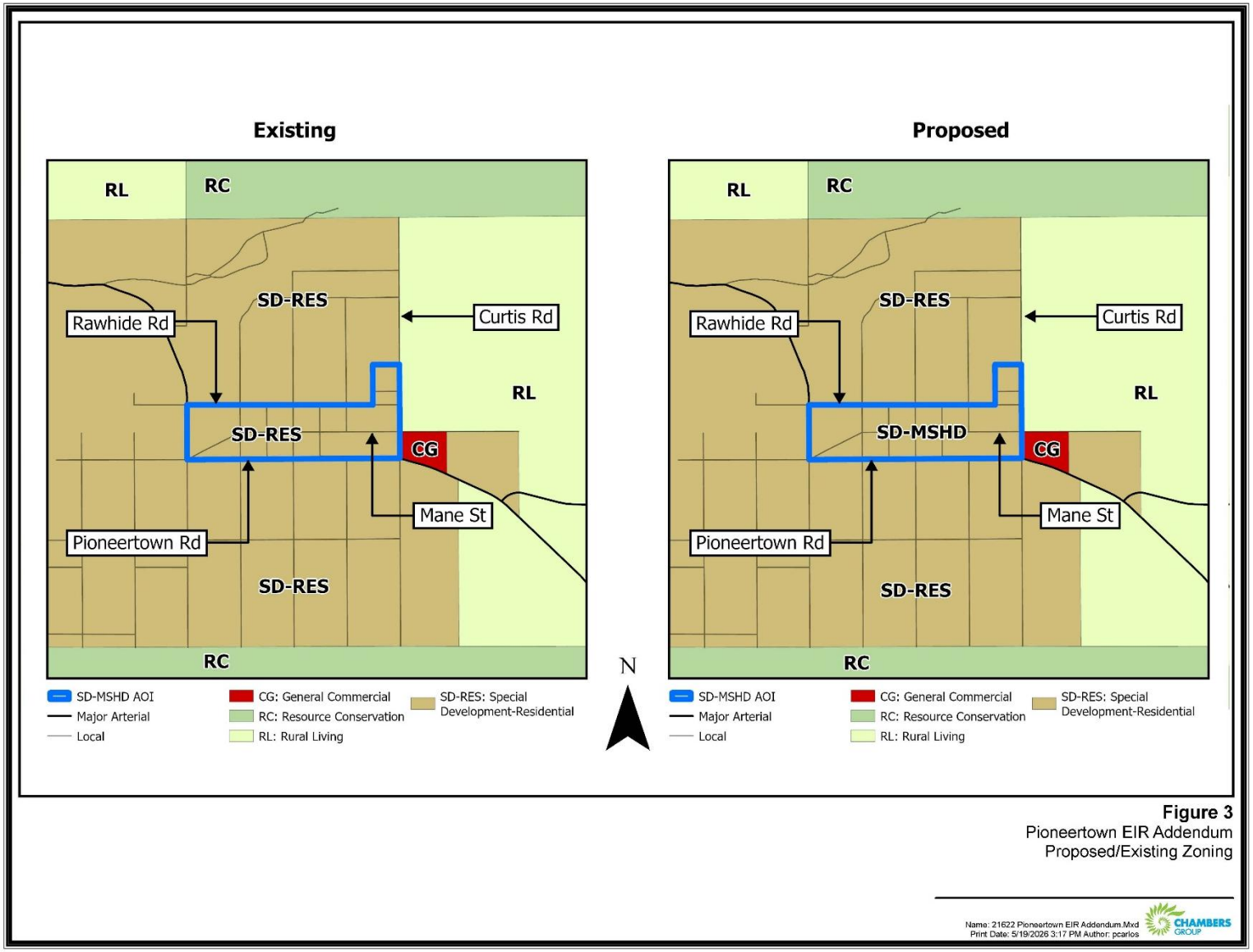


Figure 4: SD-MSHD Trail Easements and Centerlines Map

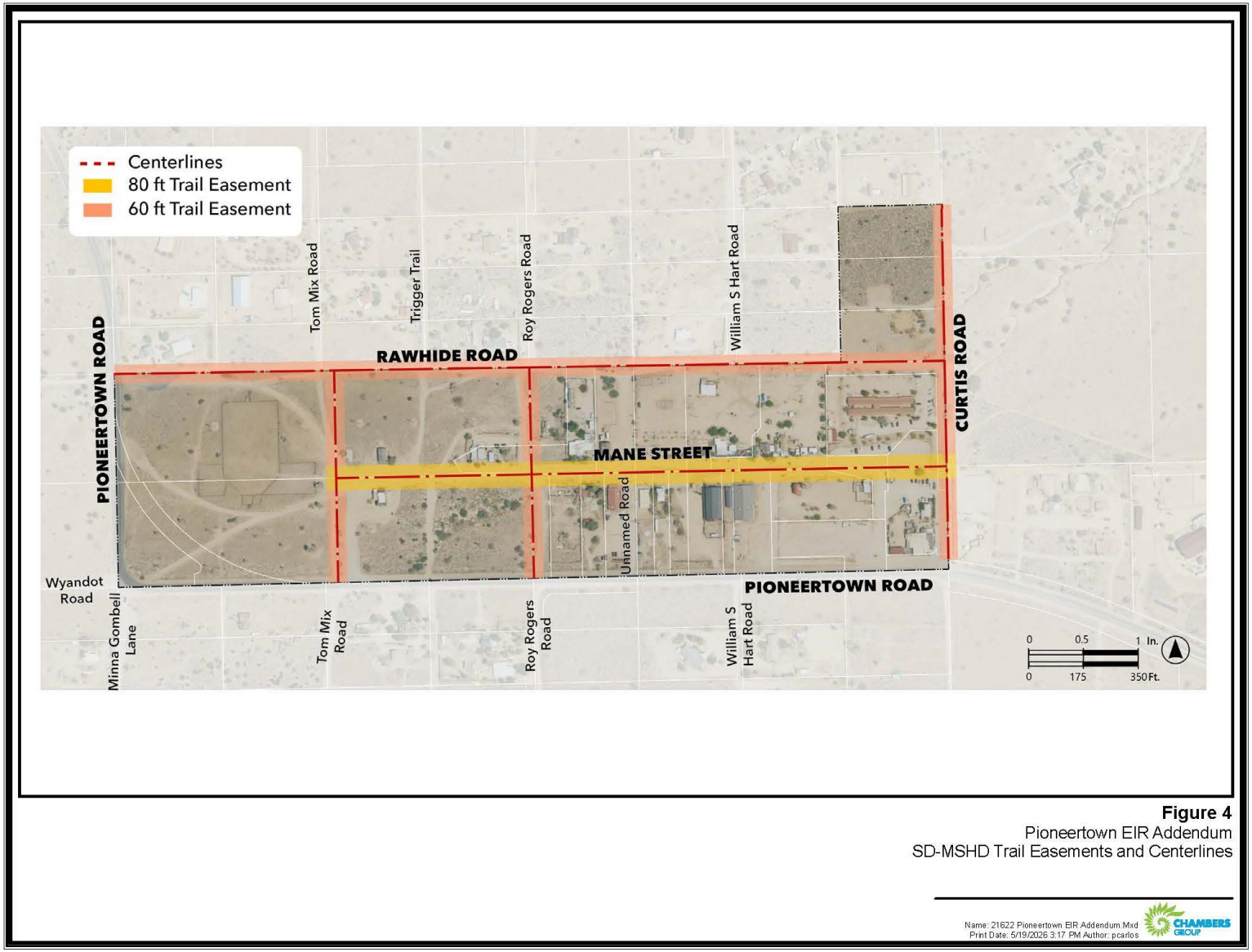
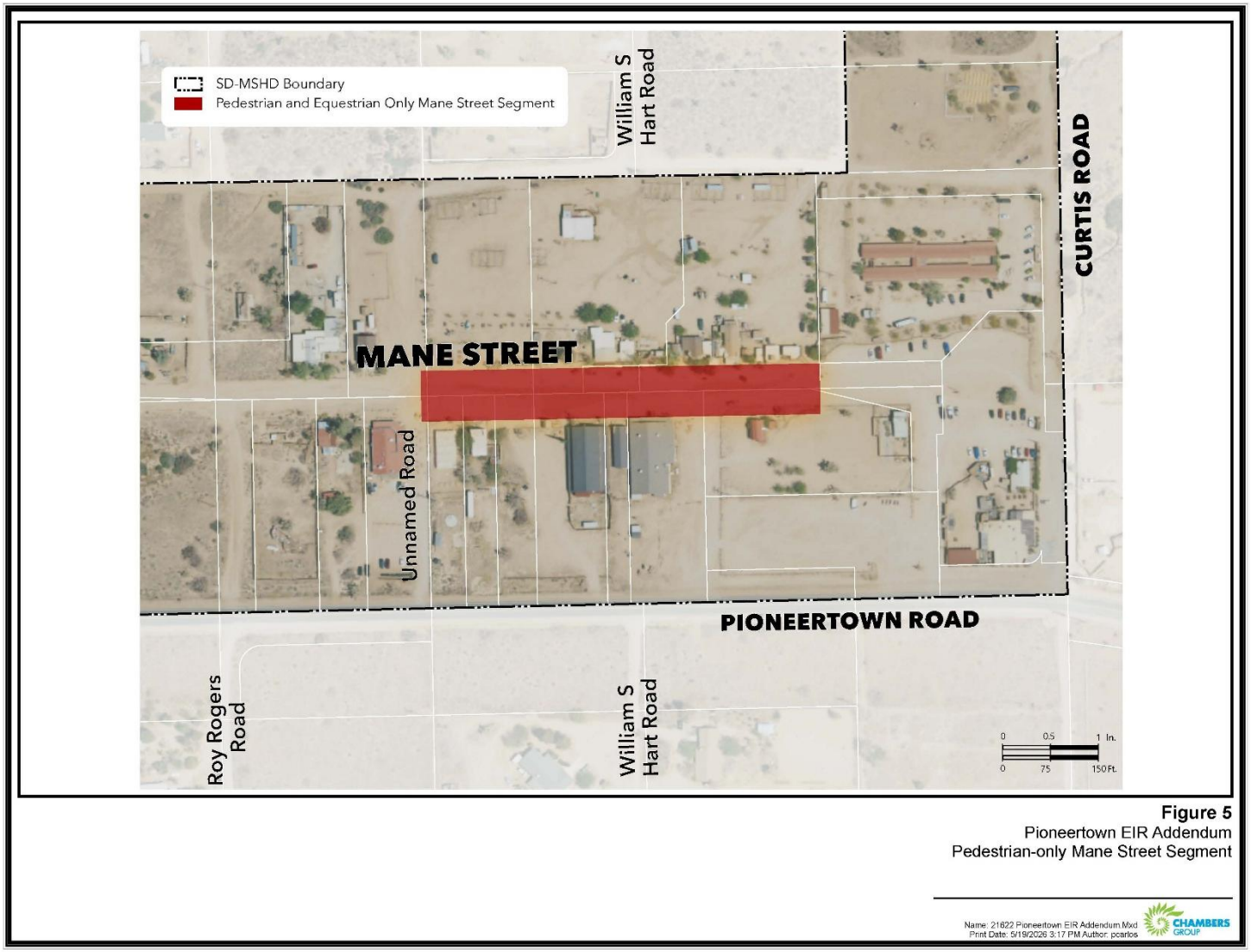


Figure 5: Pedestrian- and Equestrian-Only Mane Street Segment



SECTION 2.0 – ENVIRONMENTAL DISCUSSION

As described in Section 1, Introduction, the Project proposes to establish allowed use requirements and building design standards aimed at preserving the historic character of Mane Street in Pioneertown. As such, the following discussion summarizes the resulting Project impacts pursuant to CEQA Sections 15162 and 15164 to determine if the proposed changes, change in circumstances, or new information since approval of the EIR would require further environmental review or preparation of a subsequent environmental document.

2.1 ENVIRONMENTAL IMPACT ANALYSIS

The information below addresses each of the environmental issues that were previously analyzed within the scope of the previously certified PEIR, and primarily follows Appendix G of the 2026 CEQA Statute and Guidelines. The conclusions of the previously certified PEIR are provided as a reference for each environmental issue area for purpose of describing how the requested change in zoning and land use designation of Pioneertown would not result in any new significant impacts and would not increase the severity of the impacts identified in the PEIR.

2.1.1 Aesthetics

a) Would the project have a substantial adverse effect on a scenic vista?

PEIR Analysis: The PEIR concluded this impact to be less than significant. The County contains a variety of unique and important visual resources, including numerous expansive vistas of forests, hillsides, mountains, and desert landscapes. The greatest changes in land use, and thus in visual appearance, would occur within incorporated cities within the County's Valley region. In the overall Desert region, development is limited to incorporated cities and there is little developable land that is planned for buildout that would affect scenic views in unincorporated regions. For this reason, buildout of the proposed Project would have little to no effect on scenic vistas over a vast percentage of the Desert region. In all regions of the unincorporated County, implementation of Policy NR-4.1 would ensure that individual projects would minimize or avoid impacts to scenic views as much as feasible.

Proposed Project Analysis The Proposed Project would not result in a substantial adverse effect on a scenic vista. As described in the General PEIR, development in the East Desert Region is expected to remain low in intensity and dispersed, without substantial changes to development patterns or visual character. The proposed Project is consistent with, and more restrictive than, the development assumptions evaluated in the General PEIR, as it reduces allowable building intensity (see Table 2) and introduces design standards intended to preserve the historic and visual character of the area. The Project does not increase development capacity (density remains 1 DU/40 acres in most areas); it reduces permitted building height, FAR, and lot coverage; it introduces design standards specifically tied to historic character, not expansion; and it includes features like trail easements and setbacks, which can preserve open views.

While minor, localized view obstruction could occur from individual projects, this would be consistent with the level of impact previously analyzed and determined to be less than significant. The Project would not result in new or more severe impacts than those identified in the General PEIR.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

PEIR Analysis: The PEIR concluded this impact to be less than significant. The Desert Region contains numerous state and County-designated scenic highways; however, the vast majority of the Desert Region is outside the jurisdiction of the County and is managed by state and federal agencies. Therefore, County-designated scenic routes in the region were found to be largely unaffected by implementation of the PEIR. There are no officially designated state-designated scenic highways in the region. The PEIR concluded that, upon implementation of existing regulations and proposed Countywide policies, impacts to scenic resources within a state scenic highway would be less than significant.

Proposed Project Analysis: There are no state scenic highways within the Project vicinity or viewshed. The closest state-designated scenic highway is a segment of State Route 247 located 4 miles northeast of the Project site (Caltrans 2026). Due to the distance between the Project site and State Route 247, as well as intervening topography, the Project site is not visible from this designated scenic highway. Therefore, the Proposed Project would not result in significant impacts and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?

PEIR Analysis: The PEIR concluded this impact to be less than significant. Changes in land use in the CWP are generally limited to portions of the unincorporated County that feature existing urban development. The East Desert Region is not targeted for future growth under the CWP. No area of the region was expected to experience a major change in community character or visual appearance under the CWP since most development capacity is in areas allowing very low-density residential uses. Applicable portions of the San Bernardino County Development Code and relevant goals and policies of the CWP would reduce impacts on public views to a less than significant level.

Proposed Project Analysis: The Project site is located within the Pioneertown Mane Street Historic District, which is characterized by Western-themed historic buildings, low-scale development, and a desert landscape setting with open space and views of surrounding landforms. Existing development within the site includes a mix of commercial uses, residences, and vacant land, and already reflects a developed historic district rather than an undisturbed natural landscape.

The Proposed Project is a regulatory action that establishes a new SD-MSHD zoning designation with development standards and design guidelines specifically intended to preserve and enhance the historic and visual character of the area. These include standards related to building height, massing, materials, and architectural features based on the NRHP “character-defining features” of Mane Street. The Project also reduces allowable development intensity compared to existing zoning by lowering maximum building height, reducing floor area ratios and lot coverage, and maintaining very low residential density. These limitations would result in smaller-scale, less visually prominent structures than anticipated under the PEIR that are compatible with the existing setting.

While future development facilitated by the Project could incrementally alter the visual character of individual parcels through new construction or modifications to existing structures, such changes would occur within a framework of the proposed design standards that ensure compatibility with the established

historic character. As a result, development would be expected to reinforce, rather than degrade, the visual quality of the area. Additionally, the Project does not introduce new types of urban development, large-scale infrastructure, or high-intensity land uses that would substantially contrast with or degrade the surrounding rural desert environment.

Thus, the Project impacts related to the visual character would be less than significant and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

PEIR Analysis: The PEIR concluded this impact to be less than significant. While individual projects in the East Desert Region could increase nighttime illumination at a local level, the PEIR determined that the minimal amount of anticipated regional growth would be expected to have a negligible impact on the region's overall light environment.

Proposed Project Analysis: The Project site is located in a rural desert setting with existing development that includes commercial uses, residences, and visitor-serving uses along Mane Street, all of which currently generate limited nighttime lighting typical of a small, rural historic district.

The Proposed Project is a regulatory action that establishes zoning and development standards and does not, in itself, introduce new sources of lighting or glare. Future development or redevelopment within the Project site could include exterior lighting associated with permitted uses; however, such lighting would be subject to existing County Development Code requirements related to outdoor lighting, which are intended to minimize light spillover, glare, and skyglow, particularly in rural areas. Additionally, the Project's emphasis on preserving the historic character of the Mane Street Historic District would encourage low-intensity, historically compatible lighting consistent with the area's existing visual character.

The Project does not increase allowable development intensity and reduces the scale of potential development compared to existing zoning (e.g., lower building heights and floor area ratios). As such, the potential for new or intensified sources of light and glare would not exceed what was analyzed in the General PEIR. The General PEIR concluded that light and glare impacts in the East Desert Region would be less than significant due to limited, dispersed development and compliance with applicable regulations.

Therefore, the Proposed Project would not create a new source of substantial light or glare that would adversely affect day or nighttime views and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to aesthetics were identified in the PEIR.

2.2 AGRICULTURAL RESOURCES

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to non-agricultural use?

PEIR Analysis: The PEIR concluded this impact to be less than significant. According to the PEIR, the CWP would result in the conversion of approximately 424 acres of designated Prime Farmland, Farmland of Statewide Importance, and Unique Farmland to non-agricultural use and urban development, which is approximately 2 percent of all County important farmland. There is no mapped important farmland in the East Desert Region. With implementation of CWP policies, impacts from converting farmland would be less than significant.

Proposed Project Analysis: The Project site is not designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (DOC 2026a). Therefore, the Proposed Project would not convert farmland to non-agricultural use, and no impact would occur.

Thus, implementation of the Proposed Project would not result in significant impacts regarding the conversion of Farmland and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

b) Would the Project conflict with existing zoning for agricultural use, or a Williamson Act Contract?

PEIR Analysis: The PEIR concluded this impact to be less than significant. There are no Williamson Act lands in the East Desert Region. With implementation of regulatory requirements and CWP policies, impacts on Williamson Act contracts would be less than significant.

Proposed Project Analysis: The Project site is not under a Williamson Act Contract (DOC 2026b). Therefore, the Proposed Project would not conflict with a Williamson Act Contract. The Project site's existing SD-RES zoning permits agriculture support services, animal keeping, crop production, and hemp cultivation. The proposed SD-MSHD zoning would permit animal keeping, community gardens, and pet farms.

While some agricultural uses (e.g., large-scale crop production or agricultural support services) would no longer be permitted, such uses are not characteristic of the Project site, which is developed as a historic commercial district with visitor-serving uses. Existing uses within the Project site, including horse-related facilities, are considered animal-keeping uses and would remain permitted under the proposed zoning.

Because the Project would not affect lands under Williamson Act contract, would not convert farmland, and would continue to allow limited agricultural uses consistent with existing conditions, the reduction in allowable agricultural uses would not result in a significant impact. Therefore, impacts would be less than significant.

Thus, implementation of the Proposed Project would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

c) Would the project 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])?

PEIR Analysis: The PEIR concluded this impact to be less than significant. All of the proposed growth in the East Desert Region would be in three Community Plan Areas (CPAs): Homestead Valley, Joshua Tree, and Morongo Valley. There is no forest vegetation in the Homestead Valley and Joshua Tree CPAs, and only minimal forest vegetation along the northwest boundary of the Morongo Valley CPA. That portion of

the Morongo Valley CPA is designated as Open Space under the CWP, compatible with forest cultivation and harvesting. The PEIR concludes that impacts on forest land would be less than significant.

Proposed Project Analysis: The Project site is developed with existing commercial, residential, and vacant land uses within the Pioneertown community and is located in a desert environment that does not support forest or timber resources.

The Proposed Project would amend the zoning designation from SD-RES to SD-MSHD. However, neither the existing nor proposed zoning designations are intended for forest or timber production uses. As such, the Proposed Project would not conflict with existing zoning for forest land or timberland, nor would it result in the rezoning of forest land or timberland to non-forest uses.

Thus, implementation of the Proposed Project would not result in significant impacts regarding conflicts with existing zoning of forest land or timberland and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

d) Would the project result in the loss of forest land or conversion of forest land to non-forest use?

PEIR Analysis: The PEIR concluded this impact to be less than significant. The analysis of impacts to forest land in the Desert regions discussed in PEIR Impact 5.2-3 applies to this impact as well. Therefore, CWP implementation would not cause other changes in the environment which could convert forest land to non-forest use.

Proposed Project Analysis: The Project site does not contain forest land and is located within a developed rural desert community characterized by commercial, residential, and vacant land uses. The Proposed Project would amend the zoning designation from SD-RES to SD-MSHD to implement historic district development standards and would not authorize the removal or conversion of forested lands.

Thus, implementation of the Proposed Project would not result in significant impacts regarding the loss or conversion of forest land and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

e) Would the project 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?

PEIR Analysis: The PEIR concluded this impact to be less than significant. The analysis of impacts to forest land in the Desert regions discussed in PEIR Impact 5.2-3 applies to this impact as well. Therefore, CWP implementation would not cause other changes in the environment which could convert forest land to non-forest use.

Proposed Project Analysis: The Project site is not designated as Prime Farmland, Unique Farmland, Farmland of Statewide Importance, forest land, or timberland (DOC 2026a). The site is located within the developed Pioneertown community and consists of existing commercial, residential, visitor-serving, and vacant land uses. The Proposed Project would amend land use and zoning designations to establish the SD-MSHD zoning district and implement historic preservation-oriented development standards.

The Proposed Project would not induce the conversion of farmland to non-agricultural use or forest land to non-forest use, either directly or indirectly, because such resources do not occur on or adjacent to the Project site. Therefore, no impact would occur.

Thus, implementation of the Proposed Project would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to agricultural resources were identified in the PEIR.

2.3 AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?

PEIR Analysis: The PEIR found that the CWP would not be consistent with the Mojave Desert Air Quality Management District (MDAQMD) Air Quality Management Plan (AQMP) because construction and operational activities related to buildout of the CWP would result in air pollutant levels that exceed MDAQMD significance thresholds. Implementation of PEIR MM AQ-1 and AQ-2, various goals and policies of the CWP, and applicable South Coast Air Quality Management District (SCAQMD) and MDAQMD rules and regulations would contribute to reducing regional criteria air pollutants during construction and operational phases of development projects. However, due to the magnitude and intensity of development accommodated by the CWP, as well as regional air quality influences beyond the control of the County, it was determined that the CWP would be considered inconsistent with the AQMP, resulting in a significant and unavoidable impact.

Proposed Project Analysis: Pioneertown is located within East Desert Region of the County, which is located in the Mojave Desert Air Basin (MDAB), which encompasses the desert portions of San Bernardino County, Riverside County, Los Angeles County, and eastern Kern County. The MDAB is characterized by broad desert valleys, arid terrain, and isolated mountain ranges. Regionally, the air basin is bounded by surrounding mountain systems that influence localized meteorological conditions and regional air circulation patterns.

The Project site lies within the MDAB, which is regulated by the MDAQMD. The Project consists of a Policy Plan Amendment, a Policy Plan Map Amendment, a Zoning Map Amendment, and a Development Code Amendment to establish the SD-MSHD, and does not increase development capacity or induce population or employment growth beyond what was assumed in the CWP and evaluated in the PEIR.

Consistency with the AQMP is based on consistency with regional population, housing, and employment projections developed by the Southern California Association of Governments (SCAG), which form the basis for MDAQMD's emissions forecasts. The Proposed Project does not alter these projections and does not introduce additional growth. Instead, it reduces allowable development intensity by limiting building height, floor area ratio, and overall building size, and establishes design standards within an already developed area.

The existing SD-RES zoning allows 1 dwelling unit per 40 acres. The proposed SD-MSHD zoning would allow 1 dwelling unit per 40 acres throughout the Project site. Because most parcels within the Project site are significantly smaller than 40 acres, the proposed zoning would preclude residential development on

parcels that could otherwise accommodate accessory dwelling units under existing regulations. Therefore, the Project would not increase residential density.

Future development under the Proposed Project would be subject to MDAQMD rules and regulations that implement the AQMP and control emissions from construction and operational activities.

Because the Proposed Project would not increase emissions beyond those analyzed in the PEIR and would remain consistent with regional growth assumptions and applicable air quality regulations, it would not conflict with or obstruct implementation of the AQMP. Therefore, the Proposed Project would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

b) Would the project 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?

Operation

PEIR Analysis: According to the PEIR, development anticipated under the CWP would generate long-term regional emissions of VOC, NOx, PM_{10}, and $PM_{2.5}$ that exceed SCAQMD and MDAQMD significance thresholds. These emissions would contribute to existing ozone and particulate matter nonattainment conditions in the South Coast Air Basin and MDAB. Although the CWP includes policies to reduce emissions through compact development, transit improvements, vehicle trip reduction, energy conservation, renewable energy use, and construction dust controls, the scale of future growth would still result in emissions above regional thresholds. As a result, the CWP was determined to make a considerable contribution to regional air quality nonattainment in the region, resulting in a significant cumulative air quality impact.

Proposed Project Analysis: The Proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the MDAB is in nonattainment. As identified in the PEIR, significant cumulative air quality impacts are driven by the overall population and employment growth anticipated under the CWP.

The Project consists of regulatory amendments to establish the SD-MSHD and would not introduce new growth. Instead, it maintains the existing allowable residential development density of one dwelling unit per 40 acres, and reduces allowable building height, floor area ratio, and lot coverage. As most parcels within the Project site are substantially smaller than 40 acres, the proposed zoning would preclude residential development on many parcels that could otherwise accommodate units under existing regulations, thereby reducing potential population growth and associated emissions.

The PEIR concluded that development under the CWP would result in a cumulatively considerable net increase in criteria pollutants due to the scale of growth across the unincorporated County, including within the MDAB. However, the Proposed Project does not increase the scale or intensity of development beyond what was analyzed and, in fact, would reduce development potential within the Project site by limiting building height, floor area ratio, and overall building size.

Future development would remain subject to MDAQMD rules and regulations and applicable County policies that reduce construction and operational emissions. Therefore, the Proposed Project would not

result in new or more severe cumulative air quality impacts than those identified in the General PEIR, and impacts would remain significant and unavoidable as previously disclosed, but would not be exacerbated by the Proposed Project.

Construction

PEIR Analysis: As described in the PEIR, construction emissions are associated with the overall scale of development anticipated under the CWP and were determined to be significant and unavoidable due to the cumulative nature of development across the unincorporated County.

Proposed Project Analysis: The Proposed Project is a regulatory action that does not, in itself, include or authorize specific construction activities. Future construction within the Project site would occur on a project-by-project basis and would be consistent with, or less intensive than, the development levels assumed in the PEIR. In particular, the Project reduces allowable development intensity by limiting building height, floor area ratio, and overall building size, which would correspondingly reduce the extent and duration of construction activities relative to what could occur under existing zoning.

All future construction activities would be required to comply with applicable MDAQMD rules and County policies aimed at reducing construction emissions, including measures to control fugitive dust and use low-emission equipment.

Because the Proposed Project does not increase the scale or intensity of construction beyond what was previously analyzed, it would not result in new or more severe construction-related air quality impacts. Therefore, impacts would remain significant and unavoidable as identified in the PEIR, but the Proposed Project would not contribute to a cumulatively considerable increase beyond those impacts.

c) Would the project expose sensitive receptors to substantial pollutant concentrations?

Localized Carbon Monoxide (CO Concentrations)

PEIR Analysis: As described in the PEIR, CO hotspots would only occur under extremely high traffic volumes that are not feasible within the unincorporated County, including the MDAB, and no such hotspots currently exist.

Proposed Project Analysis: The Proposed Project is a regulatory action that does not increase development intensity or traffic beyond what was analyzed in the PEIR. The Project would maintain the existing residential development density of one dwelling unit per 40 acres and reduce overall development intensity through lower building height, floor area ratio, and lot coverage. As such, the Project would not generate traffic volumes capable of creating or contributing to CO hotspots.

Sensitive receptors in the Project vicinity, including residences, would not be exposed to substantial pollutant concentrations as a result of the Project. Therefore, impacts would be less than significant and would not increase the number or severity of significant impacts already identified in the previously certified PEIR.

Toxic Air Contaminants (TACs)

PEIR Analysis: As described in the EIR, the CWP could result in increased exposure to toxic air contaminants (TACs), particularly diesel particulate matter (DPM), from industrial and commercial development such as warehouses, truck operations, and facilities using transport refrigeration units. While TAC emissions from permitted stationary sources (e.g., dry cleaners, chemical processing facilities, and gasoline stations) would be regulated through SCAQMD and MDAQMD permitting programs and required health risk assessments, emissions from nonpermitted mobile sources such as truck travel, idling, and off-road equipment are not subject to the same local permitting controls. These mobile-source emissions could increase cancer and noncancer health risks and contribute to particulate matter concentrations near sensitive receptors. Because project-specific details were not available at the program level, quantitative health risk modeling was not conducted; however, existing air quality studies indicate elevated cancer risks in portions of the Valley Region, and cumulative impacts from clustered industrial and warehouse developments could exceed established health risk thresholds. Therefore, the PEIR conservatively concludes that health risk impacts from nonpermitted TAC sources associated with future industrial and commercial development under the CWP would be significant.

Proposed Project Analysis:

The Proposed Project is a regulatory action that does not introduce new industrial land uses or expand the types or intensity of uses that would generate substantial TAC emissions. Instead, the Project refines and, in some cases, limits allowable land uses and development intensity within an existing historic district. The SD-MSHD zoning district is oriented toward low-intensity, visitor-serving, and small-scale commercial uses and does not facilitate large-scale industrial uses such as warehousing or logistics facilities that are primary sources of diesel particulate matter (DPM).

Potential stationary sources of TAC emissions would remain subject to MDAQMD permitting requirements, including New Source Review and health risk assessment thresholds, ensuring that emissions are reduced below applicable significance levels. Mobile-source TAC emissions would be limited due to the Project's reduction in development intensity and associated vehicle activity compared to existing zoning. Furthermore, Before any individual development can occur in the Project area, it must be analyzed for consistency with the CWP, zoning requirements, and other applicable local and state requirements; comply with CEQA requirements; and obtain necessary clearances and permits. The CWP includes policies that require a cumulative health risk assessment (HRA) when a project potential effects sensitive-receptors in the unincorporated environmental justice focus areas (Policy HZ-3.2). This includes evaluating the effect of truck travel on local arterials to the freeway.

The PEIR conservatively concluded that TAC impacts from nonpermitted sources could be significant due to the scale of development allowed countywide, particularly from industrial uses. However, the Proposed Project does not increase the scale or intensity of such uses and would not contribute to a cumulatively considerable increase in TAC emissions.

Therefore, impacts related to TAC exposure would remain significant and unavoidable as identified in the PEIR, but the Proposed Project would not result in new or more severe impacts.

d) Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Operation

PEIR Analysis: According to the PEIR, buildout of the CWP could introduce new odor-generating land uses, particularly industrial and indoor agricultural uses, that may create objectionable odors affecting nearby sensitive receptors. Although SCAQMD and MDAQMD Rule 402 prohibit nuisance odors and future projects would be subject to project-level environmental review and odor-control measures, some projects located near sensitive land uses could still result in significant odor impacts. Therefore, operational odor impacts have the potential to be significant and would require project-specific evaluation and mitigation. It was determined that mitigation Measure AQ-4 would ensure that sources identified by SCAQMD or MDAQMD are mitigated through adherence to an odor control plan and comply with Rule 402. Therefore, it was determined this impact would be mitigated to a less-than-significant level.

Proposed Project Analysis: As described in the EIR, objectionable odors are typically associated with industrial land uses. The Proposed Project establishes the SD-MSHD zoning district, which emphasizes low-intensity, visitor-serving, and small-scale commercial uses and does not facilitate industrial uses that are primary sources of nuisance odors.

While some limited uses allowed under the Project (e.g., restaurants or small-scale agricultural uses such as animal keeping) could generate minor odors, these would be typical of existing conditions within the Project site. Any future uses would be subject to MDAQMD Rule 402, which prohibits emissions that create nuisance odors, and would be addressed through project-level review, if necessary.

Because the Proposed Project does not introduce or intensify odor-generating land uses beyond what was analyzed in the PEIR, and would generally limit higher-intensity uses, it would not expose sensitive receptors to substantial odor concentrations. Therefore, impacts would be less than significant, and no new or more severe impacts would occur.

Construction

PEIR Analysis: According to the PEIR, construction activities would generate temporary odors from equipment exhaust, asphalt application, and architectural coatings. These odors would be short-term, intermittent, and localized to the immediate construction area, and would dissipate rapidly with distance. As a result, construction-related odor impacts were determined to be less than significant.

Proposed Project Analysis: As described in the PEIR, construction activities may generate temporary odors from equipment exhaust, asphalt paving, and architectural coatings; however, such odors are short-term, intermittent, and localized.

The Proposed Project is a regulatory action and does not, in itself, include construction. Future construction activities would occur on a project-by-project basis and would be consistent with or less intensive than development levels analyzed in the PEIR due to reduced development intensity. Any construction-related odors would dissipate rapidly with distance and would not affect sensitive receptors at a substantial level.

Therefore, construction-related odor impacts would be less than significant, consistent with the conclusions of the General PEIR, and would not be exacerbated by the Proposed Project.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to air quality were identified in the PEIR and are applicable to the Proposed Project:

AQ-1 Prior to discretionary approval by the County for development projects subject to California Environmental Quality Act (CEQA) review (i.e., nonexempt projects), project applicants shall prepare a technical assessment evaluating potential air quality impacts related to the project operation phase and submit it to the County Land Use Services Department for review and approval. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology, for projects in the South Coast Air Basin (SoCAB), and conformance with the Mojave Desert Air Quality Management District (MDAQMD) for projects in the Mojave Desert Air Basin (MDAB). If operation-related air pollutants are determined to have the potential to exceed the SCAQMD/MDAQMD-adopted thresholds of significance, the County Land Use Services Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during operational activities. The identified measures shall be included as part of the conditions of approval. Possible mitigation measures to reduce long-term emissions can include, but are not limited to:

- For site-specific development that requires refrigerated vehicles, the construction documents shall demonstrate an adequate number of electrical service connections at loading docks for plug-in of the anticipated number of refrigerated trailers to reduce idling time and emissions.
- Applicants for manufacturing and light industrial uses shall consider energy storage and combined heat and power in appropriate applications to optimize renewable energy generation systems and avoid peak energy use.
- Site-specific developments with truck delivery and loading areas and truck parking spaces shall include signage as a reminder to limit idling of vehicles while parked for loading/unloading in accordance with Section 2485 of 13 CCR Chapter 10.
- Provide changing/shower facilities as specified, at minimum, or greater than in the guidelines in Section A5.106.4.3 of the CALGreen Code (Nonresidential Voluntary Measures).
- Provide bicycle parking facilities equivalent to or greater than as specified in Section A4.106.9 (Residential Voluntary Measures) of the CALGreen Code. Provide preferential parking spaces for low-emitting, fuel-efficient, and carpool/van vehicles equivalent to or greater than Section A5.106.5.1 of the CALGreen Code (Nonresidential Voluntary Measures).
- Provide facilities to support electric charging stations per Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures) of the CALGreen Code.
- Applicant-provided appliances shall be Energy Star-certified appliances or appliances of equivalent energy efficiency (e.g., dishwashers, refrigerators, clothes washers, and dryers). Installation of Energy Star-certified or equivalent appliances shall be verified by Building & Safety during plan check.
- Applicants for future development projects along existing and planned transit routes shall coordinate with the County of San Bernardino and the applicable transit agency to ensure that bus pad and shelter improvements are incorporated, as appropriate.

AQ-2 Prior to issuance of any construction permits for development projects subject to California Environmental Quality Act review (i.e., non-exempt projects), development project applicants shall prepare and submit to the County Land Use Services Department a technical assessment evaluating potential project construction-related air quality impacts. The evaluation shall be prepared in conformance with South Coast Air Quality Management District (SCAQMD) methodology for projects within the South Coast Air Basin (SoCAB), and conformance with the Mojave Desert Air Quality Management District (MDAQMD) for projects in the Mojave Desert Air Basin (MDAB). If construction-related criteria air pollutants are determined to have the potential to exceed the adopted thresholds of significance of the applicable air district, the County Land Use Development Services Department shall require that applicants for new development projects incorporate mitigation measures to reduce air pollutant emissions during construction activities to below these thresholds. These identified measures shall be incorporated into appropriate construction documents (e.g., construction management plans) submitted to the County and shall be verified by the County's Public Works Department. Mitigation measures to reduce construction-related emissions could include, but are not limited to:

- Use of construction equipment rated by the United States Environmental Protection Agency as having Tier 3 (model year 2006 or newer) or Tier 4 (model year 2008 or newer) emission limits, applicable for engines between 50 and 750 horsepower. A list of construction equipment by type and model year shall be maintained by the construction contractor on-site and available for County review upon request.
- Ensure construction equipment is properly serviced and maintained to the manufacturer's standards.
- Use of alternative-fueled or catalyst-equipped diesel construction equipment, if available and feasible.
- Clearly posted signs that require operators of trucks and construction equipment to minimize idling time (e.g., five minute maximum).
- Preparation and implementation of a fugitive dust control plan that may include the following measures: Disturbed areas (including storage piles) that are not being actively utilized for construction purposes shall be effectively stabilized using water or chemical stabilizer/suppressant, or covered with a tarp or other suitable cover (e.g., revegetated).
- On-site unpaved roads and offsite unpaved access roads shall be effectively stabilized using water or chemical stabilizer/suppressant.
- Land clearing, grubbing, scraping, excavation, land leveling, grading, cut and fill, and demolition activities shall be effectively controlled utilizing application of water or by presoaking.
- Material shall be covered or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained when materials are transported off-site.
- Operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.)
- Following the addition of materials to or the removal of materials from the surface of outdoor storage piles, said piles shall be effectively stabilized to prevent fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
- Within urban areas, trackout shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.

- Any site with 150 or more vehicle trips per day shall prevent carryout and trackout.
- Limit traffic speeds on unpaved roads to 15 mph.
- Install sandbags or other erosion control measures to prevent silt runoff to public roadways from sites with a slope greater than 1 percent.
- Install wheel washers for all exiting trucks or wash off all trucks and equipment leaving the project area

AQ-3 Applicants for new discretionary industrial or warehousing projects or commercial land uses that would generate substantial diesel truck travel—i.e., 100 diesel trucks per day or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses—shall contact the South Coast Air Quality Management District (SCAQMD) or Mojave Desert Air Quality Management District (MDAQMD) in conjunction with County staff to determine the appropriate level of health risk assessment (HRA) required. If preparation of an HRA is required, all HRAs shall be submitted to the County Land Use Services Department and the SCAQMD or MDAQMD for evaluation. The HRA shall be prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment and SCAQMD, for projects within the South Coast Air Basin (SoCAB), or MDAQMD for projects within the Mojave Desert Air Basin (MDAB).

The HRA shall consider cumulative impacts from industrial/warehouse projects within 1,000 feet of the boundary of the project site. If the HRA shows that the project-level or cumulative incremental cancer risk exceeds ten in one million (10E 06) or the risk thresholds in effect at the time a project is considered, or that the appropriate noncancer hazard index exceeds 1.0 or the thresholds as determined by SCAQMD or MDAQMD at the time a project is considered, the applicant will be required to identify and demonstrate that measures are capable of reducing potential cancer and noncancer risks to an acceptable level, including appropriate enforcement mechanisms. Measures to reduce risk impacts may include but are not limited to:

- Restricting idling onsite beyond Air Toxic Control Measures idling restrictions, as feasible.
- Electrifying warehousing docks.
- Requiring use of newer equipment and/or vehicles.
- Restricting offsite truck travel through the creation of truck routes. Measures identified in the HRA shall be identified as mitigation measures in the environmental document and/or incorporated into the site development plan as a component of the proposed project.

AQ-4 If it is determined during project-level environmental review that a discretionary project has the potential to emit nuisance odors beyond the property line, an odor management plan shall be prepared and submitted by the project applicant prior to project approval to ensure compliance with the South Coast Air Quality Management District (SCAQMD) Rule 402 for projects in the South Coast Air Basin (SoCAB) or Mojave Desert Air Quality Management District (MDAQMD) Rule 402 for projects in the Mojave Desert Air Basin (MDAB). The following facilities that are within the specified buffer distances from sensitive receptors (in parentheses) have the potential to generate substantial odors:

- Wastewater Treatment Plan (2 miles)
- Sanitary Landfill (1 mile)
- Transfer Station (1 mile)
- Composting Facility (1 mile)
- Petroleum Refinery (2 miles)
- Asphalt Batch Plan (1 mile)

- Chemical Manufacturing (1 mile)
- Fiberglass Manufacturing (1 mile)
- Painting/Coating Operations (1 mile)
- Food Processing Facility (1 mile)
- Feed Lot/ Dairy (1 mile)
- Rendering Plant (1 mile)

The Odor Management Plan prepared for these facilities shall identify control technologies that will be utilized to reduce potential odors to acceptable levels, including appropriate enforcement mechanisms. Control technologies may include but are not limited to scrubbers (e.g., air pollution control devices) at an industrial facility. Control technologies identified in the odor management plan shall be identified as mitigation measures in the environmental document and/or incorporated into the site plan

2.4 BIOLOGICAL RESOURCES

a) Would the project have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

PEIR Analysis: According to the PEIR, buildout of the CWP in the Desert Region would result in development occurring within areas designated by the United States Department of Fish and Wildlife (USFWS) as Critical Habitat for listed species. Suitable and/or occupied habitat for special-status species could be permanently impacted through buildout of the CWP. The CWP would also result in positive impacts to some areas of suitable and/or occupied habitat for special-status species through preservation of areas not currently preserved. Implementation of PEIR MM BIO-1 would reduce the impacts to candidate, sensitive, and special-status species to the greatest extent feasible. However, due to the unknown area of habitat that would be impacted, and whether individual project impacts could be mitigated to below a level of significance, the PEIR concluded that impacts would be significant and unavoidable.

Proposed Project Analysis: The Project site consists of an existing rural historic district containing commercial, residential, visitor-serving, livestock, and vacant land uses within the Pioneertown community. The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards intended to preserve the historic character of the area.

The Project site is not located within USFWS designated Critical Habitat (USFWS 2026). In addition, the Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

Although portions of the Project site contain vacant or undeveloped land that could provide habitat for special-status species, the Proposed Project does not authorize specific development projects or physical ground disturbance. Any future discretionary development within the Project site would continue to be subject to applicable federal, state, and County regulations and policies protecting biological resources, including project-level environmental review and biological surveys, where required.

PEIR MM BIO-1 would apply to any future developments within the SD-MSHD zoning district. The measure requires project-level biological review by a qualified biologist for future development projects that could disturb vacant land or affect wildlife movement corridors or jurisdictional waters. Where warranted, site-specific biological surveys and technical studies would identify sensitive biological resources and require avoidance, minimization, and mitigation measures consistent with CEQA and applicable federal, state, and local regulations.

Because the Proposed Project would not increase development potential beyond what was analyzed in the PEIR, is not located within designated Critical Habitat, and primarily establishes development standards within an existing rural community, it would not result in new or substantially more severe impacts to special-status species. Therefore, impacts would remain consistent with those identified in the PEIR.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in the County or regional plans, policies, regulations by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

PEIR Analysis: According to the PEIR, CWP buildout would result in the loss of riparian habitats, including the direct loss of sensitive plant communities from construction activities, alterations to the natural landscape from increased impermeable surfaces, elevated urban runoff containing herbicides and other contaminants, and increased habitat fragmentation leading to reduced species diversity and abundance. Within the Desert Region, some areas mapped with special-status vegetation communities are within proposed development areas of the CWP and some areas are within proposed preserved land uses where they are not currently proposed for conservation. The PEIR concluded that a total of approximately 439,000 acres would have a developed or partially developed land use within the CWP, whereas approximately 70,000 acres would have a positive land use change including open space or resource management/conservation land uses. Similar to Threshold (a), the PEIR concluded that impacts to riparian habitats or other sensitive natural communities would be significant and unavoidable due to the unknown area of habitat that would be impacted and whether individual project impacts could be mitigated to below levels of significance.

Proposed Project Analysis: The Project site consists of an existing rural historic district containing commercial, residential, visitor-serving, and vacant land uses within the Pioneertown community. The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards intended to preserve the historic character of the area.

Although portions of the Project site contain vacant or undeveloped land that could support sensitive natural communities or riparian habitat, the Proposed Project does not authorize specific development projects. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

Any future discretionary development within the Project site would remain subject to applicable federal, state, and County regulations and policies protecting biological resources, including site-specific biological review where warranted. Implementation of Mitigation Measure BIO-1 would further reduce the potential for impacts to sensitive natural communities by requiring biological evaluation and, where

necessary, project-specific surveys, avoidance measures, and mitigation for future development affecting vacant land or sensitive biological resources.

Because the Proposed Project would not increase development potential beyond what was analyzed in the PEIR and would remain subject to existing biological resource protections and mitigation requirements, it would not result in new or substantially more severe impacts to riparian habitat or sensitive natural communities. Therefore, impacts would remain consistent with those identified in the PEIR.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

PEIR Analysis: The PEIR determined that future development, including residential, commercial, and infrastructure projects, could impact protected wetlands and associated habitats such as riparian scrub, riparian and desert wash, riparian forest, marsh, riversidean alluvial fan sage scrub, and riverine sage scrub. The Mojave River is the primary waterway in the Desert Region which, together with other prominent hydrologic features and numerous associated tributaries, comprise wetland and non-wetland areas of the United States and State and streambeds under the jurisdiction of the Corps, RWQCB, and CDFW. Implementation of the proposed CWP policies and compliance with regulatory requirements would avoid, minimize, or mitigate impacts to jurisdictional waters by requiring the protection and preservation of such resources. Impacts were determined to be less than significant through the above measures.

Proposed Project Analysis: There are no National Wetlands Inventory (NWI)-mapped wetlands within or adjacent to the Project site (USFWS 2026b). Therefore, the Proposed Project would not result in the direct removal, filling, hydrological interruption, or other disturbance of federally protected wetlands as defined by Section 404 of the Clean Water Act. No impact would occur and the Proposed Project would not result in new or substantially more severe impacts to federally protected wetlands beyond those analyzed in the PEIR.

d) Would the project 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?

PEIR Analysis: According to the PEIR, overall buildout of the CWP would affect wildlife movement. The Desert Region includes the following wildlife corridors and wildlife linkages: San Gabriel-San Bernardino Connection, San Bernardino-Little San Bernardino Connection, San Bernardino-San Jacinto Connection, and Joshua Tree-Twentynine Palms Connection. In the East Desert, buildout of the proposed CWP land uses would result in development within the South Coast Wildlands Joshua Tree/Twenty-Nine Palms Wildlife Corridor. Proposed development areas could result in significant impacts to wildlife movement corridors. However, the PEIR concluded that, upon implementation of PEIR MM BIO-1, impacts wildlife corridors would be less than significant.

Proposed Project Analysis: According to the CWP Policy Map, Pioneertown lies within the Pipes Canyon wildlife corridor, which is also identified in the PEIR (County 2018). The Pioneertown Mountains Preserve, located near the Project site and surrounded by the community of Pioneertown, the Sawtooth Mountains,

and preserve lands adjacent to the San Bernardino National Forest, is identified in the PEIR as an important regional linkage between Joshua Tree National Park, the Big Horn Mountains BLM Wilderness, and the San Bernardino National Forest.

Although the Project site is located within a regional wildlife linkage area, the Proposed Project is situated within the existing developed core of the Pioneertown community, which already contains commercial, residential, visitor-serving, and roadway uses. The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards, and does not authorize specific development projects or substantially increase development intensity beyond what was analyzed in the PEIR.

Because the Proposed Project primarily applies development and design standards within an already developed historic district, it would not create a new substantial barrier to wildlife movement or substantially interfere with regional wildlife corridors or linkages beyond conditions previously analyzed in the PEIR. Any future discretionary development projects would remain subject to applicable biological resource review requirements, including evaluation of potential impacts to wildlife movement corridors where warranted.

Therefore, the Proposed Project would not result in new or substantially more severe impacts related to wildlife movement corridors or nursery sites beyond those identified in the PEIR.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy or ordinance?

f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

e)&f) PEIR Analysis: The PEIR did not directly address impacts regarding tree preservation policies or ordinances. According to the PEIR, in regards to this threshold, buildout of the proposed CWP land uses within the Desert Region would result in development within the Lower Colorado River Habitat Conservation Plan (HCP) plan area as well as the following site-specific single species HCPs: Copper Mountain Community College Expansion Site HCP, Cushenbury Sand & Gravel Quarry, AgCon Oro Grande North Mine Pit Expansion, Joshua Tree Campground. Additionally, the CWP land uses would also result in development within the proposed Town of Apple Valley Multi-Species Habitat Conservation Plan/ Natural Community Conservation Plan. Any development projects implemented in accordance with the CWP would have to be in compliance with approved HCPs at the time of their entitlement. As described under CWP Policy NR-5.7, Development Review, Entitlement, and Mitigation, projects would comply with state and federal regulations regarding protected species of animals and vegetation through the development review, entitlement, and environmental clearance processes. Implementation of mitigation measures and HCPs were determined to result in less than significant impacts.

Proposed Project Analysis: Future development within the Project site would continue to be subject to applicable CWP policies and the San Bernardino County Development Code, including Division 8 resource management regulations protecting desert vegetation and other biological resources.

Applicable CWP policies include Policy NR-5.7 (Development Review, Entitlement, and Mitigation), which requires site-specific review of biological resources and implementation of avoidance and mitigation measures where necessary.

Certain desert plant species (i.e., smoke trees, cacti, Mojave yuccas [*Yucca schidigera*]) are regulated pursuant to Section 88.01.060 of the San Bernardino County Development Code and Section 80073 of the California Desert Native Plant Act. In the event that avoidance is not feasible for future development, the project applicant will be required to obtain a Tree or Plant Removal Permit from the County, prior to removal of any regulated tree or plant. The Project must also comply with the County's Desert Plant Protection Ordinance.

During September 2020, California Department of Fish and Wildlife proposed the Joshua tree as a candidate threatened species. As a candidate species, the Joshua tree must be evaluated as a threatened species. On October 15, 2002, the County of San Bernardino released a statement regarding Joshua tree preservation. Due to the CDFW listing, the County cannot issue a permit to take (by removal of transplanting) any Joshua tree. Therefore, future development projects must apply for an Incidental Take Permit (ITP) through CDFW. Any future development within the Project site would also remain subject to project-level biological review pursuant to CEQA and MM BIO-1 from the PEIR.

These policies and regulations are enforced through the County's discretionary review, CEQA compliance, and permitting processes, including conditions of approval and permit issuance requirements. Therefore, the Proposed Project would not conflict with local policies or ordinances protecting biological resources and would not result in new or substantially more severe impacts related to local policies protecting biological resources beyond those identified in the PEIR.

The CWP does not identify the Project site, nor the vicinity to be within a 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 the Project would not result in new or substantially more severe impacts related to local policies protecting biological resources beyond those identified in the PEIR.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to biological resources were identified in the Town Center Specific PEIR and are applicable to the Proposed Project:

BIO-1 For each development project that would disturb special status vegetation on vacant land, or that might impact a wildlife movement corridor or jurisdictional waters pursuant to the CWP and subject to CEQA, a qualified biologist shall determine the potential for a significant biological resource impact and determine whether a field survey of the project site is warranted. If warranted, a qualified biologist shall prepare a biological resources technical report meeting current requirements of CEQA, and addressing applicable County goals and policies, applicable Habitat Conservation Plans and Natural Community Conservation Plans, and applicable federal, state, and local regulatory requirements. The report shall include documentation of biological resources present or potentially present (including special-status species, special-status vegetation communities, jurisdictional waters, and wildlife movement corridors), an impacts

analysis, avoidance measures, and mitigation measures to reduce significant impacts to less than significant if applicable and feasible.

2.5 CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

PEIR Analysis: According to the PEIR, implementation of the CWP could affect historic structures or sites eligible for listing on state or national registers as development occurs throughout the County. According to Table 5.5-3 of the PEIR, within the East Desert Region, a total of 5 historic resources exist, including 3 listed within the National Register of Historic Places (NRHP) and 2 listed as California Historic Landmarks (CHL). Little growth is anticipated for the East Desert Region that could directly or indirectly affect historic built environment resources through redevelopment or construction. Through CWP policies and existing state and federal regulations, as well as PEIR MM CUL-1, any potential impacts would be identified and appropriately mitigated at the project level. Therefore, impacts on historical resources were determined to be less than significant.

Proposed Project Analysis: The Project site includes the Pioneertown Mane Street Historic District, which was listed in the NRHP in 2020 under Criterion A for Art (Film and Television). The Proposed Project is specifically intended to preserve the historic character and integrity of the district through establishment of the SD-MSHD zoning district and associated development standards.

The Proposed Project introduces development and design standards based on the "character-defining features" identified in the NRHP nomination for the historic district. These standards regulate building form, materials, roof forms, signage, setbacks, and other architectural features to ensure compatibility with the historic character of Mane Street. The Project also includes provisions related to adaptive reuse of contributing historic resources, which would facilitate preservation and continued use of historic structures.

In addition, the Proposed Project reduces allowable development intensity compared to existing zoning through lower building height, floor area ratio, lot coverage, and residential density standards, thereby limiting the potential for incompatible development that could adversely affect the historic district.

Future alterations to historic resources within the Project site would continue to be subject to applicable federal, state, and County historic preservation requirements, including project-level CEQA review where applicable.

Because the Proposed Project is intended to preserve and reinforce the historic character of the NRHP-listed district and does not authorize demolition or substantial alteration of identified historic resources, it would not cause a substantial adverse change in the significance of a historical resource. Impacts would be less than significant and would not result in new or substantially more severe impacts related to historic resources beyond those identified in the PEIR.

b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?

PEIR Analysis: According to the PEIR, implementation of the CWP could affect archaeological resources throughout the County. Within the East Desert Region, one NRHP-designated archaeological resource is present. Little growth is anticipated for the East Desert Region and, as a result, there is minimal potential to affect surface-level and subsurface archaeological resources through ground-disturbing construction activities. Through CWP policies and existing state and federal regulations, as well as PEIR MMs CUL-2 through CUL-4, any potential impacts would be identified and appropriately mitigated at the project level. Therefore, impacts on archaeological resources were determined to be less than significant.

Proposed Project Analysis: As described in the PEIR, archaeological resources may occur throughout the County, including within the East Desert Region, although little growth is anticipated in the East Desert Region under the CWP.

The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community. The Project does not authorize specific development projects or ground-disturbing activities and does not increase development intensity beyond what was analyzed in the PEIR.

Any future ground-disturbing development activities within the Project site would remain subject to applicable federal, state, and County regulations and policies protecting archaeological resources, including CWP Cultural Resources Element Policies CR-2.1 through CR-2.5, which require preservation of significant cultural resources and implementation of avoidance and mitigation measures where appropriate. Future discretionary projects would also continue to undergo project-level CEQA review, including cultural resource evaluation where warranted. In addition, Mitigation Measures CUL-2 through CUL-4 from the PEIR would continue to apply to future discretionary development projects. These measures require archaeological resource assessments in areas of documented or inferred sensitivity; Phase I pedestrian surveys conducted by qualified archaeologists meeting the Secretary of the Interior's Professional Qualification Standards; additional Phase II testing and evaluation where potentially significant resources are identified; implementation of site-specific avoidance, monitoring, or data recovery measures where necessary; and archaeological monitoring during ground-disturbing activities in sensitive areas. In the event of inadvertent discovery, work would halt in the vicinity of the find pending evaluation by a qualified archaeologist.

Because the Proposed Project does not increase development potential beyond what was analyzed in the PEIR and future development would remain subject to existing cultural resource protection requirements, the Project would not result in new or substantially more severe impacts to archaeological resources. Therefore, impacts would remain consistent with those identified in the PEIR.

c) Would the project disturb any human remains, including those interred outside of dedicated cemeteries?

PEIR Analysis: According to the PEIR, long-term implementation of the CWP would allow development and redevelopment, including grading, of sensitive areas, possibly disturbing human remains, including those outside of formal cemeteries. However, compliance with existing regulations, such as California Public Resources Code Section 5097.98, SB 18, Public Resources Code Section 5097.98, and RR CUL-5, would result in less than significant impacts.

Proposed Project Analysis: As described in the EIR, future ground-disturbing activities associated with development under the CWP could potentially encounter previously unidentified human remains, including remains interred outside of formal cemeteries.

Any future discretionary development involving ground disturbance within the Project site would remain subject to applicable state laws and County requirements regarding the treatment of human remains, including California Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.98. As required under these policies, in the event that human remains are discovered during construction activities, work in the vicinity of the find will cease and the County Coroner will be notified. If the remains are determined to be Native American, the Native American Heritage Commission would identify a Most Likely Descendant, who would provide recommendations regarding treatment and disposition of the remains.

Because the Proposed Project does not increase development potential beyond what was analyzed in the PEIR and future development would remain subject to existing regulations and mitigation requirements protecting human remains, impacts would remain less than significant, consistent with the conclusions of the PEIR. the Project would not result in new or substantially more severe impacts to human remains.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to cultural resources were identified in the PEIR and are applicable to the Proposed Project:

CUL-1 In areas of documented or inferred historic resource presence, prior to construction or demolition activities that may impact historic resources, a historical resources assessment shall be prepared by a qualified architectural historian or historian who meets the Secretary of the Interior's PQS in architectural history or history. Potential historic resources include buildings, structures, objects, sites, historic districts, and landscape/site plan features falling within the project area and its immediate vicinity that are at least 45 years of age and are not substantially altered. The qualified architectural historian or historian shall conduct an evaluation of the potential historic resources in accordance with the guidelines and best practices promulgated by the State OHP and shall document the evaluation in a report meeting the State OHP guidelines, on Department of Parks and Recreation Series 523 forms. The report will be submitted to the County for review and concurrence, to ensure that any project requiring rehabilitation or alteration of a historical resource will not impair its significance.

CUL-2 In areas of documented or inferred archaeological resource presence, archaeological resource assessments shall be required prior to ground disturbance related to a development project. To determine the archaeological sensitivity of a proposed project area, the County may rely on an expert opinion from the County Museum staff, or on the results of a CHRIS records search at the SCCIC or the Sacred Lands File maintained by the NAHC. Archaeological resources assessments shall be performed under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. . The archaeological resources assessment shall include a Phase I pedestrian survey, undertaken to locate any surface cultural materials that may be present.

CUL-3 If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation shall be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program implemented by a qualified archaeologist and performed in accordance with the OHP's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (OHP 1990) and Guidelines for Archaeological Research Designs (OHP 1991).

CUL-4 If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area but indicated the area to be highly sensitive for archaeological resources, a qualified archaeologist shall prepare a monitoring plan for all ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil. The archaeologist shall inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training shall be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery shall be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it shall be curated with a recognized scientific or educational repository.

2.6 ENERGY

a)&b) Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation, or conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

PEIR Analysis

Although energy impacts were not directly analyzed in the PEIR (since energy was not a required CEQA section at the time of its preparation), the PEIR still indirectly addresses energy use through its Air Quality and GHG analyses. The Air Quality analysis includes estimates of energy used and associated criteria air pollutants emitted. Given energy usage would contribute to the exceedance of SCAQMD and MDAQMD regional significance thresholds, impacts were determined to be significant and unavoidable, even with implementation of MM AQ-1 through MM AQ-4. For Greenhouse Gas Emissions, the PEIR determined that the CWP would not be able to achieve the long-term climate stabilization goal established under Executive Order S-03-05. GHG impacts were determined to be significant and unavoidable, even with implementation of MM GHG-1 through MM GHG-3.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community. The Project does not authorize specific development projects and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces allowable development

intensity through lower building height, floor area ratio, and lot coverage standards, thereby reducing potential energy demand associated with future development compared to existing zoning.

Future development under the Proposed Project would remain subject to applicable state and local energy efficiency requirements in effect at the time of construction, including Title 24 Building Energy Efficiency Standards, CALGreen requirements, and applicable San Bernardino County Code requirements. These regulations are intended to reduce building energy consumption, increase energy efficiency, promote water conservation, and support renewable energy integration. In addition, future projects would continue to be subject to applicable CWP policies promoting energy conservation, renewable energy use, and reduction of vehicle miles traveled.

As discussed in the PEIR, significant and unavoidable air quality and greenhouse gas impacts were associated with countywide growth projections under the CWP. However, the Proposed Project does not increase growth or energy demand beyond what was previously analyzed and would not result in new or substantially more severe energy impacts. Mitigation measures AQ-1 through AQ-4 from the PEIR would further reduce GHG emissions for future developments within the Project site. Therefore, the Proposed Project would not conflict with or obstruct state or local plans for renewable energy or energy efficiency, and impacts would remain consistent with those identified in the PEIR.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to energy were identified in the PEIR and are applicable to the Proposed Project:

MM AQ-1 through MM AQ-4.

2.7 GEOLOGY AND SOILS

a)i) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving 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?

PEIR Analysis: According to the PEIR Figure 5.6-1, *Alquist-Proto Fault Zones and County Fault Hazard Zones*, several Alquist-Priolo Earthquake Fault Zones exist in the East Desert Region. However, the PEIR concludes that requiring a fault investigation for construction within 50 feet of an Alquist-Proto Zone prior to issuing permits and complying with all County Development Code standards, including placing all essential facilities at least 150 feet away from active and potentially active fault zones, impacts would be less than significant.

Proposed Project Analysis: The Project site is not within or adjacent to an Alquist-Proto Fault Zone. The nearest Alquist-Proto Fault Zone is located 2.80 miles southeast of the Project site (DOC 2026c). Therefore, the Proposed Project would not expose people or structures to hazards associated with surface rupture of a known active fault. In addition, any future development within the Project site would remain subject to applicable County Development Code requirements and California Building Code seismic design standards. Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to fault rupture beyond those analyzed in the PEIR, and impacts would be less than significant.

a)ii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking?

PEIR Analysis: According to the PEIR, CWP buildout would increase the number of people and structures in the County exposed to strong ground shaking from active and potentially active faults within the County. However, because all future developments must comply with California Building Code (CBC) seismic safety standards and site-specific geotechnical investigations, impacts from strong ground shaking were determined to be less than significant.

Proposed Project Analysis: The Project site, like much of Southern California, could be subject to seismic ground shaking from regional active faults. However, the Proposed Project is a regulatory action that does not authorize specific development projects and does not increase development intensity beyond what was analyzed in the PEIR.

Any future development within the Project site would remain subject to applicable CBC seismic design standards, County Development Code requirements, and site-specific geotechnical investigations, as required. Compliance with these requirements would reduce risks associated with seismic ground shaking to acceptable levels.

Therefore, impacts related to strong seismic ground shaking would remain less than significant, consistent with the conclusions of the PEIR. The Proposed Project would not result in new or substantially more severe impacts related to seismic ground shaking.

a)iii) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction?

PEIR Analysis: The potential for liquefaction is dependent upon the occurrence of a significant earthquake; sufficient groundwater to cause high pore pressures; and on the grain, size, relative density, and confining pressures of the soil at a given site. According to the PEIR, parts of the County, including the Desert Region, are susceptible to liquefaction and settlement due to areas of alluvial deposits with relatively shallow groundwater or dry lakebeds. Additionally, the Desert Region contains high liquefaction potential near the Mojave River, Colorado River, and groundwater barriers. Because site-specific geotechnical investigations and required engineering measures would be implemented for all projects under the CWP, impacts from liquefaction and settlement were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is not within a liquefaction zone identified by the Department of Conservation (DOC) (DOC 2026c). Therefore, no impact would occur, and the Proposed Project would not result in new or substantially more severe impacts related to liquefaction than previously analyzed in the PEIR.

a)iv) Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving landslides?

PEIR Analysis: The PEIR acknowledges that mountainous areas in the County present potential hazards from slope instability, debris flows, rockfalls, and temporary slope failures, which could affect existing and future development. Landslide risk in the Desert Region is very low as the topography is very flat. With required site-specific geotechnical investigations and implementation of recommended stabilization and

design measures, development under the CWP would not result in substantial hazards from slope failures, and impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is not within a landslide zone identified by the DOC (DOC 2026c). Therefore, no impact would occur, and the Proposed Project would not result in new or substantially more severe impacts related to landslides than previously analyzed in the PEIR.

b) Would the project result in substantial soil erosion or the loss of topsoil?

PEIR Analysis: The PEIR determined that buildout of the CWP would involve extensive grading, demolition, and construction activities that could expose large areas of soil and increase the potential for erosion. However, compliance with National Pollutant Discharge Elimination System (NPDES) Construction General Permit requirements, including the use of BMPs outlined in County Development Code Chapter 85.11.030 and development of a Stormwater Pollution Prevention Plan (SWPPP), would minimize soil loss and prevent water quality degradation. The PEIR determined that implementation of these state and local requirements would effectively protect projects from contributing significant erosion or loss of topsoil from construction activities, and impacts would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards and does not authorize specific grading or construction activities. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity.

Future development within the Project site would remain subject to applicable NPDES Construction General Permit requirements, including preparation of a SWPPP, implementation of best management practices (BMPs), and compliance with County Development Code Chapter 85.11.030. These requirements are intended to minimize erosion, sedimentation, and loss of topsoil during construction activities.

Accordingly, the Proposed Project would not result in new or substantially more severe erosion impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

c) Would the project 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?

PEIR Analysis: According to the PEIR, the County contains areas with compressible, collapsible, expansive, and corrosive soils, which future buildout could pose hazards to people and structures if not properly managed. CWP buildout could also increase water demand, and there are several areas at medium to high risk for future subsidence in the Desert Region. Additionally, the Desert Region has high potential for collapsible soils due to their aridity, the prevalence of alluvial and wind-deposited soils, and soils with salts. However, the PEIR determined that, through compliance with the California Building Code and site-specific geotechnical investigations, impacts would be less than significant.

Proposed Project Analysis: The Proposed Project is not within a liquefaction or landslide zone identified by the DOC (DOC 2026c). Although portions of the Desert Region may contain collapsible, expansive, or otherwise unstable soils, the Proposed Project is a regulatory action that does not authorize specific

construction activities and does not increase development intensity beyond what was analyzed in the PEIR.

Any future development within the Project site would remain subject to applicable CBC requirements, County Development Code standards, and site-specific geotechnical investigations to identify and address soil stability hazards, including potential subsidence, collapsible soils, or other geotechnical constraints. Compliance with these requirements would reduce potential impacts associated with unstable soils to acceptable levels.

Accordingly, the Proposed Project would not result in new or substantially more severe geologic hazards beyond those analyzed in the PEIR, and impacts would remain less than significant.

d) Would the project 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?

PEIR Analysis: Expansive soils are certain types of clay soils that expand when saturated and shrink when dried. According to the PEIR, soils in parts of the County may be expansive and development in such areas could subject people and structures to hazards from expansive soils. Specifically, the Desert Region contains primarily low to moderately expansive soils. However, given development of projects pursuant to the CWP would require subsurface geotechnical exploration and testing and compliance with recommendations in project geotechnical investigation reports, impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that does not authorize specific construction activities and does not increase development intensity beyond what was analyzed in the PEIR.

Any future development within the Project site would remain subject to applicable CBC requirements, County Development Code standards, and site-specific geotechnical investigations to evaluate soil conditions and identify appropriate engineering and design measures to address expansive soils. Compliance with geotechnical recommendations and applicable building standards would reduce risks associated with expansive soils to acceptable levels.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to expansive soils beyond those analyzed in the PEIR, and impacts would remain less than significant.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?

PEIR Analysis: According to the PEIR, some areas of the County could use septic systems which could pose risks if soils do not adequately absorb wastewater. However, all projects would be required to conduct a soil percolation test as required by County Code Section 33.0894, and systems with a slope of 30 percent or more would require a slope stability analysis prior to issuance of a building permit. Through compliance with County Code and applicable regulations, impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that does not authorize specific development projects or wastewater disposal systems and does not increase development intensity beyond what was analyzed in the PEIR.

Future development within the Project site that relies on septic systems would remain subject to applicable County Code requirements, including soil percolation testing pursuant to County Code Section 33.0894 and any required geotechnical or slope stability analyses. Compliance with these requirements would ensure that septic systems are properly designed and located to avoid adverse effects associated with unsuitable soils.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to septic system suitability, and impacts would remain less than significant, consistent with the conclusions of the PEIR.

f) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

PEIR Analysis: Figure 5.5-4 in the PEIR, *Paleontological Resources Sensitivity – East Desert Region*, identifies areas within the East Desert Region that contain variable, low, or high degrees of paleontological sensitivity. The PEIR determined that significant impacts could potentially occur in areas identified to have high paleontological sensitivity and concluded that impacts would be less than significant with mitigation. PEIR MM CUL-5 requires a qualified paleontologist to monitor ground-disturbing activities for projects in areas of high sensitivity for paleontological resources. PEIR MM CUL-6 requires that construction stop within 50 feet of any fossil discovery until evaluated by a Qualified Paleontologist, with any significant fossils recovered, documented, curated, and deposited at an accredited repository in accordance with the Society of Vertebrate Paleontology (SVP) and Bureau of Land Management (BLM) standards. With implementation of PEIR MM CUL-5, PEIR MM CUL-6 and compliance with regulatory requirements, impacts were determined to be less than significant.

Proposed Project Analysis: According to Figure 5.5-4 in the PEIR, Pioneertown is in an area with low to high paleontological sensitivity. Although portions of the Project site may have the potential to contain paleontological resources, the Proposed Project is a regulatory action that does not authorize specific ground-disturbing activities and does not increase development intensity beyond what was analyzed in the PEIR.

Any future discretionary development involving ground disturbance within areas of paleontological sensitivity would remain subject to applicable federal, state, and County regulations and mitigation measures identified in the PEIR. Specifically, Mitigation Measures CUL-5 and CUL-6 would require monitoring by a qualified paleontologist in areas of high sensitivity and implementation of discovery procedures in the event paleontological resources are encountered during construction activities, including halting work, evaluation, recovery, documentation, and curation of significant resources.

Because the Proposed Project would not increase development potential beyond what was analyzed in the PEIR and future development would remain subject to applicable mitigation measures and regulatory requirements, the Proposed Project would not result in new or substantially more severe impacts to paleontological resources or unique geologic features than previously analyzed in the PEIR. Therefore, impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to paleontological resources were identified in the PEIR and are applicable to the Proposed Project:

CUL-5 In areas of documented or inferred paleontological resource presence, development projects proposed on previously undisturbed soils shall require consultation with a qualified paleontologist meeting the standards of SVP (2010). The initial consultation may be provided by a qualified paleontologist on staff at the County Museum. The qualified paleontologist will determine the degree of paleontological resource sensitivity, as outlined below, and will recommend a project-specific paleontological resources monitoring and mitigation plan (PRMMP). This plan will address specifics of monitoring and mitigation for the development project, and will take into account updated geologic mapping, geotechnical data, updated paleontological records searches, and any changes to the regulatory framework. This PRMMP should usually meet the standards of the SVP (2010), unless the project is on BLM land or subject to federal jurisdiction, in which case the BLM standards (2009) should be used. The following provisions would be typical for units mapped with the different levels of paleontological sensitivity:

- High (SVP)/Class 4–5 (BLM)—All projects involving ground disturbances in previously undisturbed areas sediments mapped as having high paleontological sensitivity will be monitored by a qualified paleontological monitor (BLM, 2009; SVP, 2010) on a full-time basis under the supervision of the Qualified Paleontologist. Undisturbed sediments may be present at the surface, or present in the subsurface, beneath earlier developments. This monitoring will include inspection of exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor will have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find and, should the fossils be determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. Paleontological monitors will use field data forms to record pertinent location and geologic data, will measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities.
- Low to High (SVP)/Class 2 to Class 4–5 (BLM)—All projects involving ground disturbance in previously undisturbed areas mapped with low-to-high paleontological sensitivity will only require monitoring if construction activity will exceed the depth of the low sensitivity surficial sediments. The underlying sediments may have high paleontological sensitivity, and therefore work in those units might require paleontological monitoring, as designated by the Qualified Paleontologist in the PRMMP. When determining the depth at which the transition to high sensitivity occurs and monitoring becomes necessary, the Qualified Paleontologist should take into account: a) the most recent local geologic mapping, b) depths at which fossils have been found in the vicinity of the project area, as revealed by the museum records search, and c) geotechnical studies of the project area, if available.
- Low (SVP)/Class 2–3 (BLM)—All projects involving ground disturbance in previously undisturbed areas mapped as having low paleontological sensitivity should incorporate worker training to make construction workers aware that while paleontological sensitivity is low, fossils might still be encountered. The Qualified Paleontologist should oversee this training as well as remain on-call in the event fossils are found. Paleontological monitoring is usually not required for sediments with low (Low / Class 2-–3) paleontological sensitivity.
- None (SVP)/Class 1 (BLM)—Projects determined by the Qualified Paleontologist to involve ground-disturbing activities in areas mapped as having no paleontological sensitivity (i.e., plutonic igneous or high-grade metamorphic rocks) will not require further paleontological mitigation measures.

CUL-6 In the event of any fossil discovery, regardless of depth or geologic formation, construction work will halt within a 50-ft. radius of the find until its significance can be determined by a Qualified Paleontologist. Significant fossils will be recovered, prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility in accordance with the standards of the SVP (2010) and BLM (2009). A repository will be identified and a curatorial arrangement will be signed prior to collection of the fossils. Although the San Bernardino County Museum is specified as the repository for fossils found in the county in the current General Plan (San Bernardino County, 2007), the museum may not always be available as a repository. Therefore, any accredited institution may serve as a repository.

2.8 GREENHOUSE GAS EMISSIONS

a)&b) Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment, or conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

PEIR Analysis: According to the PEIR, buildout of the CWP would not result in a substantial increase in greenhouse gas (GHG) emissions at year 2040. However, community-wide GHG emissions would not meet the 2040 or 2050 target of AB 32 or long-term GHG reduction goals under Executive Order S-03-05 without implementation of additional local GHG reduction measures. The PEIR includes MMs GHG-1 through GHG-3, which include adoption of a Countywide GHG Reduction Plan. Impacts regarding a GHG reduction plan were determined to be significant and unavoidable, even with implementation of PEIR MMs and CWP policies that support achieving reduction targets under AB 32 and Executive Order S-03-05.

At the time of the PEIR's preparation, the County had not yet adopted a qualified GHG reduction plan; however, it was determined the CWP aligns with statewide and regional strategies for reducing GHG emissions, including CARB's 2008 Scoping Plan under Assembly Bill 32 (AB 32) and SCAG's 2016 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) under Senate Bill 375 (SB 375). The CARB Scoping Plan establishes the state's strategy to reduce statewide GHG emissions to 1990 levels by 2020, initially requiring a 28.5 percent reduction from the business-as-usual scenario, with subsequent updates reflecting economic and policy changes. Statewide reduction strategies include the Low Carbon Fuel Standard (LCFS), California Appliance Energy Efficiency regulations, CALGreen building standards, a 33 percent Renewable Portfolio Standard (RPS), and vehicle fuel efficiency standards (Pavley I and II). Implementation and adoption the CWP goals and policies would ensure consistency with the 2016 SCS/RTP by encouraging multi-modal transportation opportunities. Therefore, implementation of the CWP would not conflict with the RTP/SCS, and the impact would be less than significant in this regard.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community. The Project does not increase population, housing, employment, or development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

As discussed in the PEIR, significant and unavoidable GHG impacts were associated with countywide growth projections under the CWP and the inability to fully achieve long-term statewide reduction targets established under Executive Order S-03-05. However, the Proposed Project would not increase growth assumptions or generate emissions beyond the development envelope previously analyzed. Future

development within the Project site would also remain subject to applicable state and local energy efficiency and GHG reduction requirements in effect at the time of construction, including Title 24 Building Energy Efficiency Standards, CALGreen requirements, renewable energy standards, and applicable CWP policies promoting reduced vehicle miles traveled, energy conservation, and renewable energy use.

In addition, since certification of the PEIR, the County has adopted additional climate planning and GHG reduction measures, including the Countywide Greenhouse Gas Emissions Reduction Plan, which provides strategies and implementation measures to reduce operational and transportation-related GHG emissions consistent with state climate goals.

The Proposed Project would remain consistent with applicable state plans, policies, and regulations adopted for the purpose of reducing GHG emissions, including CARB's Scoping Plan, Senate Bill 32, Senate Bill 375, and statewide building energy efficiency requirements. Accordingly, the Proposed Project would not result in new or substantially more severe GHG impacts beyond those identified in the PEIR, and impacts would remain significant and unavoidable as previously disclosed.

Applicable Mitigations from the PEIR

No mitigation measures related to GHG emissions were identified in the PEIR.

2.9 HAZARDS AND HAZARDOUS MATERIALS

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

PEIR Analysis: According to the PEIR, buildout under the CWP would increase the transport, use, and disposal of hazardous materials due to the net increase in non-residential land uses. Industrial uses, primarily concentrated in the Valley Region, could increase the potential for accidental releases of hazardous materials, especially during seismic events or flooding. In the Desert Region, hazardous materials activities include facilities, waste generators, superfund sites, waste transporters, and leaking underground storage tanks (LUST). An increase in the transport of hazardous waste could result in more accidental events, such as spills, that release hazardous materials. Compliance with federal and state hazardous materials regulatory requirements, County policy plans, and required business hazard trainings, would minimize risks associated with handling, storage, and transport of hazardous materials. Therefore, it was determined that impacts related to hazardous materials exposure and accidents would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not introduce industrial land uses or increase development intensity beyond what was analyzed in the PEIR.

The Project site consists primarily of existing commercial, visitor-serving, residential, and vacant land uses. The Proposed Project emphasizes low-intensity, small-scale commercial and historic district uses and does not facilitate the types of industrial uses typically associated with substantial hazardous materials handling, storage, or transport.

Any future development or business operations within the Project site involving hazardous materials would remain subject to applicable federal, state, and local regulations governing the use, storage, transport, and disposal of hazardous materials, including hazardous materials business plans, employee training requirements, and emergency response procedures.

Because the Proposed Project would not increase hazardous materials use beyond the scope analyzed in the PEIR and future activities would remain subject to existing regulatory requirements, the Proposed Project would not result in new or substantially more severe hazardous materials impacts. Therefore, impacts would remain less than significant, consistent with the conclusions of the PEIR.

b) Would the project 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?

PEIR Analysis: According to the PEIR, buildout of the CWP would increase the use, storage, and transport of hazardous materials, particularly from industrial and commercial development, creating the potential for accidental releases during seismic events, flooding, or transport. Compliance with federal and state hazardous materials regulatory requirements, County policy plans, and required business hazard trainings, would minimize these risks. It was determined impacts would be less than significant.

Proposed Project Analysis: There are no hazardous waste sites within or adjacent to the Pioneertown community (SWRCB 2026, DTSC 2026). The nearest hazardous waste site is located along State Route 62, 3.50 miles southeast of the Project site (SWRCB 2026).

The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards and does not introduce industrial land uses or substantially increase the use, storage, or transport of hazardous materials beyond what was analyzed in the PEIR. The Project site consists primarily of existing commercial, visitor-serving, residential, and vacant land uses, and the Proposed Project would continue to support low-intensity development compatible with the historic district.

Any future uses involving hazardous materials would remain subject to applicable federal, state, and local hazardous materials regulations, including requirements governing storage, handling, transport, emergency response, and employee training.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to accidental release of hazardous materials beyond those analyzed in the PEIR, and impacts would remain less than significant.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

PEIR Analysis: The PEIR concluded that buildout of the CWP would increase the transport, use, storage, and disposal of hazardous materials during construction, demolition, and operation of future development projects, including within one-quarter mile of existing or proposed schools. Construction activities would involve the use of hazardous materials such as fuels, paints, solvents, and lubricants, while demolition of older structures could expose asbestos-containing materials (ACMs) and lead-based paint

(LBP). Operational hazardous materials use would primarily be associated with industrial and commercial land uses, particularly in the Valley Region.

However, the PEIR determined that compliance with applicable federal, state, and local hazardous materials regulations; worker training requirements; hazardous materials handling procedures; asbestos and lead abatement requirements; and County development review and permitting processes, including implementation of Regulatory Requirements HAZ-1 through HAZ-6, would minimize risks associated with hazardous materials exposure and accidental release. Therefore, impacts related to hazardous emissions or hazardous materials handling near schools were determined to be less than significant.

Proposed Project Analysis: There are no schools within a one quarter mile radius of the Project site. Therefore, no impact would occur and there are no new or substantially more severe impacts related to handling hazardous materials in proximity to a school beyond those analyzed in the PEIR.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

PEIR Analysis: As stated in the PEIR, the County contains multiple sites with historical or ongoing hazardous substance releases, including 99 large-quantity hazardous waste generators, 352 small-quantity hazardous waste generators, and 25 open LUST cases within the Desert Region. No hazardous materials sites are located within future growth areas in the Desert Region. Because contaminated properties are subject to strict federal, state, and local investigation and remediation requirements, with oversight by regulatory agencies, impacts from hazardous substance contamination were determined to be less than significant.

Proposed Project Analysis: There are no hazardous waste sites within or adjacent to the Pioneertown community (SWRCB 2026, DTSC 2026). The nearest hazardous waste site is located along State Route 62, 3.50 miles southeast of the Project site (SWRCB 2026). Therefore, no impact would occur and the Project would not create new or more severe hazardous materials impacts beyond those evaluated in the PEIR.

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?

PEIR Analysis: According to the PEIR, buildout of the CWP could involve development within airport safety zones for public-use airports. There are two Airport Safety Review Areas within the East Desert Region; however, all predicted growth is located outside of this region. Through compliance with applicable Federal Aviation Agency (FAA) regulations, the PEIR determined that impacts related to airport land use compatibility would be less than significant.

Proposed Project Analysis: The nearest airport is Yucca Valley Airport, located 5.3 miles southeast of the Project site. The Project site is not within the Yucca Valley Airport Comprehensive Land Use Plan (County 1992). Therefore, no impact would occur and the Project would not crease new or more severe airport safety or noise impacts than previously analyzed in the PEIR.

f) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

PEIR Analysis: According to the PEIR, buildout of the CWP would not block emergency evacuation routes or interfere with the operations of emergency response agencies. Emergency evacuation interstate routes in the Desert Region include I-15, I-40, US-395, and US-95. It was determined that impacts related to emergency response and evacuation would be less than significant, and no adverse impact would occur.

Proposed Project Analysis: The Project site is located within the existing Pioneertown community and is accessed primarily by Pioneertown Road, Curtis Road, and Rawhide Road. Existing land uses within the Project site include commercial, visitor-serving, residential, and vacant land uses. The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards and does not include physical roadway modifications, closure of access routes, or construction activities that would obstruct emergency access or evacuation routes.

The Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and would not substantially alter traffic circulation patterns or interfere with emergency response access within the Pioneertown area. Future development projects would continue to be subject to County review for emergency access and fire protection requirements.

Accordingly, the Proposed Project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, and impacts would remain less than significant. The Project would not crease new or more severe emergency response or evacuation impacts than previously analyzed in the PEIR.

g) Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

PEIR Analysis: According to the PEIR, portions of the County are located within high and very high fire risk areas and could expose structures and/or residences to fire danger. A small portion of the East Desert Region adjacent to the Mountain Region, shown in *Figure 5.8-6 – Fire Hazard Severity Zones and Potential Growth Areas in the East Desert Region*, is within a High or Very High Fire Hazard Severity Zone. However, all anticipated growth is expected to occur outside of these zones. Additionally, the State of California and the County require adherence to CBC fire standards and review by the fire department to reduce wildland fires. Through compliance with State and County regulatory requirements, fire hazard impacts were determined to be less than significant.

Proposed Project Analysis: The Project site is located within Moderate and High Fire Hazard Severity Zones (FHSZs) in the East Desert Region (CALFIRE 2026). The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not increase development intensity beyond what was analyzed in the PEIR.

Future development within the Project site would remain subject to applicable CWP wildfire policies and state and local fire protection requirements identified in the PEIR. These include Policies HZ-1.2, HZ-1.5, HZ-1.6, HZ-1.7, HZ-1.9, PP-3.7, PP-3.8, and PP-3.11, which require fire-resistant design, emergency access, defensible space, and enhanced development standards in fire hazard areas.

In addition, future development would continue to comply with Regulatory Requirements HAZ-8 through HAZ-10, including California Building Code Chapter 7A, California Fire Code Chapter 49, California Public Resources Code Section 4291, San Bernardino County Fire Hazard Abatement requirements, and Wildfire

State Responsibility Area Fire Safe Regulations. These regulations require fire-resistant construction materials, vegetation management, defensible space, emergency access standards, and ongoing fire hazard abatement measures.

Because the Proposed Project does not increase development potential beyond what was analyzed in the PEIR and future development would remain subject to existing wildfire regulations and CWP policies, the Proposed Project would not result in new or substantially more severe wildfire impacts. Therefore, impacts would remain less than significant, consistent with the conclusions of the PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to hazards and hazardous emissions were identified in the PEIR.

2.10 HYDROLOGY AND WATER QUALITY

a) Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality? (HYD-1) (HYD-6)

PEIR Analysis: Construction activities associated with implementation of the CWP within the Colorado River Basin RWQCB area (Desert region) could result in temporary water quality impacts from soil disturbance, erosion, sedimentation, and runoff containing pollutants such as metals, nutrients, oil and grease, debris, and other construction-related contaminants. These impacts would be addressed through compliance with the Statewide General Construction Permit, preparation and implementation of project-specific Stormwater Pollution Prevention Plans (SWPPPs), and incorporation of erosion control, sediment control, tracking control, non-stormwater management, and waste management Best Management Practices (BMPs). Compliance with these regulatory requirements would minimize the potential for violations of water quality standards, resulting in less-than-significant construction impacts.

Operational impacts could occur through increased runoff, impervious surface development, and pollutant loading associated with future development under the CWP. The PEIR notes that minimal, if any, development is anticipated within the Colorado River Basin RWQCB area; however, any future development would still be required to comply with applicable BMP requirements and the General Industrial Permit to control post-construction runoff and water quality degradation. In the Desert Region, most development would occur within the Town of Apple Valley Sphere of Influence (SOI), where regulated projects creating or replacing 2,000 square feet or more of impervious surfaces would be required to comply with the Statewide Small MS4 Permit (Order No. 2013-0001-DWQ). These projects would implement BMPs, including Low Impact Development (LID) and site design BMPs, to reduce runoff and protect water quality. With implementation of these measures, development under the CWP would not substantially increase surface water flows into drainage systems in the Desert Region.

The PEIR concludes that compliance with the Statewide General Construction Permit, Small MS4 Permit, General Industrial Permit, SWPPP requirements, BMP implementation, and applicable CWP policies would adequately address construction and operational water quality impacts, reducing all impacts in the Colorado River Basin RWQCB area and Desert Region to a less-than-significant level.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not authorize specific construction activities or increase development intensity beyond what was

analyzed in the PEIR. In several respects, the Project reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

Any future development within the Project site would remain subject to applicable federal, state, and local water quality regulations and permitting requirements administered by the Colorado River Basin RWQCB, including the Statewide General Construction Permit, General Industrial Permit, preparation and implementation of project-specific SWPPPs, and implementation of erosion control, sediment control, waste management, and other BMPs. Future qualifying projects would also be required to comply with applicable post-construction stormwater requirements, including LID measures and site design BMPs.

Because the Proposed Project does not increase development potential beyond what was analyzed in the PEIR and future development would remain subject to existing water quality regulations and BMP requirements, the Proposed Project would not result in new or substantially more severe impacts to surface water or groundwater quality. Therefore, impacts would remain less than significant, consistent with the conclusions of the PEIR.

b) Would the project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? (HYD-2)

PEIR Analysis: According to the PEIR, buildout of the CWP could potentially affect groundwater quality from stormwater pollutants if infiltration BMPs are not properly designed. However, projects developed under the CWP would implement BMPs minimizing impervious areas; discharging drainage from impervious areas including rooftops to rain barrels, cisterns, or permeable areas rather than storm drains; and, where applicable, retaining runoff. Thus, CWP buildout would not substantially reduce groundwater recharge. Impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

Future development within the Project site would remain subject to applicable federal, state, and local stormwater and water quality requirements, including implementation of BMPs and, where applicable, LID measures intended to promote infiltration and minimize runoff from impervious surfaces. Because the Proposed Project would not substantially increase impervious surface area or water demand beyond what was analyzed in the PEIR, it would not substantially reduce groundwater recharge or interfere with sustainable groundwater management.

Accordingly, the Proposed Project would not result in new or substantially more severe groundwater recharge or groundwater supply impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

c)i) Would the project 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 result in a substantial erosion or siltation on- or off-site? (HYD-3)

PEIR Analysis: According to the PEIR, construction activities such as clearing, grading, excavation, and soil stockpiling could cause erosion, siltation, and the discharge of pollutants into local drainages if not properly managed. However, compliance with NPDES or MS4 regulations requiring preparation and implementation of SWPPPs and BMPs, including erosion, sediment, wind, tracking, and waste controls, would minimize these impacts. Therefore, erosion, siltation, and associated water quality impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes the SD-MSHD zoning district and associated development standards and does not authorize specific grading, stream alteration, or drainage modification activities. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity and impervious surface potential through lower floor area ratio and lot coverage standards.

Any future development within the Project site would remain subject to applicable NPDES permitting requirements, including preparation and implementation of SWPPPs and BMPs to control erosion, sedimentation, runoff, and pollutant discharge during construction and operation.

Accordingly, the Proposed Project would not result in new or substantially more severe drainage, erosion, or siltation impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

c)ii) Would the project 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 substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite? (HYD-4)

PEIR Analysis: According to the PEIR, most of the development in the Desert Region under the CWP would be in the Town of Apple Valley SOI. San Bernardino County is a permittee on the Statewide Small MS4 Permit, Order No. 2013-0001-DWQ, issued by the State Water Resources Control Board in 2013. Regulated projects under the Small MS4 Permit are those creating and/or replacing 2,000 square feet or more of impervious surfaces. Regulated projects must implement BMPs, including LID BMPs and site design BMPs. After implementation of BMPs under the Small MS4 Permit, developments under the CWP would not substantially increase surface water flows into drainage systems in the Desert Region, and impacts were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize specific grading, drainage modifications, or construction activities. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity and impervious surface potential through lower floor area ratio and lot coverage standards.

Any future development within the Project site would remain subject to applicable stormwater regulations, including the General Industrial Permit, where applicable, and would be required to implement BMPs, including LID and site design BMPs, to minimize runoff and maintain existing drainage conditions.

Accordingly, the Proposed Project would not result in new or substantially more severe flooding or drainage impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

c)iii) Would the project 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 create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (HYD-5)

PEIR Analysis*:* Construction activities associated with implementation of the CWP within the Colorado River Basin RWQCB area (Desert region) could result in temporary water quality impacts from soil disturbance, erosion, sedimentation, and runoff containing pollutants such as metals, nutrients, oil and grease, debris, and other construction-related contaminants. These impacts would be addressed through compliance with the Statewide General Construction Permit, preparation and implementation of project-specific SWPPPs, and incorporation of erosion control, sediment control, tracking control, non-stormwater management, and waste management Best Management Practices (BMPs). Compliance with these regulatory requirements would minimize the potential for violations of water quality standards, resulting in less-than-significant construction impacts.

According to the PEIR, most of the development in the Desert Region under the CWP would be in the Town of Apple Valley SOI. San Bernardino County is a permittee on the Statewide Small MS4 Permit, Order No. 2013-0001-DWQ, issued by the State Water Resources Control Board in 2013. Regulated projects under the Small MS4 Permit are those creating and/or replacing 2,000 square feet or more of impervious surfaces. Regulated projects must implement BMPs, including LID BMPs and site design BMPs.

Unincorporated County areas in the Colorado River Basin RWQCB area are not subject to the Small MS4 Permit but do need to abide by the requirements of the General Industrial Permit. The PEIR noted, however, that minimal if any development would occur under the CWP in the Colorado River Basin RWQCB Area. Impacts were determined to be less than significant after implementation of BMPs under the Small MS4 Permit and the General Industrial Permit.

Proposed Project Analysis: The Project site is located within an unincorporated area of the County in the Colorado River Basin RWQCB area. The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize specific construction activities or increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces allowable development intensity and impervious surface potential through lower floor area ratio and lot coverage standards.

Any future development within the Project site would remain subject to applicable federal, state, and local stormwater and water quality regulations, including the Statewide General Construction Permit, General Industrial Permit where applicable, preparation and implementation of SWPPPs, and incorporation of erosion control, sediment control, waste management, and other BMPs to minimize runoff and pollutant discharge.

Because the Project site is located in an unincorporated area not subject to the Small MS4 Permit, future qualifying projects would instead comply with applicable Colorado River Basin RWQCB permitting requirements and BMP standards. Compliance with these requirements would minimize the potential for increased runoff or stormwater pollution.

Accordingly, the Proposed Project would not result in new or substantially more severe drainage or runoff impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

c) iv) Would the project 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 impede or redirect flood flows? (HYD-8) (HYD-9)

PEIR Analysis: According to the PEIR, little growth is projected for the East Desert Region; what growth would occur would be in the Morongo Basin, Homestead Valley, and Joshua Tree CPAs. There are 100-year flood zones in and near Yucca Creek and Coyote Lake in the Joshua Tree CPA and in the Morongo Valley CPA. There are also Department of Water Resources (DWR) 100-Year Flood Awareness Zones in portions of all three of these CPAs.

Impacts were determined to be less than significant after compliance with existing regulations regulating development in flood hazard zones, including County Code of Ordinances Chapter 85.07, and CWP policies.

For impacts regarding dam failure, the largest dam inundation area in the County is in the North Desert Region along the Mojave River, including Soda Dry Lake and Silver Dry Lake, downstream from Cedar Springs Dam, which impounds Lake Silverwood. The dam is inspected annually by the Division of Safety of Dams; thus, the potential for dam failure is considered low. The area of the North Desert Region where most growth would occur under the CWP, the Town of Apple Valley SOI, is outside of the dam inundation area along the Mojave River. That inundation area passes through the Oro Grande, Helendale, Daggett, Yermo, and Newberry Springs community plan areas. Proposed CWP Policy HZ-1.2 requires that new developments either be located outside of dam inundation areas, or be located, designed, and built such that occupants would have sufficient time to evacuate out of the dam inundation area in the event of dam failure.

Proposed Project Analysis: The Project site is within Federal Emergency Management Agency (FEMA) Flood Zone D, which indicates an area of possible but undetermined flood hazard where flood risk has not been mapped or quantified through detailed FEMA analysis (FEMA 2026). Zone D is not the same as a mapped 100-year floodplain; however, flood risk has not been ruled out. The nearest levee is San Bernardino County Levee 178, approximately 5.15 miles southeast of the Project site (USACE 2026).

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize specific grading, stream alteration, flood control modifications, or construction activities that would impede or redirect flood flows. In addition, the Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity and impervious surface potential.

Any future development within the Project site would remain subject to applicable County flood hazard regulations, including County Code Chapter 85.07, and applicable CWP policies related to flood hazards and emergency evacuation. Future development projects would also be required to comply with applicable drainage, grading, and stormwater requirements to ensure that flood flows are not substantially altered.

Accordingly, the Proposed Project would not result in new or substantially more severe flooding or flood flow impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

d) Would the project, in flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

PEIR Analysis: The PEIR analysis concludes that there are no tsunami or seiche-related flood hazards affecting the Desert Region within the Town of Apple Valley SOI. Because there are no significant water bodies near either the Potential Annexation Area or the Hacienda Fairview Valley Specific Plan (HFVSP) area, implementation of the CWP would not expose people or structures to flooding risks associated with seiches or tsunamis. Therefore, no impact related to these hazards would occur.

With respect to mudflow hazards, the HFVSP area is located adjacent to the Fairview and Granite Mountains, whose steep slopes could generate mudflows or debris flows during storm events. As a result, future development within portions of the HFVSP area could expose people and structures to mudflow hazards. However, CWP Hazard Element Policies HZ-1.1 and HZ-1.2 require that new development either avoid debris flow hazard areas or implement mitigation measures to reduce risk.

The Potential Annexation Area does not contain nearby slopes capable of generating mudflows; therefore, development in that area would not expose people or structures to substantial mudflow hazards.

Therefore, it was determined that implementation of CWP would result in no impacts related to tsunami, seiche, or mudflow hazards in the Potential Annexation Area, while potential mudflow hazards in the HFVSP area would be reduced to a less-than-significant level through compliance with CWP Hazard Element policies HZ-1.1 and HZ-1.2.

Proposed Project Analysis: The Project site is located in the inland East Desert Region and is not located within a tsunami or seiche hazard zone. There are no large water bodies in the vicinity of the Project site capable of generating tsunami or seiche hazards. The nearest notable water body is Big Bear Lake, located approximately 25 miles northwest of the Project site. The Project site is also within FEMA Flood Zone D, which identifies areas of possible but undetermined flood hazard where detailed flood studies have not been completed (FEMA 2026).

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not introduce hazardous materials uses or increase development intensity beyond what was analyzed in the PEIR. In addition, the Project site is not located within a mapped dam inundation zone.

Although localized flooding or debris flow hazards could occur during storm events in desert environments, future development within the Project site would remain subject to applicable CWP Hazard Element policies, including Policies HZ-1.1 and HZ-1.2, as well as applicable grading, drainage, and flood control regulations intended to minimize flood and debris flow risks.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to flood, tsunami, seiche, or inundation hazards beyond those analyzed in the PEIR, and impacts would remain less than significant.

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

PEIR Analysis: The PEIR did not evaluate this threshold as a standalone impact, but addressed it indirectly through its broader water quality and groundwater discussions, including Impact 5.9-4. For the East Desert Region, the PEIR concluded that impacts related to water quality and groundwater management would be less than significant based on the limited amount of anticipated growth in the region and compliance with applicable regulatory requirements. The analysis notes that the East Desert is within the jurisdiction of the Colorado River Basin RWQCB and that development projects in unincorporated areas would comply with applicable permits, including the General Industrial Permit, as well as BMP requirements intended to protect water quality and groundwater recharge. The PEIR further concluded that implementation of stormwater controls, SWPPPs, LID measures, and related regulatory requirements would minimize impacts to surface water and groundwater resources. Although the PEIR does not specifically analyze consistency with Sustainable Groundwater Management Act (SGMA) requirements or identify applicable groundwater sustainability plans, its conclusions are based on the assumption of limited development in the East Desert Region and continued compliance with existing state and local water quality and groundwater management regulations.

Proposed Project Analysis: The Project site is located within the Ames Valley Groundwater Basin, which is designated as a Very Low Priority basin under the SGMA Basin Prioritization Dashboard (DWR 2026). Because Very Low Priority basins are not subject to mandatory SGMA requirements, no Groundwater Sustainability Plan (GSP) has been adopted for the basin.

The Project site is also within the jurisdiction of the Colorado River Basin RWQCB and subject to the Water Quality Control Plan for the Colorado River Basin Region (Basin Plan), which establishes water quality objectives and implementation measures intended to protect surface water and groundwater quality.

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces allowable development intensity through lower floor area ratio, lot coverage, and building height standards. For example, the Project reduces impervious surface potential through lower lot coverage and floor area ratio standards compared to existing zoning. Also, the Project would maintain the existing residential development density of one dwelling unit per 40 acres.

As a result, the Proposed Project would not substantially increase groundwater demand or substantially reduce groundwater recharge potential beyond what was analyzed in the PEIR. In addition, future development within the Project site would remain subject to applicable Colorado River Basin RWQCB requirements, including the General Construction Permit, General Industrial Permit where applicable, SWPPP preparation, BMP implementation, and applicable stormwater and water quality regulations intended to maintain consistency with Basin Plan water quality objectives and protect groundwater recharge.

Because no GSP applies to the Ames Valley Groundwater Basin, the Proposed Project could not conflict with or obstruct implementation of a GSP. Further, compliance with applicable RWQCB permitting requirements and Basin Plan objectives would ensure the Project would not conflict with or obstruct implementation of a water quality control plan. Therefore, impacts would be less than significant and the Project would not result in new or more severe impacts than previously analyzed in the PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to hydrology and water quality were identified in the PEIR.

2.11 LAND USE AND PLANNING

a) Would the project physically divide an established community?

PEIR Analysis: As discussed in the PEIR, implementation of the CWP would not increase development intensity or introduce new land uses in a manner that would divide an established community. For any new development, the Land Use Element contains requirements for development to be located, scaled, buffered, and designed in a compatible manner through CWP policies. Therefore, impacts on the physical division of communities were determined to be less than significant.

Proposed Project Analysis: The Project site is located within the existing Pioneertown community and consists of commercial, visitor-serving, residential, and vacant land uses connected by the existing roadway network, including Pioneertown Road, Curtis Road, and Rawhide Road.

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not include roadway closures, new transportation infrastructure, barriers, or other physical features that would divide the community. In addition, the Project does not increase development intensity or introduce incompatible land uses beyond what was analyzed in the PEIR. Instead, the Project is intended to preserve the existing historic character and development pattern of the Mane Street area.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to physical division of an established community beyond those analyzed in the PEIR, and impacts would remain less than significant.

b) Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigation an environmental effect?

PEIR Analysis: According to the PEIR, the CWP was prepared in accordance with California Government Code requirements and incorporates policies and programs that support environmental protection, sustainable growth, multimodal transportation, greenhouse gas reduction, and regional coordination. The PEIR determined that the CWP would be consistent with major regional planning frameworks, including SCAG's 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), the Air Quality Management Plan, AB 32, SB 375, and the California Complete Streets Act.

The analysis found that the CWP supports RTP/SCS goals through policies encouraging infill development, improved jobs-housing balance, multimodal transportation networks, complete streets, active transportation, transit accessibility, efficient goods movement, energy efficiency, and reduction of vehicle miles traveled and greenhouse gas emissions. Transportation and mobility policies would improve regional connectivity, safety, and accessibility for all users while coordinating with regional agencies such as SCAG and the San Bernardino County Transportation Authority. Additional policies addressing renewable energy, environmental justice, emergency access, and sustainable infrastructure further support consistency with regional environmental and transportation planning objectives.

The PEIR concluded that the CWP would facilitate, rather than conflict with, implementation of applicable environmental and regional planning programs. Therefore, impacts related to conflicts with adopted environmental plans or policies were determined to be less than significant without mitigation.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces allowable development intensity through lower floor area ratio, lot coverage, and building height standards.

The Proposed Project is consistent with applicable CWP policies related to historic preservation, biological resource protection, wildfire hazards, water quality, energy conservation, and sustainable development. The Project's design standards and adaptive reuse provisions are specifically intended to preserve the historic character of the NRHP-listed Pioneertown Mane Street Historic District while maintaining compatibility with the surrounding rural desert environment. The Project implements the purpose of the CWP Land Use Element to designate the distribution, location, intensity, and balance of land uses for the unincorporated areas of the County, establishes goals for where, when, and how the County grows, provides direction for new development on community design, land use compatibility, and interagency coordination and provides guidance for orderly expansion of incorporated areas

The proposed Policy Plan Amendment is consistent with the Land Use Element of the County Policy Plan. The Policy Plan Amendment to include the Pioneertown Special Development District in LU-4.11 maintains the goal of LU-4, which is the "preservation and enhancement of unique community identities and their relationship with the natural environment." The proposed provisions seek to preserve the historic structures and character of Mane Street in Pioneertown as a district listed on the National Register of Historic Places. The Project intends to promote managed growth while maintaining the historic character of the site, in accordance with values expressed in the Pioneertown Community Action Guide and community input. The amendment to LU-4.11 implements the Pioneertown CAG Action Statement B.1, which aims to restrict big box stores and encourage neighborhood commercial scale retail and lodging. As such, the Project is also consistent with Policy LU-4.5 which directs the County to ensure consistency with the values and aspirations as defined by each community in their Community Action Guides.

The proposed Policy Plan Map Amendment is consistent with the Land Use Element of the CWP. The Project proposes to change Land Use Categories from RL and C to a SD Land Use Category. This is consistent with Table LU-2 which states that the equivalent category to an SD Zoning District is the SD Land Use Category. The proposed uses in the related Development Code Amendment aligns with General Plan Table LU-1, allowing for "a mix of residential, commercial, and public/quasi-public uses in rural areas."

The proposed Land Use Zoning District Amendment is consistent with the Title 8 of the San Bernardino County Development Code. The Project site has adequate area to be designated as a Special Development land use zoning district. The Project is 44.97 acres, meeting the 5-acre designation for the SD land use zoning district per Section 82.06.030 of the County Development Code. Furthermore, the Project establishes a SD suffix, making the site compatible with surrounding parcels possessing SD-RES land use zoning.

The proposed uses in the Development Code Amendment are consistent with Title 8 of the San Bernardino County Development Code. All existing and proposed uses in the Project site are consistent with the SD

land use zoning district. The Project does not propose any new uses that go beyond the intent of the SD zone. New uses introduced as part of the Development Code Amendment are for small-scale commercial businesses, meeting the intent of the SD land use zoning district, which "provides sites for a combination of residential, commercial, industrial, agricultural, open space and recreation uses, and similar and compatible uses." The Project builds upon the underlying SD-RES zone and does not introduce incompatible uses to the visual character and history of the Project site. Rather, it establishes uses and standards to enhance the historic western/equestrian character of the Project site.

The proposed standards in the Development Code Amendment are consistent with the Title 8 of the San Bernardino County Development Code and the CWP. The proposed development standards are consistent with the development assumptions evaluated in the General Plan Environmental Impact Report, and are within the allowable building intensity intended for the underlying land use zoning district and Land Use Category. The Project does not increase development capacity and introduces design standards specifically tied to reinforcing the historic character of the Project site. The proposed standards for the SD-MSHD meet the standards of the County's Land Use Services Dept., Public Works Dept., Public Health Dept., and San Bernardino County Fire Protection District standards.

The Project is consistent with the following excerpts from the CWP:

Policy LU-1.1	We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.
Policy LU-1.3	When determining fiscal impacts, we consider initial capital investments, long-term operations and maintenance, desired levels of service for public facilities and services, capital reserves for replacement, and impacts to existing uses in incorporated and unincorporated areas.
Goal LU-2	An arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial and industrial development, and the value of the natural environment.
Goal LU-4	Preservation and enhancement of unique community identities and their relationship with the natural environment; specifically, Policy LU-4.5 that directs the County to ensure that new development is consistent with the physical and historical character and identity of an unincorporated community planning area.
Policy NR-4.1	We consider the location and scale of development to preserve regionally significant scenic vistas and natural features, including prominent hillsides, ridgelines, dominant landforms, and reservoirs.

Policy CR-2.1	We encourage the preservation of archaeological sites and structures of state or national significance in accordance with the Secretary of Interior's standards.
Policy CR-2.2	We encourage property owners to maintain the historic integrity of resources on their property by (listed in order of preference): preservation, adaptive reuse, or memorialization.
Policy CR-2.4	We encourage partnerships to champion and financially support the preservation and restoration of historic sites, structures, and districts.

Future development within the Project site would remain subject to applicable federal, state, regional, and County regulations and permitting requirements related to air quality, water quality, hazardous materials, biological resources, wildfire protection, stormwater management, and energy efficiency, including applicable Colorado River Basin RWQCB requirements, Title 24 energy standards, CALGreen requirements, and County Development Code standards.

Because the Proposed Project would implement and remain consistent with applicable environmental policies and regulatory requirements and would not increase development beyond the scope analyzed in the PEIR, it would not conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Therefore, impacts would remain less than significant and the Project would not create new or more severe impacts than previously analyzed in the PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to land use and planning were identified in the PEIR.

2.12 MINERAL RESOURCES

a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?

PEIR Analysis: According to the PEIR, implementation of the CWP may result in actions that could adversely affect mineral resources. As shown in Figure *5.11-2 – Mineral Resource Zones 2 & 3*, there are three areas within the East Desert Region that are classified as MRZ-3, a mineral resource area containing known or inferred mineral resources of potential significance; however, there is low predicted growth in the East Desert Region. The overall Desert Region would see forecasted growth in MRZ-3a areas, which is a mineral resource area containing known gold and silver deposits. Future developments under the CWP would be required to identify known and likely significant mineral resources in their project sites. Projects would comply with CWP policies by designating MRZ-2 and MRZ-3 areas for land uses compatible with future mining, such as open space, to the greatest extent feasible. The PEIR implemented MM MIN-1 and MIN-2, which require project-specific evaluation for mineral resources for properties classified as MRZ-2a, 2b, or 3a. However, the PEIR concluded that impacts to mineral resources would remain significant and unavoidable.

Proposed Project Analysis: 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 within the area covered by Open File Report (OFR) 94-06 (DOC 1994). However, the Project site is not located within a classified MRZ-2 or MRZ-3 area and is not known to contain regionally or locally important mineral resources (County 2020b).

Because the Project site does not contain identified significant mineral resources, implementation of the Proposed Project would not result in the loss of availability of a known mineral resource of value to the region or the residents of the state. In addition, the Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase development intensity beyond what was analyzed in the PEIR.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts to mineral resources beyond those analyzed in the PEIR, and impacts would be less than significant

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?

PEIR Analysis: The PEIR does not designate any locally important mineral resource recovery sites. However, there are several areas throughout the County that contain regionally-important mineral resources as described in PEIR Impact 5.11-1. The PEIR concluded in Impact 5.11-1 that impacts to mineral resources would remain significant and unavoidable.

Proposed Project Analysis: As discussed under Threshold (a), the Project site is not located within an MRZ-2 or MRZ-3 area and is not known to contain regionally or locally important mineral resources (County 2020b). In addition, no locally important mineral resource recovery site has been identified on the Project site in the CWP or other applicable land use plans.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts to mineral resources beyond those analyzed in the PEIR, and impacts would be less than significant.

Applicable Mitigation Measures from the EIR

No mitigation measures related to mineral resources were identified in the PEIR.

2.13 NOISE

a) Would the project 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?

PEIR Analysis:

Construction

The PEIR determined that implementation of the CWP would result in temporary construction-related noise increases associated with future development projects throughout the County. Construction activities, including demolition, grading, excavation, pile driving, hauling, and building construction, would generate intermittent but potentially substantial noise levels that could affect nearby noise-sensitive land uses. Construction equipment could generate maximum noise levels ranging from approximately 71 dBA

to 101 dBA at a distance of 50 feet, and truck traffic associated with worker and material transport could also increase local roadway noise levels.

Although construction activities would generally be limited to permitted daytime hours under the County Development Code, the PEIR concluded that construction noise impacts could still be significant due to the proximity of some projects to sensitive receptors, the intensity and duration of construction activities, and the potential for certain activities to occur over prolonged periods or during more sensitive hours. Because specific project-level details such as construction phasing, equipment usage, and site design were not yet known, the PEIR could not fully quantify impacts at individual receptors.

Mitigation Measure N-1 would reduce potential noise impacts during construction to the extent feasible. However, due to the potential for proximity of construction activities to sensitive uses, the number of construction projects occurring simultaneously, and the potential longevity of construction activities, construction noise could result in a temporary substantial increase in noise levels above ambient conditions. Therefore, this impact was determined to be significant and unavoidable

Operation

The PEIR determined that buildout of the CWP would increase traffic volumes on highways and local roadways, resulting in increased traffic-related noise levels throughout unincorporated areas of the County. Future development could also place new noise-sensitive land uses, such as residential uses, in areas exposed to roadway, airport, and railroad noise levels exceeding established "Normally Acceptable" land use compatibility standards. Modeling conducted using the FHWA Highway Traffic Noise Prediction Model showed that traffic noise increases of 3 dBA CNEL or greater (a level considered barely perceptible but potentially significant) would occur along multiple roadway segments within the County.

The PEIR also identified the potential for future sensitive receptors to be exposed to elevated railroad and airport noise levels. While stationary noise sources would continue to be regulated through the County Municipal Code and policies such as HZ-2.7 regarding truck delivery areas, traffic-related exterior noise impacts would remain a concern. CWP policies promoting coordination with transportation agencies and implementation of acoustical studies for new sensitive receptors would help reduce interior noise exposure. Under Regulatory Requirement NOI-1, future projects would be required to demonstrate compliance with interior noise standards, including achieving indoor residential noise levels of 45 dBA CNEL or less pursuant to the California Building Code.

Mitigation Measure N-2 would reduce potential interior noise impacts to future noise-sensitive receptors below the thresholds. However, there were no feasible or practical mitigation measures available to reduce project-generated traffic noise to less than significant levels for existing residences along affected roadways. No individual measure and no set of feasible or practical mitigation measures are available to reduce project-generated traffic noise to less than significant levels in all cases. Thus, this impact was determined to be significant and unavoidable.

Specifically, in Pioneertown, Figure 5.12-10, *Future Noise Contours – East Desert Region*, of the PEIR indicates that roadways in the area are projected to experience future noise levels of approximately 60 dBA CNEL. In addition, Figure 5.12-11, *Significant Unincorporated County Roadway Noise Increases, Countywide*, identifies a roadway segment along Pioneertown Road within the Project site that is anticipated to experience a traffic noise increase of 3 dBA CNEL or greater.

Proposed Project Analysis:

Construction

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize specific construction activities. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower floor area ratio, lot coverage, and building height standards.

Future construction activities within the Project site would remain subject to applicable County noise regulations, including construction hour limitations under the County Development Code and implementation of PEIR MM N-1. Because the Project would not increase the extent or intensity of future development beyond what was previously analyzed, construction noise impacts would not be new or substantially more severe than those identified in the PEIR. Therefore, impacts would remain significant and unavoidable as previously disclosed in the PEIR.

Operational Impacts

As identified in the PEIR, portions of Pioneertown Road within the Project site are projected to experience future roadway noise increases of 3 dBA CNEL or greater, and future ambient roadway noise levels in the area are projected to be approximately 60 dBA CNEL.

However, the Proposed Project would not increase roadway capacity or substantially increase trip generation beyond the assumptions analyzed in the PEIR because it reduces development potential compared to existing zoning. Specifically, the Project maintains the existing residential density of one dwelling unit per 40 acres and reduces overall development intensity through lower lot coverage and floor area ratio standards. As a result, the Project would not generate traffic volumes exceeding those assumed in the PEIR traffic and noise analysis.

Future development within the Project site would also remain subject to applicable County noise regulations, CWP noise policies, PEIR MM N-2, and Regulatory Requirement NOI-1 requiring compliance with interior noise standards for future sensitive receptors.

Because the Proposed Project would not increase development or traffic beyond the scope analyzed in the PEIR, it would not result in new or substantially more severe operational noise impacts. Therefore, impacts would remain significant and unavoidable as previously disclosed in the PEIR.

b) Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

PEIR Analysis*:*

Construction

The PEIR determined that implementation of the CWP could result in potentially significant construction-related vibration impacts from activities such as pile driving, jackhammering, grading, bulldozing, and use

of vibratory rollers. Heavy construction equipment has the potential to generate vibration levels that could exceed Federal Transit Administration thresholds for human annoyance and, in some cases, structural damage near sensitive receptors. Although vibration impacts from construction are typically temporary and localized, project-specific construction details and equipment types were not known at the program level, making it impossible to quantify impacts at individual receptors. As a result, construction vibration impacts were considered potentially significant.

To address these impacts, Mitigation Measure N-2 requires project-level evaluation of vibration-intensive construction activities near sensitive receptors and implementation of measures such as alternative construction techniques or less vibration-intensive equipment where vibration levels could exceed County standards. With implementation of Mitigation Measure N-2 and compliance with applicable performance standards, the PEIR concluded that construction-related vibration impacts would be reduced to a less-than-significant level.

Operation

The PEIR also determined that operation of future commercial and industrial uses, as well as placement of sensitive receptors near existing railroad lines, could expose receptors to annoying or potentially disruptive vibration levels. Because future operational characteristics and site-specific conditions were not yet known, vibration impacts associated with future development and existing rail corridors could not be fully quantified at the program level. Therefore, operational vibration impacts were considered potentially significant.

Mitigation Measures N-3 and N-4 require project-level noise and vibration analyses for discretionary development projects likely to generate substantial vibration and for new sensitive uses located within 200 feet of railroad lines. These measures require compliance with County vibration standards and implementation of mitigation as necessary to reduce exposure. With implementation of Mitigation Measures N-3 and N-4, the PEIR concluded that operational vibration impacts would be reduced to less than significant, and no significant vibration impacts would remain.

Proposed Project Analysis:

Construction

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize specific construction activities. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower floor area ratio, lot coverage, and building height standards.

Future construction activities within the Project site would remain subject to PEIR MM N-2, which requires project-level evaluation of vibration-intensive construction activities near sensitive receptors and implementation of mitigation measures where applicable. Because the Proposed Project would not increase the extent or intensity of future development beyond what was previously analyzed, construction-related vibration impacts would not be new or substantially more severe than those identified in the PEIR. Therefore, impacts would remain less than significant with implementation of applicable mitigation measures.

Operations

The Proposed Project would not result in new or substantially more severe operational vibration impacts beyond those analyzed in the PEIR. The Project site is not located adjacent to an active railroad corridor, and the Proposed Project does not introduce industrial uses or other land uses typically associated with substantial operational vibration sources.

In addition, the Proposed Project reduces development potential compared to existing zoning through lower floor area ratio, lot coverage, and building height standards and would not substantially increase traffic volumes or other operational vibration sources beyond the assumptions analyzed in the PEIR. Future discretionary development projects within the Project site would remain subject to PEIR MMs N-3 and N-4, which require project-level noise and vibration analyses for vibration-generating uses and for sensitive receptors located near rail corridors, where applicable.

Accordingly, the Proposed Project would not result in new or substantially more severe operational vibration impacts beyond those analyzed in the PEIR, and impacts would remain less than significant with implementation of applicable mitigation measures.

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?

PEIR Analysis: According to the PEIR, aircraft-related noise from nearby airports, airparks, and heliports would not expose sensitive land uses to substantial or incompatible noise levels. Existing and future airport noise contours, including those from San Bernadino International Airport, Ontario International Airport, Redlands Municipal Airport, and Big Bear City Airport, do not extend into areas where new noise-sensitive uses would be proposed within the County. CWP policy HZ-2.10 would require new development in unincorporated areas to be consistent with applicable airport master plans and airport safety review areas, and the County would support new development in the influence area of County airports only when it is consistent with applicable airport master plans. Compliance with CWP policies would ensure that impacts would be less than significant.

Proposed Project Analysis: The nearest airport is Yucca Valley Airport, located 5.3 miles southeast of the Project site. The Project site is not within the Yucca Valley Airport Comprehensive Land Use Plan (County 1992). Therefore, no impact would occur and the Project would not create new or more severe airport safety or noise impacts than previously analyzed in the PEIR.

Applicable Mitigation Measures from the PEIR

The following mitigation measures related to noise were identified in the PEIR and are applicable to the Proposed Project:

N-1 Prior to issuance of demolition, grading and/or building permits on sites adjacent to sensitive receptors, a note shall be provided on construction plans indicating that during grading, demolition, and construction, the project applicant shall be responsible for requiring contractors to implement the following measures to limit construction-related noise:

- During the entire permitted activity, equipment and trucks used for the project shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, and acoustical attenuation), wherever feasible.
- Require impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered whenever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.
- Prior to the start of construction activities, a sign shall be posted at the job site, clearly visible to the public, that includes permitted construction days and hours, as well as contact information for the County Building Inspection Supervisor and contractor's authorized representative. If the authorized contractor's representative receives a noise or vibration complaint, he/she shall investigate, take appropriate corrective action, and report the action to the County.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire active construction period, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the background noise level, or to utilize human spotters when feasible and in compliance with all safety requirements and laws.
- Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the County noise standards and when the anticipated construction duration is greater than is typical (e.g., two years or greater).

N-2 Individual projects that use vibration-intensive construction activities, such as pile drivers, jack hammers, and vibratory rollers, near sensitive receptors shall be evaluated for potential vibration impacts. If construction-related vibration is determined to exceed the maximum level of 0.2 in/sec PPV at residential structures per Development Code Section 83.01.090 additional requirements, such as use of less-vibration-intensive equipment or construction techniques, shall be implemented during construction (e.g., drilled piles to eliminate use of vibration-intensive pile driver).

N-3 During the project-level CEQA process for individual discretionary development projects likely to generate noise or vibration exceeding limits established under the CWP or County Development Code at the site of a nearby sensitive receptor, a noise and vibration analysis shall be conducted to assess and mitigate potential noise and vibration impacts related to the operations of that development. This analysis shall be conducted by a qualified, experienced acoustical consultant or engineer and shall follow the latest CEQA guidelines, practices, and precedents.

N-4 Require that new discretionary residential projects (or other sensitive uses) within 200 feet of existing railroad lines conduct a groundborne vibration and noise evaluation consistent with FTA-approved methodologies.

2.14 POPULATION AND HOUSING

a) Would the project 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)?

PEIR Analysis: According to Table 3-3 of the PEIR, implementation of the CWP would result in increases of approximately 15,365 housing units, 49,680 residents, almost 19.4 million square feet of nonresidential building space, and 12,546 jobs over approximately 20 years. Although implementation of the CWP would directly and indirectly result in population growth in the County, development would result in population increases that are consistent with regional growth projections as the CWP buildout is consistent with SCAG forecasts for households. The PEIR concluded that impacts would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not include expansion of major infrastructure, extension of roadways, or other improvements that would facilitate substantial new growth.

In addition, the Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces development potential compared to existing zoning. Specifically, the Project maintains the existing residential density of one dwelling unit per 40 acres and reduces overall development intensity through lower floor area ratio, lot coverage, and building height standards. As a result, the Proposed Project would not generate population, housing, or employment growth beyond the assumptions analyzed in the PEIR.

Accordingly, the Proposed Project would not result in new or substantially more severe population growth impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

b) Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

PEIR Analysis: According to the PEIR, nearly all parcels, population centers, and neighborhoods throughout the unincorporated County are proposed for land use categories that are consistent with the underlying pattern of residential development and would not result in the displacement of people and/or housing. The PEIR concluded that impacts would be less than significant.

Proposed Project Analysis: The Project site contains a mix of existing commercial, visitor-serving, residential, and vacant land uses within the established Pioneertown community. The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not authorize demolition, redevelopment, or removal of existing housing.

In addition, the Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces residential development potential compared to existing zoning. The Project is intended to preserve the existing historic character and development pattern of the Mane Street area rather than facilitate large-scale redevelopment or displacement.

Accordingly, the Proposed Project would not result in new or substantially more severe displacement impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

No mitigation measures regarding population and housing were identified in the PEIR.

2.15 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?

PEIR Analysis: According to the PEIR, growth under the CWP would add structures, residents, and workers in the service boundaries of County Fire. However, the CWP generally concentrates growth in existing urbanized areas where fire protection services are most concentrated under existing conditions. CWP buildout is forecast to generate little growth in the East Desert Region: 1,359 residents, 394 housing units, and 78 jobs. There are three existing County Fire stations in the region, and this growth would not result in substantial adverse impacts on the stations. New and/or expanded stations would be constructed as needed to meet growth demands of buildout in the other regions of the CWP. Development or expansion of fire stations would be subject to CWP policies designed to protect environmental resources and would also be subject to environmental review and impact mitigation under CEQA. Impacts associated with development of new stations are therefore determined to result in less than significant impacts.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase population or development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces development potential through reduced development intensity standards.

The Project site would continue to be served by existing County Fire facilities serving the Pioneertown area and East Desert Region. San Bernardino County Fire Station 38 is located approximately 0.33 mile west of the Project site's western boundary, with an estimated response time of approximately two minutes by vehicle. Because the Proposed Project would not substantially increase population, housing, or employment growth beyond PEIR assumptions, it would not create demand for new or expanded fire protection facilities beyond those previously analyzed. Accordingly, impacts would remain less than significant.

ii. Police Protection?

PEIR Analysis: According to the PEIR, the County Sheriff's Department serves the East Desert Region from its Morongo Basin Station at 63665 29 Palms Hwy in the Joshua Tree community planning area. Existing facilities are anticipated to be adequate to serve this growth. Development or expansion of sheriff stations in other regions would be subject to CWP policies designed to

protect environmental resources, and would also be subject to environmental review and impact mitigation per CEQA. Impacts associated with development of new stations are therefore determined to result in less than significant impacts.

Proposed Project Analysis: The Project site would continue to be served by the San Bernardino County Sheriff's Department Morongo Basin Station, located approximately 13 miles southeast of the Project site, with an estimated driving time of approximately 20 minutes.

The Proposed Project does not increase population or development intensity beyond what was analyzed in the PEIR and would not substantially increase demand for police services or require new or expanded sheriff facilities. Accordingly, impacts would remain less than significant.

iii. Schools?

PEIR Analysis: According to Table 5.14-8 in the PEIR, a total of 9,213 additional students are anticipated in the unincorporated area at full buildout of the CWP, including 236 additional students within the East Desert Region. The CWP would result in housing and population growth, which would result in an increase in school enrollment. To maintain acceptable service ratios, the construction of new or expanded school facilities would be required. Under state law, development projects are required to pay established school impact fees in accordance with SB 50 at the time of building permit issuance. The PEIR concluded that implementation of regulatory requirements and compliance with CEQA review for new school projects would ensure impacts would be less than significant.

Proposed Project Analysis*:* The Proposed Project does not increase residential density or population growth beyond what was analyzed in the PEIR and, in several respects, reduces residential development potential compared to existing zoning.

Future residential development within the Project site would continue to be subject to applicable school impact fees pursuant to SB 50. Because the Proposed Project would not generate student population growth beyond PEIR assumptions, it would not create demand for new or expanded school facilities beyond those previously analyzed. Accordingly, impacts would remain less than significant.

iv. Parks?

PEIR Analysis: According to the PEIR, full buildout of the CWP would add approximately 49,680 residents in the unincorporated areas of the County, increasing the demand for existing regional park and recreational facilities. Big Morongo Regional Park is the only park located in the East Desert Region, which is forecasted to see a 2% population increase – approximately 1,359 additional residents – by 2040. This incremental level of growth would not lead to substantial demand for existing park and recreational facilities.

Proposed Project Analysis: The Proposed Project does not increase population growth beyond what was analyzed in the PEIR and, thus, would not substantially increase demand for park or recreational facilities in the East Desert Region.

Because the Project would not substantially increase population or recreational demand beyond PEIR assumptions, it would not require construction or expansion of park facilities beyond those previously analyzed. Accordingly, impacts would remain less than significant.

v. Other public facilities?

PEIR Analysis: The PEIR determined that implementation of the CWP would increase demand for library services due to projected population growth within unincorporated areas of the County. Based on projected growth between 2016 and 2040, the San Bernardino County Library (SBCL) system would need to accommodate approximately 49,680 additional residents, requiring an estimated 136,620 additional library materials and approximately 24,840 square feet of additional library space to maintain service standards.

The PEIR concluded that future growth under the CWP would generate additional tax revenues and funding sources to support expansion of library facilities and services. In addition, any future construction or expansion of library facilities would be subject to applicable CWP policies, environmental review, and mitigation requirements under CEQA. Therefore, impacts related to increased demand for library services and potential construction of new or expanded library facilities would be less than significant.

Proposed Project Analysis: The Proposed Project does not increase population or development intensity beyond what was analyzed in the PEIR and therefore would not substantially increase demand for library services or other public facilities.

Because the Proposed Project would not generate growth beyond PEIR assumptions, it would not require construction or expansion of public facilities beyond those previously analyzed. Accordingly, impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to public services were identified in the PEIR.

2.16 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 would occur or be accelerated?

PEIR Analysis: According to the PEIR, CWP buildout would add residents to the County, increasing demands on existing parks and recreational facilities. The CWP would add approximately 49,680 residents in the unincorporated areas of the County, increasing the demand for existing regional park and recreational facilities. However, most growth in unincorporated areas is focused within CPAs; growth in other regions – such as the East Desert Region – is not considered to increase the use of existing park and recreation facilities in a manner that would cause or accelerate substantial physical deterioration. The PEIR concluded that impacts would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase population or development

intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces residential development potential and overall development intensity compared to existing zoning.

Because the Proposed Project would not substantially increase population growth or recreational demand beyond PEIR assumptions for the East Desert Region, it would not substantially increase use of existing recreational facilities or accelerate deterioration of such facilities. Accordingly, impacts would remain less than significant.

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?

PEIR Analysis: According to the PEIR, the CWP itself does not directly involve constructing recreational facilities, but future development under it could lead to new or expanded parks and recreational areas. Such projects could cause environmental impacts, which would be evaluated separately in future reviews. Because specific park locations and designs were not yet known at the time of the PEIR's preparation, detailed impacts could not be determined. However, existing federal, state, and local regulations and would minimize potential adverse effects, and additional environmental review would be required for each project. Therefore, it was determined the CWP would not cause significant recreation-related impacts.

Proposed Project Analysis: The Proposed Project does not include construction or expansion of recreational facilities. The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not identify or authorize development of new parks or recreational facilities.

In addition, the Proposed Project would not substantially increase population growth or recreational demand beyond what was analyzed in the PEIR and therefore would not create the need for new or expanded recreational facilities beyond those previously considered. Any future recreational facility projects would remain subject to applicable federal, state, and local regulations and project-level environmental review under CEQA.

Accordingly, the Proposed Project would not result in new or substantially more severe recreation-related impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to recreation were identified in the PEIR.

2.17 TRANSPORTATION

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

PEIR Analysis: According to the PEIR, implementation of the CWP would increase demand for public transit, bicycle, and pedestrian facilities, which would require the improvement and expansion of the circulation system. A review of the CWP demonstrated no potential policy inconsistencies or conflicts with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities or the performance or safety of those facilities. The CWP incorporates future networks and policies related to supporting transit,

bicycle, and pedestrians in the County. These networks are consistent with regional and local planning efforts supporting these modes of travel. Additionally, the CWP has numerous policies supporting complete streets (providing accessibility for all users of all ages and abilities) and active transportation. Therefore, the PEIR determined that impacts are less than significant.

Proposed Project Analysis: The Proposed Project consists of amendments to the San Bernardino County Development Code to establish the SD-MSHD zoning district in Pioneertown and to implement historic preservation, design, land use, and trail easement standards within the district. The Project does not include construction of new roadway infrastructure, expansion of road capacity, or changes to adopted circulation plans. Instead, the amendments are intended to preserve the existing historic circulation pattern and pedestrian-oriented character of Mane Street.

The proposed amendments require that roads within the County-maintained road system continue to comply with County road design standards in Chapter 83.12 of the County Code. In addition, the Project formalizes trail easements to preserve pedestrian and equestrian access along Mane Street and adjacent roads within the historic district (see Figure 4). The code amendments establish minimum trail easement widths and circulation access requirements for Mane Street, Tom Mix Road, Rawhide Road, Curtis Road, and Roy Rogers Road.

The Project also preserves a pedestrian- and equestrian-only segment of Mane Street while continuing to allow emergency vehicle access (see Figure 5). Parking and driveway standards are designed to minimize conflicts with pedestrian circulation by requiring parking areas to be located behind structures and prohibiting new driveways along Mane Street frontages.

Because the Project would preserve and formalize existing pedestrian and equestrian circulation patterns, maintain compliance with County roadway standards, it would not conflict with adopted transportation plans or policies related to transit, roadways, bicycle facilities, or pedestrian facilities and no impact would occur. Therefore, the Proposed Project would not create new or more severe circulation system impacts than previously analyzed in the PEIR.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

PEIR Analysis: According to the PEIR, trip generation related to land use development under the projected 2040 buildout of the CWP would exceed the County's VMT reduction threshold. To reduce impacts from VMT to the greatest extent feasible, the PEIR includes MMs T-1 and T-2, which require project-specific VMT reduction analysis and development of VMT Reduction Plans. However, the PEIR concluded that impacts related to VMT would remain significant and unavoidable.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards within the existing Pioneertown community and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces development potential compared to existing zoning through lower floor area ratio, lot coverage, and building height standards.

The Project maintains the existing residential density of one dwelling unit per 40 acres, so it would not result in additional residential trips and associated VMT generation. The Project also does not include roadway expansions or infrastructure improvements that would induce additional vehicle travel.

Future development within the Project site would remain subject to applicable County transportation and VMT analysis requirements, including implementation of PEIR MMs T-1 and T-2, which require project-specific VMT analysis and preparation of VMT Reduction Plans, where applicable.

Because the Proposed Project would not increase trip generation or VMT beyond the assumptions analyzed in the PEIR, it would not result in new or more severe impacts beyond what was previously analyzed. Therefore, impacts would remain significant and unavoidable as identified in the PEIR.

c)&d) Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) or result in inadequate emergency access?

PEIR Analysis: According to the PEIR, it was determined that circulation improvements associated with CWP buildout would be designed to adequately address potentially hazardous conditions, conflicting uses, and emergency access. Any improvements proposed as a result of CWP buildout would be subject to review by the County Public Works engineering staff. Roadway improvements would have to be made in accordance with the County's circulation plan and roadway design guidelines and meet design guidelines in the California Manual of Uniform Traffic Control Devices and the Caltrans Roadway Design Manual. In addition, the Transportation and Mobility Element of the CWP includes policies to improve the safety of all users of the transportation system in the County. The PEIR concluded that implementation of the CWP would not result in hazardous conditions or incompatible uses and impacts would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards within the existing Pioneertown community. The Project does not include construction of new roadways, roadway widening, or modifications to existing roadway geometry that would introduce sharp curves, dangerous intersections, or other hazardous roadway design features.

The proposed amendments specifically require roads within the County-maintained road system to comply with Chapter 83.12 (Road System Design Standards). In addition, trail easements and circulation routes within the SD-MSHD district would be subject to review and final alignment determinations in coordination with the County Department of Public Works. The Project also maintains emergency access provisions within the proposed historic district. Although portions of Mane Street would function as a pedestrian- and equestrian-only segment, emergency vehicle access would continue to be permitted as necessary. Furthermore, the proposed amendment allows polymer-stabilized soil mixes where required to meet San Bernardino County Fire "all weather surface" requirements for fire apparatus access.

The Project would not introduce incompatible transportation-related land uses or operational conflicts beyond those previously analyzed in the CWP PEIR. Rather, the amendments formalize and preserve the historic pedestrian- and equestrian-oriented circulation pattern along Mane Street and adjacent roads. Parking and driveway standards are also intended to reduce potential circulation conflicts by locating parking behind structures and prohibiting driveways along Mane Street frontages, except for limited maintenance or operational access.

Because the Proposed Project would not alter roadway geometry in a manner that would increase transportation hazards, would maintain emergency access, and would continue to require compliance with County roadway and fire access standards, the Project would not result in new or substantially more

severe impacts related to hazardous roadway design features, incompatible uses, or emergency access beyond those previously analyzed in the PEIR. Therefore, impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

The following mitigation measure related to transportation/traffic was identified in the PEIR and is applicable to the Proposed Project:

MM T-1 Prior to approval of discretionary projects subject to VMT reduction analysis and located outside the designated growth areas, applicants shall demonstrate compliance with the County's adopted Transportation Impact Study (TIS) Guidelines for CEQA assessment of VMT impacts. For projects with VMT/capita exceeding the County's significance threshold, a mitigation plan shall be developed and implemented. Mitigation should consist of Transportation Demand Management (TDM) measures analyzed under a VMT-reduction methodology consistent with Chapter 7 of the California Air Pollution Control Officers Association's Quantifying Greenhouse Gas Mitigation Measures (August 2010) and approved by the Traffic Division and Land Use Services Department (if applicable), or the project description should be reviewed and modified to promote reduced VMT.

MM T-2 Discretionary projects located within the designated growth areas that are subject to VMT reduction analysis shall develop a VMT reduction plan to achieve a minimum of a four percent reduction in VMT/capita in comparison to existing conditions. At a minimum, the VMT reduction plan shall consider the following TDM measures (estimated potential VMT reduction as shown):

- UT-6, Integrate affordable and below market rate housing: 0.04 to 1.20 percent.
- LUT-9, Improve Design of Development: 3.0 to 21.3 percent.
- SDT-1, Provide pedestrian network improvements. Applicable for subdivisions connecting to other development, in areas identified for growth in the CWP, unincorporated Valley region areas, or unincorporated spheres of influence.
- SDT-2, Provide Traffic Calming Measures: 0.25 to one percent. Applicable for subdivisions connecting to other development, in areas identified for growth in the CWP, unincorporated Valley region areas, or unincorporated spheres of influence.
- TRT-4, Implement Subsidized or Discounted Transit Passes: 0 to 16 percent. Applicable to development within 1/2 mile of a transit system. As such, it would be applicable in the Valley region but less applicable in other areas.
- TRT-6, Encourage Telecommuting and Alternative Work Schedules: 0.2 to 4.5 percent. Applicable to the County as the County is and will continue to partner with internet providers to increase coverage within the County to facilitate this application.
- TRT-10, Implement a School Pool Program: 7.2 to 15.8 percent reduction in school VMT. Applicable for large developments, i.e., approximately 300 households or more.

2.18 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 § 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 § 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe*

SB 18 Regulatory Context

Senate Bill (SB) 18, enacted in 2005, requires cities and counties in California to engage in meaningful consultation with California Native American tribes during the adoption or amendment of general plans or specific plans. Its intent is to protect traditional tribal cultural places through early collaboration in the planning process.

AB 52 Regulatory Context

As of July 1, 2015, California Assembly Bill 52 (AB 52) was enacted and expanded CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to "begin consultation with a California Native American tribe that is traditional and culturally affiliated with the geographic area of the proposed project." Section 21074 of AB 52 also defines a new category of resources under CEQA called tribal cultural resources. Tribal cultural resources are defined as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" and is either listed on or eligible for the California Register of Historical Resources or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource.

On February 19, 2016, the California Natural Resources Agency proposed to adopt and amend regulations as part of AB 52 implementing Title 14, Division 6, Chapter 3 of the California Code of Regulations, CEQA Guidelines, to include consideration of impacts to tribal cultural resources pursuant to Government Code Section 11346.6. On September 27, 2016, the California Office of Administrative Law approved the amendments to Appendix G of the CEQA Guidelines.

PEIR Analysis: According to the PEIR, tribal cultural resources, including sacred lands, archaeological sites, cultural landscapes, and other resources of cultural value to Native American tribes, are present throughout the County, particularly within the Valley and North Desert Regions where future growth is anticipated. Little to no growth was anticipated for the Mountain Region and East Desert Region. Potential impacts could include disturbance, damage, or destruction of known or previously undiscovered tribal cultural resources during construction activities.

To comply with SB 18 and AB 52, the County initiated consultation with Native American tribes identified by the Native American Heritage Commission (NAHC). Six tribes responded to the County's outreach efforts, and several tribes requested formal consultation or coordination regarding CWP policies and procedures. Through meetings and collaboration with tribal representatives, the County received recommendations regarding best practices for protecting tribal cultural resources and incorporated tribal input into the Cultural Resources Element of the CWP.

The Cultural Resources Element includes policies requiring tribal notification and consultation, resource identification, avoidance where feasible, mitigation measures, and monitoring during project implementation. Specifically, Policies CR-1.1 through CR-1.4 are intended to ensure compliance with AB 52 and reduce potential impacts to tribal cultural resources during future development. The PEIR concluded that, through implementation of these policies and continued project-level review and consultation, impacts to tribal cultural resources would be addressed and no additional mitigation measures were required.

Proposed Project Analysis: On May 22, 2026, the County sent email notices to the Agua Caliente Band of Cahuilla Indians, Augustine Band of Cahuilla Indians, Cabazon Band of Cahuilla Indians, Cahuilla Band of Indians, Fort Yuma Quechan Indian Tribe, Los Coyotes Band of Cahuilla and Cupeño Indians, Morongo Band of Mission Indians, Ramona Band of Cahuilla, Santa Rosa Band of Cahuilla Indians, Serrano Nation of Mission Indians, Soboba Band of Luiseno Indians, Torres-Martinez Desert Cahuilla Indians, Twenty-Nine Palms Band of Mission Indians, and Yuhaaviatam of San Manuel Nation, notifying them of the Proposed Project and requesting input. The tribes had until August 17, 2026 to respond.

The following four tribes responded:

- Yuhaaviatam of San Manuel Nation/San Manuel Band of Mission Indians
- Augustine Band of Cahuilla Indians
- Yuma Quechan Indian Tribe
- Agua Caliente Band of Cahuilla Indians

The Yuhaaviatam of San Manuel Nation responded on May 29, 2026, and indicated that they decline to participate in formal tribal consultation regarding the Proposed Project. The Tribe further requested notification when specific development projects are proposed or implemented, or if the proposed zoning and land use amendments would facilitate ground-disturbing activities through an expedited approval process.

The Augustine Band of Cahuilla Indians responded on June 4, 2026, and indicated that they decline to participate in formal tribal consultation regarding the Proposed Project. The Tribe further requested that if any cultural resources are discovered during the Project, the County should contact the California Native American Heritage Commission immediately to take appropriate steps to evaluate and protect them.

The Yuma Quechan Indian Tribe responded on June 4, 2026, and indicated that they decline to participate in formal tribal consultation regarding the Proposed Project. The Tribe deferred to the local Tribes and supported their determination on the matter.

The Agua Caliente Band of Cahuilla Indians responded on June 9, 2026, and indicated that they decline to participate in formal tribal consultation regarding the Proposed Project. The Tribe deferred to the local Tribes.

The Proposed Project does not approve any specific development project or authorize ground-disturbing activities. In addition, any future development proposals facilitated by the Proposed Project would remain subject to applicable tribal consultation requirements, as appropriate. Accordingly, because the Proposed Project does not involve project-level development approvals or establish an expedited approval process

that would circumvent future tribal consultation opportunities, no further tribal consultation is required at this time.

The Project would not result in new or substantially more severe impacts related to tribal cultural resources beyond those previously analyzed in the PEIR. Therefore, impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to tribal cultural resources were identified in the PEIR.

2.19 UTILITIES AND SERVICE SYSTEMS

a) Would the project 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?

PEIR Analysis: The PEIR concluded that implementation of the CWP could require expansion or construction of water, wastewater, stormwater drainage, electric power, natural gas, and telecommunications infrastructure to accommodate projected growth through the 2040 planning horizon. However, the analysis found that these utility expansions would generally occur incrementally alongside planned growth areas and would be guided by existing infrastructure planning, provider capital improvement programs, County policies, and future CEQA review.

For the East Desert Region specifically, including communities such as Pioneertown, the PEIR emphasized that only limited growth was anticipated compared to the Valley and North Desert regions. The utilities analysis therefore assumed relatively limited demand for major new utility infrastructure in the East Desert Region. Existing conditions in Pioneertown are characterized by reliance on onsite wells and septic systems rather than centralized wastewater treatment infrastructure, and the PEIR specifically notes that no wastewater treatment services are currently provided in Pioneertown.

Regarding water infrastructure, the PEIR concluded that future development would be required to connect to public water systems or approved wells and comply with County policies promoting groundwater sustainability, water conservation, recharge protection, and coordination with groundwater management agencies. Policies in the Infrastructure & Utilities Element also require development to maintain predevelopment hydrology and install stormwater management facilities to minimize runoff impacts.

For wastewater and stormwater systems, the PEIR determined that future projects would be required to comply with RWQCB permits, SWPPP requirements, LID standards, and BMP implementation. In unincorporated desert communities like Pioneertown, future development would primarily rely on onsite wastewater systems subject to County Environmental Health standards rather than large regional sewer expansions.

The PEIR also concluded that electric power, natural gas, and telecommunications improvements would largely be provided incrementally by existing utility providers and private companies. County policies

encourage coordinated infrastructure expansion, undergrounding and hardening of utilities in hazard-prone areas, and efficient provision of utility services.

The PEIR determined that although future utility infrastructure improvements could occur under the CWP, impacts associated with construction or expansion of utility facilities would generally be reduced through compliance with County policies, utility provider planning, permitting requirements, and project-level CEQA review. Therefore, impacts related to construction or relocation of utility infrastructure were determined to be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action and does not include construction of new development, expansion of infrastructure systems, or approval of a specific site development proposal.

The proposed amendments establish development standards intended to preserve the historic character and relatively low-intensity development pattern of the district, including limitations on building size, density, frontage length, lot coverage, and parking configuration. The Project also requires future development within the district to comply with applicable County infrastructure improvement standards in Chapter 83.09.

The ordinance amendments do not propose or require the relocation or expansion of water, wastewater, stormwater drainage, electric power, natural gas, or telecommunications infrastructure. Although future redevelopment or adaptive reuse projects within the SD-MSHD district could require utility connections or minor infrastructure improvements, such future projects would be subject to separate discretionary review, utility agency requirements, and project-specific environmental review, as applicable.

Because the Proposed Project would not directly require or result in the construction or relocation of major utility infrastructure facilities that could cause significant environmental effects, and because future development would remain subject to existing County development standards and utility service requirements, the Project would not result in new or substantially more severe impacts than those previously analyzed in the PEIR. Therefore, impacts would remain less than significant.

b) Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

PEIR Analysis: The PEIR concluded that the CWP would have sufficient water supplies available to serve projected growth during normal, dry, and multiple dry years based on existing and planned water supplies, water conservation requirements, groundwater management policies, and coordination with regional water providers. The analysis evaluated projected water demand associated with full buildout of the CWP through 2040 and compared those demands to available groundwater, imported water, recycled water, and planned infrastructure improvements.

For the East Desert Region specifically, including communities such as Pioneertown, the PEIR emphasized that relatively little growth was forecast compared to the Valley and North Desert regions. The East Desert Region was projected to accommodate approximately 394 housing units and approximately 1,359 additional residents by 2040, representing a relatively small increase in regional water demand. Because of this limited projected growth, the PEIR concluded that the East Desert Region would not substantially strain existing water supplies or require major new water infrastructure.

The PEIR also noted that many desert communities, including Pioneertown, rely primarily on groundwater supplies and onsite well systems rather than large imported water systems or centralized urban infrastructure. The CWP includes Infrastructure & Utilities Element policies intended to ensure long-term water supply reliability.

In addition, the PEIR relied on Urban Water Management Plans (UWMPs), water provider planning documents, and projected conservation measures to conclude that sufficient water supplies would be available during normal, single dry, and multiple dry years. Future development projects would also be required to comply with SB 610 and SB 221 water supply assessment requirements where applicable. The PEIR therefore concluded that water supply impacts would be less than significant.

Proposed Project Analysis: Pioneertown is served by County Service Area 70 W-4 Pioneertown, a San Bernardino County special district water provider operated through County Public Works Special Districts. The Project site is located within the East Desert Region, where the PEIR projected relatively limited growth and concluded that sufficient water supplies would be available during normal, dry, and multiple dry years.

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces development potential compared to existing zoning through lower floor area ratio, lot coverage, and building height standards. The Project maintains residential density of one dwelling unit per 40 acres.

As identified in the PEIR, Pioneertown primarily relies on groundwater and onsite well systems rather than centralized imported water infrastructure. The Project site is located within the Ames Valley Groundwater Basin, which is designated as a Very Low Priority basin under SGMA and is not subject to preparation of a GSP. Future development within the Project site would remain subject to applicable County requirements related to water supply availability, well permitting, water conservation, and SB 610 and SB 221 requirements where applicable.

Because the Proposed Project would not substantially increase water demand beyond the assumptions analyzed in the PEIR and would remain subject to existing water conservation and water supply regulations, it would not result in new or substantially more severe water supply impacts. Therefore, impacts would remain less than significant.

c) Would the project result in a determination by the waste water 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?

PEIR Analysis: The PEIR determined that implementation of the CWP would increase wastewater generation throughout unincorporated areas of the County as population and employment growth occur through the 2040 planning horizon. Projected growth would result in an estimated increase of approximately 4.32 million gallons per day (mgd) of wastewater generation countywide, with the greatest increases occurring in the Valley Region and portions of the North Desert Region, particularly within the Town of Apple Valley SOI and areas served by the Victor Valley Wastewater Reclamation Authority (VVWRA). The PEIR stated that there are no wastewater treatment services provided in Pioneertown.

The analysis evaluated existing and planned wastewater treatment capacities for regional wastewater providers and found that many agencies have planned or ongoing capital improvement projects and treatment plant expansions intended to accommodate future growth. These include proposed and planned expansions to the IEUA system, the City of San Bernardino Clean Water Factory, the Hesperia and Apple Valley Water Reclamation Plants, and additional VVWRA treatment facilities. Although some preliminary projections indicated that certain facilities, such as IEUA and the City of Redlands systems, could exceed existing treatment capacities, updated provider planning data and planned capacity expansions demonstrated that projected 2040 wastewater flows could be accommodated within future planned treatment capacities.

The PEIR also evaluated wastewater collection systems and found that most areas anticipated to experience substantial growth, including Bloomington, Fontana SOI, East Valley Area Plan, and the Town of Apple Valley SOI, would either have adequate wastewater infrastructure or systems potentially capable of accommodating future growth. In addition, the CWP includes policies requiring availability of sewer service prior to residential development, coordination among service providers and agencies, user fees and development impact fees to fund infrastructure improvements, and financing mechanisms for future wastewater facility expansion.

Based on planned infrastructure improvements, funding mechanisms, regulatory requirements, and implementation of mitigation measures RR USS-1 through RR USS-3 and RR USS-6, along with applicable CWP policies, the PEIR concluded that wastewater treatment and collection impacts associated with implementation of the CWP would be reduced to a less-than-significant level.

Proposed Project Analysis: As identified in the PEIR, no centralized wastewater treatment service is currently provided in Pioneertown. Existing development within the Project site is served by individual septic systems and other onsite wastewater disposal systems.

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not include construction of wastewater treatment facilities or expansion of wastewater infrastructure. In addition, the Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces development potential through lower floor area ratio, lot coverage, and building height standards.

Future development within the Project site utilizing onsite wastewater treatment systems would remain subject to applicable County Environmental Health Services requirements, including soil percolation testing, septic system design standards, and permitting requirements to ensure adequate wastewater disposal capacity and protection of public health and groundwater quality.

Because the Proposed Project would not substantially increase wastewater generation beyond the assumptions analyzed in the PEIR and no centralized wastewater treatment provider serves the Project site, the Proposed Project would not require new wastewater treatment capacity beyond existing or planned commitments. Accordingly, impacts would remain less than significant and the Project would not result in a new or substantially severe impact beyond analyzed in the PEIR.

d) Would the project 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?

PEIR Analysis: The PEIR concluded that implementation of the CWP would increase the generation of solid waste as population and development growth occur throughout the unincorporated County; however, the increase would not exceed the capacity of existing or planned solid waste infrastructure or impair attainment of applicable solid waste reduction goals.

The analysis found that future development under the CWP would continue to be served by existing regional landfill facilities with sufficient permitted capacity to accommodate projected long-term waste disposal needs. In addition, future projects would be required to comply with federal, state, and local solid waste regulations, including California laws related to recycling, diversion, and waste reduction, such as Assembly Bill 939 and subsequent state recycling mandates.

The PEIR also noted that implementation of CWP policies promoting recycling, waste reduction, and sustainable development practices would further reduce impacts associated with solid waste generation. Because adequate landfill capacity and regulatory compliance mechanisms are available, and because future development would contribute funding through fees and taxes to support waste management infrastructure, the PEIR concluded that impacts related to solid waste generation and disposal capacity would be less than significant.

Proposed Project Analysis: Solid waste collection within the Pioneertown area is provided by franchised waste haulers operating under San Bernardino County solid waste service agreements, including Burrtec Waste & Recycling Services, which serves the Morongo Basin region. Collected solid waste is transported to regional permitted landfill and transfer facilities within the County solid waste management system, including the Lamb Canyon Sanitary Landfill.

The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces development potential through lower floor area ratio, lot coverage, and building height standards.

As a result, the Proposed Project would not substantially increase solid waste generation beyond the assumptions analyzed in the PEIR. Future development within the Project site would continue to be served by existing regional solid waste facilities and remain subject to applicable federal, state, and local solid waste regulations, including state recycling and diversion requirements and County waste reduction programs.

In addition, future construction and operation activities would remain subject to applicable County and state requirements related to recycling, waste diversion, and proper waste disposal. Because adequate landfill capacity and regulatory compliance mechanisms remain available, the Proposed Project would not result in new or substantially more severe solid waste impacts beyond those analyzed in the PEIR. Therefore, impacts would remain less than significant.

e) Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

PEIR Analysis: The PEIR concluded that development under the CWP would be required to comply with all applicable federal, state, and local statutes and regulations related to solid waste management and

reduction. Future projects would be subject to California Integrated Waste Management Act requirements, state recycling and diversion mandates, and local County solid waste regulations governing collection, recycling, transport, and disposal of waste materials.

The PEIR determined that solid waste generated in the County would continue to be handled through the County's existing solid waste management system and regional landfill network, which has adequate permitted capacity to accommodate projected growth. In addition, future development projects would be required to implement recycling and waste diversion measures consistent with state laws and County requirements intended to reduce landfill disposal and support attainment of statewide diversion goals.

Accordingly, the PEIR concluded that implementation of the CWP would comply with applicable solid waste management and reduction regulations, and impacts related to solid waste would be less than significant.

Proposed Project Analysis: The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not increase development intensity beyond what was analyzed in the PEIR.

Future development within the Project site would remain subject to all applicable federal, state, and local solid waste regulations, including the California Integrated Waste Management Act, state recycling and waste diversion requirements, and applicable County solid waste management regulations governing waste collection, recycling, transport, and disposal.

In addition, future construction and operational activities within the Project site would be required to implement applicable recycling and waste diversion measures consistent with current state and County requirements intended to reduce landfill disposal and support statewide diversion goals.

Accordingly, the Proposed Project would comply with applicable solid waste management and reduction statutes and regulations and would not result in new or substantially more severe solid waste impacts beyond those analyzed in the PEIR. Therefore, impacts would remain less than significant.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to utilities and service systems were identified in the PEIR.

2.20 WILDFIRE

a) If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

i. Substantially impair an adopted emergency response plan or emergency evacuation plan?

PEIR Analysis: According to the PEIR, buildout of the CWP would not block emergency evacuation routes or interfere with the operations of emergency response agencies. Emergency evacuation interstate routes in the Desert Region include I-15, I-40, US-395, and US-95. It was determined that impacts related to emergency response and evacuation would be less than significant, and no adverse impact would occur.

Proposed Project Analysis: The Project site is located within Moderate and High FHSZs in the East Desert Region (CAL FIRE 2026). However, the Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not include roadway closures, circulation modifications, or infrastructure changes that would impair emergency response or evacuation routes. The Project site would continue to be served by the existing roadway network, including Pioneertown Road, Curtis Road, and Rawhide Road.

In addition, the Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces development potential compared to existing zoning. Future development within the Project site would remain subject to applicable County Fire and emergency access requirements.

Accordingly, the Proposed Project would not result in new or substantially more severe impacts related to emergency response or evacuation beyond those analyzed in the PEIR, and impacts would remain less than significant.

ii. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

PEIR Analysis: According to the PEIR, the CWP could have potentially significant impacts. The various goals and policies of the CWP, in addition to applicable regulations and programs, would minimize the impact from pollutant concentrations from a wildfire or from the uncontrolled spread of a wildfire. However, due to the magnitude and intensity of development accommodated by the CWP, a well as slope, prevailing winds, and other factors beyond the control of the County, impacts would remain significant and unavoidable.

Proposed Project Analysis: The Project site is located within Moderate and High FHSZs in the East Desert Region (CAL FIRE 2026). The Proposed Project would not substantially exacerbate wildfire risks beyond those analyzed in the PEIR. The Proposed Project does not increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity compared to existing zoning.

Future development within the Project site would remain subject to applicable CWP wildfire policies, California Building Code Chapter 7A, California Fire Code requirements, defensible space requirements, Fire Safe Regulations, and the County Fire Hazard Abatement Program. These requirements are intended to reduce wildfire exposure and minimize risks associated with wildfire spread and smoke exposure.

Because the Proposed Project would not increase development beyond the scope analyzed in the PEIR, wildfire impacts would not be new or substantially more severe. Accordingly, impacts would remain significant and unavoidable as identified in the PEIR.

iii. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

PEIR Analysis: According to the PEIR, buildout of the CWP would result in expanded infrastructure and associated maintenance, including new roads, fuel breaks, emergency water sources, power lines and

other utilities. The CWP would focus growth into existing urbanized areas, thus limiting growth in fire-prone areas and areas far from emergency services. Any new infrastructure would be required to comply with applicable fire safety regulations set forth by the CBC. The PEIR determined that impacts would be less than significant.

Proposed Project Analysis: The Proposed Project would not require installation or maintenance of infrastructure that would substantially exacerbate fire risk beyond what was analyzed in the PEIR. The Proposed Project is a regulatory action and does not include construction of new major roads, utilities, fuel breaks, or emergency water infrastructure.

Future development within the Project site would continue to rely primarily on the existing roadway and utility network serving the Pioneertown community. Any future infrastructure improvements would remain subject to applicable fire safety regulations, County review, and environmental review under CEQA, as applicable.

Accordingly, the Proposed Project would not result in new or substantially more severe infrastructure-related wildfire impacts beyond those analyzed in the PEIR, and impacts would remain less than significant.

iv. 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?

PEIR Analysis: According to the PEIR, the various goals and policies of the CWP, in addition to applicable regulations and programs, would minimize the impact from flooding and landslides as a result of post fire slope instability. However, due to the magnitude and intensity of development accommodated by the CWP, as well as other factors beyond the control of the County, impacts would remain significant and unavoidable.

Proposed Project Analysis: The Project site is located within Moderate and High FHSZs in the East Desert Region (CAL FIRE 2026). Although wildfire events can increase the potential for post-fire flooding, erosion, debris flows, and slope instability, the Proposed Project would not increase these risks beyond what was analyzed in the PEIR. The Proposed Project is a regulatory action establishing the SD-MSHD zoning district and associated development standards and does not substantially increase development intensity or authorize major grading or drainage modifications beyond what was analyzed in the PEIR.

Future development within the Project site would remain subject to applicable grading, drainage, stormwater, and geotechnical review requirements, as well as applicable CWP hazard policies intended to minimize wildfire-related risks.

Because the Proposed Project would not increase development beyond the scope analyzed in the PEIR, impacts related to post-fire flooding and slope instability would not be new or substantially more severe. Accordingly, impacts would remain significant and unavoidable as identified in the PEIR.

Applicable Mitigation Measures from the PEIR

No mitigation measures related to wildfire were identified in the PEIR.

2.21 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?

PEIR Analysis*:* As discussed in Section 2.4, the PEIR concluded that buildout of the CWP could result in significant impacts to biological resources throughout the Desert Region, including impacts to special-status species, sensitive natural communities, riparian habitats, wetlands, and wildlife movement corridors. Development under the CWP could occur within USFWS-designated Critical Habitat areas and within mapped wildlife corridors and habitat linkages, potentially resulting in habitat loss, fragmentation, and disruption of wildlife movement. The PEIR also identified the potential for impacts to federally protected wetlands and jurisdictional waters associated with future development and infrastructure improvements.

The PEIR determined that implementation of CWP policies and MM BIO-1 would reduce impacts through project-level biological review, surveys, avoidance, minimization, and mitigation measures. Impacts to wildlife movement corridors and wetlands were determined to be less than significant with mitigation and regulatory compliance. However, because the extent of future habitat disturbance and the effectiveness of future project-level mitigation could not be fully determined at the program level, impacts to special-status species and sensitive natural communities were determined to be significant and unavoidable.

The PEIR also concluded that future development under the CWP would be required to comply with applicable federal, state, and local biological resource regulations, including adopted HCPs and NCCPs where applicable, County Development Code provisions protecting desert vegetation, and CWP biological resource policies. Compliance with these regulations and plans was determined to reduce impacts related to biological resource policies and habitat conservation plans to less than significant.

As discussed in Section 2.5, the PEIR concluded that implementation of the CWP could result in impacts to cultural resources throughout the County, including historic resources, archaeological resources, and human remains. Within the East Desert Region, the PEIR identified a limited number of known historic and archaeological resources and anticipated relatively little growth compared to other regions of the County. Nevertheless, future development and redevelopment activities could potentially affect historic structures, archaeological deposits, and previously unidentified human remains through construction and ground disturbance activities.

To address these potential impacts, the PEIR incorporated CWP Cultural Resources Element policies and mitigation measures requiring project-level evaluation, preservation, avoidance, monitoring, and mitigation. MM CUL-1 requires evaluation and mitigation of impacts to historic resources. MMs CUL-2 through CUL-4 require archaeological assessments, surveys, monitoring, testing, and data recovery where warranted. RR CUL-5 and applicable state laws establish procedures for treatment of inadvertent discoveries of human remains, including consultation with the County Coroner and Native American Heritage Commission.

With implementation of applicable policies, regulations, and mitigation measures, the PEIR concluded that impacts to historic resources, archaeological resources, and human remains would be reduced to less than significant.

Proposed Project Analysis: As discussed in Section 2.4, although portions of the Project site contain undeveloped land that could support biological resources, the Project does not authorize specific development projects or physical ground disturbance.

The Project site is not located within USFWS-designated Critical Habitat or mapped wetlands. However, the site is located within the Pipes Canyon wildlife corridor and near the Pioneertown Mountains Preserve regional linkage area identified in the PEIR. The Proposed Project does not substantially increase development intensity beyond what was analyzed in the PEIR and, in several respects, reduces allowable development intensity through lower building height, floor area ratio, and lot coverage standards.

Future discretionary development projects within the SD-MSHD would remain subject to applicable federal, state, and County biological resource regulations, CWP policies, County Development Code provisions protecting desert vegetation, and MM BIO-1. These requirements include biological surveys, project-level environmental review, avoidance and mitigation measures, compliance with the Desert Native Plant Protection Ordinance, and permitting requirements for protected species such as Joshua trees.

Because the Proposed Project would not increase development potential beyond what was analyzed in the PEIR and would remain subject to existing biological resource protections and mitigation requirements, the Project would not result in new or substantially more severe impacts to biological resources beyond those identified in the PEIR.

As discussed in Section 2.5, the Project site includes the NRHP-listed Pioneertown Mane Street Historic District, and the Proposed Project is specifically intended to preserve and reinforce the historic character of the district through development and design standards based on the historic district's identified character-defining features.

The Proposed Project does not authorize specific development projects or ground-disturbing activities and does not increase development intensity beyond what was analyzed in the PEIR. In several respects, the Project reduces development potential through lower building height, floor area ratio, and lot coverage standards.

Future discretionary development projects within the SD-MSHD would remain subject to applicable federal, state, and County cultural resource regulations, CWP Cultural Resources Element policies, project-level CEQA review, and applicable PEIR mitigation measures (MM CUL-1 through MM CUL-4). These include requirements for historic resource evaluation, archaeological surveys and monitoring, avoidance and mitigation measures, and procedures governing inadvertent discovery of human remains.

Because the Proposed Project is intended to preserve historic resources, does not substantially increase development potential beyond what was analyzed in the PEIR, and remains subject to existing cultural resource protections and mitigation requirements, the Project would not result in new or substantially more severe impacts to historic resources, archaeological resources, or human remains beyond those identified in the PEIR.

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.)

PEIR Analysis: The PEIR analyzed cumulative impact based on using regional growth projections and buildout assumptions associated with implementation of the CWP and related development throughout unincorporated San Bernardino County.

The PEIR made the following findings for each resource section:

No significant cumulatively considerable impacts:

- Aesthetics
- Agricultural Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Tribal Cultural Resources
- Wildfire
- Utilities and Service Systems.

Cumulatively Considerable Significant Impacts:

- Air Quality
- Biological Resources
- GHG
- Noise
- Transportation (VMT)

Proposed Project Analysis: The Proposed Project is a regulatory action that establishes a new SD-MSHD zoning designation with development standards and design guidelines specifically intended to preserve and enhance the historic and visual character of the area. The Project is regulatory in nature and does not approve a specific development proposal, increase roadway capacity, or authorize substantial new growth beyond that previously contemplated under the CWP PEIR.

The proposed amendments are intended primarily to preserve the historic commercial character and pedestrian- and equestrian- oriented circulation pattern of Mane Street. The Project establishes development limitations related to density, building size, lot coverage, frontage length, parking configuration, and circulation design. The Project also formalizes pedestrian and equestrian trail easements and preserves pedestrian-oriented access along Mane Street.

The Project would not require construction of major new infrastructure or expansion of regional utility systems beyond what was previously analyzed in the PEIR. The ordinance amendments continue to require compliance with County infrastructure improvement standards, roadway design standards, fire access requirements, parking regulations, landscaping standards, and utility service requirements. Future redevelopment, adaptive reuse, or discretionary projects within the SD-MSHD district would remain subject to project-specific environmental review and applicable County permitting requirements.

Because the Proposed Project would not substantially increase development intensity, population growth, utility demand, or traffic generation beyond the levels anticipated in the CWP PEIR, and because the Project largely implements preservation-oriented standards intended to maintain the existing historic character and circulation pattern of the district, the Project would not result in new or substantially more severe cumulative impacts than those previously analyzed in the CWP PEIR. Therefore, cumulative impacts associated with the Proposed Project would remain within the scope of the PEIR analysis.

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

PEIR Analysis*:* Environmental effects that may cause substantial adverse effects on humans typically result from impacts related to air quality and GHGs; noise; hazardous materials; ground shaking; hazardous design features with respect to transportation and roadway designs; and wildfire. From these impacts, the PEIR determined that there would be significant and unavoidable impacts regarding air quality, noise, transportation (VMT), and wildfire. The County adopted a Statement of Overriding Considerations for these impacts.

Proposed Project Analysis: As discussed throughout this addendum, the Proposed Project would not pose significant impacts related to air quality and GHGs; noise; hazardous materials; ground shaking; hazardous design features; and wildfire beyond those previously analyzed in the PEIR beyond those previously analyzed in the PEIR. The discussion contained in these sections also determined the Proposed Project would not increase the number or severity of significant impacts already identified in the certified PEIR.

Applicable Mitigation Measures from the PEIR

Refer to mitigation measures described throughout this addendum.

SECTION 3.0 – REFERENCES

California Department of Conservation (DOC)

1994 Mineral Land Classification of a Part of Southeastern San Bernardino County: Open-File Report 94-06

2026a California Important Farmland Finder. Available at: https://maps.conservation.ca.gov/DLRP/CIFF/

2026b Williamson Act Enrollment Finder. Available at: https://maps.conservation.ca.gov/dlrp/WilliamsonAct/

2026c Earthquake Zones of Required Investigation. Available at: https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/

California Department of Fire and Forestry Resources (CALFIRE)

2026 Fire Hazard Severity Zone Viewer. Available at: https://experience.arcgis.com/experience/6a9cb66bb1824cd98756812af41292a0

California Department of Transportation (Caltrans)

2026 Statewide Scenic Highway. Available at: https://experience.arcgis.com/experience/47e2009986264718a5a13a2c81382774#data_s=id%3AdataSource_2-199bb53805c-layer-71%3A38

California Department of Toxic Substances Control (DTSC)

2026 EnviroStor Map. Available at: https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=301+north+gilbert+street

California Department of Water Resources (DWR)

2026 SGMA Basin Prioritization Dashboard. Available at: https://gis.water.ca.gov/app/bp-dashboard/final/

County of San Bernardino (County)

1992 Yucca Valley Airport Comprehensive Land Use Plan. Available at: https://lus.sbcounty.gov/wp-content/uploads/sites/48/Airports/YuccaValley.pdf

2018 N-2 Parks and Open Space Resources. Available at: https://www.arcgis.com/apps/webappviewer/index.html?id=5595acba44fd4509830282e4417f7c9e

2020a Final Program Environmental Impact Report. San Bernardino CWP. Available at: https://countywideplan.sbcounty.gov/resources/document-download/

2020b NR-4 Mineral Resources Zones. Available at: https://www.arcgis.com/apps/webappviewer/index.html?id=9948b9bc78f147fd9ea193c2ce758081

Federal Emergency Management Agency (FEMA)
2026 FEMA's National Flood Hazard Layer (NFHL) Viewer. https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd

State Water Resources Control Board (SWRCB)
2026 GeoTracker. Available at: https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=pioneertown

United States Army Corps of Engineers (USACE)
2026 National Levee Database. Available at: https://levees.sec.usace.army.mil/search

United States Department of Fish and Wildlife (USFWS)
2026 FWS HQ ES Critical Habitat. Available at: https://fws.maps.arcgis.com/apps/mapviewer/index.html?layers=794de45b9d774d21aed3bf9b5313ee24

Exhibit B: Proposed Policy Plan Amendment (Redlines)

Policy Plan Amendment (Redline)

Policy LU-4.11 Businesses in Joshua Tree and Pioneertown

We prohibit the establishment of franchise businesses in the commercial focus area/franchise-restricted in Joshua Tree and the Special Development – Mane Street Historic District land use zoning district to preserve the unique community character and its value as a year-round, world renowned tourist destination.

Exhibit C: Proposed Policy Plan Amendment (Clean Copy)

Policy Plan Amendment (Clean)

Policy LU-4.11 Businesses in Joshua Tree and Pioneertown

We prohibit the establishment of franchise businesses in the commercial focus area/franchise-restricted in Joshua Tree and the Special Development – Mane Street Historic District land use zoning district to preserve the unique community character and its value as a year-round, world renowned tourist destination.

Exhibit D: Proposed County Development Code Amendments, Chapter 82.06 Industrial and Special Purpose Land Use Zoning Districts (Redlines)

ORDINANCE NO.

An ordinance of San Bernardino County, State of California, to amend Chapter 82.06, relating to the establishment of the Special Development – Mane Street Historic District Land Use Zoning District, to amend and reletter Subsections 810.01.050(aaaa) through 810.01.050(dddd), 810.01.080(g) through 810.01.080(ddd) and 810.01.170(q) through 810.01.170(z), to add Subsections 810.01.050(aaaa), 810.01.080(g), and 810.01.170(q) to Chapter 810.01 of Division 10 of Title 8, and to amend Subsections 810.01.180(aa) and 810.01.180(nnn), related to Development Code definitions.

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

SECTION 1. The Board of Supervisors of San Bernardino County finds that:

(a) This ordinance will amend various portions of Chapter 82.06 of Title 8 of the San Bernardino County Code (Development Code) relating to the establishment of the Special Development – Mane Street Historic District land use zoning district. The amendments are recommended to preserve the historic structures and character of Mane Street in Pioneertown as a district listed on the National Register of Historic Places and to establish a mechanism for the creation and recordation of trail easements that preserves pedestrian and equestrian access for portions of Mane Street.

(b) Properly noticed public hearings have been held before the Planning Commission and the Board of Supervisors pursuant to the Planning and Zoning Law of the State of California and the San Bernardino County Development Code.

(c) An Addendum to the Countywide Plan Program Environmental Impact Report (PEIR) (State Clearinghouse No. 2017101033) has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15164, and 15167. The Board of Supervisors has reviewed and considered the Addendum, together with the Countywide Plan PEIR, and finds that the ordinance is within the scope

of the environmental analysis contained in the Countywide Plan PEIR, that none of the conditions requiring preparation of a subsequent or supplemental environmental impact report pursuant to CEQA Guidelines Section 15162 have occurred, and that no further environmental review is required.

SECTION 2. Chapter 82.06 of the San Bernardino County Code is amended, to read:

CHAPTER 82.06: INDUSTRIAL AND SPECIAL PURPOSE LAND USE ZONING DISTRICTS

82.06.010 Purpose.

82.06.020 Purposes and Location of the Industrial and Special Purpose Land Use Zoning Districts.

82.06.030 Minimum Area for Designation.

82.06.040 Industrial and Special Purpose Land Use Zoning District Allowed Uses and Permit Requirements.

82.06.050 Industrial and Special Purpose Land Use Zoning District Subdivision Standards.

82.06.060 Industrial and Special Purpose Land Use Zoning District Site Planning and Building Standards.

82.06.070 Adopted Planned Development Applications.

Section 82.06.010 Purpose.

This Chapter lists the land uses that may be allowed within the industrial and special purpose land use zoning districts established by the General Plan and listed in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Section 82.06.020 Purposes and Location of the Industrial and Special Purpose Land Use Zoning Districts.

The purposes of the individual ~~i~~Industrial and special purpose land use zoning districts and the locations where they are applied are as specified in the General Plan and as described in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays).

Section 82.06.030 Minimum Area for Designation.

The ~~i~~Industrial and special purpose land use zoning districts shall be applied through the General Plan amendment process (Chapter 86.12) only to sites with the minimum areas indicated in Table 82-16.

Table 82-16

Minimum Area for Industrial and Special Use Land Use Zoning District Designation

Land Use Zoning District	***Minimum Area for Designation***
IC (Community Industrial)	5 acres
IR (Regional Industrial)	30 acres
IN (Institutional)	None required
SD (Special Development)	5 acres
SP (Specific Plan)	As specified by General Plan

Section 82.06.040 Industrial and Special Purpose Land Use Zoning District Allowed Uses and Permit Requirements.

(a) *General Permit Requirements.* Table 82-17 identifies the uses of land allowed by this Development Code in each ~~i~~Industrial and special purpose land use zoning district established by Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) *Requirements for Certain Specific Land Uses.* Where the last column in Table 82-17 (Specific Use Regulations) includes a Section number, the referenced Section may affect whether the use requires a Site Plan Permit, Minor Use Permit, ~~or~~ Conditional Use Permit~~, or Minor Use Permit~~, Planned Development Permit, or other County approval~~,~~; and/or may establish other requirements and standards applicable to

the use.

(c) *Allowed Land Uses in the SD Land Use Zoning District.* A special development may allow intermixing of residential, commercial and industrial uses, provided that the review authority determines that there is a specific need for the special development standards. The Special Development ~~L~~land ~~U~~use ~~Z~~zoning ~~D~~district may have a suffix to indicate the focus of a particular SD zone. ~~A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. However, all can still have mixed uses within these zones.~~

Table 82-17

Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts

Land Use See Division 10 (Definitions) for land use definitions	***Permit Required by District***							***Specific Use Regulations***
	IC	***IR***	***IN***	***SD-RES (1)***	***SD-COM (1)***	***SD-IND (1)***	***SD-MSHD (1)***	
Agricultural, Resource & Open Space Uses								
Agriculture support services	P(2)	P(2)	—	M/C	M/C	M/C	—	
Animal keeping	—	—	—	S	—	—	S(8)	84.04
Community gardens	—	—	—	A	—	—	A	
Crop production, horticulture, orchard, vineyard	—	—	—	A	—	—	—	
Industrial hemp cultivation - Small scale (minimum 1-acre lot size)	—	—	—	P	—	—	—	84.35
Industrial hemp cultivation - Large scale (minimum 5-acre lot size)	—	—	—	CUP	—	—	—	84.35
Natural resources development (mining)	CUP	CUP	—	CUP	CUP	CUP	—	
Nature preserve (accessory uses)	—	—	P(2)	P(2)	P(2)	P(2)	—	
Pet farm	—	—	—	—	—	—	P	
Industry, Manufacturing & Processing, Wholesaling								
Adult business	ABP	—	—	—	—	—	—	84.02
Construction contractor storage yard	M/C	P(2)	—	M/C	M/C(3)	M/C	—	
Craft manufacturing	—	—	—	—	—	—	(3)(16)	
Hazardous waste	—	CUP	—	—	—	—	—	

Table 82-17								
Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts								
Land Use See Division 10 (Definitions) for land use definitions	**Permit Required by District**							**Specific Use Regulations**
	IC	**IR**	**IN**	**SD-RES (1)**	**SD-COM (1)**	**SD-IND (1)**	**SD-MSHD (1)**	
operation								
Industrial hemp - Class I manufacturing (minimum 5-acre lot size)	M/C	M/C	—	M/C	M/C	M/C	—	84.35
Firewood contractor	P	P	—	—	—	M/C	—	84.09
Manufacturing operations I	P(2)	P(2)	—	CUP(4)	CUP(4)	CUP(4)	—	
Manufacturing operations II	—(5), (6)	M/C	—	—	—	CUP(4)	—	
Motor vehicle storage/Impound facility	M/C	M/C	—	—	—	M/C	—	
Recycling facilities – Small collection facility	SUP	SUP	—	—	MUP	MUP	—	84.19
Recycling facilities – Large collection facility	CUP	CUP	—	—	CUP(3)	CUP	—	84.19
Recycling facilities – Light processing facility	CUP	CUP	—	—	CUP(3)	CUP	—	84.19
Recycling facilities – Heavy processing facility	CUP	CUP	—	—	—	CUP	—	84.19
Recycling facilities, reverse vending machines (accessory only)	A	A	—	A	A	A	—	84.19
Salvage operations - Within an enclosed structure	CUP	M/C	—	—	CUP	M/C	—	
Salvage operations - General	—	CUP	—	—	—	—	—	
Storage - Personal storage (mini-storage)	P(2)	P(2)	—	M/C	M/C	M/C	—	
Storage - Recreational vehicles	M/C	M/C	—	M/C	M/C	M/C	—	
Storage - Warehouse, indoor storage	M/C	M/C	—	—	M/C	M/C	—	
Wholesaling and distribution	M/C	M/C	—	—	M/C	M/C	—	
Recreation, Education & Public Assembly								
Campgrounds	—	—	—	CUP	—	—	—	
Commercial entertainment – Indoor	M/C	—	—	M/C	M/C	M/C	(16)	
Conference/convention facility	—	—	—	CUP(4)	CUP(4)	CUP(4)	—	
Equestrian facility	—	—	—	M/C	M/C	M/C	(16)	
Fitness/health facility	P(2)	P(2)	—	M/C	M/C	M/C	(16)	
Golf course	—	—	—	CUP(4)	CUP(4)	CUP(4)	—	
Library, museum, art gallery, outdoor exhibit	—	—	—	M/C	M/C	M/C	(16)	

Table 82-17								
Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts								
Land Use See Division 10 (Definitions) for land use definitions	**Permit Required by District**							**Specific Use Regulations**
	IC	**IR**	**IN**	**SD-RES (1)**	**SD-COM (1)**	**SD-IND (1)**	**SD-MSHD (1)**	
Meeting facility, public or private	CUP	—	—	CUP	CUP	CUP	(16)	
Park, playground	—	—	P	P	P	P	P	
Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Rural sports and recreation	—	—	—	CUP	CUP	CUP	—	
School - College or university	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
School - Private	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
School - Specialized education/training	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
Theater	—	—	—	—	—	—	(16)	
Residential[14]								
Accessory dwelling (labor quarters, etc.)	P[7]	P[7]	P[7]	P[7]	P[7]	P[7]	P[7]	84.01
Accessory structures and uses - Residential (conforming and non-conforming uses)	P[7,8]	P[7,8]	P[7,8]	P[7]	P[7]	P[7]	P[7]	84.01
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—	—	—	M/C	M/C	—	—	
Guest housing	—	—	—	P[8]	—	—	P[8]	84.01
Live/work unit	M/C	—	—	M/C	M/C	—	MUP	
Mobile home park/manufactured home land-lease community	—	—	—	CUP	CUP	—	—	
Multiple residential use	—	—	—	PD	PD	PD	—	
Parolee and/or probationer home	—	—	—	CUP	CUP	—	—	
Residential use with retail, service, or industrial use	—	—	—	PD	PD	PD	PD	
Accessory dwelling unit	—	—	—	A[15]	—	—	A[15]	84.36
Junior accessory dwelling unit	—	—	—	A[15]	—	—	A[15]	84.36
Single dwelling	—	—	—	A	—	—	A	
Retail								
Auto and vehicle sales and rental	P[2]	P[2]	—	M/C	M/C	M/C	—	
Bar, tavern	—	—	—	M/C	M/C	M/C	(17)	
Building and landscape materials sales - Indoor	P[2]	P[2]	—	M/C	M/C	M/C	—	
Building and landscape materials sales - Outdoor	M/C	M/C	—	—	CUP	CUP	—	

Table 82-17

Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts

Land Use See Division 10 (Definitions) for land use definitions	Permit Required by District							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Construction and heavy equipment sales and rental	M/C	M/C	—	—	CUP	CUP	—	
Convenience store	P(2)	P(2)	—	M/C	M/C	M/C	(17)	
Farmers' market, certified	—	—		—	—	—	TSP	
Fuel dealer (propane for home and farm use, etc.)	CUP	CUP	—	CUP	CUP	CUP	—	
General retail - 10,000 sf or less, with or without residential unit	—	—	—	M/C	M/C	M/C	(16)	
General retail - More than 10,000 sf, with or without residential unit	—	—	—	PD	PD	PD	(16)	
Groceries, specialty foods	—	—	—	—	—	—	(16)	
Manufactured home or RV sales	M/C	M/C	—	—	M/C	M/C	—	
Night club	—	—	—	M/C	M/C	M/C	—	
Outdoor dining, accessory	—	—	—	—	—	—	P(7) (18)	
Restaurant, café, coffee shop	P(2)	P(2)	—	M/C	M/C	M/C	(16)	
Second hand stores, pawnshops	P(2)	—	—	M/C	M/C	M/C	(16)	
Service station	P(2)	P(2)	—	M/C	M/C	M/C	—	
Swap meet, outdoor market, auction yard	M/C	M/C	—	—	—	M/C	(17)	
Warehouse retail	P(2)	P(2)	—	—	CUP	CUP	—	
Services - Business, Financial, Professional								
Medical services - Hospital(4)	M/C	M/C	M/C	M/C	M/C	M/C	—	
Medical services - Rehabilitation center	M/C	M/C	M/C	M/C	M/C	M/C	—	
Office - Accessory	P(8)	P(8)	P(8)	P(8)	P(8)	P(8)	P(8)	
Professional services	P(2)	—	—	M/C	M/C	M/C	(16)	
Services - General								
Bail bond service within 1 mile of correctional institution	P	P	P	—	P	P	—	
Cemetery, including pet cemeteries	—	—	—	CUP	CUP	CUP	—	84.06
Correctional institution	—(4)	—(4)	CUP	—(4)	—(4)	—(4)	—	
Emergency shelter	CUP	—	—	CUP	CUP	CUP	—	84.33
Equipment rental	P(2)	P(2)	—	—	M/C	M/C	—	
Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	84.12
Kennel or cattery	M/C	—	—	—	—	M/C	—	84.04
Licensed Residential	M/C	—	—	M/C	M/C	—	A	84.23

Table 82-17								
Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts								
Land Use See Division 10 (Definitions) for land use definitions	**Permit Required by District**							**Specific Use Regulations**
	IC	**IR**	**IN**	**SD-RES (1)**	**SD-COM (1)**	**SD-IND (1)**	**SD-MSHD (1)**	
Care Facility of 6 or fewer persons								
Licensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	—	—	84.23
Lodging - Bed and breakfast inn (B&B)	—	—	—	SUP(9)	SUP(9)	—	SUP(9)	
Lodging - Hotel or motel - 20 or fewer guest rooms	—	—	—	M/C	M/C	—	(19)	
Lodging - Hotel or motel - More than 20 guest rooms	—	—	—	M/C	M/C	—	—	
Personal services	P(2)	—	—	M/C	M/C	M/C	(16)	
Public facilities	P	P	P	P	P	P	MUP	
Public safety facility	M/C	M/C	M/C	M/C	M/C	M/C	MUP	
Unlicensed Residential Care Facility of 6 or fewer persons	RCP	—	—	RCP	RCP	—	RCP	84.32
Unlicensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	—	—	
Vehicle services - Major repair/body work	P(2)	P(2)	—	—	M/C(10)	M/C	—	
Vehicle services - Minor maintenance/repair	P(2)	P(2)	CUP(11)	—	M/C(10)	M/C	—	
Veterinary clinic, animal hospital	M/C	—	—	—	M/C	M/C	—	
Transportation, Communications & Infrastructure								
Ambulance, taxi, or limousine dispatch facility	M/C	M/C	M/C	M/C	M/C	M/C	—	
Broadcasting antennae and towers	M/C	M/C	M/C	CUP	CUP	CUP	—	
Broadcasting studio	M/C	M/C	M/C	CUP(4)	CUP(4)	CUP(4)	—	
Communication contractor	M/C	M/C	M/C	M/C(10)	M/C(10)	M/C(10)	—	
Electrical power generation	CUP	CUP	CUP	—	—	—	—	
Parking lots, accessory	P(12)	P(12)	P(12)	P(12)	P(12)	P(12)	P(12)	
Parking structures	P(12)	P(12)	P(12)	M/C	M/C	M/C	—	
Pipelines, transmission lines, and control stations(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	
Renewable energy generation facilities	CUP	CUP	CUP	—	—	—	—	84.29
Sewage treatment and disposal facility(6)	CUP	CUP	CUP	—	—	—	—	
Solid waste disposal(6)	CUP	CUP	CUP	—	—	—	—	

Table 82-17

Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts

Land Use See Division 10 (Definitions) for land use definitions	Permit Required by District							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Transportation facility	M/C	M/C	M/C	M/C	M/C	M/C	—	
Truck stop	M/C	M/C	—	—	—	M/C	—	
Truck terminal	M/C	M/C	—	—	—	M/C	—	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	—	
Water treatment plants and storage tanks	—	CUP	CUP	—	CUP	CUP	—	
Wind energy system, accessory	S	S	S	S	S	S	S	84.26
Wireless telecommunications facility	S	S	S	S	S	S	—	84.27
Other								
Accessory structures and uses	P	P	P	P	P	P	P	84.01
Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	TSP	84.25
Temporary structures and uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	84.25

Key			
A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
ABP	Adult Business Regulatory Permit	TUP	Temporary Use Permit required (Chapter 85.15)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
CUP	Conditional Use Permit required (Chapter 85.06)	TSP	Temporary Special Events Permit required (Chapter 85.16)
MUP	Minor Use Permit required (Chapter 85.06)	RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
		—	Use not allowed

Notes:

(1) The Special Development ~~L~~land ~~U~~use ~~Z~~zoning ~~D~~district may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. A "MSHD" suffix indicates that the focus is on preserving the historic development and character of Mane Street in Pioneertown as shown in Figure 82-1. However, all can still have mixed uses within these zones.

(2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).

(3) This use shall be located completely within an enclosed structure.

(4) PD Permit required if total floor area or use area exceeds 10,000 sq. ft.

(5) Concrete batch plants in the Phelan planning area may be allowed subject to a CUP.

(6) Pallet manufacturing, reconditioning, and storage yards in the unincorporated area in Fontana bounded by the I-10 on the north, Almond Ave. on the east, 660 ft. south of Santa Ana Ave. on the south, and Mulberry Ave. on the west that is zoned IC may be allowed subject to a CUP.
(7) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table. Requires a Special Use Permit when recreational vehicles are used for seasonal operations.
(8) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.
(9) A CUP shall be required for three or more rooms.
(10) This use shall be located completely within an enclosed structure with no exterior overnight storage of vehicles.
(11) When associated with an institutional use.
(12) Use allowed as an accessory use only, on the same site as a retail service, or industrial use allowed by this table.
(13) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Section 85.02.050.
(14) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.
(15) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table. A Special Use Permit is required for an accessory dwelling unit used as a short-term rental in the Mountain Region.
(16) These uses are regulated by size as follows: 3,500 sq. ft. or less = Permitted (P) Greater than 3,500 sq. ft. – 7,000 sq. ft. or less = Minor Use Permit (MUP) Greater than 7,000 sq. ft. = Conditional Use Permit (CUP)
(17) These uses are regulated by size as follows: 3,500 sq. ft. or less = Minor Use Permit (MUP) Greater than 3,500 sq. ft. = Conditional Use Permit (CUP)
(18) Use allowed as an accessory use only, on the same site as a restaurant/café/coffee shop use allowed by this table. The "'Outdoor dining, accessory'" area shall not exceed the indoor dining area sq. ft., or 750 sq. ft., whichever is less.
(19) This use is regulated by size as follows: 10 or fewer rooms = Minor Use Permit (MUP) 11 to 20 rooms = Conditional Use Permit (CUP)

Section 82.06.050 Industrial and Special Purpose Land Use Zoning District Subdivision Standards.

(a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-18A, 82-18B and 82-18C for the applicable land use zoning district.

(b) The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.

(c) See also the standards in Section 83.02.050 (Parcel Area Measurements and Exceptions).

Table 82-18A				
Industrial and Special Purpose Land Use Zoning District Minimum Lot Size				
Valley Region				
Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
IC	5 acres(1)	60 ft.	100 ft.	1:3
IR	5 acres(1)	60 ft.	100 ft.	1:3
IN	None required	60 ft.	100 ft.	1:4
SD	20 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4
Notes:				
(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.				
(2) Except where modified by map suffix.				
(3) A suffix may be added to a Special Development ~~L~~land ~~U~~use ~~Z~~zoning ~~D~~district to emphasize the focus of a specific SD zone. A "RES" suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A "COM" suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An "IND" suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).				
(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.				

Table 82-18B				
Industrial and Special Purpose District Minimum Lot Size				
Mountain Region				
Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
IC	5 acres(1)	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
IR	5 acres(1)	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
IN	None required	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
SD	5 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4
Notes:				
(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.				
(2) Except where modified by map suffix.				
(3) A suffix may be added to a Special Development ~~L~~land ~~U~~use ~~Z~~zoning ~~D~~district to emphasize the focus of a				

specific SD zone. A "RES" suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A "COM" suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An "IND" suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).
(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

Table 82-18C

Industrial and Special Purpose District Minimum Lot Size

Desert Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
IC	5 acres(1)	60 ft.	100 ft.	1:3
IR	5 acres(1)	60 ft.	100 ft.	1:3
IN	None required	60 ft.	100 ft.	1:3
SD(5) (6)	5 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4
SD-MSHD	2 acre(1) (3) (6)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4

Notes:

(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.

(2) Except where modified by map suffix.

(3) A suffix may be added to a Special Development ~~L~~land ~~U~~use ~~Z~~zoning ~~D~~district to emphasize the focus of a specific SD zone. A "RES" suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A "COM" suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An "IND" suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. A "MSHD" suffix indicates that the focus is on preserving the historic development and character of Mane Street in Pioneertown as shown in Figure 82-1. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

(5) These standards apply to SD-RES, SD-COM and SD-IND only. See Note (6) for minimum lot area standards applicable to SD-MSHD.

(6) Minimum lot area applies to new lots only. Existing lots less than the standards established in this table will be considered lawfully nonconforming per the provisions in Chapter 84.17 (Nonconforming Uses and Structures) and developed in accordance with Subsection 83.02.050(c) (Allowed Substandard Parcels).

Section 82.06.060 Industrial and Special Purpose Land Use Zoning District Site Planning and Building Standards.

(a) *Site Layout and Building Standards.* Subdivisions, new land uses and

structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the applicable requirements in Tables~~,~~ 82-19A and B, 82-20A and B, 82-21A~~,~~ ~~and~~ B, ~~82-22A, B and~~ C, D and E in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities).

Table 82-19A
IC and IR Land Use Zoning District Development Standards
Valley Region

Development Feature	Requirement by Land Use Zoning District	
	IC Community Industrial	**IR Regional Industrial**
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units).	
Setbacks	*Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft. (1)	10 ft. (1)
Rear	10 ft. (2)	10 ft. (2)
Floor area ratio (FAR)	*Maximum floor area ratio (FAR) allowed.*	
Maximum FAR	.45:1	.55:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	85%	85%
Height limit	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
Maximum height	75 ft.	150 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	

Notes:
(1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.
(2) A rear yard setback is required only when the adjacent property is not designated commercial or

industrial.

Table 82-19B
IN and SD Land Use Zoning District Development Standards
Valley Region

Development Feature	Requirement by Land Use Zoning District	
	IN Institutional	**SD Special Development**
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	1 unit per 40 acres (1); Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks	*Minimum setbacks required. See Chapters 83.05 and 83.06 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side -Interior (each)	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor area ratio (FAR)	*Maximum floor area ratio (FAR) allowed.*	
Maximum FAR	.75:1	.5:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	80%	80%
Height limit	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
Maximum height	150 ft.	50 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	

Notes:
(1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.

~~(b) *Industrial Land Use Zoning District Additional Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~(c) *SD Land Use Zoning District Additional Standards.*~~

~~(1) *Performance Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~(2) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.~~

~~(3) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.~~

Table 82-20A
IC and IR Land Use Zoning District Development Standards
Mountain Region

Development Feature	Requirement by Land Use Zoning District	
	IC Community Industrial	**IR Regional Industrial**
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	
Setbacks	*Minimum setbacks required. See Chapters 83.05 and 83.06 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	15 ft.	15 ft.
Side - Street side	15 ft.	15 ft.
Side - Interior (each)	10 ft. (1)	10 ft. (1)
Rear	10 ft. (2)	10 ft. (2)
Floor area ratio (FAR)	*Maximum floor area ratio (FAR) allowed.*	
Maximum FAR	.4:1	.4:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	85%	85%
Height limit	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
Maximum height	45 ft.	45 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	

Parking	See Chapter 83.11 (Parking Regulations).
Signs	See Chapter 83.13 (Sign Regulations).

Notes:

(1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.

(2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

Table 82-20B

IN and SD Land Use Zoning District Development Standards

Mountain Region

Development Feature	**Requirement by Land Use Zoning District**	
	IN Institutional	**SD Special Development**
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	1 unit per 40 acres [(1)]; Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks	*Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	15 ft.	15 ft.
Side - Street side	15 ft.	15 ft.
Side - Interior (each	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor area ratio (FAR)	*Maximum floor area ratio (FAR) allowed.*	
Maximum FAR	.5:1	.3:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	80%	80%
Height limit	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
Maximum height	30 ft.	35 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	

Notes:

(1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.

~~(b) *Industrial Land Use Zoning District Additional Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~(c) *SD Land Use Zoning District Additional Standards.*~~

~~(1) *Performance Standards*. Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~(2) *Alternate Standards*. A Final Development Plan may establish different design standards including accessory sign standards.~~

~~(3) *Development Plan Standards*. Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.~~

Table 82-21A
IC and IR Land Use Zoning District Development Standards
Desert Region

Development Feature	Requirement by Land Use Zoning District	
	IC Community Industrial	**IR Regional Industrial**
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	
Setbacks	*Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft. (1)	10 ft. (1)
Rear	10 ft. (2)	10 ft. (2)
Floor area ratio (FAR)	*Maximum floor area ratio (FAR) allowed.*	
Maximum FAR	.4:1	.6:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	85%	85%

Height limit Maximum height	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
	50 ft. (3)	75 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	

Notes:

(1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.

(2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

(3) In the Phelan/Pinon Hills Community Plan area, the maximum height is 35 ft.

Table 82-21B

IN and SD Land Use Zoning District Development Standards

Desert Region

Development Feature	**Requirement by Land Use Zoning District**	
	IN **Institutional**	**SD** **Special Development** (2)
Density Maximum density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	1 unit per 40 acres (1); Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks Front Side - Street side Side - Interior (each) Rear	*Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
	25 ft.	25 ft.
	25 ft.	25 ft.
	10 ft.	10 ft.
	10 ft.	10 ft.
Floor area ratio (FAR) Maximum FAR	*Maximum floor area ratio (FAR) allowed.*	
	.5:1	.3:1
Lot coverage Maximum coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
	80%	80%
Height limit Maximum height	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
	50 ft.	35 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	

Parking	See Chapter 83.11 (Parking Regulations).
Signs	See Chapter 83.13 (Sign Regulations).

Notes:

(1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.

(2) SD-MSHD is exempt from the requirements in Table 82-21B. See Table 82-21C, Table 82-21D, and Subsection (d) for development standards applicable to SD-MSHD.

(b) *Industrial Land Use Zoning District Additional Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).

(c) *SD Land Use Zoning District Additional Standards.*

(1) *Performance Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).

(2) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.

(3) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.

(d) *SD (Special Development) Mane Street Historic Land Use Zoning District (SD-MSHD) Standards*. Notwithstanding anything to the contrary in this Development Code, development in the SD (Special Development) Mane Street Historic District (SD-MSHD) land use zoning district shall be subject to the following standards:

(1) *Purpose and Intent.* The SD-MSHD land use zoning district intends to preserve the historic structures and character of Mane Street in Pioneertown as a district listed on the National Register of Historic Places. The land use zoning district is also intended to establish a mechanism for the creation and recordation of trail easements that preserves pedestrian and equestrian access for portions of Mane Street and other streets in the land use zoning district as described in Subsection (10) below.

(2) *Applicability.* The provisions of this Subsection apply to all subdivisions, new land uses and structures, and alterations to existing land uses and structures within the boundaries of the SD-MSHD land use zoning district as established in Figure 82-1 (SD-MSHD Boundary).

(3) *Allowed Land Uses and Permit Requirements.* Allowed land uses and permit requirements for sites within the SD-MSHD land use zoning district shall comply with the requirements of Table 82-17 (Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts). Historic resources or contributing structures within the "Pioneertown Mane Street Historic District," as listed on the National Register of Historic Places, shall also comply with the following:

(A) *Adaptive Reuse of Historic Resources for Allowed Uses.* For uses listed as permitted or conditionally permitted in Table 82-17 (Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts), additions or renovations to any building or structure that is determined eligible by the County or the State of California as a historic resource, listed on a local register, the California Register of Historical Resources, or the National Register of Historic Places, or identified as a contributing resource within a designated historic district may utilize the provisions in Title 6, Division 3, Chapter 13 (California Historical Building Code) of the County Code, including any future amendments or supplements thereto.

(B) *Adaptive Reuse of Historic Resources for Unlisted or Unpermitted Uses.* For uses that are not explicitly allowed in Table 82-17 (Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts), any use, additions, or renovations may be permitted in any building or structure that is determined eligible by the County or the State of California as a historic resource, listed on a local register, the California Register of Historical Resources, or the National Register of Historic Places, or identified as a contributing resource within a designated historic district, subject to approval of a Conditional Use Permit by the Commission. Additions and renovations to historic structures shall utilize the provisions in Title 6,

Division 3, Chapter 13 (California Historical Building Code) of the County Code, including any future amendments or supplements thereto. Approval may be granted by the Commission if the proposed use complies with all of the following:

(I) Is compatible with, and does not adversely impact, surrounding land uses.

(II) Supports adaptive reuse and economic development.

(III) Does not adversely affect the building's historic interior or exterior features, or its historic setting.

(IV) Complies with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.

(V) Does not jeopardize the building's listing on, or eligibility for, any local, state, or national historic register.

(4) *Subdivisions.* Each subdivision shall comply with the minimum lot size requirements shown in Table 82-18C (Industrial and Special Purpose District Minimum Lot Size). The minimum lot size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more lots within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding lots, and/or other factors. To the extent consistent with this section, the standards and exceptions in Section 83.02.050 (Parcel Area Measurements and Exceptions) shall apply.

(5) *Performance Standards.* Land uses and activities within the SD-MSHD land use zoning district shall comply with the general performance standards regarding acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants as set forth in Chapter 83.01 (General Performance Standards).

(6) *Alternate Standards*. A Final Development Plan may establish different design standards including accessory sign standards.

(7) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.

(8) *County Maintained Road System*. Roads within the County maintained road system shall comply with the road system design standards per Chapter 83.12 (Road System Design Standards).

(9) *Pioneertown Road.* Pioneertown Road is designated as a County Scenic Highway in the Countywide Plan. Where property adjacent to Pioneertown Road is within an Open Space (OS) overlay, development shall comply with the applicable requirements of Section 82.19.040 (Development Criteria within Scenic Areas).

(10) *Trail Easements and Dedications*. Notwithstanding the provisions in Section 83.05.030 (Dedication of Street and/or Highway Right-of-Way), trail easements shall be established within the SD-MSHD land use zoning district as shown in Figure 82-2 (SD-MSHD Trail Easements and Centerlines) and Table 82-21C (Trail Easement Requirements) in conjunction with project review and approvals. The trail easement centerline as noted in Figure 82-2 is for reference purposes, and the final alignment and dimension shall be determined in conjunction with the Department of Public Works.

(A) *Measured from Centerline.* Trail easements shall be measured from the applicable centerline. For Mane Street, the trail easement centerline shall be at the half section line running East-West between Tom Mix Road and Curtis Road. For the portion of Rawhide Road within the SD-MSHD boundary, the trail easement centerline shall be at the property line running East-West. For the portions of Curtis Road, Roy Rogers Road, and Tom Mix Road within the SD-MSHD boundary, the trail easement centerline shall be at the property line running North-South.

(B) *Minimum Widths.* Trail easements shall reflect the minimum width requirements listed in Table 82-21C (Trail Easement Requirements) as shown in

street cross-sections shown in Figures 82-3 (SD-MSHD Street Cross Section – Main Street) and 82-4 (SD-MSHD Street Cross Section – Other Streets).

(C) *Access.* Trail easements shall provide a clear path of travel to allow for vehicular, equestrian, and/or pedestrian access and circulation per Table 82-21C (Trail Easement Requirements) unless provided otherwise.

(D) *Recordation.* Trail easements shall comply with the requirements of, and be recorded pursuant to, Section 86.06.090 (Covenants of Easements).

(E) *Future Dedication.* Notwithstanding this Subsection, the County reserves the right to require dedications in accordance with Chapter 83.05 (Dedications and Installations of Street and Trail Improvements).

(F) *Pedestrian-Equestrian-only Mane Street Segment.* The trail easement segment along portions of Mane Street, extending west of the Pioneertown Soundstage to east of Ernie Kester's Film Museum as described in the National Register of Historic Places and as shown in Figure 82-5 (Pedestrian-and Equestrian-Only Main Street Segment), shall remain accessible to pedestrian and equestrian usage only. Emergency vehicle access is permitted as necessary.

(G) *Materials.* All trail easements shall remain natural or developed with stabilized dirt except as required for fire apparatus access. For purposes of fire apparatus access, polymer-stabilized soil mixes that retain the historic dirt aesthetic and meet San Bernardino County Fire Protection District all weather surface requirements may be used.

Table 82-21C

SD-MSHD Land Use Zoning District

Trail Easement Requirements

Trail Easement	Total / Half-width(1)	Additional Code Reference(s)
Mane Street *between Tom Mix Road and Curtis Road*	80 feet / 40 feet	Section 86.06.090 (Covenants of Easements)
Tom Mix Road *between Pioneertown Road and Rawhide Road*	60 feet / 30 feet	Chapter 83.05 (Dedications

Rawhide Road *between Pioneertown Road and Curtis Road*	60 feet / 30 feet	and Installations of Street and Trail Improvements)
Curtis Road *between Pioneertown Road and the district boundary*	60 feet / 30 feet	
Roy Rogers Road *between Pioneertown Road and Rawhide Road*	60 feet / 30 feet	
Notes:		
Measured from the trail easement centerline established in Figure 82-2.		

Figure 82-1 SD-MSHD Boundary

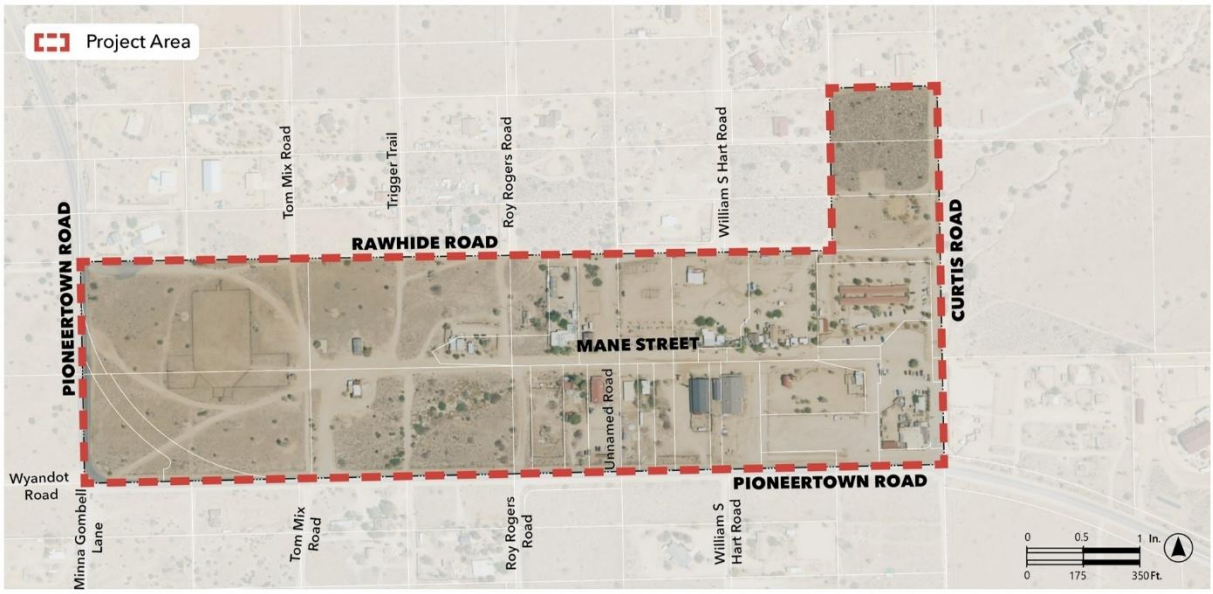


Figure 82-1 SD-MSHD Trail Easements and Centerlines

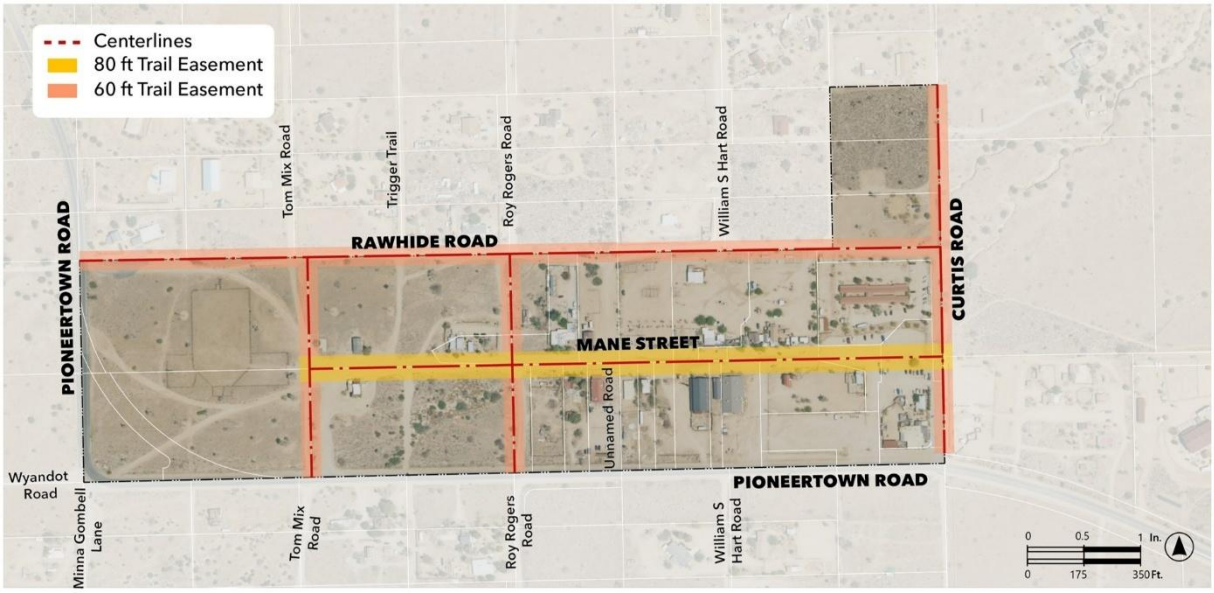


Figure 82-3 SD-MSHD Street Cross Section – Mane Street

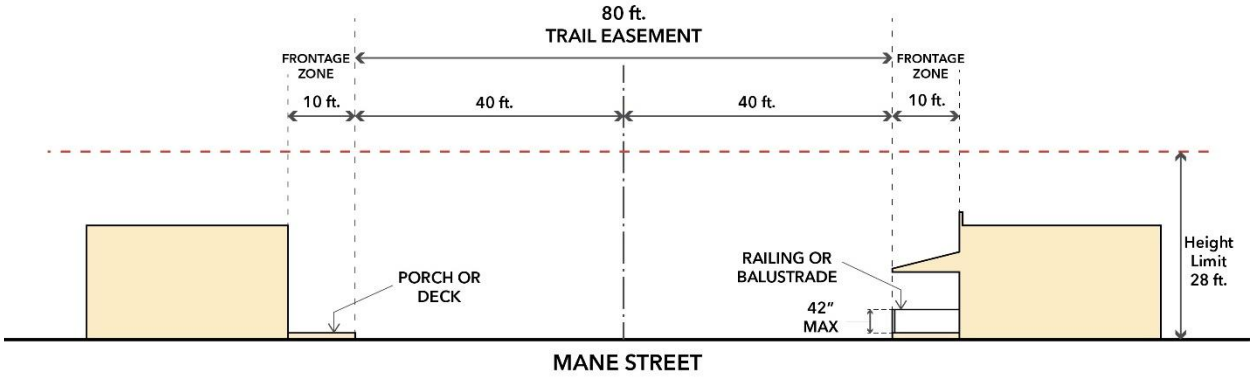


Figure 82-4 SD-MSHD Street Cross Section – Other Streets

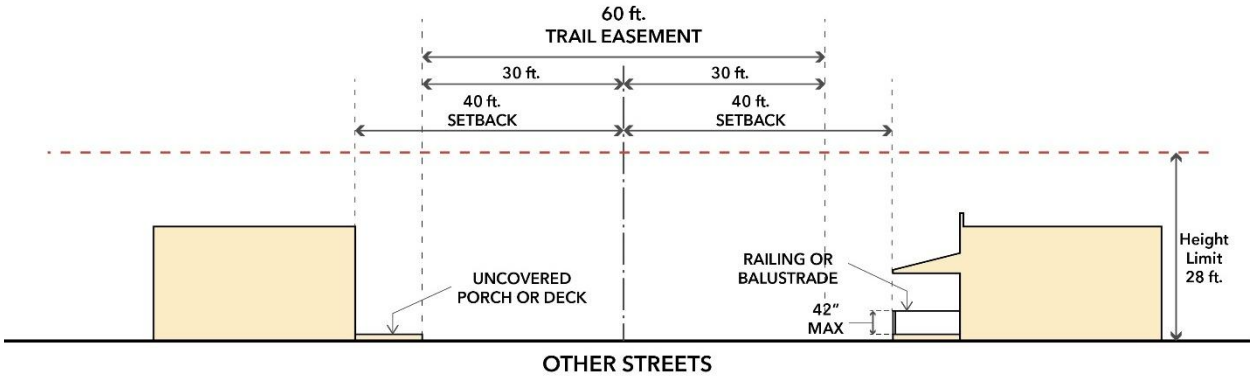


Figure 82-5 Pedestrian-and Equestrian-only Mane Street Segment



(11) *Development Standards.* All new land uses and structures, and alterations to existing land uses and structures within the boundaries of the SD-MSHD land use zoning district shall be designed, constructed, and established in compliance with the requirements in Table 82-21C (Trail Easement Requirements), Table 82-21D (Development, Site, and Building Design Standards), and this Subsection, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities).

Table 82-21D		
SD-MSHD Land Use Zoning District		
Development, Site, and Building Design Standards		
Development Feature	**Standard**	**Additional Reference(s)**
Density Maximum density allowed.	1 dwelling unit per 40 acres[1]	
Floor Area Ratio (FAR)[2] Maximum FAR allowed.		
For lots less than 1 acre	0.15	
For lots 1 acre or more	0.10	
Lot Coverage Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		See Section 82.06.060(d)(11)(A) (Lot Coverage Requirements).
For lots less than 1 acre	60 percent	
For lots 1 acre or more	40 percent	
Setbacks Minimum setback requirement.		See Section 82.06.060(d)(11)(B) (Setbacks).
Fronting, measured from the trail easement centerline.		
Mane Street	50 ft.	
Tom Mix Road	40 ft.	
Roy Rogers Road	40 ft.	
Rawhide Road	40 ft.	
Curtis Road	40 ft.	
Fronting, measured from property line.		
Pioneertown Road	25 ft.	
Interior Side, measured from property line.	0 ft.	
Rear, measured from property line.	10 ft.	
Build-to-Line – Fronting Mane Street Required build-to-line for primary structures fronting Mane Street, measured from the trail easement centerline.	50 ft.	See Section 82.06.060(d)(11)(C) (Build-to-Line – Fronting Mane Street) and Figure 82-6.
Building Height Maximum allowed height of buildings or structures.	28 ft.	See Section 83.02.040 (Height Measurement and Height Limit Exceptions) for height measurement requirements, and height limit exceptions.
Building Area Maximum allowed square footage of individual buildings or structures.	3,500 sq. ft.	See Section 82.06.060(d)(13)(D) (Building Massing), Section 82.06.060(d)(12)(E) (Building Separation Distance) and Figure 82-7 (Building Separation Distances along Mane Street).
Building Frontage Length Maximum allowed length of building or structure frontage.	70 ft.	See Section 82.06.060(d)(13)(D) (Building Massing), Section 82.06.060(d)(13)(F) (Building Separation Distance) and Figure 82-7 Building Separation Distances along Mane Street).
Building Separation Distance Minimum separation required between buildings and/or structures fronting Mane Street, when multiple buildings are located on a single parcel.		See Section 82.06.060(d)(13)(F) (Building Separation Distance) and Figure 82-7 Building Separation Distances along Mane Street).

Table 82-21D		
SD-MSHD Land Use Zoning District		
Development, Site, and Building Design Standards		
Development Feature	**Standard**	**Additional Reference(s)**
Building or structure frontage length	Minimum separation between building or structure	
20 ft. or less	5 ft.	
Greater than 20 ft. – 30 ft. or less	10 ft.	
Greater than 30 ft. – 40 ft. or less	15 ft.	
Greater than 40 ft. – 50 ft. or less	20 ft.	
Greater than 50 ft. – 60 ft. or less	25 ft.	
Greater than 60 ft. – 70 ft. or less	30 ft.	
Landscaped Area Percentage of the total lot area that may be landscaped.	20 percent maximum; No minimum.	See Section 82.06.060(d)(14) (Site Landscaping Standards).

Development Feature	**Additional Reference: Code Section(s)**
Accessory Structures	See Chapter 84.01 (Accessory Structures and Uses)
ADUs and JADUs	See Chapter 84.36 (Accessory Dwelling Units)
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)
Light Trespass	See Chapter 83.07 (Light Trespass)
County Maintained Road System	See Chapter 83.12 (Road System Design Standards)
Temporary Special Events	See Chapter 85.16 (Temporary Special Event Permits)
Signs	See Chapter 83.13 (Sign Regulations)
Parking	See Chapter 83.11 (Parking and Loading Standards)

Notes:

(1) Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units).
(2) For the purposes of this chapter, FAR shall be defined as the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. Basement area shall not be included in calculation of FAR.

(A) *Lot Coverage Requirements.* The total lot area that may be covered by structures and impervious surfaces shall comply with the maximum percentage lot coverage requirements in Table 82-21D (Development, Site, and Building Design Standards).

(B) *Setbacks.*

(I) *Minimum requirements.* All buildings and structures shall comply with the minimum setback requirements in Table 82-21D (Development, Site, and Building Design Standards) and applicable regulations in Section 83.02.070 (Setback Regulations and Exceptions).

(II) *Measurement.* Setbacks shall be measured from the trail easement centerline or property line as noted in Table 82-21D (Development, Site, and Building Design Standards).

(III) *Allowed projections.* Allowed projections in the required setbacks are as established by Section 83.02.080 (Allowed Projections/Structures Within Setbacks), with the following modifications:

(i) Allowed projections and elements in the trail easement areas and Mane Street frontage zone shall be as established by Subsections 82.06.060(d)(12)(A)(I) and 82.06.060(d)(12)(B)(II).

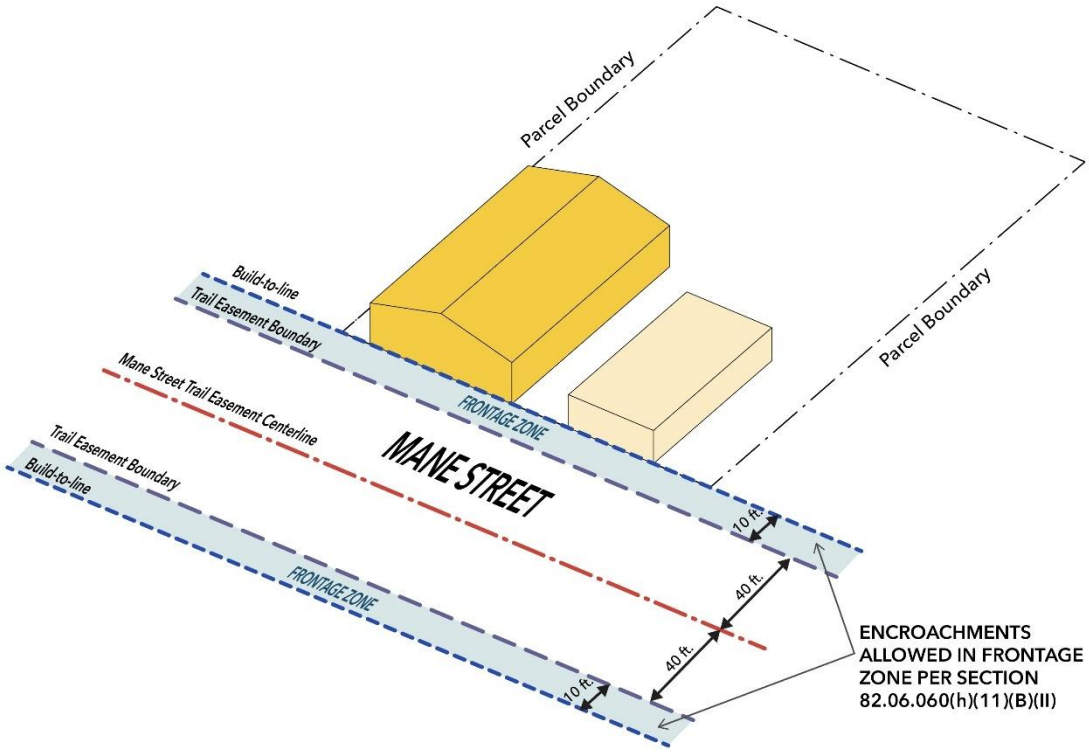
(ii) Allowed architectural features, such as railings, balustrades, boardwalks and other similar elements shall not exceed 42 inches in height.

(iii) Existing historic features that include, but are not limited to, wood posts, barrels, wagons, and light poles are allowed to remain.

(IV) *Clear sight triangles.* Clear sight triangles as established in Section 83.02.030 (Clear Sight Triangles) shall apply. For the purposes of this Subsection, streets with a trail easement shall meet the requirements for a private driveway or alleyway.

(C) *Build-to-Line – Fronting Mane Street.* All primary structures shall be aligned with the existing Mane Street setback as established by the build-to-line and shown in Figure 82-6 (Build-to-Line – Fronting Mane Street). The build-to line shall be measured from the trail easement centerline established in Figure 82-2 (SD-MSHD Trail Easements and Centerlines) and Table 82-21D (Development, Site, and Building Design Standards). Non-primary structures may be set back behind the build-to-line.

Figure 82-6 Build-to-Line – Fronting Mane Street



(12) *Mane Street Additional Standards.*

(A) *Pedestrian-and-Equestrian-only Mane Street Segment.* The pedestrian-and-equestrian-only Mane Street trail easement segment, as shown in Figure 82-5 (Pedestrian-and Equestrian-Only Mane Street Segment), shall remain clear of obstructions as follows:

(I) *Allowed encroachments in the Pedestrian-and-Equestrian-only Mane Street Segment.* Allowed encroachments and elements in this segment include:

(i) Post and rail or board fences of simple but varying designs of stained, aged, or rusticated wood;

(ii) Light fixtures;

(iii) Horse-themed elements such as hitching posts of metal pipe column;

(iv) Native specimens;

(v) Western-themed objects such as barrels, wagons, carts;

(vi) Utility pole gateways at property entries.

(II) *Material(s).* Mane Street trail easement shall remain natural or developed with stabilized dirt except as required for fire apparatus access. For purposes of fire apparatus access, polymer-stabilized soil mixes that retain the historic dirt aesthetic and meet San Bernardino County Fire Protection District all weather surface requirements may be used.

(B) *Frontage Zone.*

(I) *Clear path of travel.* The area between the build-to-line and the trail easement boundary, as shown in Figure 82-6 (Build-to-Line – Fronting Mane Street), shall provide a clear path of travel to allow for pedestrian circulation.

(II) *Allowed encroachments in the Frontage Zone.* Allowed encroachments in the Frontage Zone include:

(i) Architectural features, such as open porches, boardwalks and wood decks;

(ii) Railings and balustrades parallel to the build-to-line.

(13) *Mane Street Building Design Standards.*

(A) Preservation of Historic Structures. The SD-MSHD land use zoning district is intended to protect and preserve the historic development and character of Mane Street in Pioneertown. Demolition of any structure listed on or contributing to the National Register Historic District is prohibited unless the structure is determined to pose a threat to public health or safety and demolition is necessary to address that threat.

(B) *Character Defining Features.* The standards in this section are based on the Character Defining Features as described in the Mane Street National Historic Register documentation available on file with the Department. The general features are listed below:

(I) Predominance of single-story buildings; no buildings taller than 1½ stories.

(II) Front elevations face Mane street, for all Mane Street properties. No elevations face cross streets perpendicular to Mane Street.

(III) Buildings are consistently set back +/- 50' from the centerline of Mane Street.

(IV) Square or rectangular plan buildings, some having chamfered (diagonal-cut) corners.

(V) Simply handled, orthogonal front elevations that are unornamented and of consistent cladding.

(VI) Mane Street and roads perpendicular to it as uncurbed and gutter-less, unpaved and earthen (dirt) thruway.

(VII) Mane Street is primarily for pedestrian and equestrian access.

(C) *Alterations and Additions.* Alterations and additions to historically contributing structures, elements, and features shall be performed in accordance with the Secretary of Interior's Standards for Rehabilitation.

(D) *Building Massing.* No building or structure shall exceed the following limits:

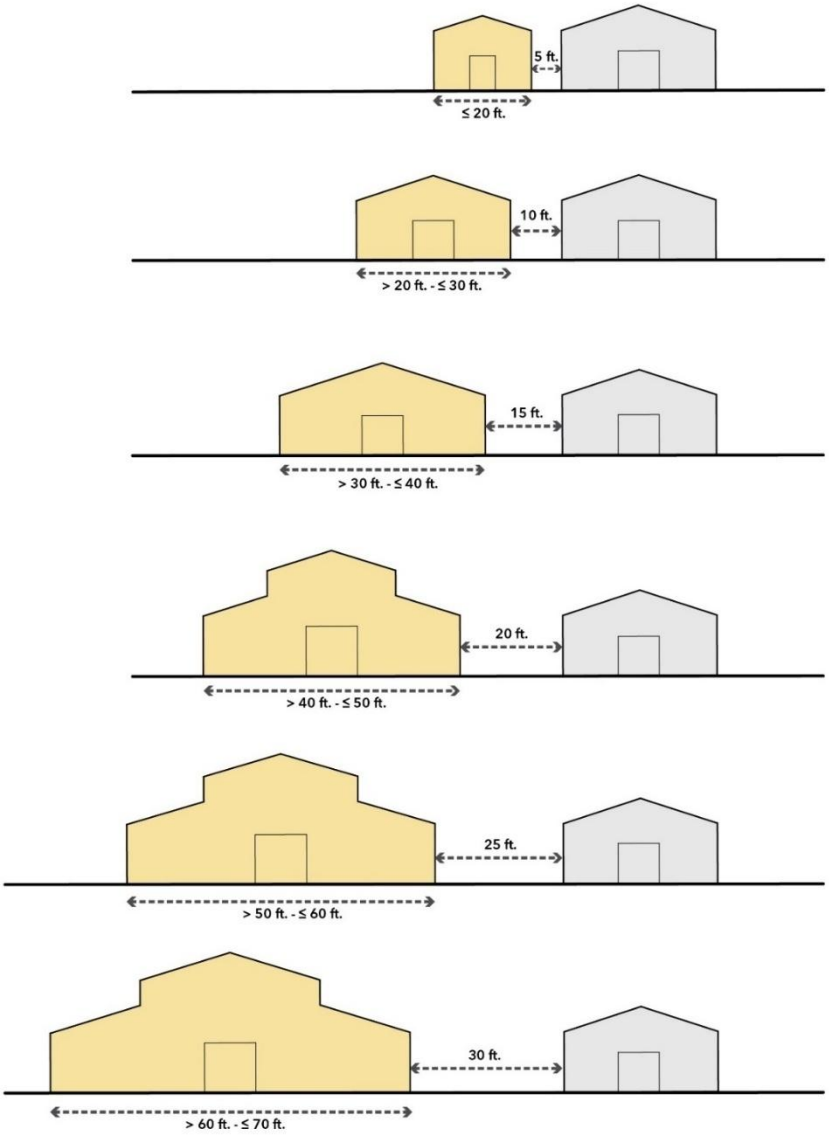
(I) Mane Street Fronting Dimension: 70'-0", maximum.

(II) Building Area (Total): 3,500 SF, maximum.

(E) *Building Orientation.* Primary structures shall be oriented toward Mane Street and provide a minimum of one building entry per primary façade. New primary structures shall be located at the build-to-line as established in Subsection 82.06.060(d)(11)(C). Accessory structures shall be located to the rear of the parcel. Structures on parcels not abutting Mane Street, ordinary setbacks requirements apply.

(F) *Building Separation Distance.* Parcels with multiple structures fronting Mane Street shall comply with the minimum distance requirements in Table 82-21D (Development, Site, and Building Design Standards) and Figure 82-7 (Building Separation Distances along Mane Street).

Figure 82-7 Building Separation Distances along Mane Street



(G) Building Forms and Materials.

(I) *Building Form.* The Pioneertown Mane Street Historic District National Register document recognizes three Predominant Building Subtypes, as shown in Figure 82-8 (Acceptable Building Forms for New Structures). New buildings shall use one of the following building form typologies:

(i) Barn subtype preponderance of monitor roofs, loft doors (implied or actual) topped by extended beam for hay hook at upper levels,

flanking bays at either side elevation, gooseneck lights, centered and double barn doors of vertical wood members and diagonal crossmembers.

(ii) Cabin subtype preponderance of rusticated wood train ties set in mortar, split log work, corrugated metal roofed porches supported by wood posts with continuous lintels.

(iii) False front western commercial subtype preponderance of shed or gabled roofs with gable end facing Mane Street but baffled by parapet; parapets of flat, arched, stepped, or triangular variations; parapets are flat front or wrap around (boxed); and off-center entries with transom windows.

(II) *Building Cladding Materials.* Building exterior cladding may vary by elevation, with front façades differing from side and rear façades. Materials should generally be simple, unornamented, and consistent across each elevation, though wood cladding at gable ends may differ from other materials on the same elevation. Materials not listed are prohibited. New buildings may include the following finishes:

(i) Wood siding (purposely aged and stained; board and batten; simple board; or shiplap).

(ii) Railroad ties, set in mortar, extended tailing at building corners.

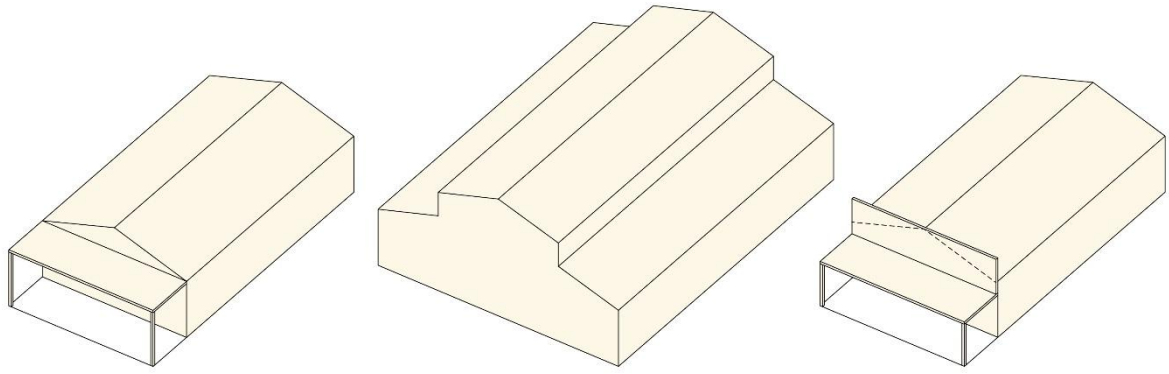
(iii) Adobe brick cladding with Portland cement or earthen mortar.

(iv) Stucco (limited use on front elevations; where present hand-troweled, textured or implying adobe-like blockwork is encouraged).

(v) Corrugated metal (side and rear elevations only).

(vi) Notwithstanding above, all new exterior cladding shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and the 2025 California Wildland-urban Interface (WUI) Code including any future amendments or supplements thereto.

Figure 82-8 Acceptable Building Forms for New Structures



(H) *Roof Forms and Materials*.

(I) *Roof Form.* New buildings shall utilize one of the following roof forms in keeping with the predominant roof types found in the historic district, and as shown in Figure 82-9 (Roof Forms):

(i) Gabled.

(ii) Shed.

(iii) Low-slope (where concealed by false-fronts or parapets).

(II) *Roof Detailing.* Roofs shall include exposed wood rafter tails, extended wood beams beneath the roofline, and wood fascia. If provided, chimneys shall be metal pipe.

(III) *Building Roof Materials.* Roofs shall be constructed of the following materials:

(i) Wood shake.

(ii) Galvanized or tin corrugated metal.

(iii) Asphalt shingle.

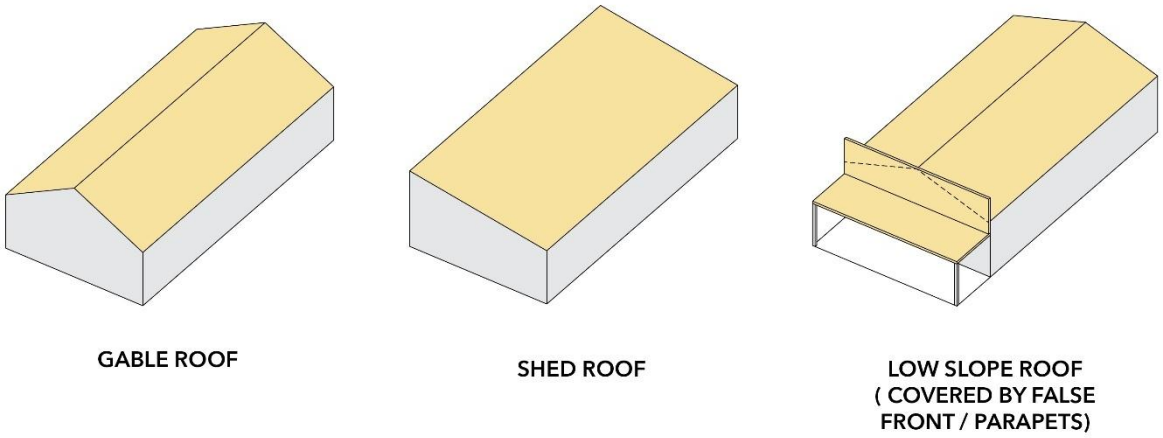
(iv) Asphalt roll roofing.

(v) Exception: Roof material is unrestricted in

conditions where the roof surface is concealed by parapets or false fronts.

(vi) Notwithstanding above, all new roofs shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and the 2025 California Wildland-urban Interface (WUI) Code, including any future amendments or supplements thereto.

Figure 82-9 Roof Forms



(l) *Windows.*

(l) *Window Design.* Windows shall reflect the characteristics of the historic Western theme of Mane Street. These characteristics are identified below:

(i) Windows shall be single-light fixed or double-hung multi-light (divided) configurations, in varying sizes and proportions, used individually or in pairs.

(ii) Windows shall include wood sills and narrow wood surrounds.

(iii) Large, multi-light windows reflecting 1940s-era proportions are encouraged.

(iv) Windows shall generally be narrow and vertically oriented.

(II) *Window materials*. Windows shall be constructed of the following materials:

(i) Wood (painted or unpainted).

(ii) Steel.

(iii) Vinyl windows are discouraged and shall only be permitted on rear elevations not visible from the public right-of-way.

(iv) Materials not listed are not permitted.

(v) Notwithstanding above, all new windows shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and the 2025 California Wildland-Urban Interface (WUI) Code, including any future amendments or supplements thereto.

(J) *Porches, Decks, and Railings.*

(I) *Porch Features.*

(i) Porches may be partial-width, full-width, or wrap (quarter-turn) configurations.

(ii) Porch roofs may be flat, pent, or extended shed forms.

(iii) Porches shall be supported by wood posts, which may include block or keystone capitals or knee brackets at the capital; metal pipe columns may be permitted as an alternative support.

(iv) Ornamental detailing, such as turned spindle bracketing and matchstick balustrades at porch roofs or deck railings, is encouraged. Extended wood lintels beneath porch roofs are also permitted.

(II) *Porch and Deck Materials.* Porches and decks shall be constructed of stained or aged wood boards or stained concrete and shall be accessed by steps of similar materials. Raised wood decks may be used and are encouraged to screen or conceal (any) exposed concrete foundations. Notwithstanding this section, all new porches and decks shall meet the requirements for fire safety as regulated by

Chapter 7A of the 2022 California Building Code and the 2025 California Wildland-Urban Interface (WUI) Code, including any future amendments or supplements thereto.

(III) *Railing Materials.* Railings, handrails, and guardrails shall be constructed of the following materials:

(i) Wood (unpainted).

(ii) Steel pipe, painted.

(K) *Walls and Fences.*

(I) *Historic Wall and Fence Elements.* The Mane Street National Historic Register documentation lists post and rail or board fences of simple but varying designs of stained, aged, or rusticated wood; wood picket fences; and wood pole fences with metal pipe column railing; and utility pole gateways at property entries, or lined upon the ground as barriers and edging. Figure 82-10 (Fence Diagrams) illustrates examples of fences that are appropriate in the district.

(II) *Regulations.* Regulations in Chapter 83.06 (Fences, Hedges, And Walls) and height limits for "all other land use zoning districts" shall apply with the following exceptions:

(i) Walls within the trail easement areas and frontage zone are not permitted, except as allowed elsewhere in Subsection 82.06.060(d).

(ii) Wood posts, fences and barrels may be utilized to define a vehicle boundary and allowing passage of pedestrians, when installed perpendicular to the Mane Street at the ends of the Pedestrian-and-Equestrian only Mane Street segment (See Subsection 82.06.060(d)(12)).

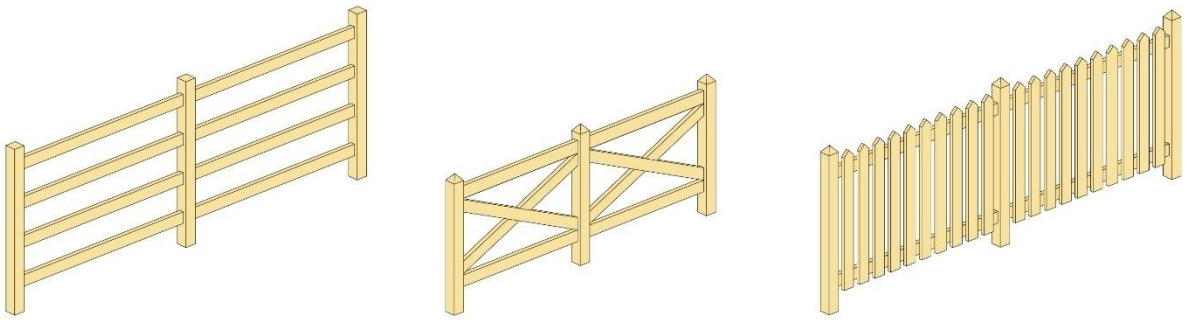
(III) *Materials.* Notwithstanding the provisions in Chapter 83.06 (Fences, Hedges, And Walls), the following materials shall be used:

(i) Any perimeter walls shall be constructed of Adobe brick.

(ii) Perimeter fences shall be post and rail or board fences of simple but varying designs of stained, aged, or rusticated (unpainted) wood; wood picket fences; and wood pole fences with metal pipe column railing.

(iii) Notwithstanding this section, all new walls and fences shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and the 2025 California Wildland-Urban Interface (WUI) Code, including any future amendments or supplements thereto.

Figure 82-10 Fence Diagrams



(14) *Site Landscaping Standards.*

(A) *Historic Landscape Elements.* The landscape elements described in the Mane Street National Historic Register documentation shall be preserved, and include:

(I) Utility pole gateways at property entries, or lined upon the ground as barriers and edging.

(II) Irregular course boulder landscape elements, including as planters.

(III) Horse themed elements such as hitching posts of metal pipe column, wood post or pole; original watering trough; and corral.

(IV) Western themed objects such as faux tank houses, barrels, wagons, windmills, and carts.

(V) Mature Joshua trees, cottonwood trees, opuntia cactus succulent specimens and other native specimens.

(B) Required Amenities. Required amenities for development projects along Mane Street include:

(I) Two hitching posts at least 3 feet apart. Minimum height of the top rail shall be 42 inches.

(C) *Landscaping Requirements.* Landscaping regulations in Chapter 83.10 (Landscaping Standards) shall apply, except as modified in this section.

(I) *Landscaped Area.* Landscaping in setback areas shall be limited to the areas that fall outside the trail easement areas and frontage zone. The total amount of landscaping on the lot shall comply with the maximum percentage requirements in Table 82-21D (Development, Site, and Building Design Standards).

(II) *Parking Area.* No landscaping is required where parking area paving is not required. Parking shall be provided in compliance with section 83.11.080 (Landscape Requirements for Parking Areas).

(III) *Remaining Lot Area.* All remaining lot area shall remain undisturbed and natural.

(D) *Landscaping Standards.* Regulations in Subsection 83.10.080(c) (Desert Region) shall apply, except as modified in this section.

(I) *Drought Tolerant Materials.* Landscaped areas shall use xeriscape landscaping techniques, which combine drought tolerant plants and hardscape materials or remain undisturbed and natural.

(II) *Plant Materials.* Plant materials shall be plants native to the Morongo Basin. Turf is prohibited.

(E) *Water Efficiency.* Landscaped areas shall comply with the State Model Water Efficient Landscape Ordinance (MWELO), as adopted by reference in Title 6 of the County Code.

(F) *Plant Protection.* Joshua trees (Yucca brevifolia) receive state-level protection and shall be addressed in compliance with state law and Chapter 88.01 (Plant Protection and Management), as applicable. In addition, the following provisions shall apply:

(I) Joshua trees are a historic element in the land use zoning district. In no case shall a Joshua tree within 50 feet of the Mane Street Centerline be removed.

(II) If any Joshua tree exists on-site and is proposed to be relocated in accordance with state law or Chapter 88.01 (Plant Protection and Management), the tree shall be relocated on-site in the landscaped areas unless, in writing, the Director specifically allows another option in accordance with Subsection 88.01.050-(f)(3).

(II) If any local, State, and/or Federally protected plant material is found on-site, removal and/or protection shall comply with Chapter 88.01 (Plant Protection and Management).

(IV) Any existing native desert plant material shall be addressed in compliance with Chapter 88.01 (Plant Protection and Management).

(15) Sign Regulations.

(A) *Signage Requirements.* Sign regulations in Chapter 83.13 (Sign Regulations) shall apply, except as modified in this section.

(B) *On-Site Signs.* Table 82-21E (On-Site Signs in SD-MSHD Land Use Zoning District) indicates the types of signs allowed in the SD-MSHD land use zoning district and the standards applicable to those signs.

(C) *Signage Materials and Design.* Signage shall be constructed of the following materials:

(I) Wood, dimensional (painted).

(II) Neon.

(III) Internally illuminated plastic box signs may be utilized when required to replace existing historic signage of the same construction.

(IV) Rusticated wood signage with hand-painted western lettering and hand painted signage in western styled serif font is strongly encouraged.

(V) Signage not visible from Mane Street may be constructed of the following additional materials:

(i) Simple mid-century era pole signs with metal or internally illuminated plastic sign boxes, and basic graphics.

(ii) Painted metal.

Table 82-21E

On-Site Signs in SD-MSHD Land Use Zoning District

Sign Type	***Individual Business/Structure Not a Part of a Complex***	***Multi-Tenant Complex***	***Occupant within a Multi-Tenant Complex***
Freestanding			
Pole or Pylon	Sign not allowed	Sign not allowed	Sign not allowed
Monument	4 ft. maximum height 24 sq. ft. maximum area	4 ft. maximum height 24 sq. ft. maximum area	Sign not allowed
Sandwich Boards	1 per business: 30 inch maximum height 4 sq. ft. maximum area Allowed in the frontage zone/setback area during business hours only	1 per tenant business: 30 inch maximum height 4 sq. ft. maximum area Allowed in the frontage zone/setback area during business hours only	1 per tenant business: 30 inch maximum height 4 sq. ft. maximum area Allowed in the frontage zone/setback area during business hours only
Attached			
Projecting (Blade)	16 ft. maximum height (below parapet line) 6 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed	12 ft. maximum height (below parapet line) 4 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare
Roof	Sign not allowed	Sign not allowed	Sign not allowed
Wall	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area

Table 82-21E			
On-Site Signs in SD-MSHD Land Use Zoning District			
Total area sq. ft.	150	100	50
Total number	1 Freestanding 2 Attached per frontage	1 per frontage	1
Notes:			
(1) No monument signs shall be permitted within the trail easements or frontage zones.			

(16) *Parking and Loading Regulations*.

(A) *Parking Requirements.* Regulations in Chapter 83.11 (Parking and Loading Standards) shall apply, except as modified in this section.

(B) *Parking Location.* Parking shall be located behind structures, away from the Mane Street Trail Easement. Parking lots visible from Pioneertown Road shall be screened with site walls and vegetation.

(C) *Driveway Locations*. Driveways providing vehicular ingress and egress shall not be located along the Mane Street frontage of any parcel. This standard does not prohibit vehicular access to Mane Street for property maintenance or operational purposes.

(D) *Parking Lot Paving.* Parking lots shall remain unpaved, except where paving is required to meet applicable accessibility standards.

(E) *Parking Lot Landscaping.* Landscaping is not required in the parking areas.

(F) *Shared Parking Provisions*. Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g., a music venue and a coffee shop), a reduction in the required number of parking spaces may be approved as permitted by Section 83.11.050 (Adjustments to Parking Requirements).

(G) *Off-site Shared Parking Provisions*. In addition to the provisions in Section 83.11.050 (Adjustments to Parking Requirements), a property owner may provide the required parking in an off-site location within the SD-MSHD land use zoning district with a shared parking agreement and a Site Plan approved in compliance

with Chapter 85.08 (Site Plan). Only legally established parking spaces are eligible for any ~~y~~ off-site shared parking agreement. A shared parking agreement must be a legally binding instrument, approved as to form by the Director, in consultation with County Counsel, signed by all parties, and recorded with the County Recorder. The shared parking agreement shall be binding upon all successors in interest.

(H) *District Parking*. An off-site shared parking agreement may be expanded to cover additional parcels or the entire SD-MSHD land use zoning district if all applicable the property owners agree and execute a multi-property or district-wide agreement.

Section 82.06.070 Adopted Planned Development Applications.

Whenever a Planned Development application is processed and adopted by the Board of Supervisors, a General Plan Amendment will be processed and adopted concurrently. The General Plan Amendment will indicate that there has been some type of change to the development standards or allowed uses within the area included within the boundaries of the Planned Development application. This General Plan Amendment will be annotated on the Land Use Zoning District Maps as a suffix to the Special Development Zoning District. The suffix will include the letters "PD" and the year of adoption and the sequence number of the specific Planned Development application that had been approved for that specific year [e.g. (PD-2006-01)].

SECTION 3. Subsection 810.01.050(aaaa) through 810.01.050(dddd) are amended and relettered to Subsections 810.01.050(bbbb) through 810.01.050(eeee), respectively. For example: Subsection 810.01.050(aaaa) "Crop Production, Horticulture, Orchard, Vineyard" is amended and relettered as 810.01.050(bbbb). Subsection 810.01.050(dddd) "Curb Cut" is amended and relettered as 810.01.050(eeee).

SECTION 4. Subsection 810.01.050(aaaa) is added to Chapter 810.01 of Division 10 of Title 8 of the San Bernardino County Code, to read:

[…]

(aaaa) ***CRAFT MANUFACTURING.*** (See Land Use Tables.) An establishment where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. These establishments contain uses that are not obnoxious or offensive because of emission of odor, smoke, gas, noise or hazard, or other similar causes, and are often, but not always, indoors. Typical small-scale production establishments include but are not limited to the making of food products, non-alcoholic beverages, prints, photography, leather products, jewelry and clothing/apparel, blacksmithing and metal work, sculpture, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs.

SECTION 5. Subsections 810.01.080(g) through 810.01.080(ddd) of the San Bernardino County Code are relettered to Subsections 810.01.080(h) through 810.01.080(eee), respectively. For example: Subsection 810.01.080(g) "Farm Visit" is amended and relettered as 810.01.080(h). Subsection 810.01.080(ddd) "Future Right-Of-Way" is amended and relettered as 810.01.080(eee).

SECTION 6. Subsection 810.01.080(g) is added to Chapter 810.01 of Division 10 of Title 8 of the San Bernardino County Code, to read:

[…]

(g) ***FARMERS' MARKET, CERTIFIED.*** A marketplace, either indoors or outdoors, that has been issued a direct marketing certificate by the County Agricultural Commissioner indicating that the marketplace is a certified farmers' market and is held on a weekly or regular basis.

SECTION 7. Subsections 810.01.170(q) through 810.01.170(z) of the San

Bernardino County Code are relettered to Subsections 810.01.170(r) through 810.01.170(aa), respectively. For example: Subsection 810.01.170(q) "Outdoor Exhibit" is amended and relettered as 810.01.170(r). Subsection 810.01.170(z) "Operative Vehicles" is amended and relettered as 810.01.170(aa).

SECTION 8. Subsection 810.01.170(q) is added to Chapter 810.01 of Division 10 of Title 8 of the San Bernardino County Code, to read:

[…]

(q) ***OUTDOOR DINING, ACCESSORY.*** (See Land Use Tables.) An outdoor area associated with a restaurant/café/coffee shop or other eating establishment, including take-out uses, where food or beverages are served on private property and which is not fully enclosed by a roof and walls on all sides. Amplified music, live music, performances or events (see Sports or Entertainment Assembly) are not permitted in Outdoor Dining Areas except as an approved Temporary Use.

SECTION 9. Subsection 810.01.180(aa) of the San Bernardino County Code is amended, to read:

[…]

(aa) ***PET FARM.*** (See Land Use Tables.) A facility in which livestock, farm animals, and other animals are kept for public exhibition, viewing and contact, regardless of compensation, and which may include related accessory uses and activities (e.g., picnic areas, recreational activities, etc.). A **PET FARM** shall not include retail pet stores and kennels, horse races, and activities such as State and County fairs, livestock shows, rodeos, field trials, and horsing events.

SECTION 10. Subsection 810.01.180(nnn) of the San Bernardino County Code is amended, to read:

[…]

(nnn) ***PUBLIC FACILITIES.*** A~~ny~~ civic or service oriented facility available to the general public such as schools, fire protection, water and sewering, rapid or mass transit routes, public golf courses, libraries, public health centers, public restrooms, etc.

SECTION 11. This ordinance shall take effect 30 days from the date of adoption.

_____
DAWN ROWE, Chair
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY
OF THIS DOCUMENT HAS BEEN DELIVERED
TO THE CHAIR OF THE BOARD

LYNNA MONELL, Clerk of the
Board of Supervisors

By:_____
Deputy Clerk of the Board

STATE OF CALIFORNIA)
) ss.
SAN BERNARDINO COUNTY)

I, LYNNA MONELL, Clerk of the Board of Supervisors of San Bernardino County, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the _____ day of _____, 20__, at which meeting were present Supervisors:_____
_____
_____,
and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

AYES: SUPERVISORS:

NOES: SUPERVISORS:

ABSENT: SUPERVISORS:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this ____ day of _____, 20__.

LYNNA MONELL, Clerk of the
Board of Supervisors of
San Bernardino County,
State of California

_____
Deputy

Approved as to Form:

LAURA FEINGOLD
County Counsel

By:_____
JOLENA E. GRIDER
Deputy County Counsel

Date: _____

Exhibit E: Proposed County Development Code Amendments, Chapter 82.06 Industrial and Special Purpose Land Use Zoning Districts (Clean Copy)

ORDINANCE NO.

An ordinance of San Bernardino County, State of California, to amend Chapter 82.06, relating to the establishment of the Special Development – Mane Street Historic District Land Use Zoning District, to amend and reletter Subsections 810.01.050(aaaa) through 810.01.050(dddd), 810.01.080(g) through 810.01.080(ddd) and 810.01.170(q) through 810.01.170(z), to add Subsections 810.01.050(aaaa), 810.01.080(g), and 810.01.170(q) to Chapter 810.01 of Division 10 of Title 8, and to amend Subsections 810.01.180(aa) and 810.01.180(nnn), related to Development Code definitions.

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

SECTION 1. The Board of Supervisors of San Bernardino County finds that:

(a) This ordinance will amend various portions of Chapter 82.06 of Title 8 of the San Bernardino County Code (Development Code) relating to the establishment of the Special Development – Mane Street Historic District land use zoning district. The amendments are recommended to preserve the historic structures and character of Mane Street in Pioneertown as a district listed on the National Register of Historic Places and to establish a mechanism for the creation and recordation of trail easements that preserves pedestrian and equestrian access for portions of Mane Street.

(b) Properly noticed public hearings have been held before the Planning Commission and the Board of Supervisors pursuant to the Planning and Zoning Law of the State of California and the San Bernardino County Development Code.

(c) An Addendum to the Countywide Plan Program Environmental Impact Report (PEIR) (State Clearinghouse No. 2017101033) has been prepared in accordance with the California Environmental Quality Act (CEQA) Guidelines Sections 15162, 15164, and 15167. The Board of Supervisors has reviewed and considered the Addendum, together with the Countywide Plan PEIR, and finds that the ordinance is within the scope

of the environmental analysis contained in the Countywide Plan PEIR, that none of the conditions requiring preparation of a subsequent or supplemental environmental impact report pursuant to CEQA Guidelines Section 15162 have occurred, and that no further environmental review is required.

SECTION 2. Chapter 82.06 of the San Bernardino County Code is amended, to read:

CHAPTER 82.06: INDUSTRIAL AND SPECIAL PURPOSE LAND USE ZONING DISTRICTS

82.06.010 Purpose.

82.06.020 Purposes and Location of the Industrial and Special Purpose Land Use Zoning Districts.

82.06.030 Minimum Area for Designation.

82.06.040 Industrial and Special Purpose Land Use Zoning District Allowed Uses and Permit Requirements.

82.06.050 Industrial and Special Purpose Land Use Zoning District Subdivision Standards.

82.06.060 Industrial and Special Purpose Land Use Zoning District Site Planning and Building Standards.

82.06.070 Adopted Planned Development Applications.

Section 82.06.010 Purpose.

This Chapter lists the land uses that may be allowed within the industrial and special purpose land use zoning districts established by the General Plan and listed in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

Section 82.06.020 Purposes and Location of the Industrial and Special Purpose Land Use Zoning Districts.

The purposes of the individual industrial and special purpose land use zoning districts and the locations where they are applied are as specified in the General Plan and as described in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays).

Section 82.06.030 Minimum Area for Designation.

The industrial and special purpose land use zoning districts shall be applied through the General Plan amendment process (Chapter 86.12) only to sites with the minimum areas indicated in Table 82-16.

Table 82-16

Minimum Area for Industrial and Special Use Land Use Zoning District Designation

Land Use Zoning District	***Minimum Area for Designation***
IC (Community Industrial)	5 acres
IR (Regional Industrial)	30 acres
IN (Institutional)	None required
SD (Special Development)	5 acres
SP (Specific Plan)	As specified by General Plan

Section 82.06.040 Industrial and Special Purpose Land Use Zoning District Allowed Uses and Permit Requirements.

(a) *General Permit Requirements.* Table 82-17 identifies the uses of land allowed by this Development Code in each industrial and special purpose land use zoning district established by Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) *Requirements for Certain Specific Land Uses.* Where the last column in Table 82-17 (Specific Use Regulations) includes a Section number, the referenced Section may affect whether the use requires a Site Plan Permit, Minor Use Permit, Conditional Use Permit, Planned Development Permit, or other County approval; and/or may establish other requirements and standards applicable to the use.

(c) *Allowed Land Uses in the SD Land Use Zoning District.* A special development may allow intermixing of residential, commercial and industrial uses, provided that the review authority determines that there is a specific need for the special development standards. The Special Development land use zoning district may have a suffix to indicate the focus of a particular SD zone.

Table 82-17

Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts

Land Use See Division 10 (Definitions) for land use definitions	***Permit Required by District***							***Specific Use Regulations***
	IC	***IR***	***IN***	***SD-RES (1)***	***SD-COM (1)***	***SD-IND (1)***	***SD-MSHD (1)***	
Agricultural, Resource & Open Space Uses								
Agriculture support services	P(2)	P(2)	—	M/C	M/C	M/C	—	
Animal keeping	—	—	—	S	—	—	S(8)	84.04
Community gardens	—	—	—	A	—	—	A	
Crop production, horticulture, orchard, vineyard	—	—	—	A	—	—	—	
Industrial hemp cultivation - Small scale (minimum 1-acre lot size)	—	—	—	P	—	—	—	84.35
Industrial hemp cultivation - Large scale (minimum 5-acre lot size)	—	—	—	CUP	—	—	—	84.35
Natural resources development (mining)	CUP	CUP	—	CUP	CUP	CUP	—	
Nature preserve (accessory uses)	—	—	P(2)	P(2)	P(2)	P(2)	—	
Pet farm	—	—	—	—	—	—	P	
Industry, Manufacturing & Processing, Wholesaling								
Adult business	ABP	—	—	—	—	—	—	84.02
Construction contractor storage yard	M/C	P(2)	—	M/C	M/C(3)	M/C	—	
Craft manufacturing	—	—	—	—	—	—	(3)(16)	
Hazardous waste operation	—	CUP	—	—	—	—	—	
Industrial hemp - Class I manufacturing (minimum 5-acre lot size)	M/C	M/C	—	M/C	M/C	M/C	—	84.35
Firewood contractor	P	P	—	—	—	M/C	—	84.09
Manufacturing operations I	P(2)	P(2)	—	CUP(4)	CUP(4)	CUP(4)	—	
Manufacturing operations II	— (5), (6)	M/C	—	—	—	CUP(4)	—	
Motor vehicle	M/C	M/C	—	—	—	M/C	—	

Table 82-17								
Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts								
Land Use See Division 10 (Definitions) for land use definitions	**Permit Required by District**							**Specific Use Regulations**
	IC	**IR**	**IN**	**SD-RES (1)**	**SD-COM (1)**	**SD-IND (1)**	**SD-MSHD (1)**	
storage/Impound facility								
Recycling facilities – Small collection facility	SUP	SUP	—	—	MUP	MUP	—	84.19
Recycling facilities – Large collection facility	CUP	CUP	—	—	CUP(3)	CUP	—	84.19
Recycling facilities – Light processing facility	CUP	CUP	—	—	CUP(3)	CUP	—	84.19
Recycling facilities – Heavy processing facility	CUP	CUP	—	—	—	CUP	—	84.19
Recycling facilities, reverse vending machines (accessory only)	A	A	—	A	A	A	—	84.19
Salvage operations - Within an enclosed structure	CUP	M/C	—	—	CUP	M/C	—	
Salvage operations - General	—	CUP	—	—	—	—	—	
Storage - Personal storage (mini-storage)	P(2)	P(2)	—	M/C	M/C	M/C	—	
Storage - Recreational vehicles	M/C	M/C	—	M/C	M/C	M/C	—	
Storage - Warehouse, indoor storage	M/C	M/C	—	—	M/C	M/C	—	
Wholesaling and distribution	M/C	M/C	—	—	M/C	M/C	—	
Recreation, Education & Public Assembly								
Campgrounds	—	—	—	CUP	—	—	—	
Commercial entertainment – Indoor	M/C	—	—	M/C	M/C	M/C	(16)	
Conference/convention facility	—	—	—	CUP(4)	CUP(4)	CUP(4)	—	
Equestrian facility	—	—	—	M/C	M/C	M/C	(16)	
Fitness/health facility	P(2)	P(2)	—	M/C	M/C	M/C	(16)	
Golf course	—	—	—	CUP(4)	CUP(4)	CUP(4)	—	
Library, museum, art gallery, outdoor exhibit	—	—	—	M/C	M/C	M/C	(16)	
Meeting facility, public or private	CUP	—	—	CUP	CUP	CUP	(16)	
Park, playground	—	—	P	P	P	P	P	
Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Rural sports and recreation	—	—	—	CUP	CUP	CUP	—	
School - College or university	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
School - Private	M/C	M/C	M/C	M/C	M/C	M/C	(17)	

Table 82-17								
Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts								
Land Use See Division 10 (Definitions) for land use definitions	**Permit Required by District**							**Specific Use Regulations**
	IC	**IR**	**IN**	**SD-RES (1)**	**SD-COM (1)**	**SD-IND (1)**	**SD-MSHD (1)**	
School - Specialized education/training	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
Theater	—	—	—	—	—	—	(16)	
Residential[14]								
Accessory dwelling (labor quarters, etc.)	P[7]	P[7]	P[7]	P[7]	P[7]	P[7]	P[7]	84.01
Accessory structures and uses - Residential (conforming and non-conforming uses)	P[7,8]	P[7,8]	P[7,8]	P[7]	P[7]	P[7]	P[7]	84.01
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—	—	—	M/C	M/C	—	—	
Guest housing	—	—	—	P[8]	—	—	P[8]	84.01
Live/work unit	M/C	—	—	M/C	M/C	—	MUP	
Mobile home park/manufactured home land-lease community	—	—	—	CUP	CUP	—	—	
Multiple residential use	—	—	—	PD	PD	PD	—	
Parolee and/or probationer home	—	—	—	CUP	CUP	—	—	
Residential use with retail, service, or industrial use	—	—	—	PD	PD	PD	PD	
Accessory dwelling unit	—	—	—	A[15]	—	—	A[15]	84.36
Junior accessory dwelling unit	—	—	—	A[15]	—	—	A[15]	84.36
Single dwelling	—	—	—	A	—	—	A	
Retail								
Auto and vehicle sales and rental	P[2]	P[2]	—	M/C	M/C	M/C	—	
Bar, tavern	—	—	—	M/C	M/C	M/C	(17)	
Building and landscape materials sales - Indoor	P[2]	P[2]	—	M/C	M/C	M/C	—	
Building and landscape materials sales - Outdoor	M/C	M/C	—	—	CUP	CUP	—	
Construction and heavy equipment sales and rental	M/C	M/C	—	—	CUP	CUP	—	
Convenience store	P[2]	P[2]	—	M/C	M/C	M/C	(17)	
Farmers' market, certified	—	—		—	—	—	TSP	
Fuel dealer (propane for home and farm use, etc.)	CUP	CUP	—	CUP	CUP	CUP	—	
General retail - 10,000 sf or less, with or without residential unit	—	—	—	M/C	M/C	M/C	(16)	

Table 82-17								
Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts								
Land Use See Division 10 (Definitions) for land use definitions	**Permit Required by District**							**Specific Use Regulations**
	IC	**IR**	**IN**	**SD-RES (1)**	**SD-COM (1)**	**SD-IND (1)**	**SD-MSHD (1)**	
General retail - More than 10,000 sf, with or without residential unit	—	—	—	PD	PD	PD	(16)	
Groceries, specialty foods	—	—	—	—	—	—	(16)	
Manufactured home or RV sales	M/C	M/C	—	—	M/C	M/C	—	
Night club	—	—	—	M/C	M/C	M/C	—	
Outdoor dining, accessory	—	—	—	—	—	—	P(7) (18)	
Restaurant, café, coffee shop	P(2)	P(2)	—	M/C	M/C	M/C	(16)	
Second hand stores, pawnshops	P(2)	—	—	M/C	M/C	M/C	(16)	
Service station	P(2)	P(2)	—	M/C	M/C	M/C	—	
Swap meet, outdoor market, auction yard	M/C	M/C	—	—	—	M/C	(17)	
Warehouse retail	P(2)	P(2)	—	—	CUP	CUP	—	
Services - Business, Financial, Professional								
Medical services - Hospital(4)	M/C	M/C	M/C	M/C	M/C	M/C	—	
Medical services - Rehabilitation center	M/C	M/C	M/C	M/C	M/C	M/C	—	
Office - Accessory	P(8)	P(8)	P(8)	P(8)	P(8)	P(8)	P(8)	
Professional services	P(2)	—	—	M/C	M/C	M/C	(16)	
Services - General								
Bail bond service within 1 mile of correctional institution	P	P	P	—	P	P	—	
Cemetery, including pet cemeteries	—	—	—	CUP	CUP	CUP	—	84.06
Correctional institution	—(4)	—(4)	CUP	—(4)	—(4)	—(4)	—	
Emergency shelter	CUP	—	—	CUP	CUP	CUP	—	84.33
Equipment rental	P(2)	P(2)	—	—	M/C	M/C	—	
Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	84.12
Kennel or cattery	M/C	—	—	—	—	M/C	—	84.04
Licensed Residential Care Facility of 6 or fewer persons	M/C	—	—	M/C	M/C	—	A	84.23
Licensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	—	—	84.23
Lodging - Bed and breakfast inn (B&B)	—	—	—	SUP(9)	SUP(9)	—	SUP(9)	
Lodging - Hotel or motel - 20 or fewer guest rooms	—	—	—	M/C	M/C	—	(19)	
Lodging - Hotel or motel - More than 20 guest	—	—	—	M/C	M/C	—	—	

Table 82-17

Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts

Land Use See Division 10 (Definitions) for land use definitions	***Permit Required by District***							***Specific Use Regulations***
	IC	***IR***	***IN***	***SD-RES (1)***	***SD-COM (1)***	***SD-IND (1)***	***SD-MSHD (1)***	
rooms								
Personal services	P(2)	—	—	M/C	M/C	M/C	(16)	
Public facilities	P	P	P	P	P	P	MUP	
Public safety facility	M/C	M/C	M/C	M/C	M/C	M/C	MUP	
Unlicensed Residential Care Facility of 6 or fewer persons	RCP	—	—	RCP	RCP	—	RCP	84.32
Unlicensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	—	—	
Vehicle services - Major repair/body work	P(2)	P(2)	—	—	M/C(10)	M/C	—	
Vehicle services - Minor maintenance/repair	P(2)	P(2)	CUP(11)	—	M/C(10)	M/C	—	
Veterinary clinic, animal hospital	M/C	—	—	—	M/C	M/C	—	
Transportation, Communications & Infrastructure								
Ambulance, taxi, or limousine dispatch facility	M/C	M/C	M/C	M/C	M/C	M/C	—	
Broadcasting antennae and towers	M/C	M/C	M/C	CUP	CUP	CUP	—	
Broadcasting studio	M/C	M/C	M/C	CUP(4)	CUP(4)	CUP(4)	—	
Communication contractor	M/C	M/C	M/C	M/C(10)	M/C(10)	M/C(10)	—	
Electrical power generation	CUP	CUP	CUP	—	—	—	—	
Parking lots, accessory	P(12)	P(12)	P(12)	P(12)	P(12)	P(12)	P(12)	
Parking structures	P(12)	P(12)	P(12)	M/C	M/C	M/C	—	
Pipelines, transmission lines, and control stations(13)	(13)	(13)	(13)	(13)	(13)	(13)	(13)	
Renewable energy generation facilities	CUP	CUP	CUP	—	—	—	—	84.29
Sewage treatment and disposal facility(6)	CUP	CUP	CUP	—	—	—	—	
Solid waste disposal(6)	CUP	CUP	CUP	—	—	—	—	
Transportation facility	M/C	M/C	M/C	M/C	M/C	M/C	—	
Truck stop	M/C	M/C	—	—	—	M/C	—	
Truck terminal	M/C	M/C	—	—	—	M/C	—	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	—	
Water treatment plants and storage tanks	—	CUP	CUP	—	CUP	CUP	—	
Wind energy system, accessory	S	S	S	S	S	S	S	84.26
Wireless telecommunications	S	S	S	S	S	S	—	84.27

Table 82-17

Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts

Land Use See Division 10 (Definitions) for land use definitions	Permit Required by District							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
facility								
Other								
Accessory structures and uses	P	P	P	P	P	P	P	84.01
Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	TSP	84.25
Temporary structures and uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	84.25

Key

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
ABP	Adult Business Regulatory Permit	TUP	Temporary Use Permit required (Chapter 85.15)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with Section 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)
CUP	Conditional Use Permit required (Chapter 85.06)	TSP	Temporary Special Events Permit required (Chapter 85.16)
MUP	Minor Use Permit required (Chapter 85.06)	RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
		—	Use not allowed

Notes:

(1) The Special Development land use zoning district may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. A "MSHD" suffix indicates that the focus is on preserving the historic development and character of Mane Street in Pioneertown as shown in Figure 82-1. However, all can still have mixed uses within these zones.

(2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with Section 85.06.020 (Applicability).

(3) This use shall be located completely within an enclosed structure.

(4) PD Permit required if total floor area or use area exceeds 10,000 sq. ft.

(5) Concrete batch plants in the Phelan planning area may be allowed subject to a CUP.

(6) Pallet manufacturing, reconditioning, and storage yards in the unincorporated area in Fontana bounded by the I-10 on the north, Almond Ave. on the east, 660 ft. south of Santa Ana Ave. on the south, and Mulberry Ave. on the west that is zoned IC may be allowed subject to a CUP.

(7) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table. Requires a Special Use Permit when recreational vehicles are used for seasonal operations.

(8) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.

(9) A CUP shall be required for three or more rooms.

(10) This use shall be located completely within an enclosed structure with no exterior overnight storage of vehicles.

(11) When associated with an institutional use.

(12) Use allowed as an accessory use only, on the same site as a retail service, or industrial use allowed by this table.
(13) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in Section 85.02.050.
(14) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.
(15) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table. A Special Use Permit is required for an accessory dwelling unit used as a short-term rental in the Mountain Region.
(16) These uses are regulated by size as follows: 3,500 sq. ft. or less = Permitted (P) Greater than 3,500 sq. ft. – 7,000 sq. ft. or less = Minor Use Permit (MUP) Greater than 7,000 sq. ft. = Conditional Use Permit (CUP)
(17) These uses are regulated by size as follows: 3,500 sq. ft. or less = Minor Use Permit (MUP) Greater than 3,500 sq. ft. = Conditional Use Permit (CUP)
(18) Use allowed as an accessory use only, on the same site as a restaurant/café/coffee shop use allowed by this table. The "'Outdoor dining, accessory'" area shall not exceed the indoor dining area sq. ft., or 750 sq. ft., whichever is less.
(19) This use is regulated by size as follows: 10 or fewer rooms = Minor Use Permit (MUP) 11 to 20 rooms = Conditional Use Permit (CUP)

Section 82.06.050 Industrial and Special Purpose Land Use Zoning District Subdivision Standards.

(a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-18A, 82-18B and 82-18C for the applicable land use zoning district.

(b) The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.

(c) See also the standards in Section 83.02.050 (Parcel Area Measurements and Exceptions).

Table 82-18A		
Industrial and Special Purpose Land Use Zoning District Minimum Lot Size		
Valley Region		
Land Use	***Minimum***	***Minimum Lot Dimensions***

Zoning District	Lot Area	Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
IC	5 acres(1)	60 ft.	100 ft.	1:3
IR	5 acres(1)	60 ft.	100 ft.	1:3
IN	None required	60 ft.	100 ft.	1:4
SD	20 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4

Notes:

(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.

(2) Except where modified by map suffix.

(3) A suffix may be added to a Special Development land use zoning district to emphasize the focus of a specific SD zone. A "RES" suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A "COM" suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An "IND" suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

Table 82-18B

Industrial and Special Purpose District Minimum Lot Size

Mountain Region

Land Use Zoning District	Minimum Lot Area	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
IC	5 acres(1)	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
IR	5 acres(1)	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
IN	None required	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
SD	5 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4

Notes:

(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.

(2) Except where modified by map suffix.

(3) A suffix may be added to a Special Development land use zoning district to emphasize the focus of a specific SD zone. A "RES" suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A "COM" suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An "IND" suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

Table 82-18C Industrial and Special Purpose District Minimum Lot Size Desert Region				
Land Use Zoning District	Minimum Lot Area	Minimum Lot Dimensions		
		Minimum Width	Minimum Depth	Maximum Width to Depth Ratio
IC	5 acres[1]	60 ft.	100 ft.	1:3
IR	5 acres[1]	60 ft.	100 ft.	1:3
IN	None required	60 ft.	100 ft.	1:3
SD[5] [6]	5 acres[2] [3] [4]	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4
SD-MSHD	2 acre[1] [3] [6]	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4

Notes:

(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.

(2) Except where modified by map suffix.

(3) A suffix may be added to a Special Development land use zoning district to emphasize the focus of a specific SD zone. A "RES" suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A "COM" suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An "IND" suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. A "MSHD" suffix indicates that the focus is on preserving the historic development and character of Mane Street in Pioneertown as shown in Figure 82-1. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

(5) These standards apply to SD-RES, SD-COM and SD-IND only. See Note (6) for minimum lot area standards applicable to SD-MSHD.

(6) Minimum lot area applies to new lots only. Existing lots less than the standards established in this table will be considered lawfully nonconforming per the provisions in Chapter 84.17 (Nonconforming Uses and Structures) and developed in accordance with Subsection 83.02.050(c) (Allowed Substandard Parcels).

Section 82.06.060 Industrial and Special Purpose Land Use Zoning District Site Planning and Building Standards.

(a) *Site Layout and Building Standards.* Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the applicable requirements in Tables 82-19A and B, 82-20A and B, 82-21A, B, C, D and E in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and

Activities).

Table 82-19A IC and IR Land Use Zoning District Development Standards Valley Region		
Development Feature	**Requirement by Land Use Zoning District**	
	IC Community Industrial	**IR Regional Industrial**
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units).	
Setbacks	*Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft. (1)	10 ft. (1)
Rear	10 ft. (2)	10 ft. (2)
Floor area ratio (FAR) Maximum FAR	*Maximum floor area ratio (FAR) allowed.*	
	.45:1	.55:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	85%	85%
Height limit	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
Maximum height	75 ft.	150 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	

Notes:

(1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.

(2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

Table 82-19B IN and SD Land Use Zoning District Development Standards Valley Region	
	Requirement by Land Use Zoning District

Development Feature	IN Institutional	SD Special Development
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	1 unit per 40 acres [(1)]; Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks	*Minimum setbacks required. See Chapters 83.05 and 83.06 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side -Interior (each)	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor area ratio (FAR) Maximum FAR	*Maximum floor area ratio (FAR) allowed.*	
	.75:1	.5:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	80%	80%
Height limit	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
Maximum height	150 ft.	50 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	

Notes:

(1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.

Table 82-20A

IC and IR Land Use Zoning District Development Standards

Mountain Region

Development Feature	Requirement by Land Use Zoning District IC Community Industrial	 IR Regional Industrial
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	

Setbacks	*Minimum setbacks required. See Chapters 83.05 and 83.06 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	15 ft.	15 ft.
Side - Street side	15 ft.	15 ft.
Side - Interior (each)	10 ft. (1)	10 ft. (1)
Rear	10 ft. (2)	10 ft. (2)
Floor area ratio (FAR)	*Maximum floor area ratio (FAR) allowed.*	
Maximum FAR	.4:1	.4:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	85%	85%
Height limit	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
Maximum height	45 ft.	45 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	

Notes:

(1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.

(2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

Table 82-20B

IN and SD Land Use Zoning District Development Standards

Mountain Region

Development Feature	**Requirement by Land Use Zoning District**	
	IN Institutional	**SD Special Development**
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	1 unit per 40 acres (1); Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks	*Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	15 ft.	15 ft.
Side - Street side	15 ft.	15 ft.
Side - Interior (each	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor area ratio (FAR)	*Maximum floor area ratio (FAR) allowed.*	

Maximum FAR	.5:1	.3:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	80%	80%
Height limit	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
Maximum height	30 ft.	35 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	

Notes:

(1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.

Table 82-21A

IC and IR Land Use Zoning District Development Standards

Desert Region

Development Feature	**Requirement by Land Use Zoning District**	
	IC Community Industrial	**IR Regional Industrial**
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	
Setbacks	*Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft. (1)	10 ft. (1)
Rear	10 ft. (2)	10 ft. (2)
Floor area ratio (FAR)	*Maximum floor area ratio (FAR) allowed.*	
Maximum FAR	.4:1	.6:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	85%	85%
Height limit	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
Maximum height	50 ft. (3)	75 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	

Parking	See Chapter 83.11 (Parking Regulations).
Signs	See Chapter 83.13 (Sign Regulations).

Notes:

(1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.

(2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

(3) In the Phelan/Pinon Hills Community Plan area, the maximum height is 35 ft.

Table 82-21B

IN and SD Land Use Zoning District Development Standards

Desert Region

Development Feature	**Requirement by Land Use Zoning District**	
	IN Institutional	**SD Special Development** *(2)*
Density	*Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.*	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	1 unit per 40 acres (1); Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks	*Minimum setbacks required. See Chapters 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.*	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor area ratio (FAR)	*Maximum floor area ratio (FAR) allowed.*	
Maximum FAR	.5:1	.3:1
Lot coverage	*Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.*	
Maximum coverage	80%	80%
Height limit	*Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.*	
Maximum height	50 ft.	35 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	

Notes:

(1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.

(2) SD-MSHD is exempt from the requirements in Table 82-21B. See Table 82-21C, Table 82-21D, and Subsection (d) for development standards applicable to SD-MSHD.

(b) *Industrial Land Use Zoning District Additional Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).

(c) *SD Land Use Zoning District Additional Standards.*

(1) *Performance Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).

(2) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.

(3) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.

(d) *SD (Special Development) Mane Street Historic Land Use Zoning District (SD-MSHD) Standards*. Notwithstanding anything to the contrary in this Development Code, development in the SD (Special Development) Mane Street Historic District (SD-MSHD) land use zoning district shall be subject to the following standards:

(1) *Purpose and Intent.* The SD-MSHD land use zoning district intends to preserve the historic structures and character of Mane Street in Pioneertown as a district listed on the National Register of Historic Places. The land use zoning district is also intended to establish a mechanism for the creation and recordation of trail easements that preserves pedestrian and equestrian access for portions of Mane Street and other streets in the land use zoning district as described in Subsection (10) below.

(2) *Applicability.* The provisions of this Subsection apply to all subdivisions, new land uses and structures, and alterations to existing land uses and structures within the boundaries of the SD-MSHD land use zoning district as established in Figure 82-1 (SD-MSHD Boundary).

(3) *Allowed Land Uses and Permit Requirements.* Allowed land uses and permit requirements for sites within the SD-MSHD land use zoning district shall comply with the requirements of Table 82-17 (Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts). Historic resources or contributing structures within the "Pioneertown Mane Street Historic District," as listed on the National Register of Historic Places, shall also comply with the following:

(A) *Adaptive Reuse of Historic Resources for Allowed Uses.* For uses listed as permitted or conditionally permitted in Table 82-17 (Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts), additions or renovations to any building or structure that is determined eligible by the County or the State of California as a historic resource, listed on a local register, the California Register of Historical Resources, or the National Register of Historic Places, or identified as a contributing resource within a designated historic district may utilize the provisions in Title 6, Division 3, Chapter 13 (California Historical Building Code) of the County Code, including any future amendments or supplements thereto.

(B) *Adaptive Reuse of Historic Resources for Unlisted or Unpermitted Uses.* For uses that are not explicitly allowed in Table 82-17 (Allowed Land Uses and Permit Requirements for Industrial and Special Purpose Land Use Zoning Districts), any use, additions, or renovations may be permitted in any building or structure that is determined eligible by the County or the State of California as a historic resource, listed on a local register, the California Register of Historical Resources, or the National Register of Historic Places, or identified as a contributing resource within a designated historic district, subject to approval of a Conditional Use Permit by the Commission. Additions and renovations to historic structures shall utilize the provisions in Title 6, Division 3, Chapter 13 (California Historical Building Code) of the County Code, including any future amendments or supplements thereto. Approval may be granted by the Commission if the proposed use complies with all of the following:

(I) Is compatible with, and does not adversely impact, surrounding land uses.

(II) Supports adaptive reuse and economic development.

(III) Does not adversely affect the building's historic interior or exterior features, or its historic setting.

(IV) Complies with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.

(V) Does not jeopardize the building's listing on, or eligibility for, any local, state, or national historic register.

(4) *Subdivisions.* Each subdivision shall comply with the minimum lot size requirements shown in Table 82-18C (Industrial and Special Purpose District Minimum Lot Size). The minimum lot size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more lots within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding lots, and/or other factors. To the extent consistent with this section, the standards and exceptions in Section 83.02.050 (Parcel Area Measurements and Exceptions) shall apply.

(5) *Performance Standards.* Land uses and activities within the SD-MSHD land use zoning district shall comply with the general performance standards regarding acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants as set forth in Chapter 83.01 (General Performance Standards).

(6) *Alternate Standards*. A Final Development Plan may establish different design standards including accessory sign standards.

(7) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.

(8) *County Maintained Road System*. Roads within the County maintained road system shall comply with the road system design standards per Chapter 83.12 (Road System Design Standards).

(9) *Pioneertown Road.* Pioneertown Road is designated as a County Scenic Highway in the Countywide Plan. Where property adjacent to Pioneertown Road is within an Open Space (OS) overlay, development shall comply with the applicable requirements of Section 82.19.040 (Development Criteria within Scenic Areas).

(10) *Trail Easements and Dedications*. Notwithstanding the provisions in Section 83.05.030 (Dedication of Street and/or Highway Right-of-Way), trail easements shall be established within the SD-MSHD land use zoning district as shown in Figure 82-2 (SD-MSHD Trail Easements and Centerlines) and Table 82-21C (Trail Easement Requirements) in conjunction with project review and approvals. The trail easement centerline as noted in Figure 82-2 is for reference purposes, and the final alignment and dimension shall be determined in conjunction with the Department of Public Works.

(A) *Measured from Centerline.* Trail easements shall be measured from the applicable centerline. For Mane Street, the trail easement centerline shall be at the half section line running East-West between Tom Mix Road and Curtis Road. For the portion of Rawhide Road within the SD-MSHD boundary, the trail easement centerline shall be at the property line running East-West. For the portions of Curtis Road, Roy Rogers Road, and Tom Mix Road within the SD-MSHD boundary, the trail easement centerline shall be at the property line running North-South.

(B) *Minimum Widths.* Trail easements shall reflect the minimum width requirements listed in Table 82-21C (Trail Easement Requirements) as shown in street cross-sections shown in Figures 82-3 (SD-MSHD Street Cross Section – Main Street) and 82-4 (SD-MSHD Street Cross Section – Other Streets).

(C) *Access.* Trail easements shall provide a clear path of travel to allow for vehicular, equestrian, and/or pedestrian access and circulation per Table 82-21C (Trail Easement Requirements) unless provided otherwise.

(D) *Recordation.* Trail easements shall comply with the requirements of, and be recorded pursuant to, Section 86.06.090 (Covenants of Easements*).*

(E) *Future Dedication.* Notwithstanding this Subsection, the County reserves the right to require dedications in accordance with Chapter 83.05 (Dedications and Installations of Street and Trail Improvements).

(F) *Pedestrian-Equestrian-only Mane Street Segment.* The trail easement segment along portions of Mane Street, extending west of the Pioneertown Soundstage to east of Ernie Kester's Film Museum as described in the National Register of Historic Places and as shown in Figure 82-5 (Pedestrian-and Equestrian-Only Main Street Segment), shall remain accessible to pedestrian and equestrian usage only. Emergency vehicle access is permitted as necessary.

(G) *Materials.* All trail easements shall remain natural or developed with stabilized dirt except as required for fire apparatus access. For purposes of fire apparatus access, polymer-stabilized soil mixes that retain the historic dirt aesthetic and meet San Bernardino County Fire Protection District all weather surface requirements may be used.

Table 82-21C

SD-MSHD Land Use Zoning District

Trail Easement Requirements

Trail Easement	***Total / Half-width(1)***	***Additional Code Reference(s)***
Mane Street *between Tom Mix Road and Curtis Road*	80 feet / 40 feet	Section 86.06.090 (Covenants of Easements) Chapter 83.05 (Dedications and Installations of Street and Trail Improvements)
Tom Mix Road *between Pioneertown Road and Rawhide Road*	60 feet / 30 feet	
Rawhide Road *between Pioneertown Road and Curtis Road*	60 feet / 30 feet	
Curtis Road *between Pioneertown Road and the district boundary*	60 feet / 30 feet	
Roy Rogers Road *between Pioneertown Road and Rawhide Road*	60 feet / 30 feet	

Notes:

(1) Measured from the trail easement centerline established in Figure 82-2.

Figure 82-1 SD-MSHD Boundary

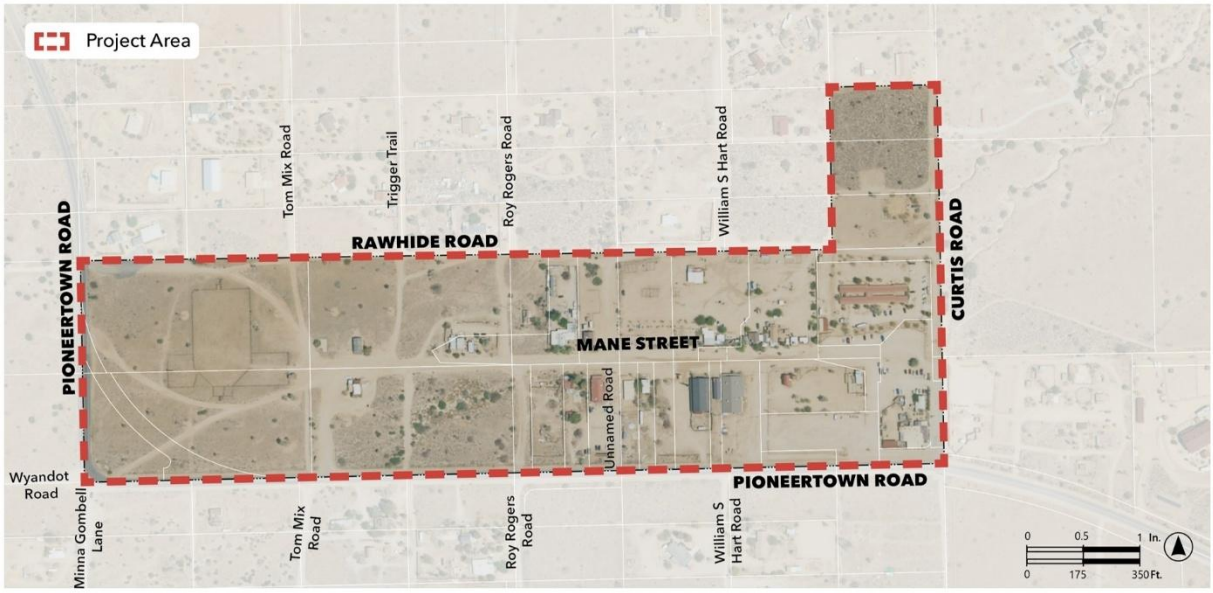


Figure 82-1 SD-MSHD Trail Easements and Centerlines

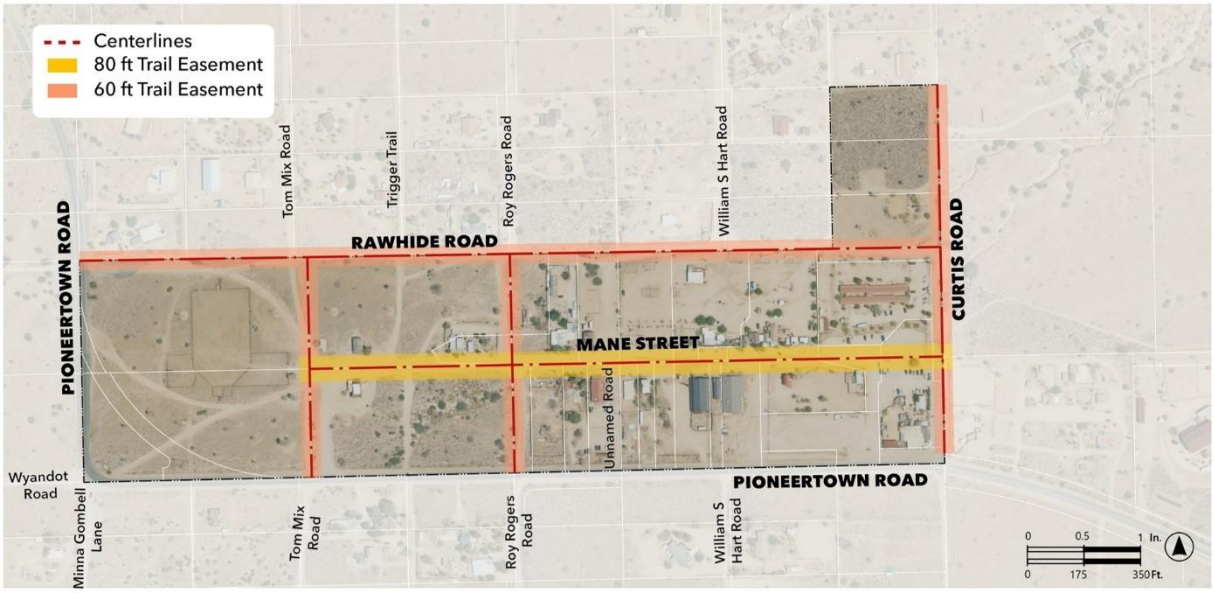


Figure 82-3 SD-MSHD Street Cross Section – Mane Street

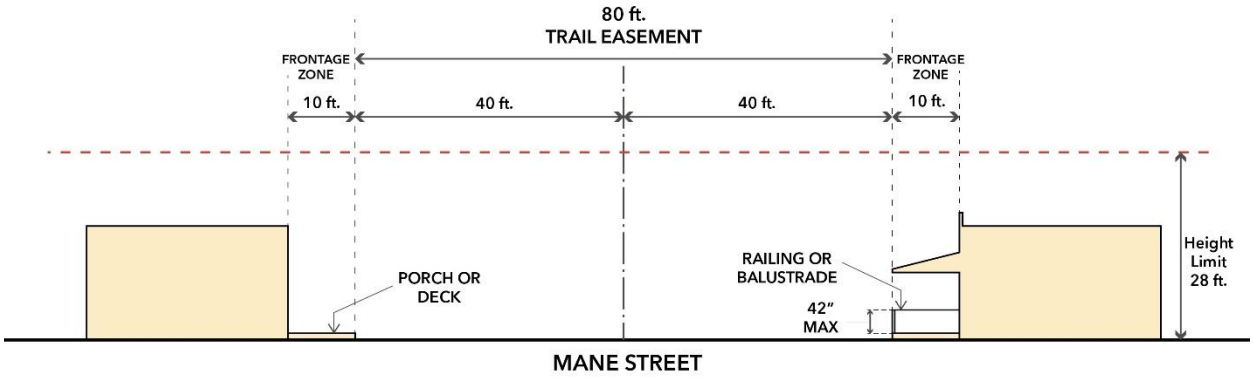


Figure 82-4 SD-MSHD Street Cross Section – Other Streets

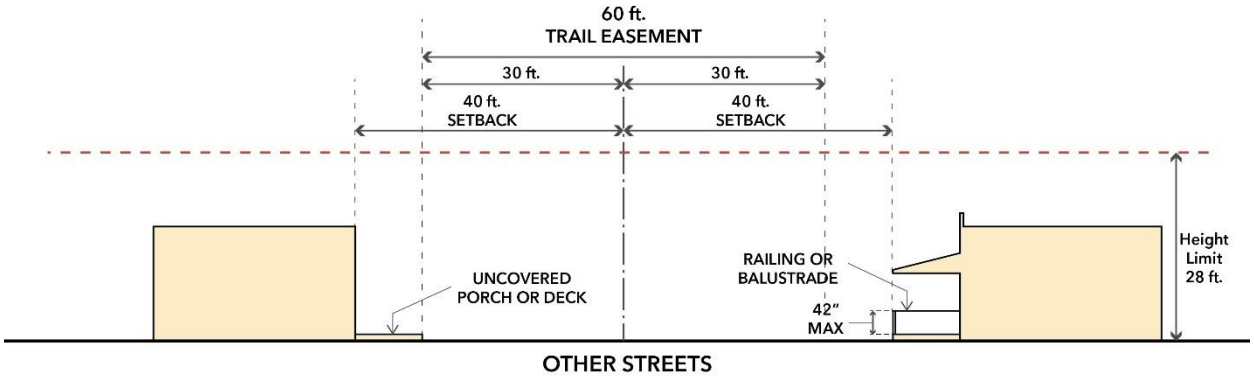


Figure 82-5 Pedestrian-and Equestrian-only Mane Street Segment



(11) *Development Standards.* All new land uses and structures, and alterations to existing land uses and structures within the boundaries of the SD-MSHD land use zoning district shall be designed, constructed, and established in compliance with the requirements in Table 82-21C (Trail Easement Requirements), Table 82-21D (Development, Site, and Building Design Standards), and this Subsection, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities).

Table 82-21D		
SD-MSHD Land Use Zoning District		
Development, Site, and Building Design Standards		
Development Feature	***Standard***	***Additional Reference(s)***
Density Maximum density allowed.	1 dwelling unit per 40 acres[(1)]	
Floor Area Ratio (FAR)[(2)] Maximum FAR allowed.		
For lots less than 1 acre	0.15	
For lots 1 acre or more	0.10	
Lot Coverage Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		See Section 82.06.060(d)(11)(A) (Lot Coverage Requirements).
For lots less than 1 acre	60 percent	
For lots 1 acre or more	40 percent	
Setbacks Minimum setback requirement.		See Section 82.06.060(d)(11)(B) (Setbacks).
Fronting, measured from the trail easement centerline.		
Mane Street	50 ft.	
Tom Mix Road	40 ft.	
Roy Rogers Road	40 ft.	
Rawhide Road	40 ft.	
Curtis Road	40 ft.	
Fronting, measured from property line.		
Pioneertown Road	25 ft.	
Interior Side, measured from property line.	0 ft.	
Rear, measured from property line.	10 ft.	
Build-to-Line – Fronting Mane Street Required build-to-line for primary structures fronting Mane Street, measured from the trail easement centerline.	50 ft.	See Section 82.06.060(d)(11)(C) (Build-to-Line – Fronting Mane Street) and Figure 82-6.
Building Height Maximum allowed height of buildings or structures.	28 ft.	See Section 83.02.040 (Height Measurement and Height Limit Exceptions) for height measurement requirements, and height limit exceptions.
Building Area Maximum allowed square footage of individual buildings or structures.	3,500 sq. ft.	See Section 82.06.060(d)(13)(D) (Building Massing), Section 82.06.060(d)(12)(E) (Building Separation Distance) and Figure 82-7 (Building Separation Distances along Mane Street).
Building Frontage Length Maximum allowed length of building or structure frontage.	70 ft.	See Section 82.06.060(d)(13)(D) (Building Massing), Section 82.06.060(d)(13)(F) (Building Separation Distance) and Figure 82-7 Building Separation Distances along Mane Street).
Building Separation Distance Minimum separation required between buildings and/or structures fronting Mane Street, when multiple buildings are located on a single parcel.		See Section 82.06.060(d)(13)(F) (Building Separation Distance) and Figure 82-7 Building Separation Distances along Mane Street).

Table 82-21D		
SD-MSHD Land Use Zoning District		
Development, Site, and Building Design Standards		
Development Feature	***Standard***	***Additional Reference(s)***
Building or structure frontage length	Minimum separation between building or structure	
20 ft. or less	5 ft.	
Greater than 20 ft. – 30 ft. or less	10 ft.	
Greater than 30 ft. – 40 ft. or less	15 ft.	
Greater than 40 ft. – 50 ft. or less	20 ft.	
Greater than 50 ft. – 60 ft. or less	25 ft.	
Greater than 60 ft. – 70 ft. or less	30 ft.	
Landscaped Area Percentage of the total lot area that may be landscaped.	20 percent maximum; No minimum.	See Section 82.06.060(d)(14) (Site Landscaping Standards).

Development Feature	***Additional Reference: Code Section(s)***
Accessory Structures	See Chapter 84.01 (Accessory Structures and Uses)
ADUs and JADUs	See Chapter 84.36 (Accessory Dwelling Units)
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)
Light Trespass	See Chapter 83.07 (Light Trespass)
County Maintained Road System	See Chapter 83.12 (Road System Design Standards)
Temporary Special Events	See Chapter 85.16 (Temporary Special Event Permits)
Signs	See Chapter 83.13 (Sign Regulations)
Parking	See Chapter 83.11 (Parking and Loading Standards)

Notes:

(1) Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units).
(2) For the purposes of this chapter, FAR shall be defined as the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. Basement area shall not be included in calculation of FAR.

(A) *Lot Coverage Requirements.* The total lot area that may be covered by structures and impervious surfaces shall comply with the maximum percentage lot coverage requirements in Table 82-21D (Development, Site, and Building Design Standards).(B) *Setbacks.*

(I) *Minimum requirements.* All buildings and structures shall comply with the minimum setback requirements in Table 82-21D (Development, Site, and Building Design Standards) and applicable regulations in Section 83.02.070 (Setback Regulations and Exceptions).

(II) *Measurement.* Setbacks shall be measured from the

trail easement centerline or property line as noted in Table 82-21D (Development, Site, and Building Design Standards).

(III) *Allowed projections.* Allowed projections in the required setbacks are as established by Section 83.02.080 (Allowed Projections/Structures Within Setbacks), with the following modifications:

(i) Allowed projections and elements in the trail easement areas and Mane Street frontage zone shall be as established by Subsections 82.06.060(d)(12)(A)(I) and 82.06.060(d)(12)(B)(II).

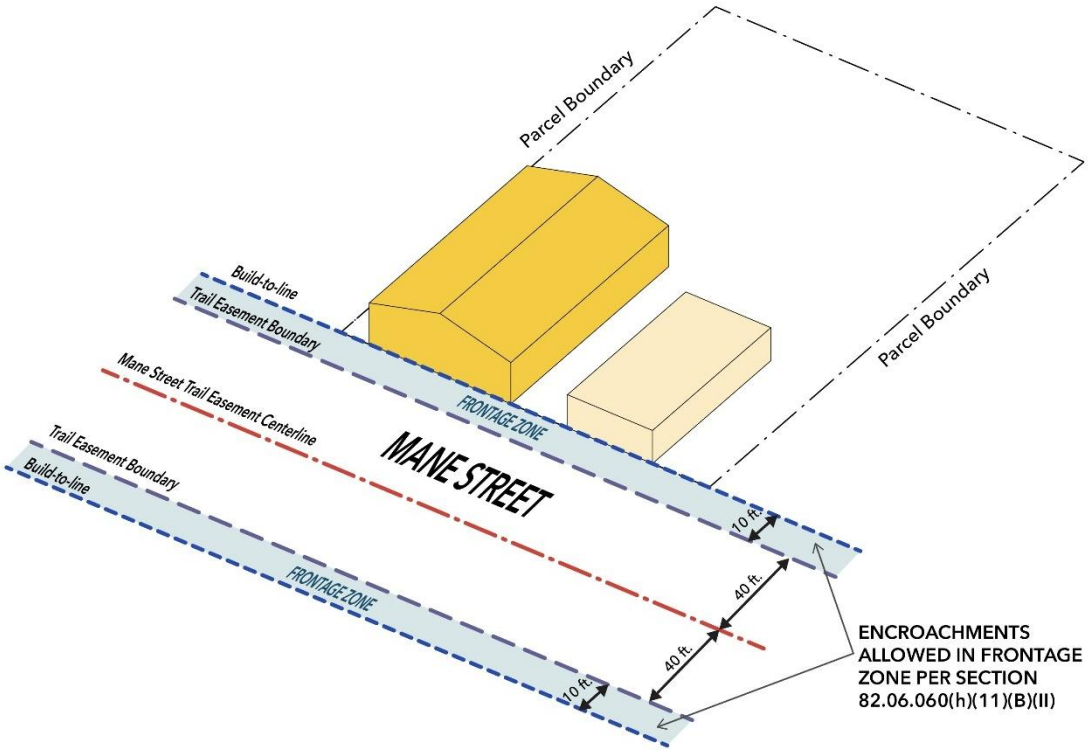
(ii) Allowed architectural features, such as railings, balustrades, boardwalks and other similar elements shall not exceed 42 inches in height.

(iii) Existing historic features that include, but are not limited to, wood posts, barrels, wagons, and light poles are allowed to remain.

(IV) *Clear sight triangles.* Clear sight triangles as established in Section 83.02.030 (Clear Sight Triangles) shall apply. For the purposes of this Subsection, streets with a trail easement shall meet the requirements for a private driveway or alleyway.

(C) *Build-to-Line – Fronting Mane Street.* All primary structures shall be aligned with the existing Mane Street setback as established by the build-to-line and shown in Figure 82-6 (Build-to-Line – Fronting Mane Street). The build-to line shall be measured from the trail easement centerline established in Figure 82-2 (SD-MSHD Trail Easements and Centerlines) and Table 82-21D (Development, Site, and Building Design Standards). Non-primary structures may be set back behind the build-to-line.

Figure 82-6 Build-to-Line – Fronting Mane Street


Parcel Boundary
Parcel Boundary
Build-to-line
Trail Easement Boundary
Mane Street Trail Easement Centerline
MANE STREET
FRONTAGE ZONE
Trail Easement Boundary
Build-to-line
FRONTAGE ZONE
10 ft.
40 ft.
40 ft.
10 ft.
ENCROACHMENTS ALLOWED IN FRONTAGE ZONE PER SECTION 82.06.060(h)(11)(B)(II)

(12) *Mane Street Additional Standards.*

(A) *Pedestrian-and-Equestrian-only Mane Street Segment.* The pedestrian-and-equestrian-only Mane Street trail easement segment, as shown in Figure 82-5 (Pedestrian-and Equestrian-Only Mane Street Segment), shall remain clear of obstructions as follows:

(I) *Allowed encroachments in the Pedestrian-and-Equestrian-only Mane Street Segment.* Allowed encroachments and elements in this segment include:

(i) Post and rail or board fences of simple but varying designs of stained, aged, or rusticated wood;

(ii) Light fixtures;

(iii) Horse-themed elements such as hitching posts of metal pipe column;

(iv) Native specimens;

(v) Western-themed objects such as barrels, wagons, carts;

(vi) Utility pole gateways at property entries.

(II) *Material(s).* Mane Street trail easement shall remain natural or developed with stabilized dirt except as required for fire apparatus access. For purposes of fire apparatus access, polymer-stabilized soil mixes that retain the historic dirt aesthetic and meet San Bernardino County Fire Protection District all weather surface requirements may be used.

(B) *Frontage Zone.*

(I) *Clear path of travel.* The area between the build-to-line and the trail easement boundary, as shown in Figure 82-6 (Build-to-Line – Fronting Mane Street), shall provide a clear path of travel to allow for pedestrian circulation.

(II) *Allowed encroachments in the Frontage Zone.* Allowed encroachments in the Frontage Zone include:

(i) Architectural features, such as open porches, boardwalks and wood decks;

(ii) Railings and balustrades parallel to the build-to-line.

(13) *Mane Street Building Design Standards.*

(A) Preservation of Historic Structures. The SD-MSHD land use zoning district is intended to protect and preserve the historic development and character of Mane Street in Pioneertown. Demolition of any structure listed on or contributing to the National Register Historic District is prohibited unless the structure is determined to pose a threat to public health or safety and demolition is necessary to address that threat.

(B) *Character Defining Features.* The standards in this section are based on the Character Defining Features as described in the Mane Street National Historic Register documentation available on file with the Department. The general features are listed below:

(I) Predominance of single-story buildings; no buildings taller than 1½ stories.

(II) Front elevations face Mane street, for all Mane Street properties. No elevations face cross streets perpendicular to Mane Street.

(III) Buildings are consistently set back +/- 50’ from the centerline of Mane Street.

(IV) Square or rectangular plan buildings, some having chamfered (diagonal-cut) corners.

(V) Simply handled, orthogonal front elevations that are unornamented and of consistent cladding.

(VI) Mane Street and roads perpendicular to it as uncurbed and gutter-less, unpaved and earthen (dirt) thruway.

(VII) Mane Street is primarily for pedestrian and equestrian access.

(C) *Alterations and Additions.* Alterations and additions to historically contributing structures, elements, and features shall be performed in accordance with the Secretary of Interior's Standards for Rehabilitation.

(D) *Building Massing.* No building or structure shall exceed the following limits:

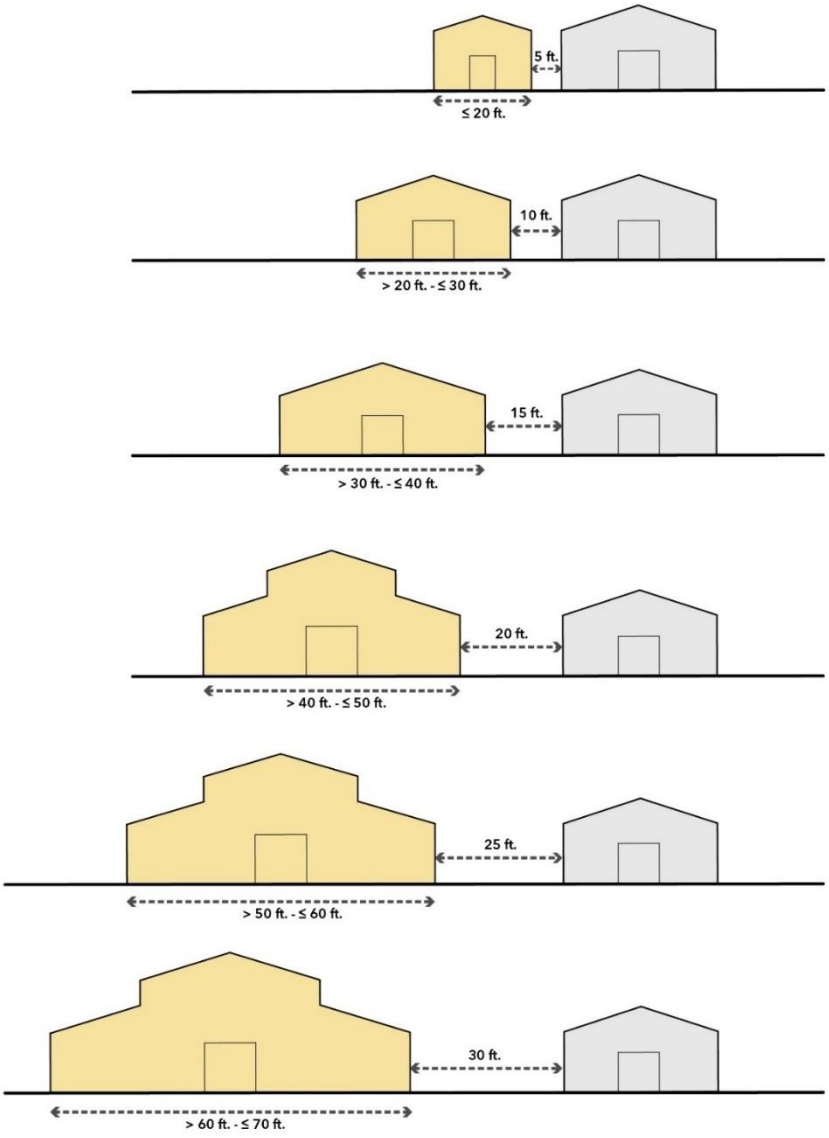
(I) Mane Street Fronting Dimension: 70'-0", maximum.

(II) Building Area (Total): 3,500 SF, maximum.

(E) *Building Orientation.* Primary structures shall be oriented toward Mane Street and provide a minimum of one building entry per primary façade. New primary structures shall be located at the build-to-line as established in Subsection 82.06.060(d)(11)(C). Accessory structures shall be located to the rear of the parcel. Structures on parcels not abutting Mane Street, ordinary setbacks requirements apply.

(F) *Building Separation Distance.* Parcels with multiple structures fronting Mane Street shall comply with the minimum distance requirements in Table 82-21D (Development, Site, and Building Design Standards) and Figure 82-7 (Building Separation Distances along Mane Street).

Figure 82-7 Building Separation Distances along Mane Street



(G) Building Forms and Materials.

(I) *Building Form.* The Pioneertown Mane Street Historic District National Register document recognizes three Predominant Building Subtypes, as shown in Figure 82-8 (Acceptable Building Forms for New Structures). New buildings shall use one of the following building form typologies:

(i) Barn subtype preponderance of monitor roofs, loft doors (implied or actual) topped by extended beam for hay hook at upper levels,

flanking bays at either side elevation, gooseneck lights, centered and double barn doors of vertical wood members and diagonal crossmembers.

(ii) Cabin subtype preponderance of rusticated wood train ties set in mortar, split log work, corrugated metal roofed porches supported by wood posts with continuous lintels.

(iii) False front western commercial subtype preponderance of shed or gabled roofs with gable end facing Mane Street but baffled by parapet; parapets of flat, arched, stepped, or triangular variations; parapets are flat front or wrap around (boxed); and off-center entries with transom windows.

(II) *Building Cladding Materials.* Building exterior cladding may vary by elevation, with front façades differing from side and rear façades. Materials should generally be simple, unornamented, and consistent across each elevation, though wood cladding at gable ends may differ from other materials on the same elevation. Materials not listed are prohibited. New buildings may include the following finishes:

(i) Wood siding (purposely aged and stained; board and batten; simple board; or shiplap).

(ii) Railroad ties, set in mortar, extended tailing at building corners.

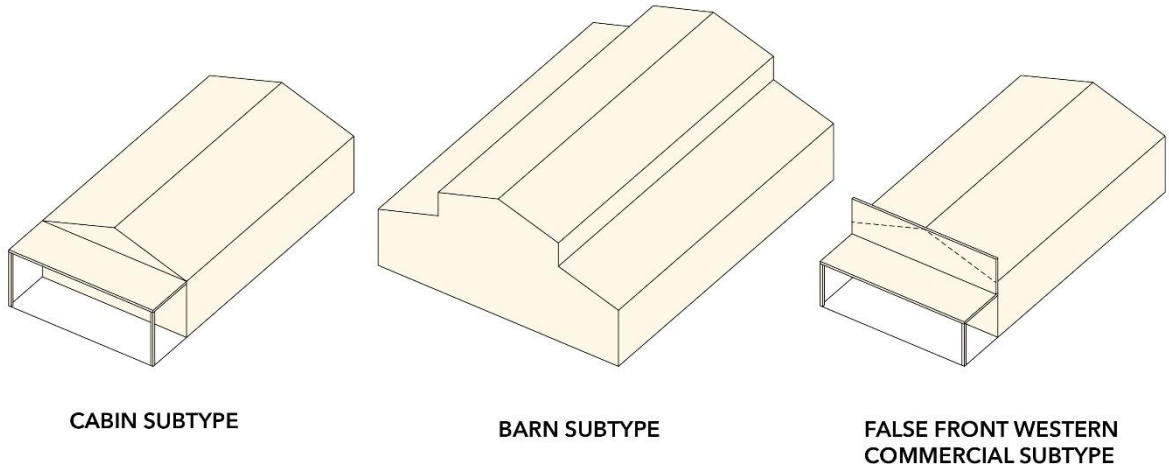
(iii) Adobe brick cladding with Portland cement or earthen mortar.

(iv)_ Stucco (limited use on front elevations; where present hand-troweled, textured or implying adobe-like blockwork is encouraged).

(v) Corrugated metal (side and rear elevations only).

(vi) Notwithstanding above, all new exterior cladding shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and the 2025 California Wildland-urban Interface (WUI) Code including any future amendments or supplements thereto.

Figure 82-8 Acceptable Building Forms for New Structures



(H) *Roof Forms and Materials*.

(I) *Roof Form.* New buildings shall utilize one of the following roof forms in keeping with the predominant roof types found in the historic district, and as shown in Figure 82-9 (Roof Forms):

(i) Gabled.

(ii) Shed.

(iii) Low-slope (where concealed by false-fronts or parapets).

(II) *Roof Detailing.* Roofs shall include exposed wood rafter tails, extended wood beams beneath the roofline, and wood fascia. If provided, chimneys shall be metal pipe.

(III) *Building Roof Materials.* Roofs shall be constructed of the following materials:

(i) Wood shake.

(ii) Galvanized or tin corrugated metal.

(iii) Asphalt shingle.

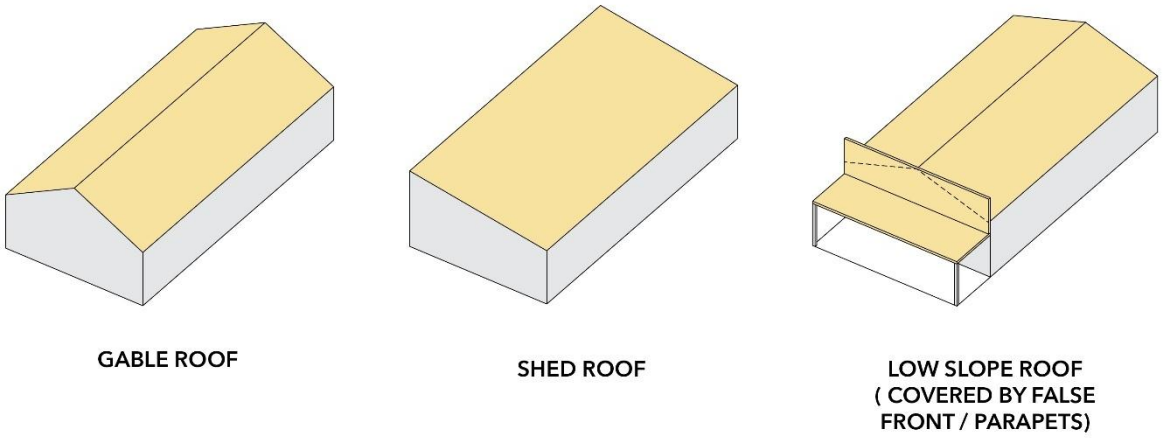
(iv) Asphalt roll roofing.

(v) Exception: Roof material is unrestricted in

conditions where the roof surface is concealed by parapets or false fronts.

(vi) Notwithstanding above, all new roofs shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and the 2025 California Wildland-urban Interface (WUI) Code, including any future amendments or supplements thereto.

Figure 82-9 Roof Forms



(l) *Windows.*

(l) *Window Design.* Windows shall reflect the characteristics of the historic Western theme of Mane Street. These characteristics are identified below:

(i) Windows shall be single-light fixed or double-hung multi-light (divided) configurations, in varying sizes and proportions, used individually or in pairs.

(ii) Windows shall include wood sills and narrow wood surrounds.

(iii) Large, multi-light windows reflecting 1940s-era proportions are encouraged.

(iv) Windows shall generally be narrow and vertically oriented.

(II) *Window materials*. Windows shall be constructed of the following materials:

(i) Wood (painted or unpainted).

(ii) Steel.

(iii) Vinyl windows are discouraged and shall only be permitted on rear elevations not visible from the public right-of-way.

(iv) Materials not listed are not permitted.

(v) Notwithstanding above, all new windows shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and the 2025 California Wildland-Urban Interface (WUI) Code, including any future amendments or supplements thereto.

(J) *Porches, Decks, and Railings.*

(I) *Porch Features.*

(i) Porches may be partial-width, full-width, or wrap (quarter-turn) configurations.

(ii) Porch roofs may be flat, pent, or extended shed forms.

(iii) Porches shall be supported by wood posts, which may include block or keystone capitals or knee brackets at the capital; metal pipe columns may be permitted as an alternative support.

(iv) Ornamental detailing, such as turned spindle bracketing and matchstick balustrades at porch roofs or deck railings, is encouraged. Extended wood lintels beneath porch roofs are also permitted.

(II) *Porch and Deck Materials.* Porches and decks shall be constructed of stained or aged wood boards or stained concrete and shall be accessed by steps of similar materials. Raised wood decks may be used and are encouraged to screen or conceal (any) exposed concrete foundations. Notwithstanding this section, all new porches and decks shall meet the requirements for fire safety as regulated by

Chapter 7A of the 2022 California Building Code and the 2025 California Wildland-Urban Interface (WUI) Code, including any future amendments or supplements thereto.

(III) *Railing Materials.* Railings, handrails, and guardrails shall be constructed of the following materials:

(i) Wood (unpainted).

(ii) Steel pipe, painted.

(K) *Walls and Fences.*

(I) *Historic Wall and Fence Elements.* The Mane Street National Historic Register documentation lists post and rail or board fences of simple but varying designs of stained, aged, or rusticated wood; wood picket fences; and wood pole fences with metal pipe column railing; and utility pole gateways at property entries, or lined upon the ground as barriers and edging. Figure 82-10 (Fence Diagrams) illustrates examples of fences that are appropriate in the district.

(II) *Regulations.* Regulations in Chapter 83.06 (Fences, Hedges, And Walls) and height limits for "all other land use zoning districts" shall apply with the following exceptions:

(i) Walls within the trail easement areas and frontage zone are not permitted, except as allowed elsewhere in Subsection 82.06.060(d).

(ii) Wood posts, fences and barrels may be utilized to define a vehicle boundary and allowing passage of pedestrians, when installed perpendicular to the Mane Street at the ends of the Pedestrian-and-Equestrian only Mane Street segment (See Subsection 82.06.060(d)(12)).

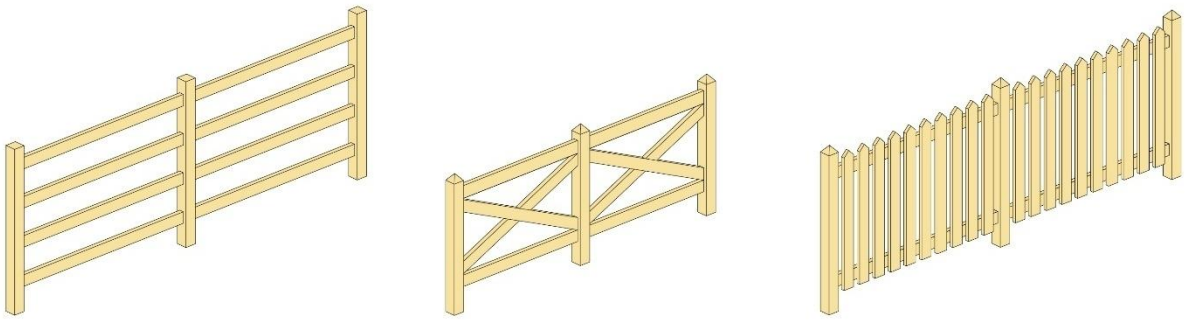
(III) *Materials.* Notwithstanding the provisions in Chapter 83.06 (Fences, Hedges, And Walls), the following materials shall be used:

(i) Any perimeter walls shall be constructed of Adobe brick.

(ii) Perimeter fences shall be post and rail or board fences of simple but varying designs of stained, aged, or rusticated (unpainted) wood; wood picket fences; and wood pole fences with metal pipe column railing.

(iii) Notwithstanding this section, all new walls and fences shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and the 2025 California Wildland-Urban Interface (WUI) Code, including any future amendments or supplements thereto.

Figure 82-10 Fence Diagrams



(14) *Site Landscaping Standards.*

(A) *Historic Landscape Elements.* The landscape elements described in the Mane Street National Historic Register documentation shall be preserved, and include:

(I) Utility pole gateways at property entries, or lined upon the ground as barriers and edging.

(II) Irregular course boulder landscape elements, including as planters.

(III) Horse themed elements such as hitching posts of metal pipe column, wood post or pole; original watering trough; and corral.

(IV) Western themed objects such as faux tank houses, barrels, wagons, windmills, and carts.

(V) Mature Joshua trees, cottonwood trees, opuntia cactus succulent specimens and other native specimens.

(B) Required Amenities. Required amenities for development projects along Mane Street include:

(I) Two hitching posts at least 3 feet apart. Minimum height of the top rail shall be 42 inches.

(C) *Landscaping Requirements.* Landscaping regulations in Chapter 83.10 (Landscaping Standards) shall apply, except as modified in this section.

(I) *Landscaped Area.* Landscaping in setback areas shall be limited to the areas that fall outside the trail easement areas and frontage zone. The total amount of landscaping on the lot shall comply with the maximum percentage requirements in Table 82-21D (Development, Site, and Building Design Standards).

(II) *Parking Area.* No landscaping is required where parking area paving is not required. Parking shall be provided in compliance with section 83.11.080 (Landscape Requirements for Parking Areas).

(III) *Remaining Lot Area.* All remaining lot area shall remain undisturbed and natural.

(D) *Landscaping Standards.* Regulations in Subsection 83.10.080(c) (Desert Region) shall apply, except as modified in this section.

(I) *Drought Tolerant Materials.* Landscaped areas shall use xeriscape landscaping techniques, which combine drought tolerant plants and hardscape materials or remain undisturbed and natural.

(II) *Plant Materials.* Plant materials shall be plants native to the Morongo Basin. Turf is prohibited.

(E) *Water Efficiency.* Landscaped areas shall comply with the State Model Water Efficient Landscape Ordinance (MWELO), as adopted by reference in Title 6 of the County Code.

(F) *Plant Protection.* Joshua trees (Yucca brevifolia) receive state-level protection and shall be addressed in compliance with state law and Chapter 88.01 (Plant Protection and Management), as applicable. In addition, the following provisions shall apply:

(I) Joshua trees are a historic element in the land use zoning district. In no case shall a Joshua tree within 50 feet of the Mane Street Centerline be removed.

(II) If any Joshua tree exists on-site and is proposed to be relocated in accordance with state law or Chapter 88.01 (Plant Protection and Management), the tree shall be relocated on-site in the landscaped areas unless, in writing, the Director specifically allows another option in accordance with Subsection 88.01.050(f)(3).

(II) If any local, State, and/or Federally protected plant material is found on-site, removal and/or protection shall comply with Chapter 88.01 (Plant Protection and Management).

(IV) Any existing native desert plant material shall be addressed in compliance with Chapter 88.01 (Plant Protection and Management).

(15) Sign Regulations.

(A) *Signage Requirements.* Sign regulations in Chapter 83.13 (Sign Regulations) shall apply, except as modified in this section.

(B) *On-Site Signs.* Table 82-21E (On-Site Signs in SD-MSHD Land Use Zoning District) indicates the types of signs allowed in the SD-MSHD land use zoning district and the standards applicable to those signs.

(C) *Signage Materials and Design.* Signage shall be constructed of the following materials:

(I) Wood, dimensional (painted).

(II) Neon.

(III) Internally illuminated plastic box signs may be utilized when required to replace existing historic signage of the same construction.

(IV) Rusticated wood signage with hand-painted western lettering and hand painted signage in western styled serif font is strongly encouraged.

(V) Signage not visible from Mane Street may be constructed of the following additional materials:

(i) Simple mid-century era pole signs with metal or internally illuminated plastic sign boxes, and basic graphics.

(ii) Painted metal.

Table 82-21E

On-Site Signs in SD-MSHD Land Use Zoning District

Sign Type	***Individual Business/Structure Not a Part of a Complex***	***Multi-Tenant Complex***	***Occupant within a Multi-Tenant Complex***
Freestanding			
Pole or Pylon	Sign not allowed	Sign not allowed	Sign not allowed
Monument	4 ft. maximum height 24 sq. ft. maximum area	4 ft. maximum height 24 sq. ft. maximum area	Sign not allowed
Sandwich Boards	1 per business: 30 inch maximum height 4 sq. ft. maximum area Allowed in the frontage zone/setback area during business hours only	1 per tenant business: 30 inch maximum height 4 sq. ft. maximum area Allowed in the frontage zone/setback area during business hours only	1 per tenant business: 30 inch maximum height 4 sq. ft. maximum area Allowed in the frontage zone/setback area during business hours only
Attached			
Projecting (Blade)	16 ft. maximum height (below parapet line) 6 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed	12 ft. maximum height (below parapet line) 4 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare
Roof	Sign not allowed	Sign not allowed	Sign not allowed
Wall	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area

Table 82-21E			
On-Site Signs in SD-MSHD Land Use Zoning District			
Total area sq. ft.	150	100	50
Total number	1 Freestanding 2 Attached per frontage	1 per frontage	1
Notes:			
(1) No monument signs shall be permitted within the trail easements or frontage zones.			

(16) *Parking and Loading Regulations*.

(A) *Parking Requirements.* Regulations in Chapter 83.11 (Parking and Loading Standards) shall apply, except as modified in this section.

(B) *Parking Location.* Parking shall be located behind structures, away from the Mane Street Trail Easement. Parking lots visible from Pioneertown Road shall be screened with site walls and vegetation.

(C) *Driveway Locations*. Driveways providing vehicular ingress and egress shall not be located along the Mane Street frontage of any parcel. This standard does not prohibit vehicular access to Mane Street for property maintenance or operational purposes.

(D) *Parking Lot Paving.* Parking lots shall remain unpaved, except where paving is required to meet applicable accessibility standards.

(E) *Parking Lot Landscaping.* Landscaping is not required in the parking areas.

(F) *Shared Parking Provisions*. Where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g., a music venue and a coffee shop), a reduction in the required number of parking spaces may be approved as permitted by Section 83.11.050 (Adjustments to Parking Requirements).

(G) *Off-site Shared Parking Provisions*. In addition to the provisions in Section 83.11.050 (Adjustments to Parking Requirements), a property owner may provide the required parking in an off-site location within the SD-MSHD land use zoning district with a shared parking agreement and a Site Plan approved in compliance

with Chapter 85.08 (Site Plan). Only legally established parking spaces are eligible for an off-site shared parking agreement. A shared parking agreement must be a legally binding instrument, approved as to form by the Director, in consultation with County Counsel, signed by all parties, and recorded with the County Recorder. The shared parking agreement shall be binding upon all successors in interest.

(H) *District Parking*. An off-site shared parking agreement may be expanded to cover additional parcels or the entire SD-MSHD land use zoning district if all applicable the property owners agree and execute a multi-property or district-wide agreement.

Section 82.06.070 Adopted Planned Development Applications.

Whenever a Planned Development application is processed and adopted by the Board of Supervisors, a General Plan Amendment will be processed and adopted concurrently. The General Plan Amendment will indicate that there has been some type of change to the development standards or allowed uses within the area included within the boundaries of the Planned Development application. This General Plan Amendment will be annotated on the Land Use Zoning District Maps as a suffix to the Special Development Zoning District. The suffix will include the letters “PD” and the year of adoption and the sequence number of the specific Planned Development application that had been approved for that specific year [e.g. (PD-2006-01)].

SECTION 3. Subsection 810.01.050(aaaa) through 810.01.050(dddd) are amended and relettered to Subsections 810.01.050(bbbb) through 810.01.050(eeee), respectively. For example: Subsection 810.01.050(aaaa) “Crop Production, Horticulture, Orchard, Vineyard” is amended and relettered as 810.01.050(bbbb). Subsection 810.01.050(dddd) “Curb Cut” is amended and relettered as 810.01.050(eeee).

SECTION 4. Subsection 810.01.050(aaaa) is added to Chapter 810.01 of Division 10 of Title 8 of the San Bernardino County Code, to read:

[…]

(aaaa) ***CRAFT MANUFACTURING.*** (See Land Use Tables.) An establishment where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. These establishments contain uses that are not obnoxious or offensive because of emission of odor, smoke, gas, noise or hazard, or other similar causes, and are often, but not always, indoors. Typical small-scale production establishments include but are not limited to the making of food products, non-alcoholic beverages, prints, photography, leather products, jewelry and clothing/apparel, blacksmithing and metal work, sculpture, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs.

SECTION 5. Subsections 810.01.080(g) through 810.01.080(ddd) of the San Bernardino County Code are relettered to Subsections 810.01.080(h) through 810.01.080(eee), respectively. For example: Subsection 810.01.080(g) “Farm Visit” is amended and relettered as 810.01.080(h). Subsection 810.01.080(ddd) “Future Right-Of-Way” is amended and relettered as 810.01.080(eee).

SECTION 6. Subsection 810.01.080(g) is added to Chapter 810.01 of Division 10 of Title 8 of the San Bernardino County Code, to read:

[…]

(g) ***FARMERS' MARKET, CERTIFIED.*** A marketplace, either indoors or outdoors, that has been issued a direct marketing certificate by the County Agricultural Commissioner indicating that the marketplace is a certified farmers' market and is held on a weekly or regular basis.

SECTION 7. Subsections 810.01.170(q) through 810.01.170(z) of the San

Bernardino County Code are relettered to Subsections 810.01.170(r) through 810.01.170(aa), respectively. For example: Subsection 810.01.170(q) “Outdoor Exhibit” is amended and relettered as 810.01.170(r). Subsection 810.01.170(z) “Operative Vehicles” is amended and relettered as 810.01.170(aa).

SECTION 8. Subsection 810.01.170(q) is added to Chapter 810.01 of Division 10 of Title 8 of the San Bernardino County Code, to read:

[…]

(q) ***OUTDOOR DINING, ACCESSORY.*** (See Land Use Tables.) An outdoor area associated with a restaurant/café/coffee shop or other eating establishment, including take-out uses, where food or beverages are served on private property and which is not fully enclosed by a roof and walls on all sides. Amplified music, live music, performances or events (see Sports or Entertainment Assembly) are not permitted in Outdoor Dining Areas except as an approved Temporary Use.

SECTION 9. Subsection 810.01.180(aa) of the San Bernardino County Code is amended, to read:

[…]

(aa) ***PET FARM.*** (See Land Use Tables.) A facility in which livestock, farm animals, and other animals are kept for public exhibition, viewing and contact, regardless of compensation, and which may include related accessory uses and activities (e.g., picnic areas, recreational activities, etc.). A **PET FARM** shall not include retail pet stores and kennels, horse races, and activities such as State and County fairs, livestock shows, rodeos, field trials, and horsing events.

SECTION 10. Subsection 810.01.180(nnn) of the San Bernardino County Code is amended, to read:

[…]

(nnn) ***PUBLIC FACILITIES.*** A civic or service oriented facility available to the general public such as schools, fire protection, water and sewering, rapid or mass transit routes, public golf courses, libraries, public health centers, public restrooms, etc.

SECTION 11. This ordinance shall take effect 30 days from the date of adoption.

_____
DAWN ROWE, Chair
Board of Supervisors

SIGNED AND CERTIFIED THAT A COPY
OF THIS DOCUMENT HAS BEEN DELIVERED
TO THE CHAIR OF THE BOARD

LYNNA MONELL, Clerk of the
Board of Supervisors

By:_____
Deputy Clerk of the Board

STATE OF CALIFORNIA)
) ss.
SAN BERNARDINO COUNTY)

I, LYNNA MONELL, Clerk of the Board of Supervisors of San Bernardino County, State of California, hereby certify that at a regular meeting of the Board of Supervisors of said County and State, held on the _____ day of _____, 20__, at which meeting were present Supervisors:_____
_____
_____,
and the Clerk, the foregoing ordinance was passed and adopted by the following vote, to wit:

AYES: SUPERVISORS:

NOES: SUPERVISORS:

ABSENT: SUPERVISORS:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Board of Supervisors this ____ day of _____, 20__.

LYNNA MONELL, Clerk of the
Board of Supervisors of
San Bernardino County,
State of California

_____
Deputy

Approved as to Form:

LAURA FEINGOLD
County Counsel

By:_____
JOLENA E. GRIDER
Deputy County Counsel

Date: _____

Exhibit F: Public Comments

Note: Public comment attachments are on file with the Department.

Nguyen, Vivian

From: Ed Donnelly <ed@donnelly.net>
Sent: Tuesday, November 17, 2026 11:14 AM
To: Nguyen, Vivian
Subject: Re: Public Comment - Pioneertown Special Development District
Attachments: Pioneertown-Special-Development-District-Public-Review-Draft (1).pdf; Pioneertown-Special-Development-District-Public-Review-Draft.pdf

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.

It is correct now.
Previously, on 11/13 the text was identical in both the June and October versions. See attached files.
Thank you for your help!

Ed Donnelly
Producer, Engineer, Multi-Instrumentalist



On Nov 17, 2026, at 10:19 AM, Nguyen, Vivian <Vivian.Nguyen@lus.sbcounty.gov> wrote:

Hello,

Interesting. I checked the webpage and the correct draft is uploaded and labeled under the correct dates. (Adoption Draft = October 2026. Public Review Draft = June 2026). Can you refresh the page and check the webpage again? https://lus.sbcounty.gov/pioneertown-sd-district/

Please let me know if this works.

Thank you!

Vivian Nguyen
Associate Planner
Land Use Services Department
Phone: 909-601-4667
385 N. Arrowhead Ave. 1st Floor
San Bernardino, CA, 92415
<image001.png>
Our job is to create a county in which those who reside and invest can prosper and achieve well-being.
www.SBCounty.gov

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From: Ed Donnelly <ed@donnelly.net>
Sent: Tuesday, November 17, 2026 9:55 AM
To: Nguyen, Vivian <Vivian.Nguyen@lus.sbcounty.gov>
Subject: Re: Public Comment - Pioneertown Special Development District

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Vivian, Thank you. The October 2026 Adoption Draft that was posted online was Identical to the earlier Draft. I think maybe the wrong file was posted?

Ed Donnelly
Producer, Engineer, Multi-Instrumentalist

<image002.jpg>

> On Nov 17, 2026, at 9:45 AM, Nguyen, Vivian <Vivian.Nguyen@lus.sbcounty.gov> wrote:
>
> Hello Ed,
>
> Regarding your concern about the 7,000 sqft building scale, on Pg. 24 of the October 2026 Adoption Draft, the building area was reduced from 7,000 sqft to 3,500 sqft. This means that the maximum allowed square footage for an individual building/structure is 3,500 sqft.
>
> Please see the screenshot below and let me know if this addresses your concern.
>
> <image001.png>
>
> Thank you,
>
> **Vivian Nguyen**
> Associate Planner
> ***Land Use Services Department***
> Phone: 909-601-4667
> 385 N. Arrowhead Ave. 1st Floor
> San Bernardino, CA, 92415
> <image002.png>
>
> ***Our job is to create a county in which those who reside and invest can prosper and achieve well-being.***
> ***www.SBCounty.gov***
>
> *County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.*

From: Ed Donnelly <ed@donnelly.net>
Sent: Friday, November 13, 2026 5:19 PM
To: Nguyen, Vivian <Vivian.Nguyen@lus.sbcounty.gov>
Subject: Re: Public Comment - Pioneertown Special Development District

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Vivian,

Thank you for your quick reply and for the clarification on franchises.

I do still have concerns about the possibility of a 7000 sq.ft. building on Mane Street. Can this be addressed in the amendment as well?

All the best,

Ed Donnelly
Producer, Engineer, Multi-Instrumentalist

<image003.jpg>

> On Nov 13, 2026, at 1:12 PM, Nguyen, Vivian <Vivian.Nguyen@lus.sbcounty.gov> wrote:
>
> Hello Ed,
>
> Thank you for your public comment. It has been received.
>
> I would like to address your observation about franchises. The prohibition of franchises will not exist in the Development Code, rather it will exist in the Policy Plan. Our Policy Plan Amendment is one of three pieces to the Project. We will be amending LU-4.11 which prohibits franchises (as defined in the Countywide Plan glossary) in Joshua Tree. Our amendment will include the Pioneertown Special Development District to LU-4.11.
>
> At this time, the said Policy Plan Amendment is not available for public release. The Policy Plan Amendment will be released with the final packet to the Planning Commission webpage approximately one week before the hearing.
>
> Thank you,
>
> **Vivian Nguyen**
> Associate Planner
> ***Land Use Services Department***
> Phone: 909-601-4667
> 385 N. Arrowhead Ave. 1st Floor

San Bernardino, CA, 92415


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From: Ed Donnelly <ed@donnelly.net>
Sent: Friday, November 13, 2026 12:57 PM
To: Nguyen, Vivian <Vivian.Nguyen@lus.sbcounty.gov>
Cc: LUS Communications <luscomms@lus.sbcounty.gov>
Subject: Public Comment - Pioneertown Special Development District

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Vivian and Land Use Services Staff,

I am glad to see there is forward motion in adopting the Pioneertown Special Development District. While most of the document is very positive, I noticed that some of the concerns that were discussed at the November meeting have not been incorporated.

- Franchises - I do not see a restriction on franchise businesses in the text of the document, though the Comment Period announcement mentions it.

- Building Scale - A max of 7000 sq.ft. seems far too large in scale for new buildings on Mane St.

- Public Safety - Additional development along Mane Street will impact Public Safety. Currently during events at Pappy and Harriet's, the town's population temporarily triples. After the proposed developments at the Pioneertown Motel and Sound Stage, hundreds more visitors will be along Mane Street. A permanent Fire/Paramedic team, as well as an SBSD Field Station, should be established to ensure the well-being of residents and guests.

- Wildfire Evacuation - In addition to Public Safety resources, a wildfire evacuation plan that incorporates the additional cars and people who are at large-scale events, as well as local residents and livestock, should be developed.

Thank you again for working with us to develop this plan.

Ed Donnelly
5585 Roy Rogers Rd.
Pioneertown, CA 92268

Nguyen, Vivian

From: zacavey51@icloud.com
Sent: Saturday, November 14, 2026 8:50 AM
To: Nguyen, Vivian
Subject: Pioneertown overlay

[You don't often get email from zacavey51@icloud.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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In the allowable building styles allowed there is not any adobe style structures. Although adobe is not viable due to earthquakes. Alternative building products like Rasta a recycled concrete and styrofoam product which replicates adobe could be used. These products meet earthquake and fire requirements. Pappy and Harriets was an adobe structure and then added on to, so historically the style was here and thru out the west. People come here from all over the world to see where the old TV westerns were filmed. The shows are still aired in those countries. One show in particular is The Cisco Kid series a hispanic base show, Annie Oakley the first woman starred western TV show, The Judge Roy Bean show, The Roy Rodgers and Gene Autry shows focused on good moral values for kids. If you watch some of the shows you will see the adobe buildings. Rasta and similar ICF products have web sites for review Thank You for considering this.

Nguyen, Vivian

From: Curt Sautter - Pioneertown Sun <webmaster@pioneertownsun.com>
Sent: Wednesday, November 18, 2026 11:58 AM
To: Nguyen, Vivian
Cc: Lomeli, Dina
Subject: Re: FORMAL OBJECTION AND REQUEST FOR REJECTION OF THE OCTOBER 21, 2026 PIONEERTOWN SPECIAL DEVELOPMENT DISTRICT ADOPTION DRAFT

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Thank you, Vivian,

I already have an open request for updated documents. Those documents are from a CPRA request.

Respectfully,

Curt

On Nov 18, 2026, at 9:55 AM, Nguyen, Vivian <Vivian.Nguyen@lus.sbcounty.gov> wrote:

Hello Curt,

I am following up on your public comment. For enforcement statuses on the referenced noise violations, please submit a Public Records Request. You can find more information and the submission link below.

SB County Public Records PortalNextRequest - Modern FOIA & Public Records Request Software

Thank you,

Vivian Nguyen
Associate Planner
Land Use Services Department
Phone: 909-601-4667
385 N. Arrowhead Ave. 1st Floor
San Bernardino, CA, 92415
<image001.png>

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From: Nguyen, Vivian
Sent: Tuesday, November 17, 2026 11:15 AM
To: Curt Sautter - Pioneertownsun.com <webmaster@pioneertownsun.com>
Cc: Lomeli, Dina <Dina.Lomeli@lus.sbcounty.gov>
Subject: RE: FORMAL OBJECTION AND REQUEST FOR REJECTION OF THE OCTOBER 21, 2026 PIONEERTOWN SPECIAL DEVELOPMENT DISTRICT ADOPTION DRAFT

Hello,

Thank you for your email. Your comments and attachments have been received and will be reviewed. This letter will be included in the record for PMISC-2024-00034.

Best,

Vivian Nguyen
Associate Planner
Land Use Services Department
Phone: 909-601-4667
385 N. Arrowhead Ave. 1st Floor
San Bernardino, CA, 92415
<image001.png>

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From: Curt Sautter - Pioneertownsun.com <webmaster@pioneertownsun.com>
Sent: Sunday, November 15, 2026 10:44 AM
To: Nguyen, Vivian <Vivian.Nguyen@lus.sbcounty.gov>
Subject: RE: FORMAL OBJECTION AND REQUEST FOR REJECTION OF THE OCTOBER 21, 2026 PIONEERTOWN SPECIAL DEVELOPMENT DISTRICT ADOPTION DRAFT

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San Bernardino County Land Use Services Department
Planning Division
Attn: Vivian Nguyen, Associate Planner
385 North Arrowhead Avenue
San Bernardino, CA 92415

Project No.: PMISC-2024-00034

Dear Ms. Nguyen and Members of the Planning Commission:

I am writing as a longtime Pioneertown resident and neighboring property owner to formally oppose the adoption of the October 21, 2026, Pioneertown Special Development District (SD-MSHD) ordinance in its current form.

I respectfully request that the San Bernardino County Planning Commission reject the proposed ordinance as written and direct Land Use Services to prepare a substantially revised draft that restores meaningful protections for the residential community surrounding Mane Street.

My objection is not to historic preservation, the restoration of Mane Street's original buildings, or appropriate commercial development. These objectives are important to Pioneertown's future and have long been supported by its residents.

My objection is that the proposed ordinance has departed substantially from the original September 23, 2021 Mane Street Overlay proposal, particularly by eliminating or weakening provisions specifically designed to protect surrounding residents from excessive commercial activity, entertainment noise, traffic, parking, and incompatible development.

The original proposal sought to preserve both historic Mane Street and the community surrounding it. The October 2026 draft emphasizes the former while inadequately protecting the latter.

Pioneertown is not merely a historic attraction or commercial entertainment destination. It is a living residential community. Homes, ranches, families, and property owners surround Mane Street, often within a short distance of commercial establishments and entertainment venues. These residents should not be required to sacrifice the peaceful enjoyment of their properties to accommodate expanded commercial activity.

1. The October 2026 draft abandons critical protections established in the original proposal.

The September 2021 Mane Street Overlay was developed with the stated purpose of balancing historic preservation, modest commercial development, tourism, and the rural lifestyle of the surrounding community.

It recognized Pioneertown's limited infrastructure, proximity to residential properties, inadequate parking capacity, and distance from emergency services.

Importantly, it proposed specific restrictions to prevent foreseeable problems rather than relying exclusively on enforcement after those problems occurred.

Several significant protections have been eliminated or weakened in the October 2026 draft:

Large events and entertainment restrictions

The original proposal specifically:

- Prohibited Class I Major temporary events exceeding 1,000 attendees.
- Limited Class II Major events, including qualifying amplified music events, to one per parcel annually.
- Limited Class I Minor events involving 500–999 attendees to two per parcel annually.
- Required off-site parking outside the district and an approved shuttle or transportation plan for temporary special events exceeding 500 attendees.

These restrictions were not arbitrary. The original document explicitly recognized the potential for large events to adversely affect neighboring residences and overwhelm the community's limited roads, parking, and emergency services.

The October 2026 draft does not retain these district-specific restrictions. Instead, it generally references existing County temporary-event regulations.

While the proposed zoning does not itself authorize unlimited outdoor concerts, the removal of these additional safeguards represents a significant departure from the original proposal.

Commercial entertainment and permit requirements

The original proposal imposed meaningful limits on the size and approval of commercial entertainment establishments.

The October 2026 draft allows indoor commercial entertainment facilities of up to 3,500 square feet through a Site Plan Permit, larger facilities through a Minor Use Permit, and facilities exceeding 7,000 square feet through a Conditional Use Permit.

Similar changes affect theaters, restaurants, retail establishments, and other commercial uses.

These revisions may facilitate expanded commercial activity with less discretionary review than originally contemplated.

A building's square footage alone does not determine its impacts. A relatively small entertainment establishment operating amplified music near a home can create significantly greater noise and disturbance than a much larger retail business.

Building setbacks and residential separation

The original proposal required 10-foot interior side setbacks and 25-foot rear setbacks.

The October 2026 draft reduces these requirements to zero feet and 10 feet, respectively.

This is particularly troubling where commercial properties directly adjoin residential properties. The reduced setbacks could permit commercial buildings to be constructed substantially closer to existing homes, eliminating separation that would otherwise help protect privacy, reduce disturbance, and maintain the rural character of the neighborhood.

The proposed maximum building height also increases from 22 feet in the original plan to 28 feet.

These changes should not be adopted without a detailed evaluation of their effects on adjacent residential properties.

The County should explain why these original protections were weakened and what evidence demonstrates that the new standards will remain compatible with the surrounding residential community.

2. The County's existing record of noise enforcement provides little assurance that residents will be protected.

Perhaps the most compelling reason to reject the October 2026 draft is the County's documented history of difficulty enforcing existing noise regulations in Pioneertown.

For years, residents surrounding Pappy & Harriet's have complained about excessive amplified music, particularly during outdoor concerts.

These concerns are not based solely on personal opinions or isolated complaints. They are supported by professional acoustic testing, repeated complaints, County enforcement records, and the County's own confirmed noise measurements.

Professional sound testing conducted by Southern California Noise Services at a nearby residential property approximately 60 feet from the venue recorded sound levels including:

- October 31, 2021: 69.2 dB(A)
- February 16, 2022: 67.2 dB(A)
- April 1, 2022: 75.4 dB(A)
- April 26, 2022: 67.9 dB(A)
- July 30, 2022: 68.3 dB(A)
- August 17, 2022: 68.0 dB(A), with a reported maximum of 74 dB(A)

The measured ambient level without concerts was approximately 43.6 dB(A).

Residents submitted complaints and supporting information to the County, seeking enforcement of the venue's conditions of approval and applicable noise standards.

These concerns have been associated with Code Enforcement Case CCS-2022-7786, Complaint No. 8655, and a previously referenced Notice of Violation, No. 25-32284, in connection with Conditional Use Permit P201700613.

More significantly, **the County's own enforcement records document excessive noise during 2026.**

On August 4, 2026, County Code Enforcement Officer Stephen Given investigated amplified music from Pappy & Harriet's and conducted sound measurements at four locations.

The County recorded:

- 71.1 dB(A) average at a commercial-to-residential zoning transition, where the inspector identified a 55 dB(A) applicable standard.
- 69.5 dB(A) average at another location adjoining residential uses.
- 74.5 dB(A) average at a non-transition property line, where the inspector identified a 60 dB(A) standard.
- 64.7 dB(A) average at a more distant residential transition location.

The inspector documented that all four locations exceeded applicable stationary-source noise standards and expressly confirmed a violation.

The record concluded that the matter was awaiting review before further action.

This is especially concerning because the County had received numerous complaints regarding the same venue over several years.

The enforcement records do show that County officers conducted investigations and that some inspections did not establish violations. However, the documented history of recurring complaints, confirmed exceedances, and the absence of a clearly demonstrated, effective resolution raises serious questions about the County's ability to ensure sustained compliance.

If the County cannot demonstrate effective and timely enforcement of the noise restrictions already imposed on existing entertainment venues, how can it reasonably assure residents that additional commercial entertainment uses and less restrictive permit requirements will not create further problems?

The October 2026 ordinance does not adequately answer that question.

Instead, it relies largely on the same general County noise regulations and enforcement mechanisms that have already proven insufficient to provide residents with consistent relief.

Under San Bernardino County Development Code §83.01.080, the applicable stationary-source noise standards for residential receiving properties are generally 55 dB(A) between 7:00 a.m. and 10:00 p.m. and 45 dB(A) between 10:00 p.m. and 7:00 a.m., subject to the ordinance's measurement and duration provisions.

It is essential that noise be evaluated at affected residential receiving properties, not merely at commercial locations or through measurements that fail to represent the most affected homes.

I therefore request that the County provide a complete accounting of the enforcement actions taken in response to documented violations and demonstrate how the proposed district will prevent the repetition of these problems.

A promise of future enforcement is not an adequate substitute for enforceable protections built into the ordinance itself.

3. The proposed parking provisions threaten to transfer commercial impacts into residential neighborhoods.

The October 2026 draft allows shared parking arrangements, certain reductions in required parking spaces, and off-site parking within 500 feet of the business generating the demand.

Although these arrangements require appropriate agreements and legally established parking spaces, the ordinance does not adequately protect neighboring residential properties from their impacts.

Parking located behind Mane Street businesses may help preserve the historic commercial streetscape. However, those same parking areas can be located directly adjacent to existing residences.

This creates the potential for increased nighttime noise, headlights shining into homes, dust from unpaved parking areas, and pedestrian activity following concerts or other events.

The proposed use of APN 0594-212-15-0000 as parking for the Pioneertown Soundstage illustrates these concerns.

Although this parcel was included within the boundaries of the original 2021 overlay, its inclusion does not establish that it has historically operated as a legally approved commercial parking lot.

Its historical uses included a proposed dance pavilion and association with the Pioneertown Corrals campground.

Converting such a property into parking for an entertainment venue is a material operational change with potential consequences for nearby homes and local streets.

The County must evaluate these impacts independently rather than assuming that inclusion within the proposed commercial district establishes parking rights.

4. Curtis Road and Rawhide Road must not become commercial access corridors at the expense of residents.

The historic character of Mane Street depends in part on preserving pedestrian and equestrian access.

However, directing vehicles away from Mane Street does not eliminate their impacts. It can instead transfer traffic onto Curtis Road, Rawhide Road, and other streets serving nearby residences.

These are rural roads used by homeowners, pedestrians, equestrians, and emergency responders.

Expanded entertainment activity and commercial parking could increase congestion, dust, roadside parking, and conflicts between vehicles and existing residential uses.

The October 2026 ordinance does not establish adequate traffic-volume thresholds or project-specific requirements to prevent these conditions.

I request that the County require traffic, parking, circulation, and emergency-access studies for new or expanded commercial uses that would materially increase traffic on residential roads.

5. Historic preservation must include the community's living environment.

The September 2021 proposal was grounded in the Pioneertown Communities Community Action Guide, which recognizes the importance of balanced growth, a viable town center, rural lifestyles, equestrian activities, open space, and the community's historic Western character.

The October 2026 draft incorporates many worthwhile architectural protections. I support preserving historic buildings, retaining dirt roads, protecting pedestrian and equestrian access, and maintaining compatible Western architectural styles.

However, Pioneertown's historic identity is not limited to building facades.

Pioneertown was established as a functioning community where people could live and work. Its surrounding residences are not incidental to its history. They are part of that history.

An ordinance that successfully preserves the outward appearance of historic buildings while allowing surrounding neighborhoods to become increasingly affected by amplified music, commercial traffic, parking, and nighttime disturbances cannot reasonably be considered a complete preservation strategy.

Pioneertown should not become a historic-looking commercial destination that is increasingly difficult for its residents to live in.

6. The environmental review must address the consequences of removing the original protections.

The proposed Special Development District represents a substantial land-use and regulatory change affecting an approximately 45-acre area surrounded by residential properties.

The County proposes to rely on an addendum to the Countywide Plan Final Program Environmental Impact Report.

Given the substantive differences between the original 2021 proposal and the October 2026 draft, I request that the County specifically evaluate the potential environmental consequences of:

- Removing district-specific event attendance and frequency restrictions.
- Expanding the allowable size and types of commercial entertainment uses.
- Reducing commercial building setbacks adjacent to residential properties.
- Permitting shared and off-site parking arrangements that may increase activity near homes.
- Increasing traffic on residential roads.
- Allowing cumulative entertainment noise from multiple establishments.
- Relying on existing noise enforcement procedures despite documented violations and ongoing complaints.

The County should explain whether the environmental analysis adequately addresses these changes, individually and cumulatively, and whether additional environmental review is required under CEQA.

The existing record of noise complaints and confirmed violations should be considered relevant evidence of the environmental conditions and enforcement challenges affecting the community.

7. Request for rejection and preparation of a revised ordinance

For the reasons stated above, I respectfully request that the Planning Commission reject the October 21, 2026 adoption draft in its current form and direct Land Use Services to prepare a revised ordinance incorporating the following:

1. Restoration of meaningful restrictions on large events, event frequency, and attendance, consistent with the original 2021 proposal.
2. Stronger discretionary review requirements for commercial entertainment uses, particularly where businesses are located close to residential properties.
3. Reinstatement of the original minimum interior side and rear setbacks, with additional buffers where warranted by residential adjacency.
4. Mandatory acoustical evaluation of the nearest and most affected residential properties before approval of new or expanded entertainment operations.
5. Continuous, independently verifiable sound monitoring for amplified entertainment venues where appropriate, with enforceable corrective-action requirements and consequences for repeated violations.
6. Restrictions and review procedures preventing entertainment-related parking and traffic from unreasonably affecting residential roads and properties.
7. Specific residential compatibility findings for commercial uses located adjacent to or near existing homes.

8. A documented enforcement and compliance program demonstrating how the County will respond promptly and effectively to continuing violations.
9. A written comparison of the original September 2021 proposal and the October 2026 ordinance, explaining the removal or modification of each material residential protection.
10. Additional environmental analysis and public review to the extent required by CEQA before the revised ordinance is considered for adoption.

I further request that the County provide a written account of the enforcement status of confirmed noise violations associated with Pappy & Harriet's, including the August 4, 2026 findings, any subsequent penalties or corrective actions, and the measures the County intends to take to ensure continued compliance.

Conclusion

The original Mane Street Overlay reflected an understanding that Pioneertown's future depended upon balancing historic preservation, limited commercial development, and protection of its residential community.

The October 2026 draft has materially altered that balance.

The County already possesses evidence demonstrating the consequences of excessive commercial entertainment noise on surrounding residences. It also possesses an enforcement history that raises legitimate concerns about whether existing regulations alone can adequately protect those residences.

Approving an ordinance that facilitates additional commercial activity without first addressing those demonstrated problems would be a serious planning mistake.

I urge the County to recognize that the goal should not simply be to preserve what Pioneertown looks like, but also to preserve what makes it a community worth living in.

The residents surrounding Mane Street should not be treated as an acceptable cost of commercial expansion. Their homes, property rights, peace and quiet, and quality of life deserve protections that are specific, measurable, and enforceable.

Please include this letter in the official administrative record for Project PMISC-2024-00034 and provide it to the Planning Commission before the December 3, 2026 hearing.

I respectfully request that the October 2026 adoption draft be rejected as written and returned for substantial revision.

Sincerely,

Curt

Curt Sautter
Pioneertown Historian and Property Owner
Pioneertown, California 92268

Documents referenced:

1. *Mane Street Overlay*, Loescher Meachem Architects, September 23, 2021.
2. *Pioneertown SD-MSHD Zoning District – Adoption Draft*, October 21, 2026.
3. San Bernardino County Code Enforcement records, including Case CCS-2022-7786 and the August 4, 2026 confirmed noise violation.
4. Southern California Noise Services residential noise measurements, October 2021–August 2022, July 2026 - October 2026 as referenced in the enforcement record.
5. San Bernardino County Development Code §83.01.080, Noise.
6. *Pioneertown Communities Community Action Guide*, 2020.



MANE STREET OVERLAY

LOESCHER
MEACHEM
ARCHITECTS

September 23, 2021

1. INTRODUCTION & BACKGROUND

This document is intended to act as a tool for soliciting feedback during community discussions and forming a foundation for proposed development code amendments and Zoning Overlay to protect the National Historic Register Historic District designation for Pioneertown's Mane Street area and incorporate community feedback from workshops held as part of the creation of the Community Action Guide.

The effort to create an Overlay district for Pioneertown's Mane Street is the result of four major events: San Bernardino County's Countywide Plan work, the creation of the Pioneertown Mane Street National Register Historic District, ongoing frustrations by property owners and residents with existing county development code as it pertains to Mane Street, and increased tourism interest in Pioneertown.

Community Action Guide

In 2016, under the umbrella of a Countywide Plan update, San Bernardino County Planning, Pioneertown residents and community groups began a process to develop a community plan to document community interests, concerns, and ambitions to guide community action and inform future County policy. Two workshops, open to any Pioneertown resident, property owner, or business were held in late 2016. In 2018, the results of those meetings were published in draft form for public comment, ultimately resulting in their finalization in 2020 and incorporation in the Countywide Plan. This proposal seeks to propose code amendments and a Zoning Overlay on the intentions of that community input that respect those intentions and concerns.

Pioneertown Mane Street National Register Historic District

In 2017, in response to the lack of recognition for Pioneertown's contribution to the history of film, architecture, and culture, The Friends of Pioneertown, a 501(c)3 community non-profit, began gauging the interest among Mane Street property owners to obtaining formal historic status for Pioneertown. As San Bernardino County has no County mechanism for historic recognition, it quickly became apparent that any such effort could only be achieved at the State or Federal level. Working entirely with donated funds, the Friends of Pioneertown engaged a professional historian and began work with property owners and stakeholders to determine the scope and ambitions of a National Register Historic District nomination. In 2020, a nomination was submitted to the National Parks Service and California State Office of Historic Preservation for consideration. With significant support from local historians and without opposition, in June of 2020, Pioneertown was entered into the National Register of Historic Places as a Historic District, conveying special status and protections for the location, buildings, and environment, as well as creating some financial incentives for preservation and reuse. This proposal seeks to propose new regulations for Mane Street that allow modest and appropriate growth while incentivizing and lowering the barriers to reuse of existing structures, and preserving Pioneertown's character.

Resolution of Water Quality Issues

For nearly two decades, development in Pioneertown was primarily controlled not by the County Development Code, but by the absence of potable water. By 1999, the local water utility had fallen out of compliance with State and Federal water quality standards and was forced to impose a moratorium on new connections until the amount of fluoride, arsenic and uranium in the water could be brought under acceptable thresholds. That water meter moratorium effectively stopped all but scattered single family residential construction in Pioneertown, retarding growth and inadvertently preserving community character and structures which would later be recognized in the National Register

designation for Mane Street. With the help of State and Federal Funds, in late 2019 a pipeline was completed finally delivering potable water to the Pioneertown Community. It is expected that in early 2021 the moratorium on new water meters will be lifted, opening metaphorical flood gates for development that current regulation is ill-suited to manage. This proposal seeks to create appropriate regulations for development and construction to ensure that new developments enabled by the sudden availability of water are community appropriate, of reasonable scale, and do not threaten the quality of life of residents.

Frustrations with County Land-Use Regulation as it pertains to Mane Street

Pioneertown's Mane Street area has been zoned "SD-RES", a designation which favors single-family residential uses and imposes high barriers on commercial uses. At some point in history, previously commercial buildings and land uses were redesignated as single-family residences without sufficient community engagement. The result has been that many of Mane Street's historic commercial buildings (including at one time the Red Dog Saloon, Pioneer Bowl, Saddlery, and Post Office) were erroneously categorized as residences, effectively preventing their commercial use unless the property owners were to undertake a costly (>$80,000) discretionary approval process to obtain Minor Use or Conditional Use permits. With the exception of the Red Dog Saloon, no property owner in over twenty years has been successful in obtaining county approvals to reuse these structures commercially. Additionally, owners of long-existing and continuing uses (most notably the Pioneertown Corrals) have received Notices of Violation from County Code Enforcement with orders to cease operation. While the State of California allows property owners to use the California Historic Building Code to allow additional flexibility in the reuse, preservation and improvement of historic structures, San Bernardino County's development code does not recognize any special status for historic buildings, and their re-use, improvement, and rehabilitation is held to the same standard as new construction, standards which can be financially infeasible and sometimes impossible to meet.

Due to the Historic District designation and contact with County staff for the Countywide Plan, Pioneertown residents and businesses have started a conversation with the Land Use Services Department and the Planning, Building and Safety, Land Development and Code Enforcement Divisions. The County will review and adopt development code amendments and Zoning Overlays proposed by communities. Therefore, these code amendments and overlay are proposed to lower the barriers for reuse, adaptation, and preservation of historic structures, and to support an appropriate balance of community and tourism interests and protect the Historic District designation.

Increased Tourism Interest in Pioneertown

Tourism interest in Pioneertown has largely mirrored the meteoric increased visitation to nearby Joshua Tree National Park. In the eight years beginning in 2011, annual Park visitation increased from 1.4M visitors per year to over 2.9M in 2019. Since 2016, Pioneertown has been featured as a travel destination in national newspapers such as the New York Times, Wall Street Journal, Washington Post, and Chicago Tribune, travel magazines such as Conde Nast Traveller and Sunset Magazine, and lifestyle publications such as Dwell, Wallpaper, and Los Angeles Magazine.

These additional visitors have increased interest and awareness in Pioneertown (a positive), but also created a situation where existing infrastructure and building regulation has not been revised to accommodate (or mitigate) that interest and impact. With increasing visitation comes increased interest from outside development interests in capitalizing on tourism -- current land use regulation is entirely inadequate in its ability to manage growth appropriately. This proposal seeks to provide a framework which can manage and accommodate appropriate tourism uses while maintaining community character and preventing out-of-scale development.

2. OBJECTIVES

This proposal takes as its guide the intentions of the Pioneertown community as expressed in the Countywide Plan workshops and Community Action Guide that documented those intentions. While the Community Action Guide addressed multiple subjects (not all of which can be addressed via an Overlay) those specifically related to land use can and should be incorporated into revised zoning. The Community Action Guide objectives and aspirations addressed by this proposed Overlay are as follows (commentary on how these objectives and aspirations are addressed in the proposed Overlay follow in *italics*):

"Aspiration Statement 1: A Preserved Old West Setting

Pioneertown's storied Old West-Hollywood past has left an indelible mark on the community, particularly characterized by the building facades along Mane Street and the ingrained western riding culture found within the community. Although the community is forward thinking, the Old West culture that has historically embodied Pioneertown remains uncompromised."

Commentary: The goals of this Aspiration Statement are met by multiple aspects of the proposed Overlay, most notably the Design Standards.

"Aspiration Statement 3: Balanced Growth and a Viable Town Center around Mane Street

There is a delicate balance between expanding business opportunities in Pioneertown Communities and maintaining the rural desert lifestyle that residents of the community value. The community's approach to responsible development that is primarily focused in the town center along Mane Street has achieved that equilibrium. Independent businesses that conveniently provide goods and services for the local community, while supporting sustainable tourism, have established themselves. These businesses have given the town center vibrancy and provide local jobs and additional tax revenue. The new investment in the area has also led to a restoration of the original buildings on Mane Street."

Commentary: Although there has been renewed interest in Pioneertown, challenging Land Use policies have prevented the restoration and reuse of many of its historic structures, including the Pioneer Bowl, Sound Stage, and White's Grocery. This proposed overlay will lower the barriers to the reuse of these structures, and provides Design Standards and modified Use Tables which should allow modest growth while also ensuring that Pioneertown's scale and character are preserved.

"Action Statement A.1: Preserve and restore original buildings in the community"

Commentary: This Action Statement is addressed in the Design Standards which simplify the process for obtaining Planning approvals for the reuse of historic structures within the Overlay district, and which ties the requirements for alterations of historic structures to national recognized best practices which dovetail with federal tax incentives for preservation.

"Action Statement A.2: Collaborate with the County to maintain the Old West theme of the community by creating architectural design guidelines for new construction."

Commentary: This Action Statement is addressed in the Design Standards which will ensure that new construction and alterations are of compatible scale and materials.

"Action Statement A.3: Keep dirt roads in the community."

Commentary: This Action Statement is addressed in the Design Standards which will preserve dirt roads throughout the Overlay district.

"Action Statement A.6: Protect residential equestrian uses that are part of the Old West heritage."

This Action Statement is addressed in the Use Table which lowers barriers to equestrian uses on Mane Street, and requires installation of hitching rails when uses are created or expanded.

"Action Statement A.7: Protect, maintain, and expand open spaces in the community."

This Action Statement is addressed in the proposed Minimum Lot Size, Lot Coverage, and FAR requirements which in combination serve to ensure that new development maintains an appropriate amount of open space and preserves Pioneertown's character.

"Action Statement B.1: Advocate with the County to establish a commercial zoning overlay on Mane Street that restricts big box retail, encourages neighborhood commercial scale retail and lodging, and establishes flexibility for locally-grown businesses."

This Action Statement is addressed directly by this proposed Overlay language and revised Use table.

"Action Statement B.2: Provide public restroom facilities on Mane Street and explore local funding options for design and construction."

While an Overlay cannot compel or directly cause the construction of public restrooms (particularly since no publicly owned land exists within the district) this Action Statement is addressed by the proposed Use Table which lowers the barrier to Planning Approval of public restroom facilities by a private individual or entity (including a non-profit).

"Action Statement C.1: Prepare a traffic and parking plan to better manage traffic and parking issues due to visitors and tourists."

This Action Statement is partially addressed by the Overlay by District Parking (which encourages the use of centralized/shared facilities), standards governing the location of parking, and by the Temporary Special Event Permit provisions which require off-site parking and shuttles for major events (none are currently required).

3. APPLICATION & ENFORCEMENT

The proposed Overlay is intended to serve as a supplement and replacement (where required) to the provisions of the San Bernardino County Development Code. As such, it applies only to new and modified uses and buildings, and is to be administered as part of the ordinary planning review process by County Staff or outside consultants. No aspect of this proposal includes the creation of a citizen or local review board for purposes of determining a project's compliance with the provisions of the Overlay.

4. BOUNDARIES

The boundaries of the proposed Overlay coincides with the parcels identified as subjects for commercial zoning by the County of San Bernardino as part of the Countywide Plan and noted as eligible for designation within an Overlay. These parcels include those immediately to the North and South of Mane Street bounded by Pioneertown Road at the West and Curtis Road at the East, with the addition of "The Desert Willow Ranch" east of Curtis which has historically had residential uses but a commercial zoning designation (SD-COM) for reasons that are not known. Excluded from the district are non-commercial properties to the North of Rawhide Road, and non-commercial properties to the South of Pioneertown Road. (See *Figure 1* below, red toned areas indicate properties within the proposed Overlay boundary).

The proposed boundary includes the following parcels: 59420146, 59420148, 59420150, 59421129, 59421130, 59421132, 59421202, 59421215, 59421230, 59421232, 59421234, 59421236, 59421237, 59421238, 59421239, 59425112, 59439104, 59439105, 59439106, 59439107, 59439108, 59439109, 59439114, 59439120, 59439123, 59439126, 59439127, and 59439132.

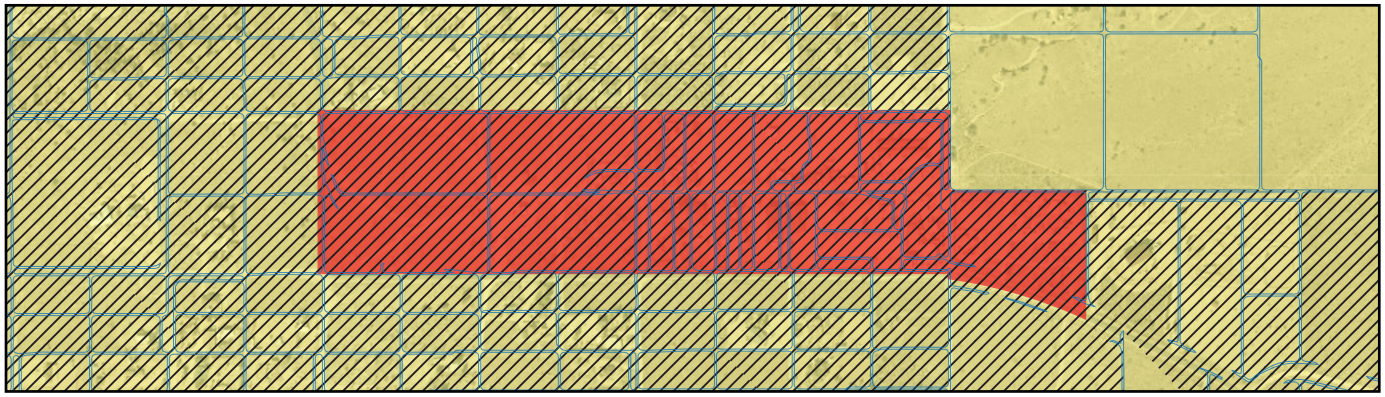


Figure 1

5. PROPOSED OVERLAY SCOPE

Based on guidance from County Staff, a Tourism Overlay may be created under the following conditions:

> *The Tourism Overlay allows a recognized area to customize development standards that are designed to enhance the tourist experience and create areas where people want to visit and return to over time.*
>
> *Aside from those Tourism Overlay components listed below, all requirements of the Development Code and the Building and Safety codes shall be complied with in full.*

This proposal intends to modestly expand these objectives to equally address resident and community harmony, and to preserve and revitalize Pioneertown's existing historical structures. Based on guidance from staff, some aspects of community concern (Short Term Rentals, Native Plants, Dark Sky Ordinance) are not to be addressed as part of an Overlay proposal (in each of these cases, the County of San Bernardino is currently entertaining updated regulations outside of the Overlay process).

The Overlay applies to the Development Code only, and has no bearing on other ordinances, policies and regulations that impact and restrict land-use in Pioneertown. Some examples of these regulations and policies unaffected by the Overlay include:

- Building Codes as adopted by San Bernardino County (these include the California Building Code, California Residential Code, California Historic Building Code, etc.)
- California and Federal Disabled Access requirements (including the Americans with Disabilities Act)
- San Bernardino Department of Environmental Health Services regulations and policies. Most notable among these is the Local Area Management Plan (LAMP), which regulates sewage and wastewater disposal, and significantly restricts land development in areas not served by municipal sewer systems.
- County of San Bernardino Special Districts policies for the provision and apportioning of potable water and new meters.

As a modification of the Development Code, the proposed Overlay does not supercede or preclude the creation of a business association or improvement district. These entities are often formed by groups of business and property owners to coordinate efforts related to promotion, maintenance, sanitation, and security and to use private funds to augment services provided by local government. Business associations and improvement districts operate apart from zoning and development codes.

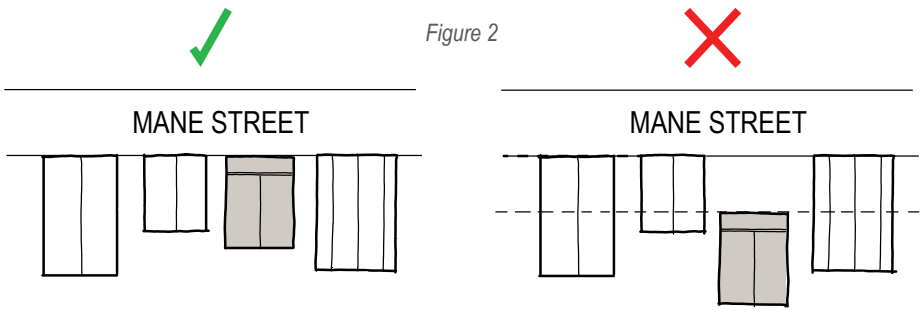
6. PROPOSED DEVELOPMENT STANDARDS

Among zoning code regulations, the provisions that govern lot size, height, coverage, floor area ratio, and setbacks are among the most important in determining the form and feel of developed spaces. Current requirements prevent the construction of buildings compatible with Mane Street's character by imposing setbacks that push building fronts well behind existing structures. The Overlay proposes to modify the setback and height requirements to allow new structures to align with the prevailing Mane Street building frontages, and to prevent three-story structures. The proposed requirements follow (commentary for each item is shown in italics):

Table 1 – Proposed Development Standards

Development Feature	Requirement	Commentary
Maximum Density	1 unit per 40 acres	*Unchanged from SD-RES*
Setbacks		
Mane Street	0 feet - Must maintain prevailing setback	*Reduced to allow prevailing setbacks to remain. SD-RES currently requires 25 foot front yard setbacks. [Figure 2]*
Front (Parcels not fronting on Mane Street)	25 feet	*Only applies to the Desert Willow Ranch parcel and one anomalous parcel near Roy Rogers Road. Requirements are unchanged from SD-RES.*
Side Street (Public or Private)	0 feet	*Reduced to allow prevailing setbacks to remain. Current SD-RES standards require 10 foot side yard setbacks.*
Side (Interior)	10 feet	*Unchanged from SD-RES*
Rear	25 feet	*Unchanged from SD-RES*

Figure 2

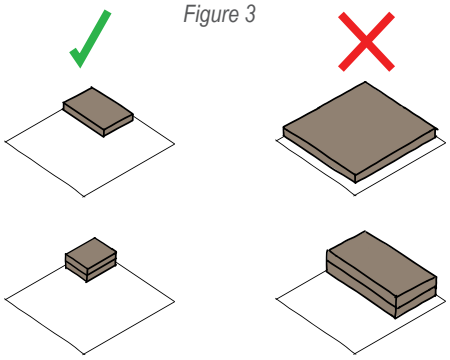


Buildings shall be aligned with the existing Mane Street setback.

Buildings shall not be set back from adjacent buildings.

Floor Area Ratio (Maximum), Parcels under 1 Acre	0.15:1.0	*Reduced from SD-RES to ensure that new construction maintains an appropriate density [Figure 3]*
Floor Area Ratio (Maximum), Parcels 1 Acre or larger	0.10:1.0	*Reduced from SD-RES to ensure that new construction maintains an appropriate density [Figure 4]*

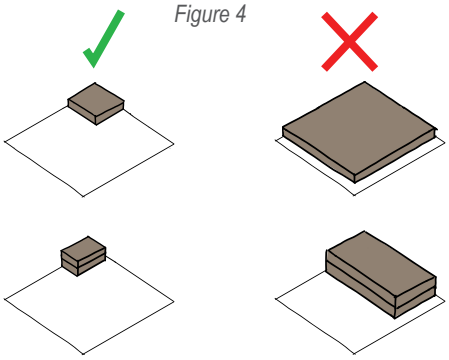
Figure 3



Parcels up to 1 acre are permitted to have a Floor Area Ratio of up to 0.15:1.0.

A FAR of greater than 0.15:1.0 is not permitted for properties under 1 acre.

Figure 4

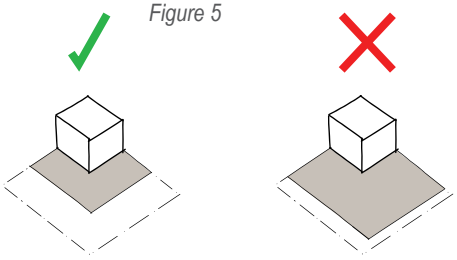


Parcels over 1 acre are permitted to have a Floor Area Ratio of up to 0.10:1.0.

A FAR of greater than 0.10:1.0 is not permitted for parcels greater than 1 acre.

Maximum Coverage, Parcels under 1 Acre	60%	*Reduced from SD-RES (80%) to ensure that new construction maintains an appropriate density [Figure 5]*
Maximum Coverage, Parcels 1 Acre or larger	40%	*Reduced from SD-RES (80%) to ensure that new construction maintains an appropriate density [Figure 6]*

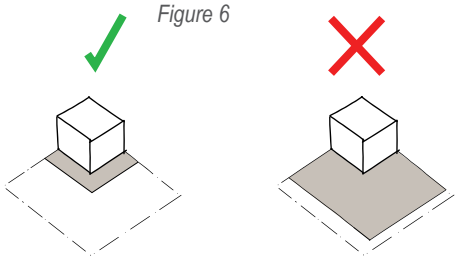
Figure 5



Parcels under 1 acre are permitted to have a maximum lot coverage of up to 60%.

Parcels under 1 acre are not permitted to have a lot coverage greater than 60%.

Figure 6

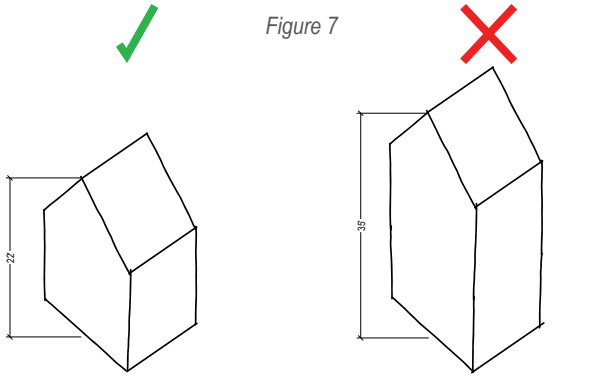


Parcels 1 acre or larger are permitted to have a maximum lot coverage of up to 40%.

Parcels 1 acre or larger are not permitted to have a lot coverage greater than 40%.

Height Limit	22 feet	*Reduced from 35 feet to match the height of the Sound Stage (precise height to be confirmed) [Figure 7]*

Figure 7



Buildings within the Overlay are permitted to have a maximum height of up to 22 feet.

Buildings within the Overlay are not permitted to have a height greater than 22 feet.

7. PROPOSED REQUIREMENTS FOR DEDICATIONS AND ROAD IMPROVEMENTS

The San Bernardino County Development Code stipulates that road improvements and dedications must be granted as conditions of approval for new developments (both commercial and residential). As written, these would have significant deleterious impacts on the character and experience of Pioneertown by requiring the installation of paved roads, and expropriating property from property owners. The following modifications are proposed:

Proposal: Dedications

With the exception of Mane Street for which a 44”-0” half-width dedication shall be required at the half section running east-west, no additional Street or Highway dedications shall be required

Commentary: Absent this modification, County standards require 44’-0” half-width dedications at section lines and quarter section lines, and 30’-0” dedications at sixteenth section lines. Half and quarter section lines occur within the district at Mane Street in the East-West direction, and Roy Rogers and Curtis in the North-South direction. Additionally, eight quarter-section lines exist in the North-South direction, which would require property owners to cede land for County use, dramatically decreasing parcel area of properties such as the Pioneertown Corrals, Pioneer Bowl, Likker Barn/Pappy’s Parking Lot, Red Dog Saloon/Rancho Burrito, and FHR properties for no obvious beneficial purpose. The Mane Street 44’-0” half-width dedication currently required by the Development Code 83.05.030 is maintained in order to ensure access to County infrastructure, access to Mane Street businesses, and preservation of east-west viewsheds that are part of the National Register Character Defining Features.

Proposal: Required Road Improvements

The following improvements shall not be required within the Overlay district:

1. Installation of sidewalks
2. Installation of concrete driveway approaches
3. Paving

Where required, new developments may be required to install drainage structures or grading to ensure that road surfaces remain serviceable.

Commentary: Action Statement A.3 notes "keep dirt roads within the community" an aspiration not currently possible without modification of the Development code or an overriding provision within the Overlay.

Table 2 – Lot Size

Lot Dimensions					
Minimum Lot Area	**Maximum Lot Area**	**Minimum Width**	**Minimum Depth**	**Maximum Width to Depth Ratio**	**Commentary**
2 acres	5 acres	60 feet	100 feet	1:3	*Unchanged from SD-RES, except Maximum Lot Area (new)*

8. PROPOSED PARKING AND CIRCULATION STANDARDS

Although the Overlay program allows the modification or reduction of parking requirements to be considered, no deviation from San Bernardino County parking quantity standards is proposed here. While San Bernardino County's parking requirements are conservative relative to other jurisdictions, Pioneertown is in a rural environment unserved by public or alternative transportation, and existing relatively high parking requirement ratios appear to be justified. With that being said, the following modifications to the County's parking standards are proposed:

Proposal: District Parking

When parking for new buildings and/or use intensifications or changes of use results in additional parking requirements that cannot be accommodated on-site, such parking may be partly or entirely provided off-site within a parking facility located within the District subject to Site Plan approval and formalization of the off-site parking agreement via a mechanism acceptable to the County (such as a recorded covenant or agreement).

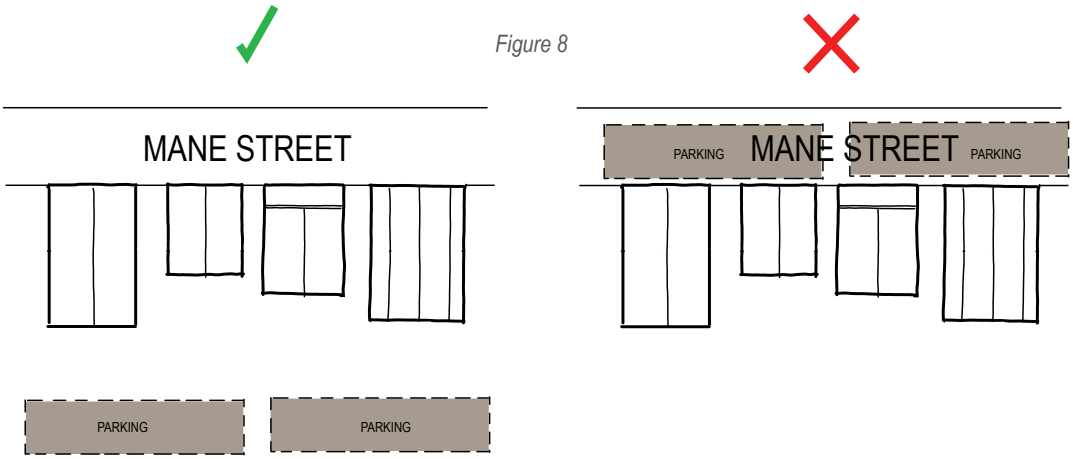
Commentary: District parking schemes allow willing property owners to provide required parking "off-site" (on a parcel other than the one where the Use generating the parking requirement is located). This has been successfully been done in many jurisdictions and allows the parking to be provided in a more flexible and efficient manner. This is particularly appropriate in the Mane Street district where pedestrian activity is encouraged.

Proposal: Parking Location

Parking shall be located behind structures, and shall be screened from Mane Street and Pioneertown Road via site walls and vegetation. [Figure 8]

Commentary: Current parking standards encourage parking to be required at the front of structures resulting in a condition where parking lots will be sited within the Mane Street viewshed. This provision places parking behind structures which is both closer to vehicular access roads (Pioneertown Road, Rawhide Road) as well as screening cars from the Mane Street historic viewshed.

Figure 8



Parking must be located behind structures and screened via site walls and vegetation.

Parking may not be located at the front of structures.

Proposal: Driveways

Driveways for vehicle ingress and egress shall not be located on the Mane Street frontage of any parcel.

Commentary: This is consistent with other features protecting the Mane Street historic viewshed and locating principal vehicle circulation off of Mane Street.

Proposal: Paving and Materials

Public roads and private roads shall be unpaved and dirt except as required for fire apparatus access, where polymer-stabilized soil mixes which retain the historic dirt aesthetic while meeting SBC Fire “all weather surface” requirements may be used. Parking lots shall be unpaved except in those areas required to comply with disabled access provisions.

Commentary: Current County Standards require roads to be paved as part of the approvals for new developments. This provision allows dirt roads to be maintained in keeping with the Historic District character defining features and Action Statement A.3.

9. PROPOSED USE MODIFICATIONS

Use Tables define the types of businesses and functions that are allowable, and under the County review mechanism they may be considered and approved. The proposed use table (Section 12) simplifies the process for new community-serving businesses (farmers markets, grocery/convenience stores, small retail), prohibits new non-compatible uses (chain stores, large retail, wind-energy systems, gas stations) and lowers the requirements for small scale, compatible tourism uses (small motels, hotels, restaurants, bars) and raises the requirements or prohibits high-intensity or incompatible uses (night clubs, large developments). The preservation and re-use of historic structure is incentivized by providing them with an easier path to approval than new developments and construction -- structures noted as "Contributing" Structures to the Mane Street Historic District per the National Register nomination shall allowed a lower level of review to incentivize their re-use and restoration. If a Site Plan Review is insufficient, a new review level may need to be introduced.

The following Uses and definitions are new to the Development Code as part of the proposed Overlay:

Franchise business: All businesses in the retail trade, accommodation and food services, and other services as defined in the North American Industrial Classification System (NAICS), that have 2 or more establishments worldwide under the same trademark, service mark, or company brand name, regardless of ownership. Such establishments maintain two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, uniform apparel, standardized signage, a trademark or a service mark.

Commentary: This is in response to Action Statement B.1. The proposed Use Table prohibits Franchise Businesses within the district.

Outdoor Dining, Accessory: The use of an outside area by a food establishment on the same or adjacent parcel to accommodate the same eating and drinking activities that occur within the establishment and shall not include amplified music, live music, performances or events (see Sports or Entertainment Assembly) except as an approved Temporary Use. Accessory Outdoor Dining areas shall not exceed the larger of the floor area of the associated indoor dining floor area, or 750 square feet.

Commentary: Outdoor dining allows businesses to seasonally expand their service footprint to meet tourism demand without requiring new construction or architectural changes to the Mane Street viewshed. The use of newly established outdoor dining facilities for concerts is prohibited except under a Temporary Special Event Permit.

Public Restroom Facility: Any structure or facility situated on public or private property equipped with toilets, urinals or washbowls, or other similar facilities, erected and maintained for use by members of the general public for personal hygiene and comfort.

Commentary: This is to simplify the planning regulations related to property owners providing public restrooms facilities on their property. See Action Statement B.2.

Craft Manufacturing: An establishment where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. Typical small-scale production establishments include, but are not limited to the

making of food products, non-alcoholic beverages, prints, photography, leather products, jewelry and clothing/ apparel, blacksmithing and metal work, sculpture, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs.

Commentary: This definition is added to recognize and define artisanal crafts that have traditionally been present on Mane Street and to allow them to be regulated apart from other Manufacturing Uses.

The following Uses and definitions are modified from the Development Code as part of the proposed Overlay:

Camp or **Campground:** A site used or intended for use for temporary occupancy by campers providing their own tents, trailers, or vehicles as shelter, which may include individual campsites, but where utility hookups for recreational vehicles are typically not provided.

Commentary: This is to clarify that "Campgrounds" are those types of accommodations where guests provide their own shelter. In cases where shelter is provided by the property owner or operator, the use shall be considered a Motel (see below)

Motel: A building or group of two or more detached, semi-detached or attached buildings or shelters containing guest rooms designed, used and intended, wholly or in part, for the accommodation of transients for compensation on a daily or weekly basis. These establishments provide lodging and parking for automobile travelers and the rooms are usually accessible from outdoor parking areas. These establishments may include guest rooms with food preparation areas (kitchenettes) and are designed, intended or used primarily for the accommodation of automobile travelers. Included are lodging establishments designated as tents, trailers cabins, motor courts, and similar designations provided by the proprietor; not including those facilities defined in residential care facilities or any jail, hospital, asylum, sanitarium, orphanage, prison or other building in which human beings are housed and detained under legal restraint.

Commentary: This is to clarify that "Motels" are those types of accommodations where hosts or operators provide shelter for guests (see Campground, above).

Floor Area: The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.
Commentary: "Floor Area", is a term which is used by the Development Code but not defined. The proposed definition above is the same as that used by the California Building Code.

10. SITE AND BUILDING DESIGN STANDARDS

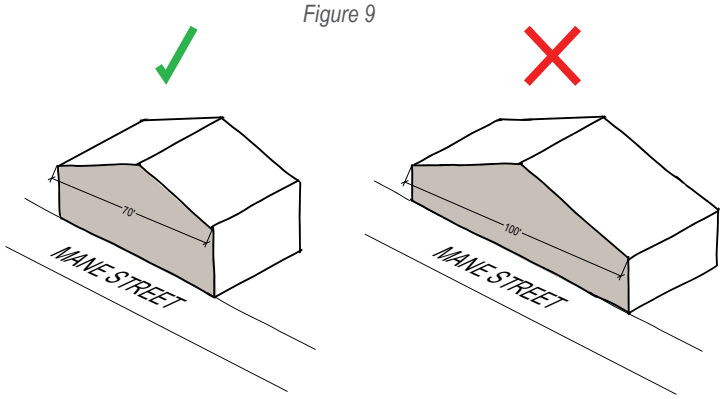
The Overlay proposes to establish architectural standards for the material, massing, and form of structures within the district in accordance with Action Statement A.2: "Collaborate with the County to maintain the Old West theme of the community by creating architectural design guidelines for new construction." The standards that follow are derived from the Character Defining Features as set forth in the Mane Street National Historic Register documentation. Utilizing these features will ensure protection of the Historic District designation.

Alterations and Additions

Alterations and Additions to historically contributing structures, elements, and features shall be performed in accordance with the Secretary of Interior's Standards for Rehabilitation.

Commentary: The Secretary of Interior's Standards for Rehabilitation are time-tested and consensus-based guidance for the alteration and repair of historic structures, and used as the criteria for rehabilitation tax incentives and California Environmental Quality Act impact evaluation.

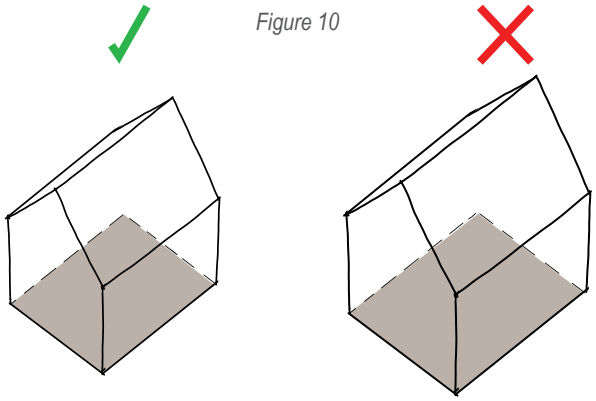
Figure 9



Mane Street-fronting buildings are permitted to have a maximum frontage dimension of 70'-0".

Mane Street-fronting buildings are not permitted to have a maximum frontage dimension greater than 70'-0".

Figure 10



Buildings with a total square footage of 7,000 or less are permitted within the overlay.

Buildings with a total square footage greater than 7,000 are not permitted within the overlay.

Building Massing

No building or structure shall exceed the following limits:

1. Mane Street Fronting Dimension: 70'-0", maximum [Figure 9]
2. Building Area (Total): 7,000 SF, maximum [Figure 10]

Commentary: These limits are based on the Pioneer Bowl, Mane Street's largest structure.

Building Location and Orientation

For parcels abutting Mane Street, Primary structures shall front on Mane Street and be aligned with the prevailing setback. The pedestrian entrance and perceived front of all new structures shall be facing onto Mane Street.

For parcels not abutting Mane Street, ordinary Development Code provisions shall apply.
When a parcel has multiple buildings or structures, a Mane Street separation distance based on building size shall be established as follows:

Table 3 – Building Separation Requirements

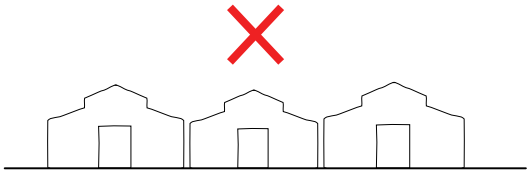
Building or Structure Size	Mane Street Frontage Building Separation
Less than 1,000 SF	5 feet
1,001 - 2,000 SF	10 feet
2,001- 3,000 SF	15 feet
3,001-4,000 SF	20 feet
4,001-5,000 SF	25 feet
5,001 - 6,000 SF	30 feet
Greater than 6,000 SF	35 feet

Commentary:These provisions allow reasonable development along Mane Street while ensuring that when multiple new buildings are added to a single parcel that the massing and scale remains compatible with the Mane Street district historic guidelines. [Figure 11]

Figure 11



When a parcel has multiple buildings, a Mane Street separation distance is required based on building size.

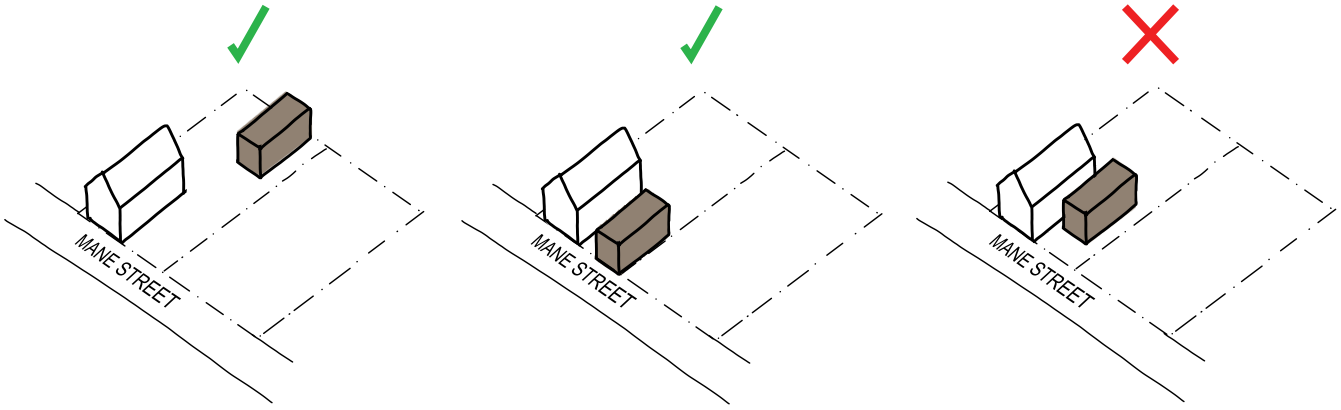


A parcel may not have multiple buildings that do not follow the Mane Street separation distances.

Accessory Structures and Uses (as defined by the Development Code) shall align with the prevailing Mane Street setback, or shall be located behind primary structures. [Figure 12]

Commentary: With the exception of Pappy and Harriet's and the Pioneertown Motel, all Mane Street structures align with the prevailing setback.

Figure 12



Accessory structures may be located behind primary structures.

Accessory structures may align with the prevailing Mane Street setback.

Accessory structures may not be located next to, but not aligned, with the prevailing Mane Street setback.

Building Form:

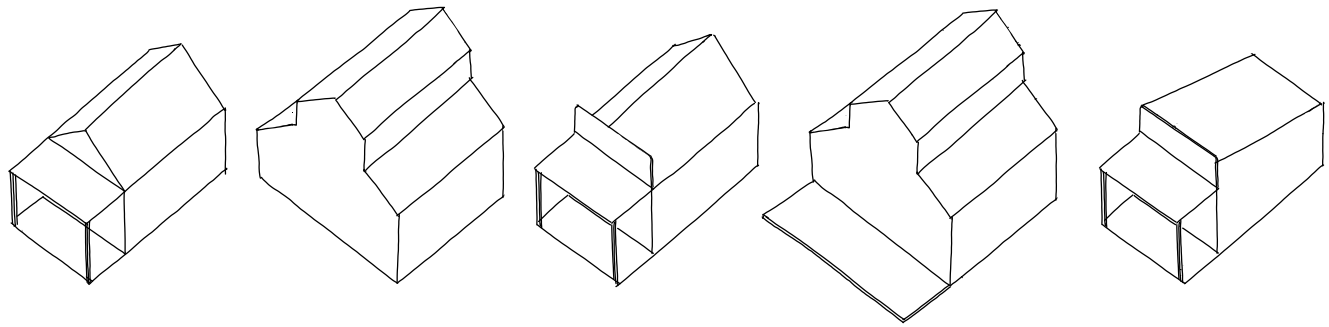
The form of all new buildings shall be based upon one of the following Typologies [Figure 13]:

1. Barn Subtype
2. Cabin Subtype
3. False Front Western Commercial Subtype

Other building forms consistent with architecture represented in films produced in Pioneertown between 1946-1968 may be approved as part of a Minor Use or Conditional Use Permit application subject to the following conditions:

1. The proposed massing, height, and configuration is consistent with that which existed in Pioneertown between 1946-1968 and supported by historical precedent from Pioneertown's filming era.
2. The proposed form does not impede the legibility and consistency of the Mane Street facade line.

Figure 13



Cabin subtype

Barn subtype

False front western commercial subtype

Barn subtype with front deck

Cabin subtype with shed roof

Building Materials

Buildings elevations within the district may have the following finishes:
1. Wood siding (shiplap or board and batten)
2. Railroad ties
3. Adobe brick
4. Stucco
5. Corrugated metal (side and rear elevations only)

Windows within the district shall have divided lites and shall be constructed of the following materials:
1. Wood (painted or unpainted)
2. Steel

Roofing

Roof types within the district shall be one of the following types:
1. Gabled
2. Shed
3. Low-slope (where concealed by false-fronts or parapets)

Roof materials within the district shall be of the following materials:
1. Metal
2. Asphalt Shingle
3. Asphalt Roll Roofing
4. Wood shake
5. Roof material is unrestricted in conditions where the roof surface is concealed by parapets or false fronts.

Porches and Railings

Porches and decks shall be constructed of the following materials:
1. Wood, dimensional (unpainted)
2. Concrete

Railings, handrails and guardrails shall be constructed of the following materials:
1. Wood (unpainted)
2. Steel pipe, painted
3. Fences and Site Walls:

Fences and Site Walls

Site Walls within the district shall be constructed of the following materials:
1. Adobe Brick

Fences in the district shall be constructed of the following materials:
1. Wood, dimensional (unpainted)

Vegetation

Landscape plant materials within the district shall be plants native to the Morongo Basin. (Reference the California Native Plant Society inventory for zip code 92268 on www.calscape.org)

New or expanded developments shall maintain existing Joshua Trees in place.

Commentary: Native plants, (and Joshua Trees in particular) are Character Defining Features of the Mane Street Historic District. Based on this fact, as well as recent California Department of Fish and Wildlife work which has determined that the Western Joshua Tree is eligible for listing as a Threatened Species, no relocation or removal of Joshua Trees shall be permitted.

Signage

Signage within the district shall be constructed of the following materials:

1. Wood, dimensional (painted)
2. Neon

Signage not visible from Mane Street may be constructed of the following additional materials:

1. Painted Metal
2. Internally illuminated plastic box signs

See Table 4 for On-Site Signage requirements.

Roads and Parking Lots

Roads and parking lots within the district shall be unpaved dirt without gutters. Paving is permitted to the extent it is required for disabled access compliance.

For all new or expanded uses, 10’-0” lineal feet of hitching rail for equestrian use shall be provided for every 25 required parking spaces (or fraction thereof).

Table 4 – On-site Signs

Type of Sign	Individual Business/Structure Not a Part of a Complex		Multi-Tenant Complex		Occupant within a Multi-Tenant Complex	
Freestanding						
		Proposed	**SD-RES**	**Proposed**	**SD-RES**	**Proposed**
Pole or Pylon	25 ft. maximum height 100 sq. ft. maximum area	Sign not allowed	25 ft. maximum height 100 sq. ft. maximum area	Sign not allowed	Sign not allowed	Sign not allowed
Monument	4 ft. maximum height 36 sq. ft. maximum area	4 ft. maximum height 24 sq. ft. maximum area	4 ft. maximum height 36 sq. ft. maximum area	4 ft. maximum height 24 sq. ft. maximum area	Sign not allowed	Sign not allowed
Attached						
Projecting	25 ft. maximum height 100 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed	25 ft. maximum height 100 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed	Sign not allowed	Sign not allowed
Roof	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	Sign not allowed	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed
Wall	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	Sign not allowed	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Total area sq. ft.	150	150	100	100	50	50
Total number	1 Freestanding 2 Attached per frontage	1 Freestanding 2 Attached per frontage	1 per frontage	1 per frontage	1	1

No monument signs shall be permitted on the Mane Street side of structures.

11. TEMPORARY USES

San Bernardino County defines Temporary Special Events as several categories based on size, intensity, and likelihood of impact on the surrounding community. The Development Code allows events to be held in any location at the discretion of staff, but are evaluated based on their size, scale and impact based on their scale and intensity: Temporary Special Events shall be permitted within the district as follows:

Table 4 – Overlay Events

			Per Development Code	Proposed	
Event Type	**Description (Per Development Code)**	**Attendance**	**Quantity Allowable Per Parcel in any 12 month period (Per Development Code)**	**Quantity Allowable per Parcel in any 12 month Period (Proposed)**	**Commentary**
Class 1 Major Event	(A) CLASS I. Anticipated attendance of over 1,000 persons per day.	Over 1,000 persons	Unlimited	None	Class I Major Events are of a scale that cannot be accommodated within the Mane Street District due to limited vehicular access, insufficient parking and emergency services. This size of event will also have impacts on adjoining residential properties which cannot be mitigated. Historically, no event of this size has been held in Pioneertown.

Class II Major Event	(B) CLASS II. Intensive sporting events, such as off-road vehicle races or rodeos, etc., or music events with an anticipated attendance of over 500 persons per day. Included in this class are any events that are advertised by a means of mass media (i.e., radio, television, newspaper, Internet, phone trees, fliers, etc.) where a means of limiting attendees is not available.	500-999 persons	Unlimited	1*	Class II Major Events are of a scale and intensity (concerts with amplified music for example, large quantities of attendees and cars) with a significant likelihood of negative impact on adjoining residential properties and non-participating commercial properties that will increase with frequency. The limit of one such event for any parcel per twelve month period allows property owners flexibility to participate in appropriate events without causing undue harm to adjacent property owners.
Class I Minor Event	CLASS I. Anticipated attendance of 500 to 1,000 persons per day; or a community celebration, religious festivals, revival meetings, food truck events and similar public gatherings with anticipated attendance of 500 or more. Staging events of off-highway motor vehicles, as defined and regulated in Chapter 4 of Division 8 of Title 2, shall also be included as a CLASS I MINOR EVENT.	500-999 persons	Unlimited	2*	Class I Minor Events are of a scale and intensity (large quantities of attendees and cars) with a significant likelihood of negative impact on adjoining residential properties and non-participating commercial properties that will increase with frequency. The limit of two such events for any parcel per twelve month period allows property owners flexibility to participate in appropriate events without causing undue harm to adjacent property owners.
		Under 500 persons	No limit, no permit required per 85.16.030	No limit*, no permit required per 85.16.030	Class 1 Minor Events with less than 500 persons are of a scale and type that has traditionally occurred in Pioneertown and known to be compatible with the community with minimum adverse impact on adjoining properties. These have included the Fourth of July Parade, Pioneertown Christmas Party, Pony Express event and Chili Cookoff

Class II Minor Event	(B) CLASS II. Intensive sporting events, the as off-road vehicle races or rodeos, etc., and music events with an anticipated attendance of 200 to 500 persons per day. Included in this class are any events that are advertised by a means of mass media (i.e., radio, television, newspaper, Internet, phone trees, fliers, etc.) provided that a means of limiting attendees to 500 persons per day is available and is strictly enforced.	200-500 persons	No limit	No limit*	Class II Minor Events with less than 500 persons are of a scale and type that allows traffic and parking to be managed. Due to their smaller scale, they are unlikely to include amplified sound of a size that would negatively impact adjacent properties and residences.
		Less than 200 persons	No limit, no permit required per 85.16.030	No limit*, no permit required per 85.16.030	Class II Minor Events with less than 200 persons are of a scale and type that has traditionally occurred in Pioneertown and known to be compatible with the community with minimum adverse impact on adjoining properties as long as ordinary Noise and Glare/Light Trespass ordinances are enforced.

*Off-road vehicle races and OHV Staging shall be prohibited within the Mane Street district

Commentary: There has been increasing interest in holding events and festivals on Mane Street and demand for these types of activities is expected to continue to increase. In recognition of Mane Street's location within a larger residential community, its remoteness from emergency services, property owner's right to enjoy their property without inappropriate noise and glare, and based on Pioneertown's limited circulation and parking infrastructure, limits on the quantity of events are warranted. Pappy and Harriet's is the only venue with a legal capacity of 1,000 persons or more, and full capacity events held at that location have a significant impact on the surrounding community (traffic, parking) which has influenced the proposed thresholds above.
Off-road vehicle racing and OHV staging are inappropriate for Pioneertown's location which is not near designated open routes.

Parking

For any Temporary Special Event attended by more than 500 persons, event parking shall be provided outside of the district boundary with an approved shuttle or transportation plan.

Commentary: There has been increasing interest in holding events and festivals on Mane Street and the demand for these types of activities is expected to continue to increase. In recognition of Mane Street's location within a larger residential community, and based on Pioneertown's limited circulation and parking infrastructure, limits on the quantity of events are warranted. Limited capacity for parking exists within the Mane Street district boundary; this requirement acknowledges physical limitations associated with additional cars within the district, as well as the potential for conflict with pedestrians and horses.

12. PROPOSED LAND USE TABLE

The Use Tables are part of the San Bernardino County Development Code that outline allowable uses and prescribe the type of review or approval that is required for each use by zone. The current Use tables and zoning for Pioneertown make no distinction between the Mane Street and its surrounding residential areas, nor do they recognize Mane Street's commercial history.

The revised Use tables proposed here are intended to:

1. Simplify approvals for the small-scale commercial Uses that are historic to Pioneertown and are part of its attraction.
2. Encourage small-scale development that is more likely to be created by owner-operators and local entrepreneurs.
3. Encourage reuse, restoration, and reuse of historic buildings.
4. Balance businesses aimed at tourists with those of the local community.
5. Mitigate or prevent negative impact from incompatible uses and large-scale development.

The proposed table also relies heavily on the concept that size and scale are directly related to character and impact, and that Pioneertown's character and draw to tourists comes largely from the diversity of experience and direct connections with business owners that are local to and personally invested in the community.

Table 5 – Allowed Land Uses

Allowed Land Uses and Permit Requirements for Pioneertown Mane Street Historic Overlay (PMSHO) District				
	SD-RES (Current)	PMSHO (Proposed)	Change from Existing to PMHSO - Harder or Easier?	Commentary
AGRICULTURE, RESOURCE & OPEN SPACE USES				
Agriculture support services	M/C	—	Harder	These uses are incompatible (animal waste processing, implement dealerships, etc)
Animal Keeping	S	S	No Change	
Crop production, horticulture, orchard, vineyard	A	A	No Change	
Natural resources development (mining)	CUP	—	Harder	This use is incompatible
Nature preserve (accessory uses)	P	P	No Change	
INDUSTRY, MANUFACTURING & PROCESSING, WHOLESALING				
Construction contractor storage yard	M/C	—	Harder	This use is incompatible
Firewood contractor	—	—	No Change	
Craft Manufacturing, Under 3,000 SF	—	MUP/SP*		
Craft Manufacturing, Over 3,001 SF	—	CUP/MUP*	No Change	
Manufacturing Operations I	CUP	—	Harder	This use is incompatible
Motor vehicle storage/Impound facility	—	—	No Change	
Recycling facilities - Small collection facility	—	—	No Change	
Recycling facilities - Large collection facility	—	—	No Change	
Recycling facilities - Light processing facility	—	—	No Change	
Recycling facilities, reverse vending machine (accessory only)	A	A	No Change	

Salvage operations - within enclosed structures	—	—	No Change	
Storage - Personal storage (mini-storage)	M/C	—	Harder	This use is incompatible
Storage - Recreational vehicles	M/C	—	Harder	This use is incompatible
Storage - Warehouse, Indoor Storage	—	—	No Change	
Wholesaling and distribution	—	—	No Change	
RECREATION, EDUCATION & PUBLIC ASSEMBLY				
Adult business	—	—		
Campgrounds	CUP	CUP/SP*	No Change, easier for historic structures	For shelter provided by guests*
Commercial entertainment – Indoor, under 3,000 SF	M/C	CUP/SP*	Harder, easier for historic structures	This includes arcades, ballrooms, arcades, ice and rolling skating rinks
Commercial entertainment – Indoor, 3,000 - 5,000SF	M/C	— / MUP*	Harder, easier for historic structures	This includes arcades, ballrooms, arcades, ice and rolling skating rinks
Commercial entertainment – Indoor, larger than 5,000 SF	M/C	— / CUP*	Harder, easier for historic structures	This includes arcades, ballrooms, arcades, ice and rolling skating rinks
Commercial entertainment - Outdoor	—	—	No Change	This includes skate parks, water slides, mini-golf, driving ranges and theme parks.
Conference/convention facility (4, 5)	CUP	—	Harder	
Equestrian facility	M/C	SP	Easier	Equestrian uses are encouraged by the Community Action Guide
Fitness/health facility (5)	M/C	M/C/SP*	No Change	
Golf course	CUP	—	Harder	A golf course could not be physically accommodated within the district.
Library, museum, art gallery, outdoor exhibit	M/C	M/C/SP*	No Change, easier for historic structures	
Meeting facility, public or private (5), under 2,000 SF	CUP	CUP/MUP*	No Change, easier for historic structures	
Meeting facility, public or private (5), 2,000 SF to 2,999 SF	CUP	CUP	No Change	

Meeting facility, public or private (5), 3,000 SF or greater	CUP	—	Harder	
Park, playground	P	SP	Harder	
Places of worship	CUP	M/C/SP*	Easier	
Recreational vehicle park	—	—	No Change	
Rural sports and recreation	CUP	—	Harder	Incompatible. Includes rifle and archery ranges, ski resorts, etc.
School - College or university, under 3,000 SF (5)	M/C	CUP/SP*	Harder, easier for historic structures	
School - College or university, 3,000 SF or larger (5)	M/C	— / MUP*		
School - Private under 3,000 SF(5)	M/C	CUP/SP*	Harder, easier for historic structures	
School - Private 3,000 SF or larger (5)	M/C	— / MUP*		
School - Specialized education/ training, under 3,000SF (5)	M/C	CUP/SP*	Harder, easier for historic structures	
School - Specialized education/ training, 3,000SF or larger (5)	M/C	— / MUP*		
Sports or entertainment assembly	—	—	No Change	
Theater (5), less than 3,000SF	—	CUP/SP*	Easier	Includes movie and dramatic theaters
Theater (5), 3,000SF or larger	—	—	No Change	
RESIDENTIAL				
Accessory dwelling (caretakers residence, etc.)	P	SP	Harder	
Accessory use or structure - Residential (conforming and nonconforming uses)	P	SP	Harder	
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	M/C	—	Harder	
Guest housing	P	SP	Harder	

Live/work unit	M/C	MUP/SP*	Easier	Live/work is a compatible use.
Mobile home park/manufactured home land-lease community	CUP	—	Harder	
Multiple dwelling, up to 19 units, attached or detached	—	—	No Change	
Multiple dwelling, 20 or more units	—	—	No Change	
Multiple residential use	PD	—	Harder	
Parolee and/or probationer home	CUP	—	Harder	
Residential use only as part of a mixed use project	PD	PD	No Change	
Accessory dwelling unit	A	SP	Harder	
Single dwelling	A	SP/A*	Harder	
RETAIL				
Auto and vehicle sales and rental	M/C	—	Harder	
Bar, tavern, under 2,000 SF	M/C	MUP/SP*	Harder, easier for historic structures	
Bar, tavern, 2,000-2,999 SF	M/C	CUP/MUP*	Harder, easier for historic structures	
Bar, tavern, 3,000 SF or larger	M/C	— / CUP*	Harder	
Building and landscape materials sales - Indoor	M/C	—	Harder	
Building and landscape materials sales - Outdoor	—	—	No Change	
Construction and heavy equipment sales and rental	—	—	No Change	
Convenience store, less than 3,000 SF	M/C	MUP/SP*	Easier	
Farmers Market, 10 or less vendors	—	MUP/SP*	Easier	Serves tourism and local interests, does not require construction
Farmers Market, 11 to 20 vendors	—	CUP/MUP*		
Fuel dealer (propane for home and farm use, etc.)	CUP	—	Harder	

General retail, under 2,000SF	M/C	MUP/SP*	Easier	
General retail, 2,001 to 5,000SF	M/C	CUP/MUP*	Harder	
General retail, more than 5,000 SF	PD	— / CUP*	Harder	
Groceries, specialty foods, less than 2,000 SF	—	CUP/MUP*	Easier	
Groceries, specialty foods, 2,000 SF or greater	—	— / CUP*		
Manufactured home, boat, or RV sales	—	—	No Change	
Night club	M/C	—	Harder	Night club uses represent a significant likelihood of neighborhood nuisance
Outdoor Dining	M/C	SP*	Easier	Subject to limitations on size and hours of operation
Restaurant, café, coffee shop, 1,500 SF or Less	M/C	MUP/SP*	Harder, easier for historic structures	
Restaurant, café, coffee shop, 1,501SF - 3,000SF	M/C	CUP/MUP*	Harder, easier for historic structures	
Restaurant, café, coffee shop, Greater than 3,001 SF	M/C	— / CUP*		
Service station	M/C	—	Harder	
Second hand stores, pawnshops	M/C	MUP/SP*	Easier	
Shopping center	—	—	No Change	
Swap meet, outdoor market, auction yard, under 2,000 SF	—	CUP/MUP*	Easier	
Swap meet, outdoor market, auction yard, 2,000 SF or greater	—	— / CUP*	Easier	
Warehouse retail	—	—	No Change	
SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL				
Medical services - Hospital	M/C	—	Harder	
Medical services - Rehabilitation center	M/C	—	Harder	
Office - Accessory	P	P	No Change	

Professional services, less than 2,000 SF	M/C	MUP/SP*	Easier	
Professional services, 2,000 SF or greater	M/C	CUP/MUP*		
SERVICES - GENERAL				
Bail bond service within 1 mile of correctional institution	—	—	No Change	
Cemetery including pet cemeteries	CUP	—	Harder	
Child care - Day care center	—	CUP/SP*	Easier	
Convenience and support services	—	CUP/SP*	Easier	
Emergency shelter	CUP	—	Harder	
Equipment rental	—	—	No Change	
Formula Business		—	Harder	Formula and chain businesses are not restricted by the current development code
Home occupation	SUP	SUP	No Change	
Kennel or cattery - 2.5-acre minimum lot area	M/C	—	Harder	
Licensed Residential Care Facility of 6 or fewer persons	M/C	—	Harder	
Licensed Residential Care Facility of 7 or more persons	M/C	—	Harder	
Lodging - Bed and breakfast inn (B&B)	SUP	M/C/SP*	Harder	
Lodging - Hotel or motel - 5 or fewer guest rooms	M/C	MUP/SP*		
Lodging - Hotel or motel - 6 to 10 guest rooms	M/C	CUP/MUP*	Harder	
Lodging - Hotel or motel - More than 10 guest rooms	M/C	—/CUP*	Harder	
Personal services	M/C	M/C/SP*	No Change, easier for historic structures	
Public restroom facility	—	SP	Easier	No provision for this Use exists under the current code.

Public safety facility	M/C	CUP/SP*	Harder, easier for historic structures	
Unlicensed Residential Care Facility of 6 or fewer persons	M/C	—	Harder	
Unlicensed Residential Care Facility of 7 or more persons	—	—	No Change	
Vehicle services - Major repair/body work	—	—	No Change	
Vehicle services - Minor maintenance/repair	—	—	No Change	
Veterinary clinic, animal hospital	—	—	No Change	
TRANSPORTATION, COMMUNICATIONS & INFRASTRUCTURE				
Ambulance, taxi, or limousine dispatch facility	M/C	—	Harder	
Broadcasting antennae and towers	CUP	—	Harder	
Broadcasting studio	CUP	—	Harder	
Parking lots and structures, accessory	M/C	SP	Easier	
Pipelines, transmission lines, and control stations (9)	—	—	No Change	
Renewable Energy Generation Facilities	—	—	No Change	
Sewage treatment and disposal facility	—	—	No Change	
Solid waste disposal	—	—	No Change	
Transportation facility	M/C	—	Harder	
Truck Stop	—	—	No Change	
Truck Terminal	—	—	No Change	
Utility facility	CUP	—	Harder	
Wind energy system, accessory	S	—	Harder	
Wireless telecommunications facility	S	CUP	Harder	

OTHER				
Accessory structures and uses	P	—	Harder	
Off-Site Signs	—	—	No Change	
Off-Site Signs (Freeway Oriented)	—	—	No Change	
Temporary special events	TSP	TSP	No Change	
Temporary uses and activities	TSP	TSP	No Change	

Note:
*Lower review requirement for uses entirely contained within structures noted as Contributing under the Mane Street Historic District National Register listing
(2) CUP required if maximum building coverage exceeds 10,000 SF, the use will have more than 20 employees per shift, or if not exempt from CEQA, may qualify for a MUP in compliance with SS 85.06.020 (Applicability)
(6) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table
(7) Use allowed as an accessory use only, on the same site as a residential use allowed by this table
Other citations refer to footnotes found in the Development Code SD-RES Use Table.

Key

A	Allowed use (no planning permit required)	Commentary: Allowed uses do not require Planning approval. This is the simplest and lowest cost level of review required.
P	Permitted Use; Site Plan Permit required (Chapter 85.08) Commentary: A low level approval to ensure that the proposed project meets	Commentary: Permitted uses require the applicant to submit a site plan to demonstrate compliance with County & Development Code standards. This is a relatively simple and low cost level of review required.
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with § 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	Commentary: This category allows Planning staff to determine if a Minor Use (moderate cost and complexity) or Condition Use (high cost and complexity) is required.
CUP	Conditional Use Permit required (Chapter 85.06)	Commentary: Conditional Uses are those with highest intensity and scale. Review of Conditional Use Permits requires high cost and submission complexity including environmental review (biological resources traffic, sound, impact on infrastructure, etc).
MUP	Minor Use Permit required (Chapter 85.06)	Commentary: Minor Uses are those with moderate intensity and scale. Review of Minor Use Permits requires moderate cost and submission complexity including environmental review (biological resources traffic, sound, impact on infrastructure, etc).

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CHAPTER 82.06: INDUSTRIAL AND SPECIAL PURPOSE LAND USE ZONING DISTRICTS

Section

82.06.010 Purpose.
82.06.020 Purposes and Location of the Industrial and Special Purpose Land Use Zoning Districts.
82.06.030 Minimum Area for Designation.
82.06.040 Industrial and Special Purpose Land Use Zoning District Allowed Uses and Permit Requirements.
82.06.050 Industrial and Special Purpose Land Use Zoning District Subdivision Standards.
82.06.060 Industrial and Special Purpose Land Use Zoning District Site Planning and Building Standards.
82.06.070 Adopted Planned Development Applications.

§ 82.06.010 Purpose.

This Chapter lists the land uses that may be allowed within the industrial and special purpose land use zoning districts established by the General Plan and listed in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays), determines the type of planning permit/approval required for each use, and provides basic standards for site layout and building size.

(Ord. 4011, passed - -2007)

§ 82.06.020 Purposes and Location of the Industrial and Special Purpose Land Use Zoning Districts.

The purposes of the individual industrial and special purpose land use zoning districts and the locations where they are applied are as specified in the General Plan and as described in Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, and Overlays).

(Ord. 4011, passed - -2007)

§ 82.06.030 Minimum Area for Designation.

The industrial and special purpose land use zoning districts shall be applied through the General Plan amendment process (Chapter 86.12) only to sites with the minimum areas indicated in Table 82-16.

Table 82-16

Minimum Area for Industrial and Special Use Land Use Zoning District Designation

Land Use Zoning District	***Minimum Area for Designation***
IC (Community Industrial)	5 acres
IR (Regional Industrial)	30 acres
IN (Institutional)	None required
SD (Special Development)	5 acres

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SP (Specific Plan)	As specified by General Plan

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4085, passed - -2009)

§ 82.06.040 Industrial and Special Purpose Land Use Zoning District Allowed Uses and Permit Requirements.

(a) *General Permit Requirements.* Table 82-17 identifies the uses of land allowed by this Development Code in each Industrial and special purpose land use zoning district established by Chapter 82.01 (Land Use Plan, Land Use Zoning Districts, Overlays), in compliance with § 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) *Requirements for Certain Specific Land Uses.* Where the last column in ***Table 82-17*** (Specific Use Regulations) includes a Section number, the referenced Section may affect whether the use requires a Site Plan Permit, Minor Use Permit, ~~or~~ Conditional Use Permit, ~~or Minor Use Permit~~, Planned Development Permit~~,~~ or other County approval~~,~~; and/or may establish other requirements and standards applicable to *the use.*

(c) *Allowed Land Uses in the SD Land Use Zoning District.* A special development may allow intermixing of residential, commercial and industrial uses, provided that the review authority determines that there is a specific need for the special development standards. The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. The "MSHD" suffix indicates that the focus is on preserving the historic development and character of Mane Street in Pioneertown, for the area shown in ***Figure 82-1***. However, all can still have mixed uses within these zones as noted in ***Table 82-17***.

Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Agricultural, Resource & Open Space Uses								
Agriculture support services	P(2)	P(2)	—	M/C	M/C	M/C	—	
Animal keeping	—	—	—	S	—	—	S(8)	84.04
Community gardens	—	—	—	A	—	—	A	
Crop production, horticulture, orchard, vineyard	—	—	—	A	—	—	—	
Industrial hemp cultivation - Small scale (minimum 1-acre lot size)	—	—	—	P	—	—	—	84.35
Industrial hemp cultivation - Large scale (minimum 5-acre	—	—	—	CUP	—	—	—	84.35

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Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
lot size)								
Natural resources development (mining)	CUP	CUP	—	CUP	CUP	CUP	—	
Nature preserve (accessory uses)	—	—	P[2]	P[2]	P[2]	P[2]	—	
Pet farm	—	—	—	—	—	—	P	
Industry, Manufacturing & Processing, Wholesaling								
Adult business	ABP	—	—	—	—	—	—	84.02
Construction contractor storage yard	M/C	P[2]	—	M/C	M/C[3]	M/C	—	
Craft manufacturing	—	—	—	—	—	—	(3)(16)	
Hazardous waste operation	—	CUP	—	—	—	—	—	
Industrial hemp - Class I manufacturing (minimum 5-acre lot size)	M/C	M/C	—	M/C	M/C	M/C	—	84.35
Firewood contractor	P	P	—	—	—	M/C	—	84.09
Manufacturing operations I	P[2]	P[2]	—	CUP[4]	CUP[4]	CUP[4]	—	
Manufacturing operations II	— [5], [6]	M/C	—	—	—	CUP[4]	—	
Motor vehicle storage/Impound facility	M/C	M/C	—	—	—	M/C	—	
Recycling facilities – Small collection facility	SUP	SUP	—	—	MUP	MUP	—	84.19
Recycling facilities – Large collection facility	CUP	CUP	—	—	CUP[3]	CUP	—	84.19
Recycling facilities – Light processing facility	CUP	CUP	—	—	CUP[3]	CUP	—	84.19
Recycling facilities – Heavy processing facility	CUP	CUP	—	—	—	CUP	—	84.19
Recycling facilities, reverse vending machines (accessory only)	A	A	—	A	A	A	—	84.19
Salvage operations - Within an enclosed structure	CUP	M/C	—	—	CUP	M/C	—	
Salvage operations - General	—	CUP	—	—	—	—	—	
Storage - Personal storage (mini-storage)	P[2]	P[2]	—	M/C	M/C	M/C	—	
Storage - Recreational vehicles	M/C	M/C	—	M/C	M/C	M/C	—	
Storage - Warehouse, indoor storage	M/C	M/C	—	—	M/C	M/C	—	
Wholesaling and distribution	M/C	M/C	—	—	M/C	M/C	—	

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Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Recreation, Education & Public Assembly								
Campgrounds	—	—	—	CUP	—	—	—	
Commercial entertainment – Indoor	M/C	—	—	M/C	M/C	M/C	(16)	
Conference/convention facility	—	—	—	CUP(4)	CUP(4)	CUP(4)	—	
Equestrian facility	—	—	—	M/C	M/C	M/C	(~~18~~16)	
Fitness/health facility	P(2)	P(2)	—	M/C	M/C	M/C	(16)	
Golf course	—	—	—	CUP(4)	CUP(4)	CUP(4)	—	
Library, museum, art gallery, outdoor exhibit	—	—	—	M/C	M/C	M/C	(16)	
Meeting facility, public or private	CUP	—	—	CUP	CUP	CUP	(16)	
Park, playground	—	—	P	P	P	P	P	
Places of worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Rural sports and recreation	—	—	—	CUP	CUP	CUP	—	
School - College or university	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
School - Private	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
School - Specialized education/training	M/C	M/C	M/C	M/C	M/C	M/C	(17)	
Theater	—	—	—	—	—	—	(16)	
Residential(14)								
Accessory dwelling (labor quarters, etc.)	P(7)	P(7)	P(7)	P(7)	P(7)	P(7)	P(7)	84.01
Accessory structures and uses - Residential (conforming and non-conforming uses)	P(7,8)	P(7,8)	P(7,8)	P(7)	P(7)	P(7)	P(7)	84.01
Group residential (sorority, fraternity, boarding house, private residential club, etc.)	—	—	—	M/C	M/C	—	—	
Guest housing	—	—	—	P(8)	—	—	P(8)	84.01
Live/work unit	M/C	—	—	M/C	M/C	—	MUP	
Mobile home park/manufactured home land-lease community	—	—	—	CUP	CUP	—	—	
Multiple residential use	—	—	—	PD	PD	PD	—	
Parolee and/or probationer home	—	—	—	CUP	CUP	—	—	
Residential use with retail, service, or industrial use	—	—	—	PD	PD	PD	PD	
Accessory dwelling unit	—	—	—	A(15)	—	—	A(15)	84.36

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Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Junior accessory dwelling unit	—	—	—	A[15]	—	—	A(15)	84.36
Single dwelling	—	—	—	A	—	—	A	
Retail								
Auto and vehicle sales and rental	P[2]	P[2]	—	M/C	M/C	M/C	—	
Bar, tavern	—	—	—	M/C	M/C	M/C	(17)	
Building and landscape materials sales - Indoor	P[2]	P[2]	—	M/C	M/C	M/C	—	
Building and landscape materials sales - Outdoor	M/C	M/C	—	—	CUP	CUP	—	
Construction and heavy equipment sales and rental	M/C	M/C	—	—	CUP	CUP	—	
Convenience store	P[2]	P[2]	—	M/C	M/C	M/C	(17)	
Farmers' market, certified	—	—	—	—	—	—	TSP	
Fuel dealer (propane for home and farm use, etc.)	CUP	CUP	—	CUP	CUP	CUP	—	
General retail - 10,000 sf or less, with or without residential unit	—	—	—	M/C	M/C	M/C	(~~18~~16)	
General retail - More than 10,000 sf, with or without residential unit	—	—	—	PD	PD	PD	(~~18~~16)	
Groceries, specialty foods	—	—	—	—	—	—	(~~18~~16)	
Manufactured home or RV sales	M/C	M/C	—	—	M/C	M/C	—	
Night club	—	—	—	M/C	M/C	M/C	—	
Outdoor dining, accessory	—	—	—	—	—	—	PA~~(7)~~ (~~19~~18)	
Restaurant, café, coffee shop	P[2]	P[2]	—	M/C	M/C	M/C	(~~18~~16)	
Second hand stores, pawnshops	P[2]	—	—	M/C	M/C	M/C	(~~18~~16)	
Service station	P[2]	P[2]	—	M/C	M/C	M/C	—	
Swap meet, outdoor market, auction yard	M/C	M/C	—	—	—	M/C	(17)	
Warehouse retail	P[2]	P[2]	—	—	CUP	CUP	—	
Services - Business, Financial, Professional								
Medical services - Hospital[4]	M/C	M/C	M/C	M/C	M/C	M/C	—	
Medical services - Rehabilitation center	M/C	M/C	M/C	M/C	M/C	M/C	—	
Office - Accessory	P[8]	P[8]	P[8]	P[8]	P[8]	P[8]	P(8)	
Professional services	P[2]	—	—	M/C	M/C	M/C	(~~18~~16)	

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Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Services - General								
Bail bond service within 1 mile of correctional institution	P	P	P	—	P	P	—	
Cemetery, including pet cemeteries	—	—	—	CUP	CUP	CUP	—	84.06
Correctional institution	—(4)	—(4)	CUP	—(4)	—(4)	—(4)	—	
Emergency shelter	CUP	—	—	CUP	CUP	CUP	—	84.33
Equipment rental	P(2)	P(2)	—	—	M/C	M/C	—	
Home occupation	SUP	SUP	SUP	SUP	SUP	SUP	SUP	84.12
Kennel or cattery	M/C	—	—	—	—	M/C	—	84.04
Licensed Residential Care Facility of 6 or fewer persons	M/C	—	—	M/C	M/C	—	A	84.23
Licensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	—	—	84.23
Lodging - Bed and breakfast inn (B&B)	—	—	—	SUP(9)	SUP(9)	—	SUP(9)	
Lodging - Hotel or motel - 20 or fewer guest rooms	—	—	—	M/C	M/C	—	~~M/C~~(~~20~~19)	
Lodging - Hotel or motel - More than 20 guest rooms	—	—	—	M/C	M/C	—	—	
Personal services	P(2)	—	—	M/C	M/C	M/C	(16~~18~~)	
Public facilities	P	P	P	P	P	P	MUP	
Public safety facility	M/C	M/C	M/C	M/C	M/C	M/C	MUP	
Unlicensed Residential Care Facility of 6 or fewer persons	RCP	—	—	RCP	RCP	—	RCP	84.32
Unlicensed Residential Care Facility of 7 or more persons	M/C	—	—	M/C	M/C	—	—	
Vehicle services - Major repair/body work	P(2)	P(2)	—	—	M/C(10)	M/C	—	
Vehicle services - Minor maintenance/repair	P(2)	P(2)	CUP(11)	—	M/C(10)	M/C	—	
Veterinary clinic, animal hospital	M/C	—	—	—	M/C	M/C	—	
Transportation, Communications & Infrastructure								
Ambulance, taxi, or limousine dispatch facility	M/C	M/C	M/C	M/C	M/C	M/C	—	
Broadcasting antennae and towers	M/C	M/C	M/C	CUP	CUP	CUP	—	
Broadcasting studio	M/C	M/C	M/C	CUP(4)	CUP(4)	CUP(4)	—	
Communication contractor	M/C	M/C	M/C	M/C(10)	M/C(10)	M/C(10)	—	
Electrical power generation	CUP	CUP	CUP	—	—	—	—	

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Table 82-17

Allowed Land Uses and Permit Requirements
for Industrial and Special Purpose Land Use Zoning Districts

LAND USE See Division 10 (Definitions) for land use definitions	PERMIT REQUIRED BY DISTRICT							Specific Use Regulations
	IC	IR	IN	SD-RES (1)	SD-COM (1)	SD-IND (1)	SD-MSHD (1)	
Parking lots, accessory	P[12]	P[12]	P[12]	P[12]	P[12]	P[12]	P(12)	
Parking structures	P[12]	P[12]	P[12]	M/C	M/C	M/C	—	
Pipelines, transmission lines, and control stations[13]	(13)	(13)	(13)	(13)	(13)	(13)	(13)	
Renewable energy generation facilities	CUP	CUP	CUP	—	—	—	—	84.29
Sewage treatment and disposal facility[6]	CUP	CUP	CUP	—	—	—	—	
Solid waste disposal[6]	CUP	CUP	CUP	—	—	—	—	
Transportation facility	M/C	M/C	M/C	M/C	M/C	M/C	—	
Truck stop	M/C	M/C	—	—	—	M/C	—	
Truck terminal	M/C	M/C	—	—	—	M/C	—	
Utility facility	CUP	CUP	CUP	CUP	CUP	CUP	—	
Water treatment plants and storage tanks	—	CUP	CUP	—	CUP	CUP	—	
Wind energy system, accessory	S	S	S	S	S	S	S	84.26
Wireless telecommunications facility	S	S	S	S	S	S	—	84.27
Other								
Accessory structures and uses	P	P	P	P	P	P	P	84.01
Temporary special events	TSP	TSP	TSP	TSP	TSP	TSP	TSP	84.25
Temporary structures and uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	84.25

Key

A	Allowed use (no planning permit required)	PD	Planned Development Permit required (Chapter 85.10)
ABP	Adult Business Regulatory Permit	TUP	Temporary Use Permit required (Chapter 85.15)
P	Permitted Use; Site Plan Permit required (Chapter 85.08)	SUP	Special Use Permit required (Chapter 85.14)
M/C	Minor Use Permit required; unless a Conditional Use Permit required in compliance with § 85.06.050 (Projects That Do Not Qualify for a Minor Use Permit)	S	Permit requirement set by Specific Use Regulations (Division 4)

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CUP	Conditional Use Permit required (Chapter 85.06)	TSP	Temporary Special Events Permit required (Chapter 85.16)
MUP	Minor Use Permit required (Chapter 85.06)	RCP	Unlicensed Residential Care Facilities Permit (Chapter 85.20)
		—	Use not allowed

Notes:

(1) The Special Development Land Use Zoning District may have a suffix to indicate the focus of a particular SD zone. A "RES" suffix indicates that the focus is on residential Planned Development projects. A "COM" suffix indicates that the focus is on commercial Planned Development projects. An "IND" suffix indicates that the focus is on industrial Planned Development projects. A "MSHD" suffix indicates that the focus is on preserving the historic development and character of Mane Street in Pioneertown as shown in Figure 82-1. However, all can still have mixed uses within these zones.

(2) CUP required if maximum building coverage exceeds 10,000 sq. ft., the use will have more than 20 employees per shift, or if not exempt from CEQA; may qualify for a MUP in compliance with § 85.06.020 (Applicability).

(3) This use shall be located completely within an enclosed structure.

(4) PD Permit required if total floor area or use area exceeds 10,000 sq. ft.

(5) Concrete batch plants in the Phelan planning area may be allowed subject to a CUP.

(6) Pallet manufacturing, reconditioning, and storage yards in the unincorporated area in Fontana bounded by the I-10 on the north, Almond Ave. on the east, 660 ft. south of Santa Ana Ave. on the south, and Mulberry Ave. on the west that is zoned IC may be allowed subject to a CUP.

(7) Use allowed as an accessory use only, on the same site as a retail, service, or industrial use allowed by this table. Requires a Special Use Permit when recreational vehicles are used for seasonal operations.

(8) Use allowed as an accessory use only, on the same site as a residential use allowed by this table.

(9) A CUP shall be required for three or more rooms.

(10) This use shall be located completely within an enclosed structure with no exterior overnight storage of vehicles.

(11) When associated with an institutional use.

(12) Use allowed as an accessory use only, on the same site as a retail service, or industrial use allowed by this table.

(13) These uses are regulated and approved by the Public Utilities Commission. See alternate review procedures in § 85.02.050.

(14) Supportive housing or transitional housing that is provided in single-, two-, or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses shall be permitted, conditionally permitted or prohibited in the same manner as the other single-, two- or multi-family dwelling units, group residential, parolee-probationer home, residential care facilities, or boarding house uses under this Code.

(15) Use allowed as an accessory use only with standards, on the same site as a residential use allowed by this table. A Special Use Permit is required for an accessory dwelling unit used as a short-term rental in the Mountain Region.

(16) These uses are regulated by size as follows:
~~3,000~~ 3,500 sq. ft. or less = Permitted (P)
Greater than ~~3,000~~3,500 sq. ft. – 7,000 sq. ft. or less = Minor Use Permit (MUP)
Greater than 7,000 sq. ft. = Conditional Use Permit (CUP)

(17) These uses are regulated by size as follows:
~~3,000~~3,500 sq. ft. or less = Minor Use Permit (MUP)
Greater than ~~3,000~~3,500 sq. ft. = Conditional Use Permit (CUP)

~~(18) These uses are regulated by size as follows:~~
~~1,500 sq. ft. or less = Allowed use (A)~~

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~~Greater than 1,500 sq. ft. – 3,000 sq. ft. or less = Permitted (P)~~ ~~Greater than 3,000 sq. ft. – 7,000 sq. ft. or less = Minor Use Permit (MUP)~~ ~~Greater than 7,000 sq. ft. = Conditional Use Permit (CUP)~~
~~(19)~~(18) Use allowed as an accessory use only, on the same site as a restaurant/café/coffee shop use allowed by this table. The 'Outdoor dining, accessory' area shall not exceed the indoor dining area sq. ft., or 750 sq. ft, whichever is less.
~~(20)~~(19) This use is regulated by size as follows: 10 or fewer rooms = Minor Use Permit (MUP) 11 to 19 rooms = Conditional Use Permit (CUP)

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4057, passed - - 2008; Am. Ord. 4098, passed - -2010; Am. Ord. 4188, passed - -2012; Am. Ord. 4230, passed - -2014; Am. Ord. 4239, passed - -2014; Am. Ord. 4245, passed - -2014; Am Ord. 4251, passed - -2014; Am. Ord. 4341, passed - -2018; Am. Ord. 4383, passed - -2020; Am. Ord. 4393, passed - -2020; Am. Ord. 4444, passed - -2022; Am. Ord. 4504, passed - -2026)

§ 82.06.050 Industrial and Special Purpose Land Use Zoning District Subdivision Standards.

(a) Each subdivision shall comply with the minimum parcel size requirements shown in Tables 82-18A, 82-18B and, 82-18C for the applicable land use zoning district.

(b) The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors.

(c) See also the standards in § 83.02.050 (Parcel Area Measurements and Exceptions).

Table 82-18A

Industrial and Special Purpose Land Use Zoning District Minimum Lot Size

Valley Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
IC	5 acres(1)	60 ft.	100 ft.	1:3
IR	5 acres(1)	60 ft.	100 ft.	1:3
IN	None required	60 ft.	100 ft.	1:4
SD	20 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4

Notes:

(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.

(2) Except where modified by map suffix.

(3) A suffix may be added to a Special Development Land Use Zoning District to emphasize the focus of a specific SD zone. A "RES" suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A "COM" suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An "IND" suffix would indicate that the focus of the zone is on industrial

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development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

Table 82-18B

Industrial and Special Purpose District Minimum Lot Size

Mountain Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
IC	5 acres(1)	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
IR	5 acres(1)	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
IN	None required	60 ft. for interior lot; 70 ft. for corner lot	100 ft.	1:3
SD	5 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4

Notes:

(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.

(2) Except where modified by map suffix.

(3) A suffix may be added to a Special Development Land Use Zoning District to emphasize the focus of a specific SD zone. A “RES” suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A “COM” suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An “IND” suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

Table 82-18C

Industrial and Special Purpose District Minimum Lot Size

Desert Region

Land Use Zoning District	***Minimum Lot Area***	***Minimum Lot Dimensions***		
		Minimum Width	***Minimum Depth***	***Maximum Width to Depth Ratio***
IC	5 acres(1)	60 ft.	100 ft.	1:3
IR	5 acres(1)	60 ft.	100 ft.	1:3
IN	None required	60 ft.	100 ft.	1:3
SD(5) (6)	5 acres(2) (3) (4)	60 ft.	100 ft.	Lot of less than 10 acres - 1:3; Lot of 10 acres or more - 1:4

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SD-MSHD	~~1~~ 2 acre[(1) (3) (6)]	60 ft.	100 ft.	Lot of less than 10 acres - 1 :3; Lot of 10 acres or more - 1:4

Notes:

(1) Minimum lot area may be less than specified if the subdivision application is filed concurrently with a Planned Development or Conditional Use Permit application.

(2) Except where modified by map suffix.

(3) A suffix may be added to a Special Development Land Use Zoning District to emphasize the focus of a specific SD zone. A "RES" suffix would indicate that the focus of the zone is on residential development while still allowing commercial uses. A "COM" suffix would indicate that the focus of the zone is on commercial development while still allowing some residential uses. An "IND" suffix would indicate that the focus of the zone is on industrial development while still allowing other mixed uses. A "MSHD" suffix indicates that the focus is on preserving the historic development and character of Mane Street in Pioneertown as shown in Figure 82-1. Also, a map suffix may allow minimum lot area to be less than 5 acres (e.g., SD-5 = Special Development with a five-acre minimum lot area). A map suffix may also indicate maximum dwelling units per acre (e.g., SD-3/1 = Special Development with a maximum density of three dwelling units per acre).

(4) A Final Development Plan may approve lot sizes smaller than those specified by the land use zoning district. The combination of open spaces and concentrations of smaller lot areas shall be compatible with the land uses on surrounding properties.

(5) These standards apply to SD-RES, SD-COM and SD-IND only. See Note (6) for minimum lot area standards applicable to SD-MSHD.

(6) Minimum lot area applies to new lots only. Existing lots less than the standards established in this table will be considered lawfully nonconforming per the provisions in Chapter 84.17 (Nonconforming Uses and Structures) and developed in accordance with Subsection 83.02.050(c) (Allowed Substandard Parcels).

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4098, passed - -2010)

§ 82.06.060 Industrial and Special Purpose Land Use Zoning District Site Planning and Building Standards.

(a) Site Layout and Building Standards. Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and established in compliance with the requirements in Tables 82-19A and B, 82-20A and B, 82-21A, ~~and~~ B, C, D and E in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities).

Table 82-19A

IC and IR Land Use Zoning District Development Standards

Valley Region

Development Feature	***Requirement by Land Use Zoning District***	
	IC Community Industrial	***IR Regional Industrial***
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.	
Maximum Density	Accessory dwellings as allowed by 84.36 (Accessory Dwelling Units)	
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.	

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Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft.(1)	10 ft.(1)
Rear	10 ft.(2)	10 ft.(2)
Floor Area Ratio (FAR)	Maximum floor area ratio (FAR) allowed.	
Maximum FAR	.45:1	.55:1
Lot Coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.	
Maximum Coverage	85 percent	85 percent
Height Limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.	
Maximum height	75 ft.	150 ft.
Accessory Structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	

Notes:

(1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.

(2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.

Table 82-19B

IN and SD Land Use Zoning District Development Standards

Valley Region

Development Feature	***Requirement by Land Use Zoning District***	
	IN Institutional	***SD Special Development***
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.	
Maximum Density	Accessory dwellings as allowed by 84.36 (Accessory Dwelling Units)	1 unit per 40 acres(1) Accessory dwellings as allowed by 84.36 (Accessory Dwelling Units)
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor Area Ratio (FAR)	Maximum floor area ratio (FAR) allowed.	
Maximum FAR	.75:1	.5:1
Lot Coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.	
Maximum Coverage	80 percent	80 percent
Height Limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and	

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	Exceptions) for height measurement requirements, and height limit exceptions.	
Maximum height	150 ft.	50 ft.
Accessory Structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	
Notes:		
(1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.		

~~*(b) Industrial Land Use Zoning District Additional Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~*(c) SD* Land Use *Zoning District Additional Standards.*~~

~~(1) *Performance Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~(2) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.~~

~~(3) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.~~

Table 82-20A

IC and IR Land Use Zoning District Development Standards

Mountain Region

Development Feature	***Requirement by Land Use Zoning District***	
	IC Community Industrial	***IR Regional Industrial***
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.	
Maximum Density	Accessory dwellings as allowed by 84.36 (Accessory Dwelling Units)	
Setbacks	Minimum setbacks required. See Chapters 83.05 and 83.06 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.	
Front	15 ft.	15 ft.
Side - Street side	15 ft.	15 ft.
Side - Interior (each)	10 ft.(1)	10 ft.(1)
Rear	10 ft.(2)	10 ft.(2)
Floor Area Ratio (FAR)	Maximum floor area ratio (FAR) allowed.	

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Table 82-20A		
Maximum FAR	.4:1	.4:1
Lot Coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.	
Maximum Coverage	85 percent	85 percent
Height Limit	Maximum allowed height of structures. See Section 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.	
Maximum height	45 ft.	45 ft.
Accessory Structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	
Notes:		
(1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.		
(2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.		

Table 82-20B		
IN and SD Land Use Zoning District Development Standards		
Mountain Region		
Development Feature	***Requirement by Land Use Zoning District***	
	IN Institutional	***SD Special Development***
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	1 unit per 40 acres(1); Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 5 for any setback requirements applicable to specific land uses.	
Front	15 ft.	15 ft.
Side - Street side	15 ft.	15 ft.
Side - Interior (each)	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor area ratio (FAR)	Maximum floor area ratio (FAR) allowed.	
Maximum FAR	.5:1	.3:1
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.	
Maximum coverage	80 percent	80 percent
Height limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.	
Maximum height	30 ft.	35 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	

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Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).
Landscaping	See Chapter 83.10 (Landscaping Standards).
Parking	See Chapter 83.11 (Parking Regulations).
Signs	See Chapter 83.13 (Sign Regulations).
Notes:	
(1) Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.	

~~*(b) Industrial Land Use Zoning District Additional Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~(c) SD Land Use *Zoning District Additional Standards.*~~

~~(4) *Performance Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).~~

~~(5) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.~~

~~(6) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.~~

Table 82-21A		
IC and IR Land Use Zoning District Development Standards		
Desert Region		
Development Feature	***Requirement by Land Use Zoning District***	
	IC Community Industrial	***IR Regional Industrial***
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft.(1)	10 ft.(1)
Rear	10 ft.(2)	10 ft.(2)
Floor area ratio (FAR)	Maximum floor area ratio (FAR) allowed.	
Maximum FAR	.4:1	.6:1
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.	
Maximum coverage	85 percent	85 percent
Height limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit	

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	exceptions.	
Maximum height	50 ft.(3)	75 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	
Notes:		
(1) Only one side yard setback is required to provide for emergency access. If the adjacent lot is not designated commercial or industrial, a side yard shall be required along that side of the lot.		
(2) A rear yard setback is required only when the adjacent property is not designated commercial or industrial.		
(3) In the Phelan/Pinon Hills Community Plan area, the maximum height is 35 ft.		

Table 82-21B		
IN and SD Land Use Zoning District Development Standards		
Desert Region		
Development Feature	***Requirement by Land Use Zoning District***	
	IN Institutional	***SD Special Development*** (2)
Density	Maximum housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.	
Maximum density	Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)	1 unit per 40 acres(1); accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units)
Setbacks	Minimum setbacks required. See Chapter 83.02 for exceptions, reductions, and encroachments. See Division 4 for any setback requirements applicable to specific land uses.	
Front	25 ft.	25 ft.
Side - Street side	25 ft.	25 ft.
Side - Interior (each)	10 ft.	10 ft.
Rear	10 ft.	10 ft.
Floor area ratio (FAR)	Maximum floor area ratio (FAR) allowed.	
Maximum FAR	.5:1	.3:1
Lot coverage	Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.	
Maximum coverage	80 percent	80 percent
Height limit	Maximum allowed height of structures. See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.	
Maximum height	50 ft.	35 ft.
Accessory structures	See Chapter 84.01 (Accessory Structures and Uses).	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards).	
Landscaping	See Chapter 83.10 (Landscaping Standards).	
Parking	See Chapter 83.11 (Parking Regulations).	
Signs	See Chapter 83.13 (Sign Regulations).	
Notes:		

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(1)	Except where modified by a map suffix or when a Planned Development application has been approved establishing a different density.
(2)	SD-MSHD is exempt from the requirements in Table 82-21B. See Table 82-21C, Table 82-21D, and subsection (d) for development standards applicable to SD-MSHD.

(b) Industrial Land Use Zoning District Additional Standards. Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).

(c) SD Land Use Zoning District Additional Standards.

(1) *Performance Standards.* Performance standards establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).

(2) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.

(3) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall apply to the project.

(Ord. 4011, passed - -2007; Am. Ord. 4057, passed - - 2008; Am. Ord. 4504, passed - -2026)

(d) SD (Special Development) Mane Street Historic Land Use Zoning District (SD-MSHD) Standards. Notwithstanding anything to the contrary in this Development Code, development in the SD (Special Development) Mane Street Historic District (SD-MSHD) Land Use Zoning District shall be subject to the following standards:

(1) *Purpose and Intent.* The SD-MSHD Land Use Zoning District intends to preserve the historic structures and character of Mane Street in Pioneertown as a district listed on the National Register of Historic Places. The Zoning District is also intended to formalize a trail easement that preserves pedestrian and equestrian access for portions of Mane Street and some of the other streets in the project area as described in Subsection (9) below.

(2) *Applicability.* The provisions of this subsection apply to all subdivisions, new land uses and structures, and alterations to existing land uses and structures within the boundaries of the SD-MSHD as established in ***Figure 82-1.***

(3) *Allowed Land Uses and Permit Requirements.* Allowed land uses and permit requirements for sites within the SD-MSHD Land Use Zoning District shall comply with the requirements of ***Table 82-17***. Historic resources or contributing structures within the "Pioneertown Mane Street Historic District," as listed on the National Register of Historic Places, shall also comply with the following:

(A) *Adaptive Reuse of Historic Resources for Allowed Uses.* For uses listed as permitted or conditionally permitted in Table 82-17, additions or renovations

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to any building or structure that is determined eligible by the County or the State of California as a historic resource; listed on a local register, the California Register of Historical Resources, or the National Register of Historic Places; or identified as a contributing resource within a designated historic district ~~shall~~ may utilize the provisions in Title 6, Division 3, Chapter 13 (California Historical Building Code) of the County Code, including any future amendments or supplements thereto.

(B) *Adaptive Reuse of Historic Resources for Unlisted or Unpermitted Uses.* For uses that are not explicitly allowed in Table 82-17, any use, additions, or renovations may be permitted in any building or structure that is determined eligible by the County or the State of California as a historic resource; listed on a local register, the California Register of Historical Resources, or the National Register of Historic Places; or identified as a contributing resource within a designated historic district, subject to approval of a Conditional Use Permit by the Commission. Additions and renovations to historic structures shall utilize the provisions in Title 6, Division 3, Chapter 13 (California Historical Building Code) of the County Code, including any future amendments or supplements thereto. Approval may be granted by the Commission if the proposed use complies with all of the following:

(I) Is compatible with, and does not adversely impact, surrounding land uses.

(II) Supports adaptive reuse and economic development.

(III) Does not adversely affect the building's historic interior or exterior features, or its historic setting.

(IV) Complies with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.

(V) Does not jeopardize the building's listing on, or eligibility for, any local, state, or national historic register.

(4) *Subdivisions.* Each subdivision shall comply with the minimum parcel size requirements shown in ***Table 82-18C***. The minimum parcel size requirements for a specific subdivision are determined by the review authority as part of subdivision approval. The review authority may require one or more parcels within a specific subdivision to be larger than the minimums required by these tables based on potential environmental impacts, the physical characteristics of the site or surrounding parcels, and/or other factors. To the extent consistent with this Section, the standards and exceptions in § 83.02.050 (Parcel Area Measurements and Exceptions) shall apply.

(5) *Performance Standards.* Land uses and activities within the SD-MSHD Land Use Zoning District shall comply with the general performance standards regarding acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants as set forth in Chapter 83.01 (General Performance Standards).

(6) *Alternate Standards.* A Final Development Plan may establish different design standards including accessory sign standards.

(7) *Development Plan Standards.* Development Plan standards shall apply in lieu of conflicting standards in this Development Code. All standards established by this Development Code that do not conflict with the Development Plan standards shall

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apply to the project.

(8) *County Maintained Road System.* Roads within the County maintained road system shall comply with the road system design standards per Chapter 83.12 (Road System Design Standards).

~~(8)~~(9) *Pioneertown Road.* Pioneertown Road is designated as a County Scenic Highway in the Countywide Plan. As such, requirements in Section 82.19.040 Development Criteria within Scenic Areas apply.

~~(9)~~(10) *Trail Easements and Dedications.* Notwithstanding the provisions in § 83.05.030 (Dedication of Street and/or Highway Right-of-Way), trail easements shall be established within the Mane Street Historic District as shown in Figure 82-2 and Table 82-21C in conjunction with project review and approvals. The trail easement centerline as noted in Figure 82-2 is for reference purposes, and the final alignment and dimension(s) shall be determined in conjunction with the County's Department of Public Works.

(A) *Measured from Centerline.* Trail easements shall be measured from their centerlines. For Mane Street, the trail easement centerline shall be at the half section line running East-West between Tom Mix Road and Curtis Road. For the portion of Rawhide Road within the SD-MSHD boundary, the trail easement centerline shall be at the property line running East-West. For the portions of Curtis Road, Roy Rogers Road, and Tom Mix Road within the SD-MSHD boundary, the trail easement centerline shall be at the property line(s) running North-South.

(B) *Minimum Widths.* Trail easements shall reflect the minimum width requirements listed in ***Table 82-21C*** as shown in street cross-sections shown in ***Figures 82-3 and 82-4***.

(C) *Access.* Trail easements shall provide a clear path of travel to allow for vehicular, equestrian and/or pedestrian access and circulation per ***Table 82-21C*** unless noted otherwise.

(D) *Recordation.* The trail easements shall be recorded according to § 86.06.090 (Covenants of Easements).

(E) *Future Dedication.* The County reserves its right to require dedications in the future as established in Chapter 83.05 (Dedications and Installations Of Street and Trail Improvements).

(F) *Pedestrian-Equestrian-only Mane Street Segment.* The trail easement segment along portions of Mane Street, extending just west of the Pioneertown Soundstage to east of Ernie Kester's Film Museum according to the National Register of Historic Places, as shown in ***Figure 82-5***, shall remain accessible to pedestrian and equestrian usage only. Emergency vehicle access is permitted as necessary.

(G) *Material(s).* All trail easements shall remain natural or developed with

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stabilized dirt except as required for fire apparatus access, where polymer-stabilized soil mixes which retain the historic dirt aesthetic while meeting San Bernardino County Fire Protection District "all weather surface" requirements may be used.

Table 82-21C		
SD-MSHD Land Use Zoning District		
Trail Easement Requirements		
Trail Easement	***Total / Half-width(1)***	***Additional Code Reference(s)***
Mane Street *between Tom Mix Road and Curtis Road*	80 feet / 40 feet	Section 86.06.090 (Covenants of Easements) Chapter 83.05 (Dedications and Installations Of Street and Trail Improvements)
Tom Mix Road *between Pioneertown Road and Rawhide Road*	60 feet / 30 feet	
Rawhide Road *between Pioneertown Road and Curtis Road*	60 feet / 30 feet	
Curtis Road *between Pioneertown Road and project area boundary*	60 feet / 30 feet	
Roy Rogers Road *between Pioneertown Road and Rawhide Road*	60 feet / 30 feet	
Notes:		
Measured from the trail easement centerline established in ***Figure 82-2.***		

Figure 82-1 SD-MSHD Boundary

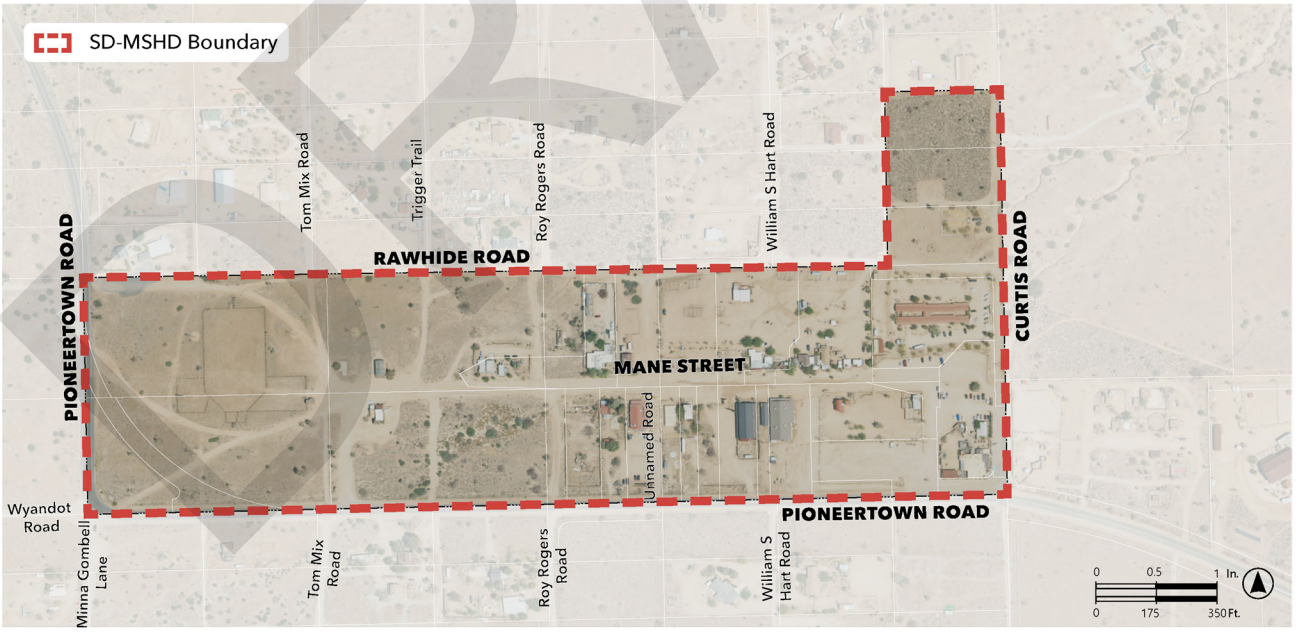

Figure 82-2 SD-MSHD Trail Easements and Centerlines

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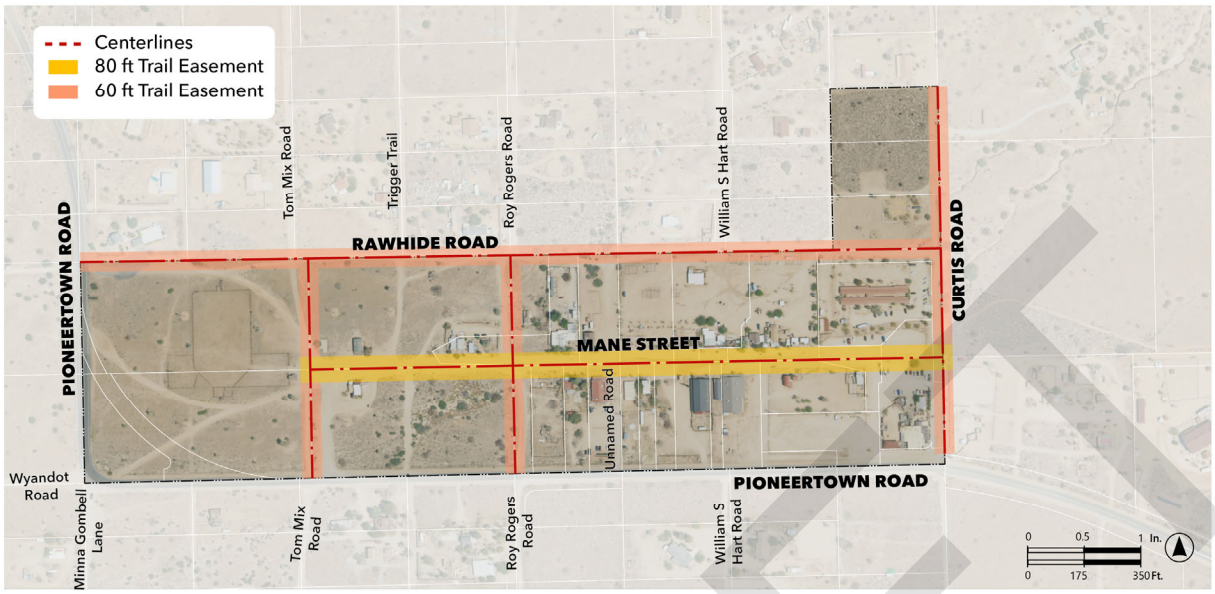
Centerlines
80 ft Trail Easement
60 ft Trail Easement
PIONEERTOWN ROAD
Tom Mix Road
Trigger Trail
Roy Rogers Road
William S Hart Road
RAWHIDE ROAD
CURTIS ROAD
MANE STREET
Unnamed Road
Wyandot Road
PIONEERTOWN ROAD
Minna Gombell Lane
Tom Mix Road
Roy Rogers Road
William S Hart Road
0 0.5 1 In.
0 175 350 Ft.

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Figure 82-3 SD-MSHD Street Cross Section – Mane Street

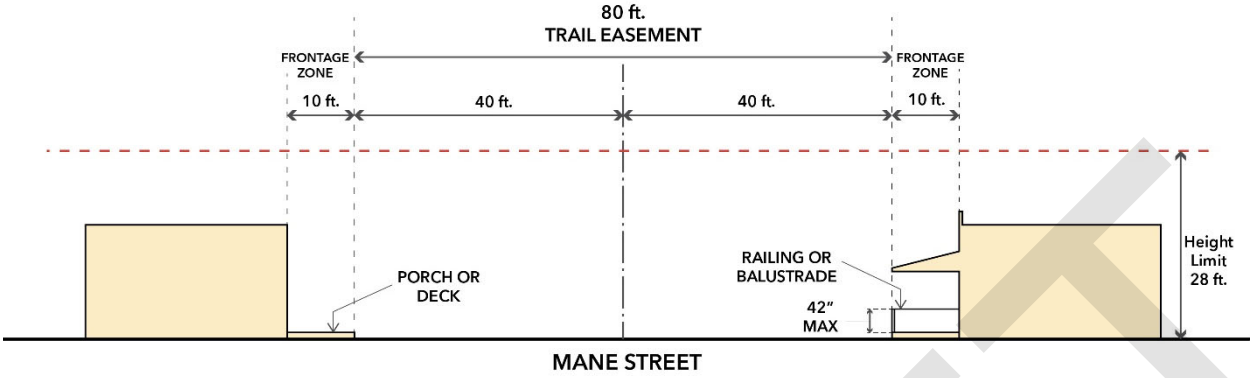

Figure 82-4 SD-MSHD Street Cross Section – Other Streets

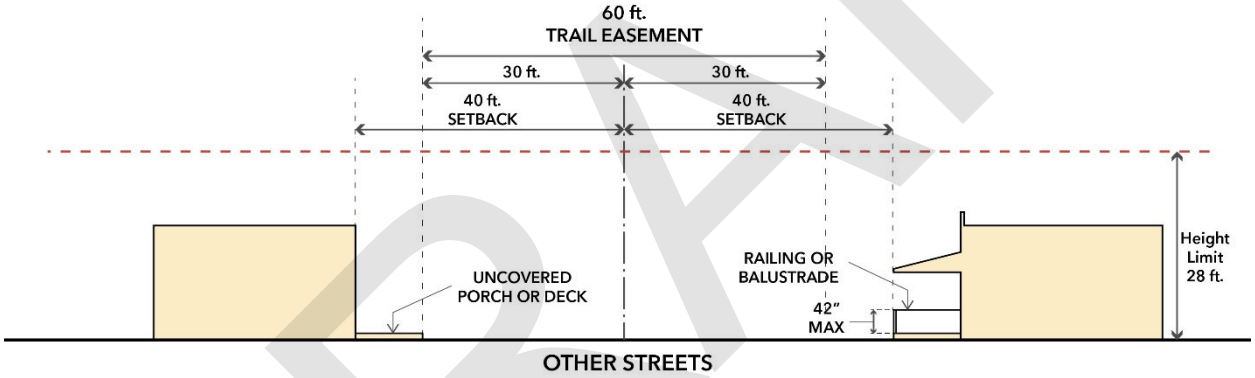

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Figure 82-5 Pedestrian-and Equestrian-only Mane Street Segment



~~(10)~~(11) *Development Standards.* All new land uses and structures, and alterations to existing land uses and structures within the boundaries of the SD-MSHD Land Use Zoning District shall be designed, constructed, and established in compliance with the requirements in ***Table 82-21C***, ***Table 82-21D***, and this subsection, in addition to the applicable standards (e.g., landscaping, parking and loading, etc.) in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities).

Table 82-21D		
SD-MSHD Land Use Zoning District		
Development, Site, and Building Design Standards		
Development Feature	***Standard***	***Additional Reference(s)***
Density Maximum density allowed.	1 dwelling unit per 40 acres(1)	
Floor Area Ratio (FAR)(2) Maximum floor area ratio (FAR) allowed.		
For lots less than 1 acre	0.~~20~~15	
For lots 1 acre or more ~~and less than 2 acres~~	0.10~~15~~	

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Table 82-21D		
SD-MSHD Land Use Zoning District		
Development, Site, and Building Design Standards		
Development Feature	**Standard**	**Additional Reference(s)**
~~For lots 2 acres or more~~	~~0.10~~	
Lot Coverage Maximum percentage of the total lot area that may be covered by structures and impervious surfaces.		See § 82.06.060(d)(10)(A) (Lot Coverage Requirements).
For lots less than 1 acre	60 percent	
For lots 1 acre or more	40 percent	
Setbacks Minimum setback requirement.		See § 82.06.060(d)(10)(B) (Setbacks).
Fronting, measured from the trail easement centerline.		
Mane Street	50 ft.	
Tom Mix Road	40 ft.	
Roy Rogers Road	40 ft.	
Rawhide Road	40 ft.	
Curtis Road	40 ft.	
Fronting, measured from property line.		
Pioneertown Road	25 ft.	
Interior Side, measured from property line.	0 ft.	
Rear, measured from property line.	10 ft.	
Build-to-Line – Fronting Mane Street Required build-to-line for primary structures fronting Mane Street, measured from the trail easement centerline.	50 ft.	See § 82.06.060(d)(10)(C) (Build-to-Line – Fronting Mane Street) and ***Figure 82-6***.
Building Height Maximum allowed height of buildings or structures.	28 ft.	See § 83.02.040 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.
Building Area Maximum allowed square footage of individual buildings or structures.	~~7,000~~3,500 sq. ft.	See § 82.06.060(d)(12)(C), § 82.06.060(d)(12)(E) (Building Separation Distance) and ***Figure 82-7***.
Building Frontage Length Maximum allowed length of building or structure frontage.	70 ft.	See § 82.06.060(d)(12)(C), § 82.06.060(d)(12)(E) (Building Separation Distance) and ***Figure 82-7***.
Building Separation Distance Minimum separation required between buildings and/or structures fronting Mane Street, when multiple buildings are located on a single parcel.		See § 82.06.060(d)(12)(E) (Building Separation Distance) and ***Figure 82-7***.
Building or structure frontage length	Minimum separation between building or structure	
20 ft. or less	5 ft.	
Greater than 20 ft. – 30 ft. or less	10 ft.	

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Table 82-21D		
SD-MSHD Land Use Zoning District		
Development, Site, and Building Design Standards		
Development Feature	***Standard***	***Additional Reference(s)***
Greater than 30 ft. – 40 ft. or less	15 ft.	
Greater than 40 ft. – 50 ft. or less	20 ft.	
Greater than 50 ft. – 60 ft. or less	25 ft.	
Greater than 60 ft. – 70 ft. or less	30 ft.	
Landscaped Area Percentage of the total lot area that may be landscaped.	20 percent maximum; No minimum.	See § 82.06.060(d)(13) (Site Landscaping Standards).
Development Feature	***Additional Reference: Code Section(s)***	
Accessory Structures	See Chapter 84.01 (Accessory Structures and Uses)	
ADUs and JADUs	See Chapter 84.36 (Accessory Dwelling Units)	
Infrastructure	See Chapter 83.09 (Infrastructure Improvement Standards)	
Light Trespass	See Chapter 83.07 (Light Trespass)	
County Maintained Road System	See Chapter 83.12 (Road System Design Standards)	
Temporary Special Events	See Chapter 85.16 (Temporary Special Events)	
Signs	See Chapter 83.13 (Sign Regulations)	
Parking	See Chapter 83.11 (Parking Regulations)	
Notes:		
(1) Accessory dwellings as allowed by Chapter 84.36 (Accessory Dwelling Units). (2) For the purposes of this chapter, Floor Area Ratio (FAR) shall be defined as the ratio between the total gross floor area of all buildings on a lot and the total land area of that lot. Basement area shall not be included in calculation of FAR.		

(A) *Lot Coverage Requirements.*

(I) *Lot coverage area.* The total lot area that may be covered by structures and impervious surfaces shall comply with the maximum percentage lot coverage requirements in ***Table 82-21D***.

(B) *Setbacks.*

(I) *Minimum requirements.* All buildings and structures shall comply with the minimum setback requirements in ***Table 82-21D*** and applicable regulations in § 83.02.070 (Setback Regulations and Exceptions).

(II) *Measurement. Setbacks shall be measured from the trail easement centerline or property line as noted in* ***Table 82-21D.***

(III) *Allowed projections.* Allowed projections in the required setbacks are as established by § 83.02.080 (Allowed Projections/Structures Within Setbacks), with the following modifications:

a. Allowed projections and elements in the trail easement areas and Mane Street frontage zone shall be as established by

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Sections 82.06.060(d)(11)(A)(I) and 82.06.060(d)(11)(B)(II).

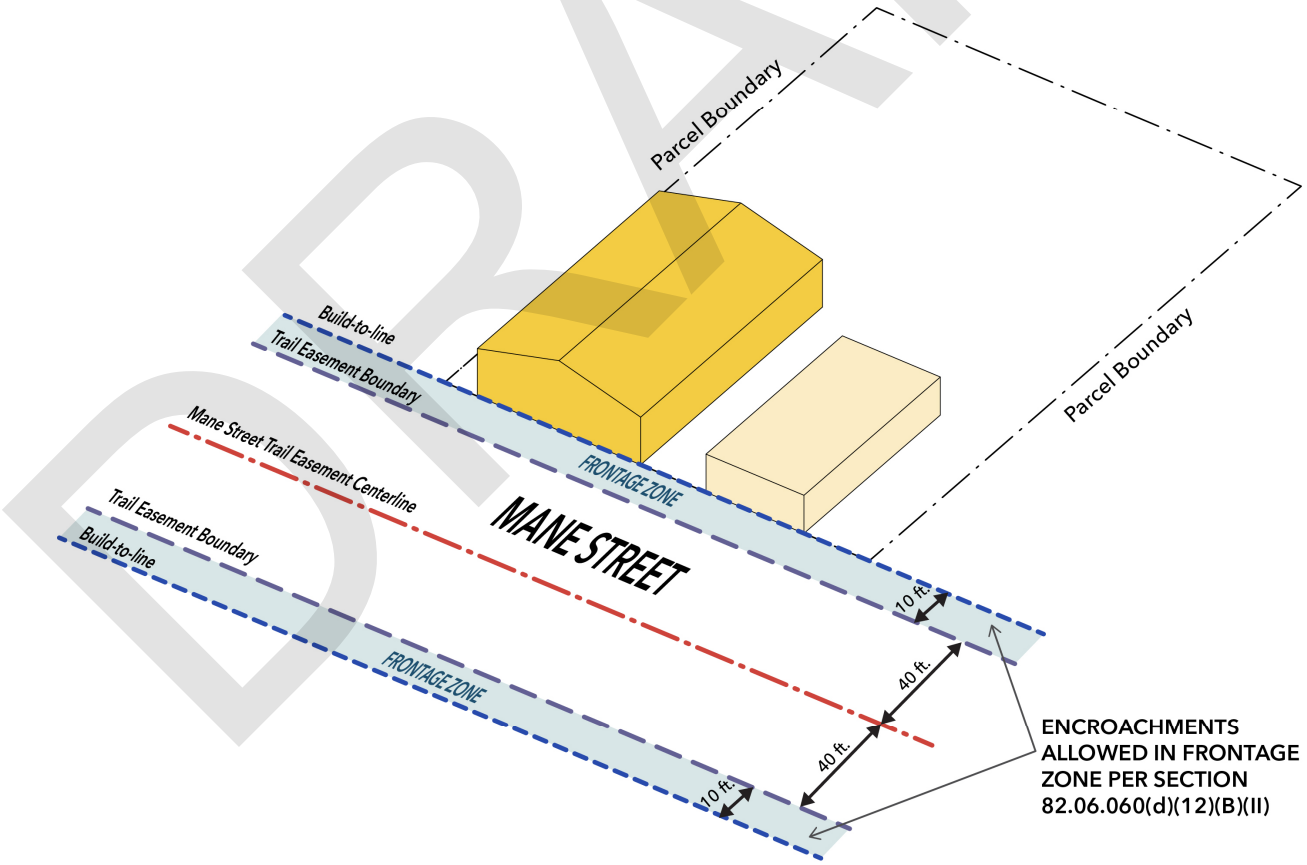
b. Allowed architectural features, such as railings, balustrades, boardwalks and other similar elements shall not exceed 42 inches in height.

c. Existing historic features such as wood posts, barrels, wagons, light poles are allowed to remain.

(IV) *Clear sight triangles.* Clear sight triangles as established in § 83.02.030 (Clear Sight Triangles) shall apply. For the purposes of this subsection, streets with a trail easement shall meet the requirements for a private driveway or alleyway.

(C) *Build-to-Line – Fronting Mane Street.* All primary structures shall be aligned with the existing Mane Street setback as established by the build-to-line and shown in ***Figure 82-6***. The build-to line shall be measured from the trail easement centerline established in ***Figure 82-2*** and ***Table 82-21D***. Non-primary structures may be set back behind the build-to-line.

Figure 82-6 Build-to-Line – Fronting Mane Street



~~(11)~~(12) *Mane Street Additional Standards.*

(A) *Pedestrian-and-Equestrian-only Mane Street Segment.* The pedestrian-and-

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equestrian-only Mane Street trail easement segment, as shown in ***Figure 82-5***, shall remain clear of obstructions as follows:

(I) *Allowed encroachments in the Pedestrian-and-Equestrian-only Mane Street Segment.* Allowed encroachments and elements in this segment include:

a. Post and rail or board fences of simple but varying designs of stained, aged, or rusticated wood;
b. Light fixtures;
c. Horse-themed elements such as hitching posts of metal pipe column;
d. Native specimens;
e. Western-themed objects such as barrels, wagons, carts;
f. Utility pole gateways at property entries.

(II) *Material(s).* Mane Street trail easement shall remain natural or developed with stabilized dirt. except as required for fire apparatus access, where polymer-stabilized soil mixes which retain the historic dirt aesthetic while meeting San Bernardino County Fire Protection District "all weather surface" requirements may be used.

(B) *Frontage Zone.*

(I) *Clear path of travel.* The area between the build-to-line and the trail easement boundary, as shown in ***Figure 82-6***, shall provide a clear path of travel to allow for pedestrian circulation.

(II) *Allowed encroachments in the Frontage Zone.* Allowed encroachments in the Frontage Zone include:

a. Architectural features, such as open porches, boardwalks and wood decks;
b. Railings and balustrades parallel to the build-to-line.

~~(12)~~(13) *Mane Street Building Design Standards.*

(A) *Preservation of Historic Structures.* The SD-MSHD Land Use Zoning District is intended to protect and preserve the historic development and character of Mane Street in Pioneertown. Demolition of any structure listed on or contributing to the National Register Historic District is prohibited unless the structure is determined to pose a threat to public health or safety and demolition is necessary to address that threat.

~~(A)~~(B) *Character Defining Features.* ~~The focus of the SD-MSHD Land Use Zoning District is on protecting and preserving the historic development and character of Mane Street in Pioneertown.~~ The standards in this section are based on the Character Defining Features as described in the Mane Street National Historic Register documentation available on file with the Department. The general features are listed below:

(I) Predominance of single-story buildings; no buildings taller than 1½ stories.

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(II) Front elevations face Mane street, for all Mane Street properties. No elevations face cross streets perpendicular to Mane Street.
(III) Buildings are consistently set back +/- 50' from the centerline of Mane Street.
(IV) Square or rectangular plan buildings, some having chamfered (diagonal-cut) corners.
(V) Simply handled, orthogonal front elevations that are unornamented and of consistent cladding.
(VI) Mane Street and roads perpendicular to it as uncurbed and gutter-less, unpaved and earthen (dirt) thruway.
(VII) Mane Street is primarily for pedestrian and equestrian access.

~~(B)~~(C) *Alterations and Additions.* Alterations and additions to historically contributing structures, elements, and features shall be performed in accordance with the Secretary of Interior's Standards for Rehabilitation.

~~(C)~~(D) *Building Massing.* No building or structure shall exceed the following limits:
(I) Mane Street Fronting Dimension: 70'-0", maximum.
(II) Building Area (Total): ~~7,000~~3,500 SF, maximum.

~~(D)~~(E) *Building Orientation.* Primary structures shall be oriented toward Mane Street and provide a minimum of one (1) building entry per primary façade. New primary structures shall be located at the build-to-line as established in Section 82.06.060(d)(10)(C). Accessory structures shall be located to the rear of the parcel. Structures on parcels not abutting Mane Street, ordinary setbacks requirements apply.

~~(E)~~(F) *Building Separation Distance.* Parcels with multiple structures fronting Mane Street shall comply with the minimum distance requirements in ***Table 82-21D*** *and* ***Figure 82-7***.

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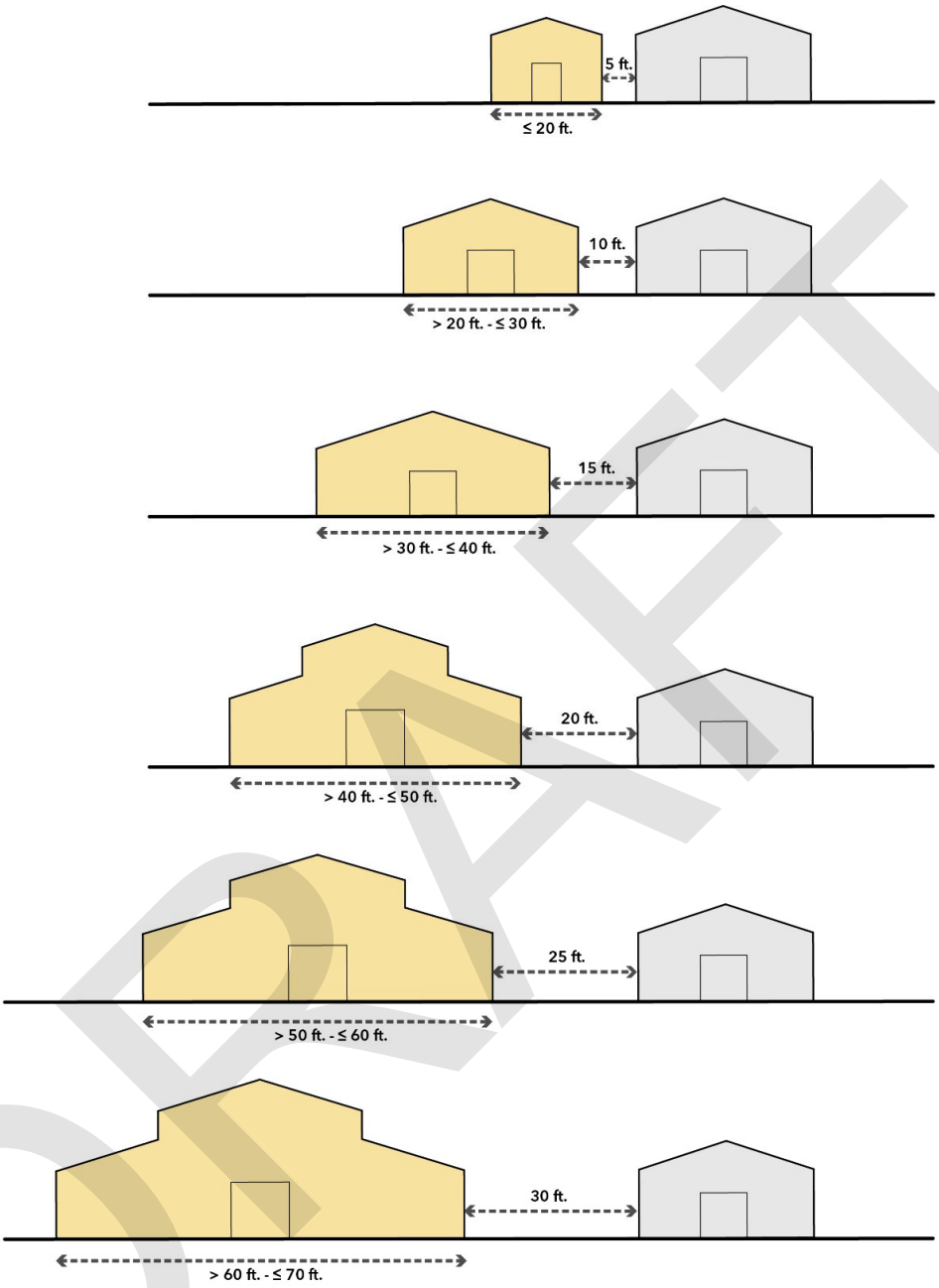
Figure 82-7 Building Separation Distances along Mane Street



~~(F)~~(G) *Building Forms and Materials.*

(I) *Building Form.* The Pioneertown Mane Street Historic District National Register document recognizes three Predominant Building Subtypes, as shown in **Figure 82-8.** New buildings shall use one of the following building form typologies:

a. Barn subtype preponderance of monitor roofs, loft doors (implied or actual) topped by extended beam for hay hook at upper levels, flanking bays at either side elevation, gooseneck lights, centered and double barn doors of vertical wood members and diagonal crossmembers.

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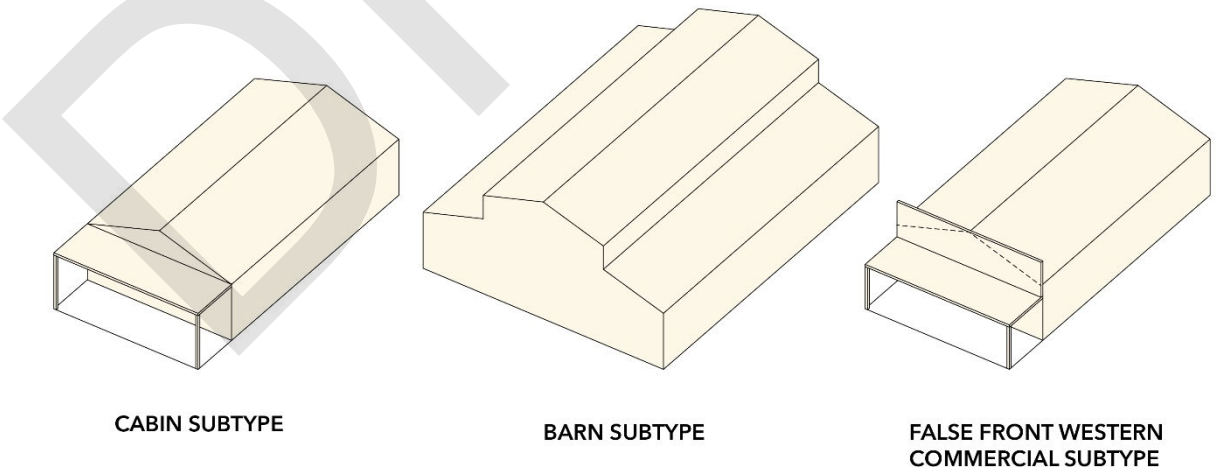
b. Cabin subtype preponderance of rusticated wood train ties set in mortar, split log work, corrugated metal roofed porches supported by wood posts with continuous lintels.
c. False front western commercial subtype preponderance of shed or gabled roofs with gable end facing Mane Street but baffled by parapet; parapets of flat, arched, stepped, or triangular variations; parapets are flat front or wrap around (boxed); off-center entries with transom windows.

(II) *Building Cladding Material(s).* Building exterior cladding may vary by elevation, with front façades differing from side and rear façades. Materials should generally be simple, unornamented, and consistent across each elevation, though wood cladding at gable ends may differ from other materials on the same elevation. Materials not listed are prohibited. New buildings may include the following finishes:

a. Wood siding (purposely aged and stained; board and batten; simple board; or shiplap).
b. Railroad ties, set in mortar, extended tailing at building corners.
c. Adobe brick cladding with Portland cement or earthen mortar.
d. Stucco (limited use on front elevations; where present hand-troweled, textured or implying adobe-like blockwork is encouraged).
e. Corrugated metal (side and rear elevations only).
f. Notwithstanding above, all new exterior cladding shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and when in effect, the 2025 California Wildland-urban Interface (WUI) Code including any future amendments or supplements thereto.

Figure 82-8 Acceptable Building Forms for New Structures



~~(G)~~(H) *Roof Forms and Materials.*

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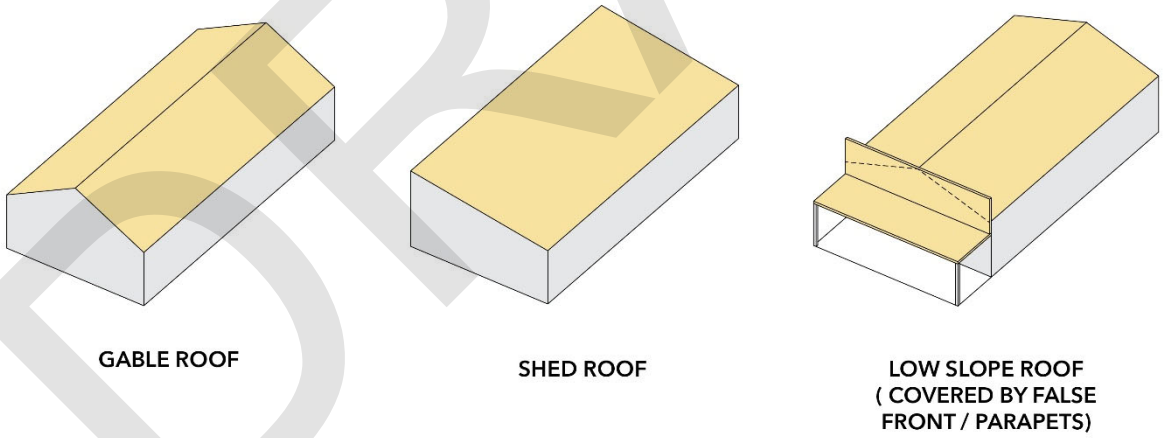
(I) *Roof Form.* New buildings shall utilize one of the following roof forms in keeping with the predominant roof types found in the historic district, and as shown in **Figure 86-9**:
a. Gabled.
b. Shed.
c. Low-slope (where concealed by false-fronts or parapets).

(II) *Roof Detailing.* Roofs shall include exposed wood rafter tails, extended wood beams beneath the roofline, and wood fascia. If provided, chimneys shall be metal pipe.

(III) *Building Roof Materials.* Roofs shall be constructed of the following materials:
a. Wood shake.
b. Galvanized or tin corrugated metal.
c. Asphalt shingle.
d. Asphalt roll roofing.
e. Exception(s) include: Roof material is unrestricted in conditions where the roof surface is concealed by parapets or false fronts.
f. Notwithstanding above, all new roofs shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and when in effect, the 2025 California Wildland-urban Interface (WUI) Code including any future amendments or supplements thereto.

Figure 82-9 Roof Forms



~~(H)~~(I) *Windows.*

(I) *Window Design.* Windows shall reflect the characteristics of the historic Western theme of Mane Street. These characteristics are identified below:
a. Windows shall be single-light fixed or double-hung multi-light (divided) configurations, in varying sizes and proportions, used individually or in pairs.
b. Windows shall include wood sills and narrow wood surrounds.
c. Large, multi-light windows reflecting 1940s-era proportions are

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encouraged.

d. Windows shall generally be narrow and vertically oriented.

(II) *Window materials.* Windows shall be constructed of the following materials:

a. Wood (painted or unpainted).
b. Steel.
c. Vinyl windows are discouraged and shall only be permitted on rear elevations not visible from the public right-of-way.
d. Materials not listed are not permitted.
e. Notwithstanding above, all new windows shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and when in effect, the 2025 California Wildland-Urban Interface (WUI) Code including any future amendments or supplements thereto.

~~(I)~~(J) *Porches, Decks, and Railings.*

(I) *Porch Features.*

a. Porches may be partial-width, full-width, or wrap (quarter-turn) configurations.
b. Porch roofs may be flat, pent, or extended shed forms.
c. Porches shall be supported by wood posts, which may include block or keystone capitals or knee brackets at the capital; metal pipe columns may be permitted as an alternative support.
d. Ornamental detailing, such as turned spindle bracketing and matchstick balustrades at porch roofs or deck railings, is encouraged. Extended wood lintels beneath porch roofs are also permitted.

(II) *Porch and Deck Materials.* Porches and decks shall be constructed of stained or aged wood boards or stained concrete and shall be accessed by steps of similar materials. Raised wood decks may be used and are encouraged to screen or conceal (any) exposed concrete foundations. Notwithstanding this section, all new porches and decks shall meet the requirements for fire safety as regulated by Chapter 7A of the 2022 California Building Code and when in effect, the 2025 California Wildland-Urban Interface (WUI) Code including any future amendments or supplements thereto.

(III) *Railing Materials.* Railings, handrails, and guardrails shall be constructed of the following materials:

a. Wood (unpainted).
b. Steel pipe, painted.

~~(J)~~(K) *Walls and Fences.*

(I) *Historic Wall and Fence Elements.* The Mane Street National Historic Register documentation lists post and rail or board fences of simple but varying designs of stained, aged, or rusticated wood; wood picket

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fences; and wood pole fences with metal pipe column railing; and utility pole gateways at property entries, or lined upon the ground as barriers and edging. **Figure 82-10** illustrates examples of fences that are appropriate in the project area.

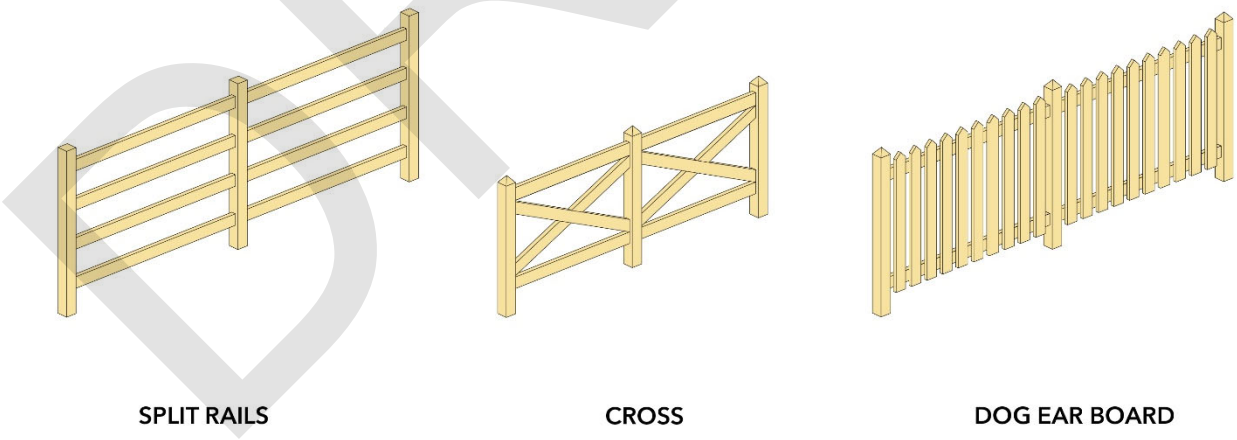
(II) *Regulations.* Regulations in Chapter 83.06 (Fences, Hedges, And Walls) and height limits for "all other land use zoning districts" shall apply with the following exceptions:

a. Walls within the trail easement areas and frontage zone are not permitted, except as allowed elsewhere in Section 82.06.060(d).
b. Wood posts, fences and barrels may be utilized to define a vehicle boundary and allowing passage of pedestrians, when installed perpendicular to the Mane Street at the ends of the Pedestrian-and-Equestrian only Mane Street segment (See Section 82.06.060(d)(~~11~~12)).

(III) *Materials.* Notwithstanding the provisions in Chapter 83.06 (Fences, Hedges, And Walls), the following materials shall be used:

a. Any perimeter walls shall be constructed of Adobe brick.
b. Perimeter fences shall be post and rail or board fences of simple but varying designs of stained, aged, or rusticated (unpainted) wood; wood picket fences; and wood pole fences with metal pipe column railing.
c. Notwithstanding this section, all new walls and fences shall meet the requirements for fire safety as regulated by the 2025 California Wildland-Urban Interface (WUI) Code including any future amendments or supplements thereto.

Figure 82-10 Fence Diagrams



~~(13)~~(14) *Site Landscaping Standards.*

(A) *Historic Landscape Elements.* The landscape elements described in the Mane Street National Historic Register documentation should be preserved, and include:

(I) Utility pole gateways at property entries, or lined upon the ground as

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barriers and edging.

(II) Irregular course boulder landscape elements, including as planters.

(III) Horse themed elements such hitching posts of metal pipe column, wood post or pole; original watering trough; and corral.

(IV) Western themed objects such as faux tank houses, barrels, wagons, windmills, and carts.

(V) Mature Joshua trees, cottonwood trees, opuntia cactus succulent specimens and other native specimens.

(B) *Required Amenities.* Required amenities for development projects along Mane Street include:

(I) Two hitching posts at least 3 feet apart. Minimum height of the top rail shall be 42 inches.

(C) *Landscaping Requirements.* Landscaping regulations in Chapter 83.10 (Landscaping Standards) shall apply, except as modified in this section.

(I) *Landscaped Area.* Landscaping in setback areas shall be limited to the areas that fall outside the trail easement areas and frontage zone. The total amount of landscaping on the lot shall comply with the maximum percentage requirements in ***Table 82-21D***.

(II) *Parking Area.* No landscaping is required where parking area paving is not required. Parking shall be provided in compliance with § 83.11.080 (Landscape Requirements for Parking Areas).

(III) *Remaining Lot Area.* All remaining lot area shall remain undisturbed and natural.

(D) *Landscaping Standards.* Regulations in § 83.10.080(c) (Desert Region) shall apply, except as modified in this section.

(I) *Drought Tolerant Materials.* Landscaped areas shall use xeriscape landscaping techniques, which combine drought tolerant plants and hardscape materials or remain undisturbed and natural.

(II) *Plant Materials.* Plant materials shall be plants native to the Morongo Basin. Turf is prohibited.

(E) *Water Efficiency.* Landscaped areas shall comply with the State Model Water Efficient Landscape Ordinance (MWELO), as adopted by reference in Title 6 of the County Code.

(F) *Plant Protection.* Joshua trees (Yucca brevifolia spp. brevifolia) receive state-level protection and shall be addressed in compliance with state law and Chapter 88.01 (Plant Protection and Management), as applicable. In addition, the following provisions shall apply:

(I) Joshua trees are a historic element in the project area. In no case

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shall a Joshua tree within 50 feet of the Mane Street Centerline be removed.

(II) If any Joshua trees (Yucca brevifolia) exist on-site and are proposed to be relocated in accordance with state law or Chapter 88.01 (Plant Protection and Management), they shall be relocated on-site in the landscaped areas; unless, in writing, the Director specifically allows another option in accordance with Section 88.01.050 (f)(3).

(III) If any local, State, and/or Federally protected plant material is found on-site, removal and/or protection shall comply with Chapter 88.01 (Plant Protection and Management).

(IV) Any existing native desert plant material shall be addressed in compliance with Chapter 88.01 (Plant Protection and Management).

~~(14)~~(15) *Sign Regulations.*

(A) *Signage Requirements.* Sign regulations in Chapter 83.13 (Sign Regulations) shall apply, except as modified in this section.

(B) *On-Site Signs.* ***Table 82-21E*** indicates the types of signs allowed in the SD-MSHD Land Use Zoning District and the standards applicable to those signs.

(C) *Signage Materials and Design.* Signage shall be constructed of the following materials:

(I) Wood, dimensional (painted).

(II) Neon.

(III) Internally illuminated plastic box signs may be utilized when required to replace existing historic signage of the same construction.

(IV) Rusticated wood signage with hand-painted western lettering and hand painted signage in western styled serif font is strongly encouraged.

(V) Signage not visible from Mane Street may be constructed of the following additional materials:

a. Simple mid-century era pole signs with metal or internally illuminated plastic sign boxes, and basic graphics.
b. Painted metal.

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Table 82-21E			
On-Site Signs in SD-MSHD Land Use Zoning District			
Sign Type	***Individual Business/Structure Not a Part of a Complex***	***Multi-Tenant Complex***	***Occupant within a Multi-Tenant Complex***
Freestanding			
Pole or Pylon	Sign not allowed	Sign not allowed	Sign not allowed
Monument	4 ft. maximum height 24 sq. ft. maximum area	4 ft. maximum height 24 sq. ft. maximum area	Sign not allowed
Sandwich Boards	1 per business: 30 inch maximum height 4 sq. ft maximum area Allowed in the frontage zone/setback area during business hours only	1 per tenant business: 30 inch maximum height 4 sq. ft maximum area Allowed in the frontage zone/setback area during business hours only	1 per tenant business: 30 inch maximum height 4 sq. ft maximum area Allowed in the frontage zone/setback area during business hours only
Attached			
Projecting (Blade)	16 ft. maximum height (below parapet line) 6 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare	Sign not allowed	12 ft. maximum height (below parapet line) 4 sq. ft. maximum area 8 ft. minimum clearance from underlying walkway or thoroughfare
Roof	Sign not allowed	Sign not allowed	Sign not allowed
Wall	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area	1:2 (bldg. frontage to sign area ratio) 50 sq. ft. maximum area
Total area sq. ft.	150	100	50
Total number	1 Freestanding 2 Attached per frontage	1 per frontage	1
Notes:			
(1) No monument signs shall be permitted within the trail easements or frontage zones.			

~~(15)~~(16) *Parking and Loading Regulations.*

(A) *Parking Requirements.* Regulations in Chapter 83.11 (Parking and Loading Standards) shall apply, except as modified in this section.

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(B) *Parking Location.* Parking shall be located behind structures, away from the Mane Street Trail Easement. Parking lots visible from Pioneertown Road shall be screened with site walls and vegetation.

(C) *Driveway Locations*. Driveways providing vehicular ingress and egress shall not be located along the Mane Street frontage of any parcel. This standard does not prohibit vehicular access to Mane Street for property maintenance or operational purposes.

(D) *Parking Lot Paving.* Parking lots shall remain unpaved, except where paving is required to meet applicable accessibility standards.

(E) *Parking Lot Landscaping.* Landscaping is not required in the parking areas.

(F) *Shared Parking Provisions*. As permitted by § 83.11.050 (Adjustments to Parking Requirements), where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a music venue and a coffee shop), a reduction in the required number of parking spaces may be approved with a Site Plan Permit. Only legally established parking spaces are eligible for any shared parking agreements. Such a shared parking agreement must be a legally binding instrument, approved by the County Counsel, signed by all parties, and recorded with the County Recorder. The shared parking agreement must stipulate that the agreement remains valid upon change of ownership.

(G) *Off-site Shared Parking Provisions*. In addition to the provisions in § 83.11.050 (Adjustments to Parking Requirements), a property owner may (with a Site Plan Permit) provide the required parking in an off-site location within 500 feet of the parcel with a shared parking agreement with the other property owner (if different). Only legally established parking spaces are eligible for any off-site shared parking agreements. A shared parking agreement must be a legally binding instrument, approved by the County Counsel, signed by all parties, and recorded with the County Recorder. The shared parking agreement must stipulate that the agreement remains valid upon change of ownership.

(H) *District Parking.* The off-site shared parking agreement may be expanded to cover the entire SD-MSHD Land Use Zoning District if all the property owners agree and execute a district-wide agreement.

§ 82.06.070 Adopted Planned Development Applications.

Whenever a Planned Development application is processed and adopted by the Board of Supervisors, a General Plan Amendment will be processed and adopted concurrently. The General Plan Amendment will indicate that there has been some type of change to the development standards or allowed uses within the area included within the boundaries of the Planned Development application. This General Plan Amendment will be annotated on the Land Use Zoning District Maps as a suffix to the Special Development Zoning District. The suffix will include the letters “PD” and the

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year of adoption and the sequence number of the specific Planned Development application that had been approved for that specific year [e.g. (PD-2006-01)].

(Ord. 4011, passed - -2007)

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Division 10	
Chapter 810.01: Definitions ***(addition and changes in red)***	
Section	**Definition**
§ 810.01.050 Definitions, C.	(aaaa) ***CRAFT MANUFACTURING.*** (See Land Use Tables.) An establishment where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair, and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. These establishments contain uses that are not obnoxious or offensive because of emission of odor, smoke, gas noise or hazard, or other similar causes, and are often, but not always, indoors. Typical small-scale production establishments include but are not limited to the making of food products, non-alcoholic beverages, prints, photography, leather products, jewelry and clothing/apparel, blacksmithing and metal work, sculpture, furniture, glass, ceramic or paper, together with accessory uses such as training or educational programs.
§ 810.01.080 Definitions, F.	(g) ***FARMERS' MARKET, CERTIFIED.*** A marketplace, either indoors or outdoors, that has been issued a direct marketing certificate by the County Agricultural Commissioner indicating that the marketplace is a certified farmers' market and is held on a weekly or regular basis.
§ 810.01.170 Definitions, O.	(q) ***OUTDOOR DINING, ACCESSORY.*** (See Land Use Tables.) An outdoor area associated with a restaurant/café/coffee shop or other eating establishment, including take-out uses, where food or beverages are served on private property and which is not fully enclosed by a roof and walls on all sides. Amplified music, live music, performances or events (see Sports or Entertainment Assembly) are not permitted in Outdoor Dining Areas except as an approved Temporary Use.
§ 810.01.180 Definitions, P.	(aa) ***PET FARM.*** (See Land Use Tables.) A facility in which livestock, farm animals, and other animals are kept for public exhibition, viewing and contact, regardless of compensation, and which may include related accessory uses and activities (e.g., picnic areas, recreational activities, etc.). A **PET FARM** shall not include retail pet stores and kennels, horse races, and activities such as State and County fairs, livestock shows, rodeos, field trials, and horsing events.
§ 810.01.180 Definitions, P.	(nnn) ***PUBLIC FACILITIES.*** A~~ny~~ civic or service oriented facility available to the general public such as schools, fire protection, water and sewering, rapid or mass transit routes, public golf courses, libraries, public health centers, public restrooms, etc.

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268 W. Hospitality Ln., #300, San Bernardino, CA 92415 | Phone: 909.884.4056
www.SBCounty.gov

March 01, 2022

Land Use Services Department

Code Enforcement

Case Summary Report

Case Number: CCS-2022-7786
APN: 0594391320000
Situs Address: 57300 PIONEERTOWN
Location: PIONEERTOWN 57300 PIONEERTOWN
Latitude/Longitude: 34.16/-116.49
Open Date: 3/1/2022 9:36:00AM

Property Owner: SAIL ON SAILOR II LLC

Mail Address: [redacted]

Violation Group	Title	Description	Violation Date	Comply Date	Resolved Date	Corrective Action
Sounds & Vibrations	SBCC 83.01.080	Noise	5/2/26	6/6/2026		The sound limits for your parcel are as followed 7am to 10pm 55 d B(A) and 10pm to 7am to 10 pm 45 dB(A). Reduce all outdoor noise to the allow limits.
Sounds & Vibrations	24.0705	Disturbing, Excessive or Offensive Noise	5/2/26	6/6/2026		Reduce sound levels so they are no longer disturbing, excessive, or offensive.

Loggedin	ActionBy	ActionType	Description	Completion Date	Assigned To
03/01/2022	Cheyenne.Luna	Complaint Received			141981
Email Complaint. [redacted] states "This is the second time I'm making this complaint. The new ownership for the business at 53688 Pioneertown Road, Pioneertown, CA 92268, Pappy and Harriot's Pioneertown Palace are allowing outside concerts to be much louder then they are allowed by the venues Conditional Use Permit. On behalf of many Pioneertown residents that can't even watch TV in their own homes because the music is so loud I have had two noise study reports done in the last few months. The second report, done last week, is slightly better then the one done Oct. 31 2021, but is still far beyond the sound level that is allowed by the venues Conditional Use Permit. Pioneertown was a quiet place to retire and now with an abundance of noises coming from Pappy and Harriot's, Air BnB's, and event at the Pioneertown Motel, it feels like I'm living in a college party town. On behalf of the residents of Pioneertown, I beseech San Bernardino County to help maintain the peaceful environment that drew so many of us here and is now being destroyed by people and businesses that are breaking the law with no regard to the long time residents of this small community in unincorporated San Bernardino County. We know that it does not need to be this loud. Under the previous ownership we never heard the sound inside our homes." CLuna					
03/23/2022	Melissa.Malcom	Notes	POSTING		146640
Left door hanger for call.					
03/23/2022	Melissa.Malcom	Initial Inspection			146630
03/24/2022	Melissa.Malcom	Notes	PROPERTY OWNER CONTACT		146639
Spoke to JB Moresco. He said he doesn't disagree that the decibel levels went a little high. Told JB to monitor decibel levels during events. I told him that I would send a notice letting him know what that level is. Next action is to send NOV.					
03/24/2022	Melissa.Malcom	Administrative			147600
03/24/2022	Melissa.Malcom	Administrative			147606

03/24/2022	Melissa.Malcom	Notice of Violation	NOTICE OF VIOLATION	146772

CUP is on file with paperwork submitted by complainant under Concert Venue Report. Property owner is in violation of Conditions of Approval #16 and SBCC 83.01.080 (c) (1). NOV sent manually because codes are not in CV360. Case will be closed pending any other complaints.

03/29/2022	Andy.Florimon	Notes	COMPLAINANT CONTACT	147309

03/29/2022: Received complaint via Code Enforcement inbox. Copy of email saved to case.

03/29/2022	Melissa.Flores	Mailing - Sent/Returned Docum	MAILING: NOTICE OF VIOALTION	147250

03/29/2021: Notice of violation mailed certified to the mailing address on file article 7021 2720 0000 32313 0036. MFlores

03/31/2022	Melissa.Malcom	Notes	CONTACT WITH PROPERTY OWNER	147748

Received email from property owner asking to clarify if 60 decibels or 65 decibels are his Conditions of Approval. Sent email to property owner. Placed as document in case file.

05/16/2022	Andy.Florimon	Notes	COMPLAINANT CONTACT	157424

05/16/2022: COMPLAINANT submitted email to Code Enforcement inbox. Copy of complaint with attachments saved to case.

05/27/2022	Melissa.Malcom	Administrative	COMPLAINANT CONTACT	160938

I received a call from a complainant about loud music from Pappy and Harriet's that took place on 5/15/2022 at 11:30 pm. The complainant admitted that [redacted] was not sure the noise was coming from Pappy and Harriet's since there is usually a lot of clapping associated with the event, which [redacted] did not hear. [redacted] said the noise may have come from an air bnb, instead. I told the complainant that I would be conducting an investigation about the loud noise at Pappy and Harriet's today. The complainant volunteered to take notes of the days and times of the loud events. I told [redacted] that I appreciated [redacted] attention to the issue, but in no way does Code Enforcement expect [redacted] to spend time documenting the noise issues at Pappy and Harriet's. The complainant said that there is an "International Film Fest" set to take place at Pappy and Harriet's over the holiday weekend.

05/27/2022	Melissa.Malcom	Re-inspection	FIELD INVESTIGATION	160939

Field investigation conducted. I met with JB Moresco at the property. He explained how there is a corridor on the property that is a cause of the most sound coming from his property. He believes a certain person is the complainant and that the person resides outside the sphere of sound coming from his musical events. I told him that we have received reports from property owners that are not directly in the corridor of sound from these musical events. JB said the person he believes is the complainant is influencing neighbors. I told JB that our Division received a complaint about loud music on 5/15/2022 at 11:30 pm. JB said that there was an event that day, but it ended at 9:30 pm. JB said and I verified that the "International Film Fest" is taking place on a different property.

06/28/2022	Cheyenne.Luna	Notes	COMPLAINANT CONTACT	167145

06/28/2022 Received Complaint via SBC Reporter App violation ID SBCPT-2022-01-001664 followed by complainants contact information and summary of violation. Complainant #3 states "NOISE. LIVE MUSIC UNTIL 12:30AM" CLuna

07/08/2022	Melissa.Malcom	Administrative	PROPERTY OWNER CONTACT	169472

Spoke with JB Moresco. He said that he closes at 10:30 pm and stops the music around 10:00 pm. He believes the music is coming from the STR in the area. Tried to call complainant for more information but the number turned out to be a 411 search. Emailed JB the Conditions of Approval for Pappy and Harriet's. This case will be closed pending additional complaint.

09/09/2022	Melissa.Flores	Email Received/Sent	COMPLAINT RECEIVED VIA EMAIL:	185456

09/06/2022: "Hello, I'm writing to you regarding the continuous violation of the conditional use permit which allows Pappy & Harriet's Pioneertown Palace 53688 Pioneertown Road, Pioneertown, CA 92268 to have outdoor concerts. Since the new ownership took over Pappy and Harriet's the outdoor concerts have been much louder and our homes shake with the pounding bass. A group of us have been paying to have professional sound level tests done. Every test has shown that the venue has been continuously violating the requirements under the conditional use permit. We have filed several complaints with code enforcement with no change. This leads us to believe that San Bernardino County Code Enforcement has no concern for unincorporated county residents. Attached are all the sound tests that we have had professionally done as well as the pages from the conditional use permit which outlines their sound level requirements. If you don't believe the reports that we have had professionally done, please have your own tests done. There are four outdoor concerts in the next few weeks, September 14, October 8, October 20 and October 21. We don't desire to see Panny and Harriet's close or even stop outdoor concerts. We simply want them to comply with the requirements of the conditional use permit. If that can't be achieved then the venue's conditional use permit needs to be revoked. Thank you" Readings saved to Docs as PDFs. MFlores

01/03/2023	Michelle.Sinner	Assign	Michelle Sinner	213270

01/03/2023	Michelle.Sinner	Case Review	REVIEW	213308

01/03/2023: Case to be inspected at night when activities are occurring. No new complaint has made in over 3 months of noise levels. Comply by set to 01/03/2023. MSinner

01/24/2023	Deandre.Reynolds	Assign	DeAndre Reynolds	218417

04/03/2023	Andy.Florimon	Complaint Received	COMPLAINANT CONTACT VIA EMAIL	235088

04/03/2023: COMPLAINT received from Complainant 2 to Code Enforcement inbox regarding noise disturbance on 03/30/2023. Copy of complaint saved to open case. PIMS had different record on file for PO effective November 2022. Mailing address information updated in open case.

04/10/2023	Melissa.Crowell	Assign		Melissa Crowell	236955
04/13/2023	Julie.Reyes	Email Received/Sent			237898
04/13/2023:Received via Code Enforcement inbox. Information reads: We reached out about this a year ago and were told it was ongoing. Is there a point where there is an actual resolution? We can't understand why they refuse to use a noise meter and adhere to it?					
04/23/2023	curtis.stone	Case Review	REVEIW BY CHIEF		240707
Latest complaint forwarded to Cheif Nunez for review.					
10/04/2023	Melissa.Crowell	Notes/Comments	WAITING DIRECTIVE		279396
Still waiting for directive from the Chief on this case. M. Crowell					
10/05/2023	Natalie.Barajas	Complaint Received	Complainant 2 Contact		279772
Complainant States "Wednesday night and we can hear music from Pappys - how long can it take to enforce a simple noise procedure? Its been over a year and a half. We will go back to Dawn Rowe's office shortly - its really unacceptable."					
10/12/2023	Natalie.Barajas	Complaint Received	Complainant 2 Contact		280971
Complainant States "Once again tonight it is beyond loud. It's a total joke."					
10/16/2023	curtis.stone	Re-inspection			302793
Notes from Officer Padilla's inspection: FIELD INVESTIGATION: 10/13/2023 7:48 PM: Field investigation conducted from the public right away. As I arrived to the property, I stepped out of my vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 45 decibels when no cars were driving by. There was no live music this evening in the back patio and there were also no signs saying “Event Parking.” LPadilla					
10/16/2023	curtis.stone	Re-inspection			302794
Officer Padilla Inspection Notes from 10/13/2023. FIELD INVESTIGATION: 10/13/2023 8:43 PM: Field investigation conducted from the public right away. As I arrived at the property, I stepped out of my vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 45 decibels when no cars were driving by. This was the second time I was at this property and there was still no live music this evening in the back patio area. LPadilla					
10/16/2023	curtis.stone	Re-inspection			303325
Inspection notes Officer Padilla, FIELD INVESTIGATION: 10/13/2023 9:54 PM: Field investigation conducted from the public right away. As I arrived at the property, I stepped out of my vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 45-50 decibels when no cars were driving by. This was the third time I was at this property and there was still no live music this evening in the back patio area. LPadilla					
10/30/2023	curtis.stone	Re-inspection			303328
See Officer Padilla Inspection notes. FIELD INVESTIGATION: 10/27/2023 9:08 PM: Field investigation conducted from the public right away. As I arrived at the property, I stepped out of my vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video while conducting the measurements. I was directly in front of the venue about 30 feet away from the entrance. The sound level meter averaged about 42-45 decibels when no cars were driving by. I could not hear any music at all coming from the property, just the voices of the patrons inside the property. LPadilla					
11/17/2023	curtis.stone	Assign		Aaron Ehlenfeldt	289606

01/16/2024	Aaron.Ehlenfeldt	Case Review	RESEARCH	301232

30 day extension. Meeting with supervisor C. Stone on next step of Enforcment. A.Ehlenfeldt.

01/23/2024	Vanessa.Gonzalez	Complaint Received	COMPLAINANT CONTACT	302856

01/22/2024: Received Complaint via SBC Reporter App violation ID SBCPT-2024-01-002904 Complainant states, " It's 10:45 Pm on a Monday night and Pappy and Harriet's in Pioneertown still has loud music playing."

01/23/2024	Aaron.Ehlenfeldt	Case Research	RESEARCH	303030

A list of upcoming concerts is up and coming based on the social media page, the concert dates and times have been uploaded as a PDF, the dates and times are as followed; 01/24/2024 time 2000 hours, 01/26/2024 time 2130 hours, 01/27/2024 time 2130 hours, 01/28/2024 time 1930 hours. The ates and times are being uploaded for further Enforcment for sound violations. Screenshots uploaded. A.Ehlenfeldt.

04/08/2024	Vanessa.Gonzalez	Complaint Received	COMPLAINANT CONTACT	320086

04/05/2024: Received Complaint via Code Enforcement inbox. Complainant states, "2 years on from our initial complaint that we can still hear Pappys from 1.5 miles away - even when its snowing." This has been saved to the case documents and emailed to CEO.

04/08/2024	Aaron.Ehlenfeldt	Case Research	RESEARCH	320173

A search through the pappyandharriets.com website list several upcoming shows, the Calander for the upcoming shows was printed out and added to the case for sound measurements to be conducted by the rapid response team. A.Ehlenfeldt.

04/08/2024	Aaron.Ehlenfeldt	Case Research	RESEARCH	320183

A search through Permits Plus reflects a Conductional use Permit: The APNs were combined on 07/27/2018 and the CUP is under APN 059439117.

The CUP states the following:

"REVISION TO AN APPROVED ACTION (P201100099) TO ESTABLISH THE USE OF A MAXIMUM OF 40 OUTDOOR CONCERTS A YEAR ON AN EXTISTING RESTAURANT (WHICH CURRENTLY HOLDS INDOOR CONCERTS) LOCATED ON A 1.3-ACRE PARCEL IN PIONEERTOWN WITHIN THE SPECIAL DEVELOPMENT/RESIDENTIAL (SD/RES) LAND USE ZONING DISTRICT; 3RD SUPERVISORIAL DISTRICT; APN: 0594-391-28; P201700613".

Additionally, in reference to the indoor stage, the was added on a revision to permit P201100099, the revision recognizes the existing patio, outside bar, and stage on 1.3 acres. The hours of operations are not to exceed past 2am and all patrols shall be off the property by 2:30am. CUPs uploaded to case file.
A.Ehlenfeldt

04/08/2024	Aaron.Ehlenfeldt	Email Received/Sent	EMAIL	320203

Email sent to Supervisor C. Stone for review on next step of enforcement. Property date set out 14 days. A.Ehlenfeldt.

07/16/2024	Aaron.Ehlenfeldt	Notes/Comments	NOTES	340341

Per supervisor C. Stone, the case it's to remain open and the priority date is set out 30 days in the case as second complaint is received. A.Ehlenfeldt

08/05/2024	Sarah.Hamilton	Complaint Received	COMPLAINANT CONTACT	345444

08/02/2024: Received Complaint via SBC Reporter App violation ID SBCPT-2024-01-001574 Complainant states, "Poured concrete parking spots and curb in front. Concrete poured in outdoor stage area with raised dais and metal fencing installed."

08/30/2024	Mikaela.Kaufman	Phone Call	[redacted]CONTACT	351922

[redacted] called to make a complaint on [redacted] property against the tenant who has done unpermitted work on the property. [redacted] claims they have poured a concrete landing in the back stage area with steps, added propane lines, on demand water heaters and put risers on the septic as well as new septic lines. [redacted] it falls on the PO to take care of the violations. [redacted]. Call was transferred to A.Ehlenfeldt.

08/30/2024	Aaron.Ehlenfeldt	Phone Call	PHONE CALL	351929

The property owner of the land stated she is having issues the owner of the Pappy and Harriet's who are her tenants, [redacted] who would be responsible for any violations on her parcel, she stated there is a lawsuit with the business owners and investors and anted to gather information as she believes there are code violations on the parcel [redacted] A.Ehlenfeldt

09/30/2024	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	357732

09/28/2024: Received Complaint via SBC Reporter App violation ID SBCPT-2024-01-002124 Complainant states, "NOISE- This is yet another noise complaint about Pappy and Harriet's. Deafening noise that I could hear in my house [redacted] past 8:00 on September 8, 2024. Also please send me a copy of the County's Noise ordinance." Blue box update sent to CEO and CES via email.

10/01/2024	Aaron.Ehlenfeldt	Phone Call	PHONE CALL	357932

I called the complaining party back, there was no answer. I left a voice message with my contact information requesting call back. A.Ehlenfeldt.

10/01/2024	Aaron.Ehlenfeldt	Notes/Comments	NOTES	357938

Priority date set to 10/10/2024, a check will be conducted by the nighttime officer on the next concert date found on Pappy and Harriet website.

10/01/2024	Aaron.Ehlenfeldt	Phone Call	NOTES	358034

The complainant party called me back and stated the Nosie from pappy and Harriet's is too loud and [redacted] can hear it from his house and states it's over the decibel levels allowed under the code. I advised [redacted] that we actively working on the case, and we will be investigating the noise complaints. The complaining party was provided the link to request a public records website link request in an email. A.Ehlenfeldt.

10/01/2024	Aaron.Ehlenfeldt	Case Research	NOTES	358111

A check on Pappy and Harriets website, shows a list of all concerts scheduled through the rest of the year 2024 and into the year 2025. As of 10/01/2024, there are a total of 114 concerts schedules between 04/01/2024 through 12/31/2024. There were more concerts prior to 04/01/2024, but these were not records as the investigation was still on going. website screen shots uploaded. A.Ehlenfeldt

10/01/2024	Aaron.Ehlenfeldt	Case Research	CONDITIONAL USE PERMIT	358113

The conditional use permit (CUP) states that only 40 concerts are to be held per Calander year, and the business must sese operations by 0200 hours, Additionally the CUP states under #22 that all noise levels shall be maintained at or below county standards, development code section 83.01.01.080. CUP uploaded. A.Ehlenfeldt.

10/08/2024	curtis.stone	Re-inspection		359701

Inspection conducted by Officer Meza. Inspection Notes FIELD INVESTIGATION:

10/04/2024 6:15 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street. I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 62 decibels. I walked down the roadway to conduct another reading and that one averaged about 52 decibels. The live music had not started yet, and patrons were still in line at the front door. JPerez

10/04/2024 9:41 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly in front of the venue. I stepped out of the vehicle and began conducting noise level measurements using the calibrated sound level meter. I also took a video recording while conducting the measurements. While directly in front of the venue, I walked as close to the music as possible while still being on the public roadway. The sound level meter averaged about 60-70 decibels as shown in the recording. I walked across the street and further down the road to get the noise level measurements which averaged 63 decibels. I walked West on Pioneertown towards the back patio and could not hear any music. The music from the venue was not excessively loud, but it seemed to be louder behind the main entrance on Curtis Rd. JPerez

10/11/2024	JoseAnthony.Perez	Re-inspection	FIELD INVESTIGATION:	360399

FIELD INVESTIGATION:

10/05/2024 6:21 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street. I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 62 decibels. I walked down the roadway to conduct another reading from the middle of the property and that one averaged about 58 decibels. I walked toward the back patio of the property to conduct a third measurement, that one averaged about 55 decibels. The live music had not started yet, and patrons were still in line at the front door. JPerez

10/05/2024 7:41 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly in front of the venue. I stepped out of the vehicle and began conducting noise level measurements using the calibrated sound level meter. I also took a video recording while conducting the measurements. While directly in front of the venue, I walked as close to the music as possible while still being on the public roadway. The sound level meter averaged about 66 decibels as shown in the recording. I walked across the street and further down the road to get the noise level measurements which averaged 72 decibels. I walked West on Pioneertown towards the back patio and conducted another measurement that averaged 70 decibels. The music from the venue was not excessively loud. JPerez

10/05/2024 9:45 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly in front of the venue. I stepped out of the vehicle and began conducting noise level measurements using the calibrated sound level meter. I also took a video recording while conducting the measurements. While directly in front of the venue, I walked as close to the music as possible while still being on the public roadway. The sound level meter averaged about 74 decibels as shown in the recording. I walked across the street and further down the road to get the noise level measurements which averaged 66 decibels. I walked West on Pioneertown towards the back patio and conducted another measurement that averaged 65 decibels. The music from the venue was not excessively loud. JPerez

10/28/2024	Scott.Hill	Re-inspection	COMPLAINT - NOISE	363902

FIELD INVESTIGATION:

0/04/2024 8:30 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street at the intersection of Curtis Rd and Pioneertown Rd approx. 20 feet south on Curtis Rd. At 8:35 PM I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. This initial reading was 52.2 decibels prior to the show starting and the doors had just opened. The music appeared to be coming from a pre-recorded device or a jukebox. At 9:30 PM is when the show was advertised to begin. I did not hear any change in music at that time and it did not appear the show had started. I waited until 9:45 PM and still did not hear any change in music. At 10:00 PM I walked west on Pioneertown Road and stood directly in front of the venue across the street, the live music had not started yet. I walked as close to the music as possible while still being on the public roadway. The music from the venue was not excessively loud, but it seemed to be louder behind the main entrance on Curtis Rd. After obtaining my readings I left at 10:20 PM since the venue was closing at 11:00 PM. Videos and picture saved to CV360. S. HILL

11/02/2024 JoseAnthony.Perez Re-inspection FIELD INVESTIGATION: 365273

FIELD INVESTIGATION:

11/01/2024 6:41 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street. I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 53 decibels. The live music had not started yet, and patrons were still in line at the front door. JPerez

11/01/2024 9:42 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly in front of the venue. I stepped out of the vehicle and began conducting noise level measurements using the calibrated sound level meter. I also took a video recording while conducting the measurements. While directly in front of the venue, I walked as close to the music as possible while still being on the public roadway. The sound level meter averaged about 62 decibels as shown in the recording. I walked across the street and further down the road to get the noise level measurements which averaged 48-52 decibels. The music from the venue was not excessively loud, however due to the desert environment playing a significant role, the music easily echoed down the road making it sound louder and easy to hear. JPerez

11/02/2024 JoseAnthony.Perez Re-inspection FIELD INVESTIGATION: 365281

FIELD INVESTIGATION:

11/02/2024 6:41 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street. I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 50 decibels. I walked down the roadway to conduct another reading from the middle of the property and that one averaged about 58 decibels. I walked toward the back patio of the property to conduct a third measurement, that one averaged about 55 decibels. The live music had not started yet, and patrons were still in line at the front door. JPerez

11/02/2024 9:31PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly in front of the venue. I stepped out of the vehicle and began conducting noise level measurements using the calibrated sound level meter. I also took a video recording while conducting the measurements. While directly in front of the venue, I walked as close to the music as possible while still being on the public roadway. The sound level meter averaged about 50 decibels as shown in the recording. I walked across the street and further down the road to get the noise level measurements which averaged 52 decibels. I walked West on Pioneertown towards the back patio and conducted another measurement that averaged 65 decibels. The music from the venue was not excessively loud. JPerez

11/08/2024 JoseAnthony.Perez Re-inspection FIELD INVESTIGATION: 366930

11/08/2024 6:54 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street. I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. While across the street, directly in front of the venue, the sound level meter read "UR" the entirety of the video. The live music had not started yet, and patrons were still in line at the front door. JPerez

11/08/2024 8:52 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly in front of the venue. I stepped out of the vehicle and began conducting noise level measurements using the calibrated sound level meter. I also took a video recording while conducting the measurements. While directly in front of the venue, I walked as close to the music as possible while still being on the public roadway. The sound level meter again read "UR"." JPerez

11/10/2024 JoseAnthony.Perez Re-inspection FIELD INVESTIGATION: 366968

11/09/2024 7:00 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street. I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 75 decibels. The live music had started and you could clearly hear it from the public right of way.
At 8:59 PM: I returned to the same and began conducting noise level measurements using the calibrated sound level meter. I also took a video recording while conducting the measurements. While directly in front of the venue, I walked as close to the music as possible while still being on the public roadway. The sound level meter averaged 75 decibels. Again, the music could be clearly heard from the public right of way. JPerez

11/13/2024	Aaron.Ehlenfeldt	Notes/Comments	NOTES	367456
Case set for supervisor review. A.Ehlenfeldt.				
11/13/2024	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	367494
11/13/2024: Received Complaint via SBC Reporter App violation ID SBCPT-2024-01-002434 Complainant states, "Unreasonable noise from Pappy and Harriets. [redacted] could hear music inside with windows shut and dishwasher runner!" Blue box update sent to CEO and CES via email.				
11/17/2024	JoseAnthony.Perez	Re-inspection	FIELD INVESTIGATION:	368293
11/15/2024 9:53 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street. I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 68-72 decibels. At 9:57 PM: I walked West and again began conducting noise level measurements using the calibrated sound level meter. I also took a video recording while conducting the measurements. While directly in front of the venue, I walked as close to the music as possible while still being on the public roadway. The sound level meter averaged 54-57 decibels.. JPerez				
11/17/2024	JoseAnthony.Perez	Re-inspection	FIELD INVESTIGATION:	368294
11/16/2024 6:22 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street. I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 80 decibels. The live music had started and you could clearly hear it from the public right of way. At 7:17PM: I returned to the same spot and began conducting noise level measurements using the calibrated sound level meter. I also took a video recording while conducting the measurements. While directly in front of the venue, I walked as close to the music as possible while still being on the public roadway. The sound level meter averaged 72-75 decibels. Again, the music could be clearly heard from the public right of way. While conducting mt sound measurements, I was approached by the General Manager of Pappy and Harriets (Dylann) she asked if there was anything I needed. I told her I was only there to gather measurements. She asked if she could compare her sound level meter to mine, I told her she was more than welcome to record while I was taking my readings. She informed me that the property had lowered their noise levels and that they had lowered the speaker quality to keep the noise within regulations. She also gave me her contact information should we have any further questions. Dylann (310)940-9169 JPerez				
11/24/2024	JoseAnthony.Perez	Re-inspection	FIELD INVESTIGATION:	369664
11/22/2024 9:43 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street. I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 56 decibels. JPerez				
11/24/2024	JoseAnthony.Perez	Re-inspection	FIELD INVESTIGATION:	369665
11/23/2024 9:31 PM: Field investigation conducted from the public right of way. As I arrived at the property, I parked directly across the street. I stepped out of the vehicle and began conducting noise level measurements using a calibrated sound level meter in decibels (dB). I also took a video recording while conducting the measurements. While across the street, directly in front of the venue, the sound level meter averaged about 58 decibels. the live music had started but it could not be heard outside. JPerez				
12/05/2024	Aaron.Ehlenfeldt	Notes/Comments	NOTES	372044
Case set for supervision review on the next step of enforcement. A.Ehlenfeldt.				
12/13/2024	curtis.stone	Case Review		374057

Review sound measurements for 11/15/2024, 11/16/2024, 11/22/2024 and 11/23/2024. These measurements was taken after Sound meter measuring controls set in correct positions as directed by Chris Real of DPS Technical Inc.
11/15/20245 @ 2157hrs no music at the location.
11/16/2024 @ 1823 hours measurement taken approximately 150 ft south of the location in a RL Zoned area. Sound measurement reading ranged from 75.4 dB(A) to 81.9 dB(A) Maximum decibels allowed is 55 dB(A).
11/16/2024 @ 1917 hours measurement taken approximately 150 ft south of the location in a RL Zoned area. Sound measurement reading ranged from 70.0 dB(A) to 75.6 dB(A) Maximum decibels allowed is 55 dB(A).
Both measurements exceed the maximum allowable of 55 decibels.
11/22/2024 2143 hours measurement taken approximately 150 ft south of the location in a RL Zoned area. Sound measurement reading ranged from 51.4 dB(A) to 53.7 dB(A) Maximum decibels allowed is 55 dB(A)
Sound measurement does not exceed the maximum allowable decibels of 55 dB(A).
11/23/2024 @2131 hours measurement taken approximately 150 ft south of the location in a RL Zoned area. Sound measurement reading ranged from 50.6 dB(A) to 55 dB(A) Maximum decibels allowed is 55 dB(A)
Sound measurement does not exceed the maximum allowable decibels of 55 dB(A).

Sound measurements taken 10/04/2024, 10/05/2024,11/01/2024,11/02/2024, 11/08/2024 and 11/09/2024 were taken with sound meter controls in incorrect position. Measurements may be inaccurate for enforcement use.

04/15/2025	Aaron.Ehlenfeldt	Notes/Comments	NOTES	400704
PER Senior officer P. Moreno, a follow up inspection will be conducted and if the sound readings are within the limits or just over the limits a Minor NOV will be issued, if the sound limits are over research will need to be conducted for the next step of enforcement. Priority date put out until 04/26/2025. A.Ehlenfeldt.				
05/13/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	408224
05/10/2025: Received Complaint via SBC Reporter App violation ID SBCPT-2025-01-000842 Complainant states, "NOISE. Bass so loud from DJ I can hear it through my walls. Repeat offender." Blue box update sent to CEO and CES via email.				
06/23/2025	Andres.Diaz	Assign	Jason Philpot	418045
07/02/2025	Jason.Philpot	Re-inspection	INVESTIGATION	421374
Upon arrival I conducted my investigation from Pioneertown Rd. All photos were taken from the right of way and logged into CV360. At the time of inspection there was no noise or music coming from the establishment. Will contact night operator to conduct an inspection and evaluate the decibels.				
07/02/2025	Jason.Philpot	Email Received/Sent	EMAIL	421379
Requested CEO Perez conduct an evening inspection for sound on an upcoming weekend evening when there is music occurring.				
08/19/2025	Jason.Philpot	Re-inspection	INVESTIGATION	436394
Upon arrival I conducted my investigation from the South side of Pioneertown Rd. All photos were taken from the right of way and logged into CV360. It did not appear any music venues were active at the time of inspection. More research is needed.				
08/19/2025	Jason.Philpot	Case Research	RESEARCH	436403
According the Pappy and Harriet's website, they plan to have live music this Friday 8/22/25. Doors open at 2100 and music begins at 2200 hours. I requested CEO J. Perez conduct an inspection during the music venue utilizing the sound measuring device. Pushing priority date out to allow for sound re-inspection.				
09/17/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	446712
09/13/2025: Received Complaint via SBC Reporter App violation ID SBCPT-2025-01-002067 Complainant states, "NOISE- [redacted] Pappy and Harriot's Bar, however; last night I could hear their noise (music) from a live concert INSIDE my house. Time of offense was around 9:00 PM. I think this is in violation of SBCC 83.01.080(c)(1), which the Bar must comply with according their CUP." CEO was alerted.				
09/30/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 9 CONTACT	450531

09/29/2025: Received Complaint via Code Enforcement inbox. Complainant 9 states, "Many of us in Pioneertown have attempted to work directly with the management of Pappy and Harriet's to address their violations of the Conditional Use Permit (CUP). It is now clear that they do not care about these issues. They are consistently exceeding the sound limit. [redacted] While they had the volume issue under control in 2023-2024, this year has been exceptionally loud.

During significant events, they are also parking cars all over the area. I have included photos showing cars parked diagonally on Rawhide Road and Curtis Road, obstructing access for emergency vehicles.

Furthermore, they are violating the CUP, which allows for only 40 outdoor shows/events per calendar year. Currently, they have 43 events scheduled. I have attached a list of these outdoor events as well. Additionally, I have included two videos demonstrating the noise levels [redacted]. It is time for the CUP to be suspended or revoked.

At this point, I have chosen to submit this information anonymously, as the proprietors have a reputation for retaliatory behavior." CEO has been alerted.

09/30/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 7 CONTACT	450910

09/26/2025: Received Complaint via SBC Reporter App violation ID SBCPT-2025-01-002201 Complainant states, "NOISE- Pappy and Harriet's (Bar) September 25, 2025 at about 9:50 PM, I could hear music from the Bar INSIDE my house with the windows shut. It was loud enough that it woke me. [redacted] the way the crow flies. I understand their is an open Code Enforcement case against the Bar. I also understanding that according to their CUP, they must comply with County Code Section 24.0705; which they clearly are not in compliance with. Please address this on-going, quality of tax payer, registered voter, life!"

10/01/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	451026

09/27/2025: Received Complaint via SBC Reporter App violation ID SBCPT-2025-01-002211 Complainant states, "Many of us in Pioneertown have tried to work directly with Pappy and Harriet's management to address their violations of the Conditional Use Permit. It is now apparent that they don't care. They are violating the sound limit. [redacted] In 2023-24, they had the volume issue under control. This year has been incredibly loud. For significant events, they are parking cars all over the place. I've attached photos of cars parked diagonally on Rawhide Road and Curtis Road, which are blocking access for emergency vehicles. They are also violating the Conditional Use Permit, which allows 40 outdoor shows/events a calendar year. They currently have 43 scheduled. I've attached the list of outdoor events. I've also attached two videos showing the loudness [redacted] It is time for the CUP to be suspended or revoked." Photos and videos provided uploaded to documents.

10/01/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	451027

09/28/2025: Received Complaint via SBC Reporter App violation ID SBCPT-2025-01-002212 Complainant states, "Fireworks. Illegal parking. Noise. Lights. The Thrasher Magazine event at Pappy and Harriets was completely uncontrolled chaos. Cars parked illegally on Rawhide, Curtis and Pioneertown Road. There is NO way an emergency vehicle could have come down Curtis or get into the Pappys parking lot. They are using the campground as parking as well. Completely packed. Nobody running anything. And FIREWORKS shot off in the in parking lot. Pappys is doing whatever they want with events including going over the noise ordinance and amount of outdoor shows. Then there is nobody to guide people out of town so they drive up and down residential streets lost and drunk."

10/06/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	452670

MM/DD/2025: Received Complaint via Code Enforcement inbox. Complainant states, "
I know this is late in the day. However, it seems like we are going to have a very loud night again tonight, Friday 10/3/2025. We already feel and hear the sound from the band's soundcheck.

Case (CCS-2022-7786)
53688 Pioneertown road. Pioneertown, CA 92268

They just keep getting worse and worse.

Respectfully," CEO alert on.

10/14/2025	Jason.Philpot	Notes/Comments	NOTES	454673

Requested CEO Givens perform an evening sound inspection at this location using the sound device the next time he's on call. CEO Givens accepted the request and added the inspection to his list.

11/03/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 10 CONTACT	461106

11/02/2025: Received Complaint via Code Enforcement inbox. Complainant 10 states, "SBC Environmental Health Services-

For the second weekend in a row this Friday- Pappy & Harriets is operating well above the capacity of its septic system. With sold out outdoor show (1200 people) and indoor show (500) with 8 permitted toilets in violation of CA building code. Later in Nov the Orville Peck event is 3 days which also expands to the Sound Stage,Pioneertown Motel and Mane Street. Seems to me ticket sales exceeds the capacity for the number of toilet fixtures and the design of the venues waste management system.

In 2020 this venue got a permit PLMB-2020-00118 "Pappy & Harriets Restaurant Seepage Pits-"Install 2 each 24ft Emergency Seepage Pits" . Was this "emergency" for seepage pits because too many tickets were sold and TOO MANY PEOPLE were using the toilets and the existing septic system was inadequate? This restaurant has been turned into a standing only nightclub/outdoor event venue without adequate infrastructure for safety and health.

Was SBC EHS made aware of the "emergency" two gigantic seepage pit construction? Was there ever a percolation test for the two seepage pits? Was there a flood/rain water study done on the runoff of water in this area done? How about a parking study that considered the number of ticket sold? Why are no dust management practices ever enforced. Per SBC Public Works a traffic/parking study would have been required for this increase in customers/hour. I assume that was not done either.

And now the seepage pits are not enough, and permanent porta potties are being used and open air peeing and poopage is happening. Parking is not enough and other areas are being used including the side of roadways. There are homes adjacent to Mane Street and Pioneertown Rd.

In addition both the Sound Stage and the Pioneertown Motel are operating (300 people each capacity) unpermitted event venues also on septic. So that's another 600 people that are overloading two other septic systems. Where is code enforcement?

Many of us residents use well water and these overtaxed septic systems WILL contaminate our drinking water. Has the Mojave Water Board signed off the above practices? Has the Mojave Air Quality Management District signed off on the above practices?

I realize that we live in an old western town but the health standards should be for 2025 not 1895.
SBC Environmental Health Services needs to fully investigate why Conditional Use Permits are not enforced and basic environmental health standards are not required in Pioneertown.
This cannot continue- Enforcement actions must began as soon as possible.

Protect Pioneertown resident's health please!" CEO alert ON. Email was forwarded to CES and CEO III as welll.

11/03/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 10 CONTACT	461117

10/31/2025: Received Complaint via Code Enforcement inbox. Complainant 10 states, "Please find attached Pappy & Harrietts Conditional Use Permit.
Their address is
53688 Pioneertown Rd, Pioneertown, CA 92268

Just how is it that that this venue can consistently oversell tickets and flood our neighborhood with cars (see attached photos at 8:05 pm October 31 2025 on Pioneertown Blvd) and accommodate excess tickets sales/human waste by adding 10 permanent Porta Potties on a septic systems in violation of their Conditional Use Permit. This is not the first time and now it's standard practice for the Knitting Factory. People are bringing their own alcohol into the venue getting hammered and the staff does NOTHING. This is no long a cool restaurant that has music but a stinking night club packed with people. Sometimes they have outdoor shows plus indoor shows at the same time in violation of their permit. They use other business parking lots to increase ticket sales in violation of their conditional use permit. The food service shuts down while the alcohol flows.

See attached Conditional Use Permit and photos of cars flooding outside of the unmaintained dirt parking lots onto Pioneertown Rd. The noise coming from this outdoor concert exceeds the permitted noise level. The venue is REQUIRED to implement dust management practices yet NOTHING is ever done. The parking lot dust is making me and my family sick. P&H hold's skanky illegal events with NO Permit. Illegal vendors and camping. They are absentee greedy corporate bar owners with no ties to the community.

Am I correct in that ANY restaurant/night club in the Morongo Basin on a septic system in can now add more people by just installing permanent ports potties in the parking lot? I will make sure that the SBC Supervisors and every bar owner know about this new policy. Even worse Pappy&Harriet's customers are peeing and pooping anywhere they like. We have bombed out people sleeping it off in their cars outside of our homes....

Even worse the music I can hear from this venue inside of my house SUCKS.
Shut them down." Photos and permit info provided uploaded to documents.

11/06/2025	Jason.Philpot	Case Research	RESEARCH	462269

After reviewing the last several complaints lodged, I reviewed this case with supervisor A. Diaz to brainstorm a solution. It was recommended I contact Land Use Coordinator Rosie Griffith to discuss the case and seek counsel. I contacted coordinator Griffith about the case and we reviewed the complaints together. I advised the CUP for Pappy and Harriet's only allows for 40 music events per year. I reviewed several ticket sales websites including pappy and harriet's own page to determine how many venues had taken place and were scheduled to take place in 2025, I counted approximately 240 events. Coordinator Griffith believed it was in our best interest to have a meeting with additional supervisor staff present to discuss the issues reported at this establishment. In preparation for this meeting I've gone through the case and compiled statistics based on complaints made and information recorded in CV360 thus far.

11/06/2025	Jason.Philpot	Re-inspection	INVESTIGATION	462398

Upon arrival I conducted my investigation from Curtis Rd, Main St, and the vacant land surrounding the establishment. All photos were taken from the right of way and logged into CV360. I took photos of all four sides of the business as well as the adjacent parking lots. There was no music during my inspection and there was minimal public activity in the area. There was a parking lot area on the Southwest side of the business where I observed a row of 8 porta potties next to each other. Immediately adjacent the business in the same area were two more porta potties on a trailer.

11/13/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 7 CONTACT	463585

11/12/2025: Received Complaint via SBC Reporter App violation ID SBCPT-2025-01-002661 Complainant 7 states, "Noise from Pappy and Harriet's. Could hear inside my house with windows shut after 9:00 PM. Violation occurred November 8 and 9, 2025." CEO alert ON.

11/13/2025	Jason.Philpot	Re-inspection	INVESTIGATION	463762

Upon arrival I contacted the restaurant manager to discuss the complaints and alleged violations at the property. I recorded the statements made by the manager (uploaded to CV360). After the interview was complete, I took photographs from within the property with her explicit consent. I observed some lights that may be in violation of the light ordinance but it is too difficult to tell during daylight hours.

11/14/2025	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 11 CONTACT	464107

11/13/2025: Received Complaint via Code Enforcement inbox. Complainant 11 states, "I want to make the Colorado River Basin Regional Water Board aware of a serious issue regarding the probable overloading of the septic system at Pappy & Harriets located at 53688 Pioneertown Rd,
Pioneertown, CA 92268, APN 059439132.
In recent years the operation of this establishment has been taken over by the Knitting Factory.
The management of this venue has increased the usage of this property to a level that I am very concerned about our well water safety.
The increased usage includes Overselling tickets to the point both the indoor stage with attendance on one evening with approximately 1200 people (outdoors) and 600 people (indoors). There are 8 bathroom stalls.
Overselling tickets for 2 shows in one night to the point that cars are parked on adjacent properties and on Pioneertown Rd.
Unpermitted weekend events that attract a couple of thousand of people.
In addition to preparing food service the venue has now expanded its nightclub (standing room only indoors and outdoors) events 7 days a week.
What began with a Conditional Use Permit for a restaurant that has live music has now morphed (under the Knitting Factory's management) into a popular restaurant , a 7 days a week music nightclub and unpermitted event center.
In addition the Sound Stage has been running an unpermitted event center for up to 300 people.
https://www.soundstagepioneertown.com The business is permitted as a gift shop with a small septic system.
Also the Pioneertown Motel has been running an unpermitted event center for up to 300 people
https://www.pioneertown-motel.com/events The business is permitted as a motel.
The Knitting Factory has now placed 10 porta potties (seems to be permanent) outside of the building/patios. I know from experience that there are huge lines continuously inside at the toilets that are tied into the septic system.
The porta potties are not being used much except maybe for the large weekend long unpermitted events which have now been expanded to the Sound Stage, Pioneertown Motel, Mane Street and the adjacent residential parcel Willow Desert Ranch.
The most recent unpermitted large scale events (regional drawing) are the Thrasher "Death Match", "Chopper Party" and the Orville Peck Rodeo. No SBC Special Event Permit has been granted.
Due to the lack of permanent bathroom facilities we now have a consistent problem with guests drinking alcohol outdoors while urinating and pooping on Mane Street.
In 2020 Pappy& Harriets obtained a permit for two Emergency Seepage Pits. I do not know whether the Seepage Pits were approved by SBC EHS. (This was when the property was being operated as a restaurant that had musical events on Friday, Saturday, and a local band on Sundays.). I do not know the size and condition of the current septic system. I do know that the current management is most likely parking on the septic leech lines and seepage pits.
PLMB-2020-00118
Plumbing
57300 PIONEERTOWN RD, PIONEERTOWN CA 92268 United States
Install 2 each 24ft Emergency Seepage Pits
Final
0
Pappy & Harriets Restaurant Seepage Pits
02/05/2020
My understanding is that overloading a septic system does not allow the waste to properly process and with fast draining (sandy) into seepage pits this creates a potential serious health hazard for us using well water.
We have tried to contact SBC LUS and SBC EHS but many times they are so overloaded that issues get put on the backburner.
Pioneertown residents love our western Mane St and Pappy & Harriets but the crowds, overloaded septic systems now supplemented with porta potties, traffic, unmitigated parking lot dust, overselling of tickets, excessive loud music 7 days a week, nationally advertised unpermitted events, availability of alcohol, recent nearby numerous DUI related deaths are endangering our health in safety in this small residential neighborhood.

I am hoping that you can review the water usage at these establishments and determine whether the septic systems are overloaded for the activities I have mentioned above.
If a situation exists that could endanger the safety of our well water please take immediate action." complaint forwarded via email to CEO J. Philpot, CEO III P. Moreno and CES A. Diaz

11/20/2025	Jason.Philpot	Case Research	RESEARCH	466245

I conducted an interview with the general manager. I read him each of the alleged violations and complaints received and allowed him to respond. I recorded his responses and later forwarded them to my supervision for review. Notes added to CV360.

11/22/2025	Stephen.Given	Re-inspection	FIELD INVESTIGATION	467071

Conducted after hours field investigation. Upon arriving on site I could see through a window there was an indoor concert happening. I could see several people surrounding a stage and on the stage was a performer. Sound measurements and video was taken at the property lines to the North East, North West, South East and South West. I was able to hear some noise on the north end of the property however it did not register on the recordings or on the noise meter. Ever so often I could hear cheers coming from inside the building however these did not register on the sound meter. The highest sound from the noise meter was 44.9 at the North East Property corner however after reviewing the video I concluded this max reading was likely wind and jacket noise and not noise from the indoor concert. This event was well under the allowed noise level. Photos uploaded to case file.

12/15/2025	Adriana.Aguilera-Ponce	Email Received/Sent	COMPLAINANT CONTACT	472236

12/15/2025: Received Complaint via Code Enforcement inbox. Complainant states, "Hello,

I wanted to see if any information is available about case CCS-2022-7786 or how I go about getting documents from this case.

Respectfully," Complainant was told case is still open and moving forward with enforcement activity. PRA submittal info was provided as well. CEO alert ON.

12/15/2025	Jason.Philpot	Notes/Comments	NOTE	472277

I see a complainant called in recently for an update. The complainant's information was not left so I am unable to follow up with a phone call. Operations provided a link to the PRA so they will have to get an update that way unless they call back with contact info.

01/29/2026	Jason.Philpot	Re-inspection	INVESTIGATION	486757

Upon arrival I conducted my investigation from Curtis Rd, Main St, and the vacant land surrounding the establishment. All photos were taken from the right of way and logged into CV360. There was no music during my inspection and there was minimal public activity in the area. There was ample parking around the establishment and the porta potties are no longer present. More research needed.

02/03/2026	Jason.Philpot	Case Research	RESEARCH	486773

Currently the only listed violation is regarding noise. At the last meeting with Pappy and Harriet's management and Land Use, the county told Pappy and Harriet's managers they would need to improve the infrastructure related to their restrooms if they were going to continue having large scale events. They were told porta potties would not be a viable solutions. I sent an email to planner Rose Griffith to inquire about the case status and what violations we are enforcing. Pushing case out 30-days as I await a response.

02/03/2026	Jason.Philpot	Extension Granted	EXTENSION	486776

30-day extension granted as I await a response from planning regarding the violations that are open.

02/28/2026	Stephen.Given	Re-inspection	FIELD INVESTIGATION	496627

Conducted field investigation from road right of way. The parking lot was full and several vehicles were parked along Pioneertown Rd. There was a line of people out the door however there was no excessive noise which could be heard. There was no music or live performance heard from the street. Photos uploaded to case file.

03/04/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	497458

03/04/2026: Received Complaint via Code Enforcement inbox. Complainant states, "I respectfully request the immediate suspension of Conditional Use Permit (APN: 0594-391-28; PROJECT NUMBER: P201700613) and initiation of a revocation hearing based on repeated and documented violations of the Conditions of Approval and the San Bernardino County Development Code. This request follows my complaint filed September 27, 2025 (Complaint No. 8655; Case CCS-2022-7786) and the previously issued Notice of Violation No. 25-32284 dated March 29, 2022, which required the venue to comply with County standards and never exceed a sound level of 60dB. I've attached copies of the Conditions of Approval, the Notice of Violation, and the results of professional sound-level tests. The 2026 outdoor concert season starts again in a couple of weeks, and we have no reason to believe that the ownership/management will do anything but continue to ignore the conditions of the CUP.
The record now demonstrates a continuing pattern of noncompliance across multiple mandatory conditions of the CUP, affecting public health, safety, and the livability of the surrounding residential neighborhood.

1. Repeated Violations of the 60 dB Noise Standard
Violations of Conditions 16 and 19; Development Code §83.01.080

Condition 16 requires outdoor concerts to comply with Development Code §83.01.080, and Condition 19 independently requires that sound levels remain at or below County standards. Under §83.01.080(c), the applicable commercial noise limit is 60 dB(A).

Professional acoustical monitoring conducted by Southern California Noise Services documented the following sound levels at a residentially zoned property approximately 60 feet from the venue:69.2 dB - 10/31/2021

67.2 dB - 2/16/2022

75.4 dB - 4/1/2022

67.9 dB -4/26/2022

68.3 dB 7/30/2022

68.0 dB (maximum peak 74 dB) 8/17,2022

Baseline ambient conditions without concerts measured 43.6 dB.

Each monitored event exceeded the permitted limit by 7–15+ dB. These are substantial exceedances. A 10 dB increase is generally perceived as roughly twice as loud to the human ear, and a 3 dB increase doubles acoustic energy. These measurements therefore represent significant violations, not marginal deviations.

From fall 2021 through summer 2022, [redacted] professional sound testing and submitted the results to the County along with formal complaints regarding excessive noise that made evenings in our residential neighborhood unlivable.

Although sound levels appeared to temporarily decrease in 2024, they increased again in 2025 to levels exceeding those recorded between 2021 and 2023, demonstrating a failure to maintain continuous compliance, as required under Conditions 4, 6(c), and 8.

Despite the prior 2022 Notice of Violation, exceedances have continued. This establishes a pattern of repeated operational violations.

[redacted] Each of the four readings were over 90dB. Image is attached. I do not claim that these readings are accurate, but the simple fact that the Operations Manager believes the 91.3dB to 96.0dB is not over the limit demonstrates that the venue is completely ignoring the conditions of the CUP. The very conditions that is allowing 40 outdoor concerts a year,
2. Failure to Provide Required Medical Standby
Violation of Condition 23

Condition 23 requires the operator to maintain a contract with a medical provider to provide standby services for outdoor concerts exceeding 500 patrons.

The venue has not consistently provided the required medical standby presence.

This condition is a public safety requirement, not an administrative formality. Outdoor events of this size present foreseeable risks including heat illness, dehydration, intoxication-related incidents, crowd injuries, and delayed emergency response in a rural desert environment.

Failure to comply with a fire and life-safety condition significantly increases risk to the public and constitutes a serious violation of the CUP.

3. Failure to Screen Trash Dumpsters
Violations of Conditions 13(f) and 13(h)

The CUP requires exterior refuse areas to be maintained in a neat condition and fully screened from public view.

The venue's dumpsters remain unscreened and visible, contrary to these conditions.

Proper refuse screening was required to maintain visual compatibility with surrounding properties and the rural character of the area. Continued failure to comply demonstrates disregard for enforceable operational conditions.

4. Unshielded Stage Lighting
Violations of Conditions 15 and 33 (Dark-Sky Standards)

Conditions 15 and 33 require compliance with San Bernardino County Code Chapter 83.07 and Table 83-7 (Dark-Sky standards).

Lighting must be shielded, directed downward, and prevented from spilling onto adjoining properties or into the night sky.

Stage lighting regularly projects upward and laterally, causing light trespass into neighboring residential properties and the night sky. These impacts directly violate the dark-sky requirements that were imposed as a condition of approval.

5. Pattern of Systemic Noncompliance
Taken together, the violations demonstrate systemic operational noncompliance, including:

Repeated noise exceedances despite a prior Notice of Violation

Failure to maintain required medical standby services

Failure to comply with refuse screening requirements

Ongoing violations of dark-sky lighting standards

These issues reflect ongoing failure to operate in accordance with the Conditions of Approval, as required under Conditions 4, 6(c), and 8.

The Conditions of Approval explicitly state that failure to comply may result in a public hearing and potential revocation of the permit, and that the land use may be terminated if it is not operated in compliance with County Code. Given the documented pattern of violations, I respectfully request that the County:

Conduct immediate inspection and independent monitoring of noise and lighting during active events. Require active 24hr continuous sound monitoring with a system that is alarmed and stores data to inspection to verify compliance.

Verify medical standby contracts and on-site compliance for events exceeding 500 patrons.

Enforce refuse screening requirements under Conditions 13(f) and 13(h).

Initiate a public revocation hearing for CUP P201700613.

Suspend authorization for outdoor concerts under the CUP until the operator demonstrates sustained compliance with all Conditions of Approval.

Conditional Use Permits are discretionary approvals granted only on the condition that all operational requirements are strictly followed. The County therefore has a duty to enforce those conditions when violations occur. When a permit holder repeatedly fails to comply—particularly after a Notice of Violation has already been issued—the County must act to protect public health, safety, and the surrounding

residential community. If the Conditions of Approval are not enforced, the purpose of the Conditional Use Permit process is effectively defeated. Given the documented pattern of violations, I respectfully request that the County fulfill its enforcement responsibility by suspending the outdoor concert authorization and initiating formal revocation proceedings for CUP P201700613." Photos and reports provided uploaded to documents. CEO ALERT ON.

03/21/2026	Stephen.Given	Re-inspection	FIELD INVESTIGATION	503844

I was called out for a noise complaint on another property. My investigation determined the noise was not emanating from that property but was coming from this property. As I arrived on scene I observed the parking lot on 059439162, 059421230,059421239, 059433129, 059439127, and 059439120 were all completely full. There were busses parked on Curtis Rd East of the restaurant along the fence line to 059425112 and vehicles parked on both sides of Pioneertown Rd. Somewhere around 15 cars were parked on the North side of Pioneertown Rd along parcel 059425112 and several others parked on the south side along parcels 059439113 and 059439131. I attempted to drive down Curtis Rd to access the northern parking areas but I was blocked from access by a large number of pedestrians which appeared to be inebriated and would not allow for the flow of traffic. I took my sound measurements from the south side of Pioneertown road at the corner of parcel 059425110. I took several sound measurements following or current procedure for sound measurements. Taking the measurement from the closest occupied property at 10:38 PM I had an average reading of 62.4 dB max over a 10 second reading. The allowable sound transmission at this time of night would be 45dB. This would be 17.4 dB over the limit. According to code they may not exceed this for more than 1 minute in a 60 minute period. Conducted a one minute reading at 10:46PM which showed an average of 61.0 dB and a max reading of 72.3dB . A third measurement was taken at 11:03 which had a 15 minute average of 59.3dB and a max reading of 77.1 which was likely when a group of patrons were yelling loudly outside the bar. Each of the three measurements indicated that the noise transmission levels from the bar were over the legal limit, that the sustained noise was for greater time periods than permitted, and that the noise extended into quiet time where noise should be significantly reduced. Photos and video uploaded to case file.

04/02/2026	Jason.Philpot	Phone Call	PHONE CALL - COMPLAINANT	507469

Returned a phone call to complainant regarding noise at pappy and harriet's. Informed [redacted] of the enforcement that has taken place so far and the meetings that are underway regarding the open violations.

04/08/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 7 CONTACT	508882

04/07/2026: Received Complaint via SBC Reporter App violation ID SBCPT-2026-01-000965 Complainant 7 states, "Noise in excess of county ordinance Saturday, April 4 from about 7:00 to 9:30ish PM. Could hear noise in my house with windows shut. [redacted]." CEO ALERT ON.

04/18/2026	Stephen.Given	Re-inspection		512253

4/18/2026 7:30 PM After hours inspection requested by supervisor A Diaz. Conducted field investigation from multiple properties to the south. As I approached I noticed there were no cars parked on the street however there were several makeshift signs attempting to slow down traffic along Pioneertown Road. As I approached the venue I noticed the event had parking attendants directing traffic. One of the parking attendants acted like he was going to jump out in front of my moving vehicle. Another one stepped out onto the roadway to attempt to direct me into the parking lot. I turned on my amber and strobe lights and he exited the roadway and let me pass. I did notice they had Curtis Road Blocked off completely when I arrived. I drove through the neighborhood and found the music was clearly audible 1/2 mile away at Minnie Gomball and Annie Oakley the reading here averaged 47dB, but this reading was not recorded as I was only trying to get a baseline reading. This was impossible due to the excessive noise from the concert. Sound measurements were taken at Curtis Rd, William S Hart and one along pioneertown road roughly in between those two roads. All three were over the allowed 55dB limit for this time of day. The highest reading taken in between was max 76dB and Leq 69.8 which is over 20 dB over the allowable 55dB. When I was taking my final reading between WS Heart and Curtis the music stopped and I was approached by the production manager who stated they were going to be turning it down. I asked them for their readings. He said they were spiking over 100dB at front of house. I explained that is likely excessive. I was going to take further measurements however they did not restart the music while I was there. Photos and videos uploaded to case file.

04/20/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 11 CONTACT	512361

04/18/2026: Received Complaint via Code Enforcement inbox. Complainant 11 states, "Dear SBC Code Enforcement,
This evening Saturday April 18 I was on Mane St tonight near the Pioneertown Bowl at about 7:30 pm and the noise from Pappy & Harriets was especially loud. It was an outdoor show and suddenly there was an enormous trombone-like sound (from many thousands of feet away) that bleated like the apocalypse was starting. Given the situation in the Strait of Hormuz I was alarmed.
When I left at-around 9:45 pm I could hear someone hitting the drums like the Flintstones BAM BAM as hard as he could and yell singing outdoors then the chorus of other shouting voices joined in too... then the crowd started in. It was obvious no one cares about the neighbors. I was astounded by the level of sound outdoors.

The bass,drum and horn carried outside of their property line greatly exceeded the SBC sound ordinance and disturbed me. The outdoor lights are violating the dark sky ordinance.

To obtain another perspective I walked over to the line of outhouses (which are there because the septic system appears to be on the verge of collapsing from overuse and must now use two permanent "emergency" seepage pits). If too much liquid is run through a seepage pit they can fail and collapse. The outhouse area was very dark and nobody was using them. Does management think tourists are going to use these poorly lighted porta potties when a snake or some other desert creature could crawl up your leg and bite.

Is there a new SBC policy that any restaurant can line up a permanent unlimited amount of porta potties and add 1,500 people to their venue?

[redacted] Why are they allowed to keep all the exterior doors open when the bands perform? I know of NO music venue in Los Angeles County that is allowed to have bands and leave the doors open next to homes.

[redacted] across from Rawhide and the meter reading was 75 db. This is a logarithmic scale so 10 dB increase represents a tenfold (10x) increase in sound intensity (power), which is subjectively perceived by human ears as roughly twice as loud. Because the decibel scale is logarithmic rather than linear, this represents a significant increase in energy, not just a small additive change.
The venue noise at this person's house was 400 times the acceptable noise level of 55 db.

Please find attached an image of the band/show advertising and a phone video recording that does not fully capture the noise level. Note that tonight was in no way the loudest band. I have heard many other horror stories from residents about the oversold crowds and extreme sound levels.

[redacted] ,but I am worried about the negative impact from this venue on Mane St. locals and lodging guests.
I like Pappy & Harriets, and attend a lot of shows. Many shows do not have this sound loudness ....so obviously this is a booking choice by the management.

I am against the application to add 40 more outdoor shows. The owners of Pappy & Harriet's own the intellectual rights to the brand, and the Knitting Factory has booking expertise so they can simply find another more appropriate venue for their larger and louder performers.

You should know that Pappy & Harriets has sold tickets to have 2 performances (2 different bands) a night on the weekends in May. The last time they did this the traffic and parking overflow was horrible. And the neighbors will be bombarded with noise from 7-11 PM. This was done after we were told by management that they planned to stop this practice. https://pappyandharriets.com/calendar/

In my opinion the scale and type of bands that perform at this location should fit the traditional use of this venue. There should be NO Mane St. expansion of either music venues or outdoor vendor/event expansions for events until all existing problems on Mane St. are permanently eliminated.

Please find some way to enforce the sound ordinance and the Conditional Use Permits on Mane St." Photo and video provided uploaded to documents. CEO ALERT ON.

04/27/2026	Ruth.Manzano-Aguilar	Complaint Received	COMPLAINT RECEIVED	514401

04/24/2026: Received Complaint
via SBC Reporter App violation ID
SBCPT-2026-01-001114
Complainant states, "Details for the other type of problem: The outdoor shows are incredibly loud and disturbing. [redacted] since they started the outdoor shows it sounds like the band is playing inside our living room. It is unbearably loud and distressing. " Case alert turned on for J.PHILPOT.

04/29/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	515116

04/28/2026: Received Complaint via Code Enforcement inbox. Complainant states, "I am writing to respectfully request that a member of County Code Enforcement visit Pappy & Harriet's (53688 Pioneertown road, Pioneertown, CA 92268) on Saturday, May 2, between 8:00 p.m. and 9:30 p.m. to observe the sound levels being projected from the venue during evening operations.
As you know, there is already an open Code Enforcement case related to this matter, CCS-2022-7786. Given the ongoing nature of the concerns and the venue's close proximity to residential properties, we believe it would be helpful for Code Enforcement to witness the sound conditions firsthand during an active event period.
This observation would provide important context regarding the level of amplified sound reaching the surrounding community and whether the venue's operations are consistent with applicable County standards and permit conditions. We are not requesting that the event be disrupted, but rather that County staff conduct an on-site observation and, if appropriate, a sound-level assessment from nearby affected residential areas.
Having Code Enforcement present during the time when impacts are most likely to occur would help ensure that the matter is evaluated accurately, fairly, and in connection with the existing open case.
Thank you for your attention to this request and for your continued work on this matter."

05/02/2026 Stephen.Given Re-inspection FIELD INVESTIGATION 516679

5/2/2026 8:30PM: Noise Complaint at 57300 Pioneertown Rd. I arrived on site and took video still photos and sound measurements from the nearest occupied properties. Additional measurements and observations were made along Annie Oakley Rd at Curtis, William S Hart and Minne Gombal. The video recordings were not taken from areas protected from wind as the noise canceling features would filter out the music. All sound measurements were taken using county supplied approved equipment and taken using standard operating procedures. Measurements were taken when there were no cars on Pioneertown Rd. Taking a 10 second reading with the approved sound measuring device from a position shielded from wind I got the highest reading of 71.7 MAX dB and an average of 64.5 at the south west corner of Pioneertown Rd and Curtis Rd. The next highest reading was on the south side of Pioneertown Rd midway between Curtis and William S hart. This reading was 71.4 MAX dB and an average of 67.0dB. Readings in the neighborhood at Annie Oakly and Curtis were 48 MAX dB and 42.3 Average. At Annie Oakley and Minne Gombal which is over ½ mile from the venue the readings were still 40.6 Max dB and 38.4 Average with the bass line still plainly audible from the inside of my vehicle with the windows rolled down. The noise is still well over the 55dB max and was consistently over for the entirety of my investigation. I conducted my investigation from 8:30 PM to 9 PM and every reading during that timeframe was over the 55dB sound level when measured from the adjacent properties. There were several vehicles parked on both sides of Pioneertown Rd including a bus. I was also able to see a light show and randomly the lights illuminated the sky. S. GIVEN

05/04/2026 Andres.Diaz Assign Pedro Moreno 516368

05/04/2026 Yezinia.Lira Phone Call COMPLAINANT #13 516758

05/04/2026: Email received from complainant #13, stating, "I am a resident of Pioneertown [redacted]. Last month we had a town meeting where a representative of Pappy's and David Corso himself ensured the community that they have addressed the issue of sound and of parking for the shows at Pappy's. Yet this weekend was one of the most egregious violation of both sound and parking yet. Both Saturday and Sunday May 2nd and 3rd the noise from the show was audible through the walls of my house and went on for hours. Then after the show, as people left the campground where they had parked, lost and/or drunk they drove down our street (which is not an outlet to Pioneertown Road and quite dangerous), [redacted]. This is not the first time.

[redacted] they tell us all that they will comply and then do whatever they want. It is clearly a violation and ignoring their CUP and they are applying for 40 more outdoor shows?

05/05/2026 Ruth.Manzano-Aguilar Complaint Received COMPLAINT RECEIVED 517116

05/02/2026: Received Complaint
via SBC Reporter App violation ID
SBCPT-2026-01-001191
Complainant states, " Details for the other type of problem: Excess noise from Pappy and Harriet's heard inside my house, [redacted]. So loud could not have windows open when we went to bed."

05/05/2026 Yezinia.Lira Email Received/Sent COMPLAINANT #14 517413

05/04/2026: Email received via code enforcement inbox from complainant #14 stating,"When are you going to do something about the situation in Pioneertown? [redacted] there are active code enforcement cases opened so why is this still **** show still happening? Next weekend May 15-17. There is an unpermitted Aether Rally at the Pioneertown Motel. Camping on Rawhide and the Pioneertown Motel property without a Special Event....This is an unsafe situation in Pioneertown and it's time for San Bernardino County takes real action to fix this mayhem. This is out of control. Do something before a pedestrian gets run over, someone dies, gets shot or they light our town on fire." Full email forwaded to CEO S. Given

05/05/2026 Yezinia.Lira Email Received/Sent COMPLAINANT #9 517424

05/04/2026: Email received via code enforcement inbox from complainant #9 stating,"I am following up regarding the loud events we experienced on Friday, Saturday, and Sunday coming from Pappy & Harriet's (53688 Pioneertown Road, Pioneertown, CA 92268). This ongoing issue highlights a consistent disregard for their Conditional Use Permit, which not only violates county ordinances but also impinges on our rights as California residents to Peaceful Enjoyment of our properties...I have attached two videos of my noise level meter readings with audio. IMG_0917 was taken at the intersection of Curtis Rd and Rawhide Rd. [redacted] Full email forwarded to CEO S. Given

05/06/2026 Stephen.Given Case Review REVIEW COMPLAINTS 517557

Review of complaints correlate with my investigation. Management has been made aware of the issues. Awaiting authorization for next action.

05/06/2026	Briciela.Diaz	Phone Call	COMPLAINANT CONTACT	517812

Complainant called to make a complaint about noise. Before I could get more information, call dropped. L. HOWARD

05/13/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 9 CONTACT	519647

05/12/2026: Received Complaint via Code Enforcement inbox. Complainant 9 states, "Dear Code Enforcement,

I am again writing to you regarding the blatant sound level violations coming from Pappy and Harriet's at 53688 Pioneertown Road, Pioneertown, CA 92268. This past weekend, May 8, 9, and 10, my neighbors and I were unable to enjoy a peaceful evening outside. I've attached a video of just how loud the music was at dusk on Saturday. This video was taken over 1400 feet in the opposite direction from Pappy and Harriet's outdoor stage. The volume remained at this level until the end of the show, near 10 pm. It is great that they stop by 10 pm; however, it is still much louder than their CUP allows, even before 10 pm.

It appears that Pappy and Harriet's management believes that no significant action will be taken to enforce the standards. We, as residents, don't expect not to hear anything; we expect to hear something, and even occasionally a louder event. For over a year now, we have had to endure volumes much louder than the previous year. We are back to the insane volume we saw after COVID restrictions ended. It took years of arguing with management to get them to address the sound issue. We had it good for a year, and now we are back to an extremely unacceptable level.

The general manager has given his card to residents so they can call him if there is an issue. On concert nights, he either doesn't answer or doesn't do anything about it.

I can see that this evening will be the same loud volume, as we can clearly hear and feel the band's soundcheck.

We beg you. Please send an enforcement officer to take noise level readings at some of these outdoor events. There are shows on 5/12, 5/16, 5/20, 5/23, 5/24 and 6/5." Video provided uploaded to documents. CEO alert ON.

05/13/2026	Stephen.Given	Case Review	REVIEW COMPLAINT	519682

Reviewed complaint and request for inspection. Forwarded to supervisor and coordinator.

05/15/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 13 CONTACT	520420

05/14/2026: Received Complaint via Code Enforcement inbox. Complainant 13 states, "Once again Pappys music is too loud. The bass vibrating through my walls is awful. [redacted]. Please, please can someone come and monitor their shows? Especially the bass levels?

We have had weeks of their violating their CUP.

I have tried to reach out to them and nothing gets done."

05/18/2026	Stephen.Given	Re-inspection	FIELD INVESTIGATION NOISE MEASUREMENTS	520702

5/16/2026 9:00 PM. Noise monitoring at 57300 Pioneertown Rd. Upon arriving on site I parked my county vehicle on Curtis Rd about 300 feet south of Pioneertown road. My initial reading at Pioneertown and Curtis was 68.3 Average and a max reading of 77.9. I moved 200 feet to the west and obtained readings of 69.6 average and 73.4 max. I moved down Curtis road 200 feet north of Pioneertown Rd and got readings of 71.7 average and 75.8 Max. I next moved down Curtis to the Pioneertown Motel property and the readings were 65.8 average and 69.4 Max. At this location I could hear noise coming both from this property as well as from the Red Dog down the road. The noise from this property was dominate but the other noise may have contributed to the sound pressure readings in this location. I returned to my truck and took measurements. I got readings of 61.7 average and 65.1 Max. I then moved to Annie Oakly and Minnie Gombal ½ mile away from the venue. The music was plainly audible. I moved to Annie Oakly and Bronco over ¾ mile away and again it was plainly audible. The music stopped around 9:40 and people started to leave. I ended my investigation at this time. Photos and videos uploaded to case file.

05/21/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	522173

05/20/2026: Received Complaint via Code Enforcement inbox. Complainant states, "Good evening,

I'd like to file a formal noise complaint against Pappy and Harriet's and request that you enforce the codes that they are clearly in violation of. This is not a commercially zoned venue and their noise is out of control tonight, as with almost every other night of the week that they have outdoor shows. I am sitting in my living room and I literally cannot even watch TV to drown out this noise. It is unbearable and I know so so so many neighbors have the same experience and have been begging and pleading with the county for years to take this complaint seriously.
I am the home owner of [redacted]

I'm attaching a video where you can hear the noise inside as well as outside my house. There are clear decibel restrictions and limitations that this venue persistently disrespects after they have agreed to and continue to agree to uphold these restrictions.

Please let me know the steps to escalate this complaint or advise if legal action is necessary to enforce this ordinance.

I appreciate your help in the matter.

Thank you." Video provided uploaded to documents.

06/05/2026	Andres.Diaz	Re-inspection	FIELD INVESTIGATION WITH GENERAL MANAGER	526416

Field investigation conducted with Officer Given and property General Manager Rafael Rivera. We met with Rafael to demonstrate our process of taking sound measurements from different locations around the neighboring residential properties across Pioneertown Rd. An outdoor event was occurring while we were on scene. Sound measurements taken did not constitute a violation. After sound measurements were taken, Rafael provided a tour of the property to show us the outdoor stage area, the interior of the structure and indoor stage. Rafael stated that an acoustician was going to do an assessment of the property to determine how to better contain the sound so that it doesn't project into the neighboring residential properties. He stated that the sound monitoring devices will be installed this week.

07/28/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 13 CONTACT	543868

07/28/2026: Received Complaint via Code Enforcement inbox. Complainant 13 states, "Pappy & Harriets I am a Pioneertown resident [redacted]. The DJ who played at Pappys last night landed a helicopter at an Airbnb on Tom Mix. Then played what has to be way above the allowed metered sound. Can someone PLEASE do something about Pappy & Harriets? It's never ending with that business. They promise locals the moon then do whatever they want. It's outrageous to fly a helicopter above homes with the elderly, people with livestock and pets and just average people who want to live peacefully and respectfully. Pappys seems to get away with whatever they want. And they want to add 40 more outdoor shows? Does anyone at the county actually care?" Photo and video provided uploaded to documents. CEO ALERT ON.

07/28/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT CONTACT	544031

07/28/2026: Received Complaint via Code Enforcement inbox. Complainant states, "Good afternoon,

I am a full-time resident and home owner. I am filing a complaint against a noise and code violation from Pappy + Harriet's, the music venue on Curtis Road in Pioneertown, 92268, California, for the outdoor DJ event that took place on July 27th, 2026.
This outdoor event was so loud that I heard it in my living room on Monday night, and was actually not able to sleep as the music went on until 11PM, an hour after the venue said the event was going to be over. It is starting to become impossible to live like this and I strongly urge and plea for you to enforce these codes and take concrete action against this business that is operating against the interest of the community as well as against its zoning code.

I have called and emailed before, and no action has been taking, and I understand that other community members are constantly sitting with the same issue with zero indication that there are any actions being taken to hold this business accountable.

I am attaching videos from right outside my house to show you the noise we are dealing with. Many members have confronted the management of this venue and promises are constantly made but never kept. Can you please connect me with a member of your division whom I can speak to and follow up with to understand what is being done to address this public nuisance?

In addition to the noise complaint I would like to point out that the DJ staying at an Airbnb was flown in by helicopter to the front door of the Airbnb, after circling the town and many properties multiple times, flying maybe 20 feet above certain houses including mine.

The community of Pioneertown would really appreciate your help and I look forward to discussing this matter with someone that can help shed some light on this ongoing problem.

Thank you and kind regards," Videos provided uploaded to documents.

08/03/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 12 CONTACT	545180

08/03/2026: Received Complaint via Code Enforcement inbox. Complainant 12 states, "Good afternoon,

I am once again reaching out to submit a formal noise complaint against Pappy + Harriet's on Curtis Road, Pioneertown, CA.
I am the homeowner and full time resident.
I work from home and am actually unable to work in my own house due to the bass and noise coming from these outdoor shows. The show today - 3 August 2026 - is not even supposed to start until tonight and the noise is already impossible to deal with. I'm assuming this is a rehearsal, but it is incredibly disruptive and of course the venue is doing nothing to contain this noise, as per usual.
I'm attaching yet another video for your reference and strongly urge you to please start taking some steps to enforce the code. Please. This is totally unacceptable and absolutely unbearable and disruptive.
Thank you" Video provided uploaded to documents.

08/03/2026	Ruben.Serrato	Phone Call	complainant contact 12	545024

Complainant states there is a soundcheck going on at the moment and it is way too loud. They are tired of the loud events that take place here. Call back requested

08/03/2026	Briciela.Diaz	Phone Call	COMPLAINANT CONTACT	545025

Complainant called stating there is a 2-day event being hosted at this property today and tomorrow. Complainant states the sound check is currently happening and is already too loud. Case alert on for update.

08/03/2026	Pedro.Moreno	Phone Call	COMPLAINAT 12 CONTACT	545337

The complainant called me to advise that they had a live show today and tomorrow. She advised that they have been doing a sound check and it was too loud already. I advised that unfortunately as it's so late in the day, I would not be able to coordinate anything for that day but that I would follow up the next day. She asked if we were getting the video that she was sending and I advised that we were, however we cannot take action on those video as they are third party evidence. I also explained they can be used to support our findings.

08/04/2026	Pedro.Moreno	Phone Call	COMPLAINANT 12	545341

I called complainant and advised we would be scheduling nighttime inspection for tonight's event. The property owner was very pleased with this and thanked me.

08/04/2026	Stephen.Given	Re-inspection	FIELD INVESTIGATION	545476

Conducted field investigation from four locations. Location 1 was at the South West corner of Pioneertown Rd and Curtis Rd. Location 2 Was along Curtis Road at the entrance to the Pioneertown Motel. Location 3 was Along Curtis half way between location 1 and location 2 on parcel 059425112. Location 4 was on the south side of Pioneertown Rd near William S Hart Rd. Upon arriving I could hear the loud music from inside my running vehicle. I determined the music was coming from parcel 059439132 known as Pappy & Harriet's. I could see there was a live band performing on the outdoor stage. In addition to the music I could hear a large amount of people yelling, cheering, and clapping at several points throughout my investigation. I was on site for about 1 hour and sound levels remained relatively consistent throughout my investigation. It did appear the sound was slightly reduced once the venue was alerted to my presence however they claimed the songs just got quieter as the set wound down. Even after the reduction the noise levels were still well above the noise standards. Before taking my sound measurements I set up and calibrated the Piccolo Sound Level Meter according to standard practice. While taking sound measurements I blocked the wind and threw out readings which I believed to be corrupted by wind or traffic noises. Location 1 is a zoning transition line between the commercial zoning and residential zoning. The measurement was taken 8:39 PM. The average reading was 71.1dB(A) with a max reading of 75.7 dB. The sound limit for this location would be 55dB(A) and as the max reading exceeded 20 dB(A) above the limit no additional readings were needed for this location. The second location is a transition from commercial to commercial sleeping, the motel but also a transition to residential along the east. This measurement was taken at 8:46 PM. The average reading was 69.5 dB(A) with a max reading of 76 dB. The sound limit for this location would be 55dB(A) and as the max reading exceeded 20 dB(A) above the limit no additional readings were needed for this location. The third reading is at a non transition property line. The average reading was 74.5 dB(A) with a max of 80.2 dB. The sound limit for this location would be 60dB(A) and as the max reading exceeded 20 dB(A) above the limit no additional readings were needed for this location. The final reading is at a transition line to residential but considerably further away than the other readings and not in the direct line of the amplified speakers. The average was 64.7 dB(A) with the max topping out at 68.9 dB. The sound limit for this location would be 55dB(A) and as the max reading exceeded 10 dB(A) above the limit and the noise had been observed for more than 5 minutes in the hour no additional readings were needed for this location. The concert wrapped up around 9:30 PM. The sound levels as measured at four separate locations all exceeded the Noise Standards for Stationary Noise Sources. The noise violation was confirmed. Awaiting review before next action.

08/05/2026	Adriana.Aguilera-Ponce	Complaint Received	COMPLAINANT 9 CONTACT	545598

08/04/2026: Received Complaint via Code Enforcement inbox. Complainant 9 states, "Can we please get some enforcement involved in this situation? The whole neighborhood is upset. PAPPY & HARRIET'S (APN 0594-391-32-0000), 53688 Pioneertown Road, Pioneertown, CA 92268. The attached video was from last night just before 10 pm. Today's sound check is as loud or louder than yesterday. On Monday 7/28, the DJ went past 11 pm with heavy bass shaking the house.

PAPPY & HARRIET'S has been so egregiously over the sound level they are allowed, and now it is actually getting worse. We keep getting told that there is an open case CCS-2022-7786. That case has been open for over 4 years; a notice of violation with the case number and dated 03/22/2022 is attached. How can it take 4 years of complaints [redacted], a notice of violation that is 4 years old, and nothing has been done? In 2024, PAPPY & HARRIET'S had it under control, but since the beginning of 2025 it has been as bad or worse than it was in 2021, 2022, and 2023. This is seriously affecting the health of several of my neighbors. [redacted]. We are an old community with older residents.
I don't know who is getting paid off or what justification San Bernardino County and SBC Code Enforcement have for not furthering action against what is an ongoing clear violation of their Conditional Use Permit. It is now time to see a lengthy suspension, if not a full revocation, of the CUP allowing outside events.

Respectfully," Video provided uploaded to documents. Email was forwarded to CEO and CES for response.

08/05/2026 Adriana.Aguilera-Ponce Complaint Received COMPLAINANT 12 CONTACT 545611

08/05/2026: Received Complaint via Code Enforcement inbox. Complainant 12 states, "To Whom It May Concern,

Once again Pappys has made our lives miserable. The last 2 nights the noise from their concerts has been excessive [redacted]. How many years do we have to file formal complaints before the county does anything? The stress is becoming unbearable. [redacted]. People have lives here and it seems that Pappys gets to dictate how we live. PLEASE address this issue before you decide they deserve a permit for more outdoor shows. At the very least re-evaluate their CUP." Video provided uploaded to documents.

385 N. Arrowhead Ave, First Floor, San Bernardino, CA 92415 | Phone: (909) 884-4056 • Fax: (909) 387-8217
www.SBCounty.gov

SAN BERNARDINO COUNTY

Land Use Services Department
Code Enforcement
NOTICE OF VIOLATION

TO: SAIL ON SAILOR II, LLC **NOTICE DATE:** 03/29/2022

ASSESSOR'S PARCEL NUMBER: 0594-391-32-0000 **CASE #:** CCS-2022-7786

SITUS ADDRESS: 57300 PIONEERTOWN RD, PIONEERTOWN, CA 92268

MAILING ADDRESS: [redacted]

THE INDICATED VIOLATION(S) OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE AND/OR THE SAN BERNARDINO COUNTY CODE WERE OBSERVED ON THE SUBJECT PROPERTY DURING AN INSPECTION CONDUCTED ON 03/24/2022:

☐ IPMC 302.8 - **Motor Vehicles**: No inoperative motor vehicle shall be parked, kept, or stored on any premises other than in a garage.
Corrective Action:

☐ IPMC 108.1.4 - **Unlawful Structures:** An unlawful structure that was erected, altered, or occupied contrary to law.
☐ Room Addition ☐ Garage Conversion ☐ Patio Cover ☐ Decking ☐ Carport ☐ Residence / Manufactured ☐ Shed-Cargo Container-Barn-Animal Enclosure
Corrective Action:

☐ IPMC 304.1.1(8) – **Unsafe conditions:** Roofing or any portion of the roof framing that is not in good repair or shows signs of deterioration is determined to be unsafe.
Corrective Action:

☐ IPMC 108.1.5 (7) - **Dangerous Structure on Premises**: The building or structure is neglected, damaged, dilapidated, unsecured, abandoned, or an attractive nuisance.
Corrective Action:

☐ IPMC 102.2 - **Maintenance:** Structure or premises shall be maintained in good working order.
Corrective Action: _____

☐ IPMC 302.7 - **Accessory Structures:** Accessory structures, including detached garages, fences and walls, shall be maintained, structurally sound, and in good repair.
Corrective Action: _____

☐ IPMC 308.1 - **Garbage:** Exterior and interior of property shall be free from any accumulation of rubbish or garbage.
Corrective Action:

☐ IPMC 308.2.2 – **Refrigerators:** Refrigerators and similar equipment not in operation shall not be stored on premises without first removing the doors.
Corrective Action:

☐ IPMC 504.1 - **Plumbing Systems and Fixtures:** Plumbing fixtures shall be properly installed and maintained in working order.
Corrective Action: _____

☐ IPMC 506.1 - **Sanitary Drainage:** Plumbing fixtures shall be properly connected to either a public sewer system or an approved private sewage disposal system.
Corrective Action: _____

☐ IPMC 602.2 - **Heating Facilities:** Dwellings shall be provided with heating facilities.
Corrective Action: _____

☐ SBCC 41.2503 – **Rental Dwelling Unit License Required:** A license is required for the operation of each rental dwelling unit.
Corrective Action: _____

☐ SBCC 84.25.070 A & C – **Occupancy/Camping:** It is unlawful to temporarily or permanently occupy any vehicle or temporary structure.
Corrective Action: _____

☐ SBCC 84.04.090 (h) - **Animal Density Standards:** The number of animals shall be within approved limits.
Corrective Action: _____

☒ SBCC 82.02.020 (c) - **Development Standards, Conditions of Approval:** Each land use shall comply with the development standards, applicable standards and requirements in Division 3 (Countywide Development Standards) and any applicable conditions imposed by a previously granted planning permit.
Corrective Action: Comply with #16 of the Conditions of Approval in your Conditional Use Permit by ensuring outdoor noise never reaches over 60 dB(A).

☒ SBCC 83.01.080 (c) (1)– **Noise:** Noise standards for stationary noise sources shall not exceed the levels listed in Table 83-2 of this ordinance.
Corrective Action: Ensure outdoor noise never reaches over 60 dB(A).

The indicated violations must be corrected within 30 days from the date of this notice. A re-inspection of this property to verify compliance will be completed after **4/28/2022.** Failure to correct the existing violation(s) may result in the issuance of administrative citations and/or civil or criminal prosecution. A lien and a special assessment on the property tax roll may also be placed against the subject property to recover any regulatory costs incurred by the County.

If you have questions regarding this notice please contact Code Enforcement at (909) 884-4056 or (760) 995-8140.

Notice received by: Regular Mail and Certified Mail Code Enforcement Officer: *M. Malcom*

MEMORANDUM

To: Pioneertown Residents % Nancy Olsen

From: Sharon Fain, Senior Project Manager
Southern California Noise Services

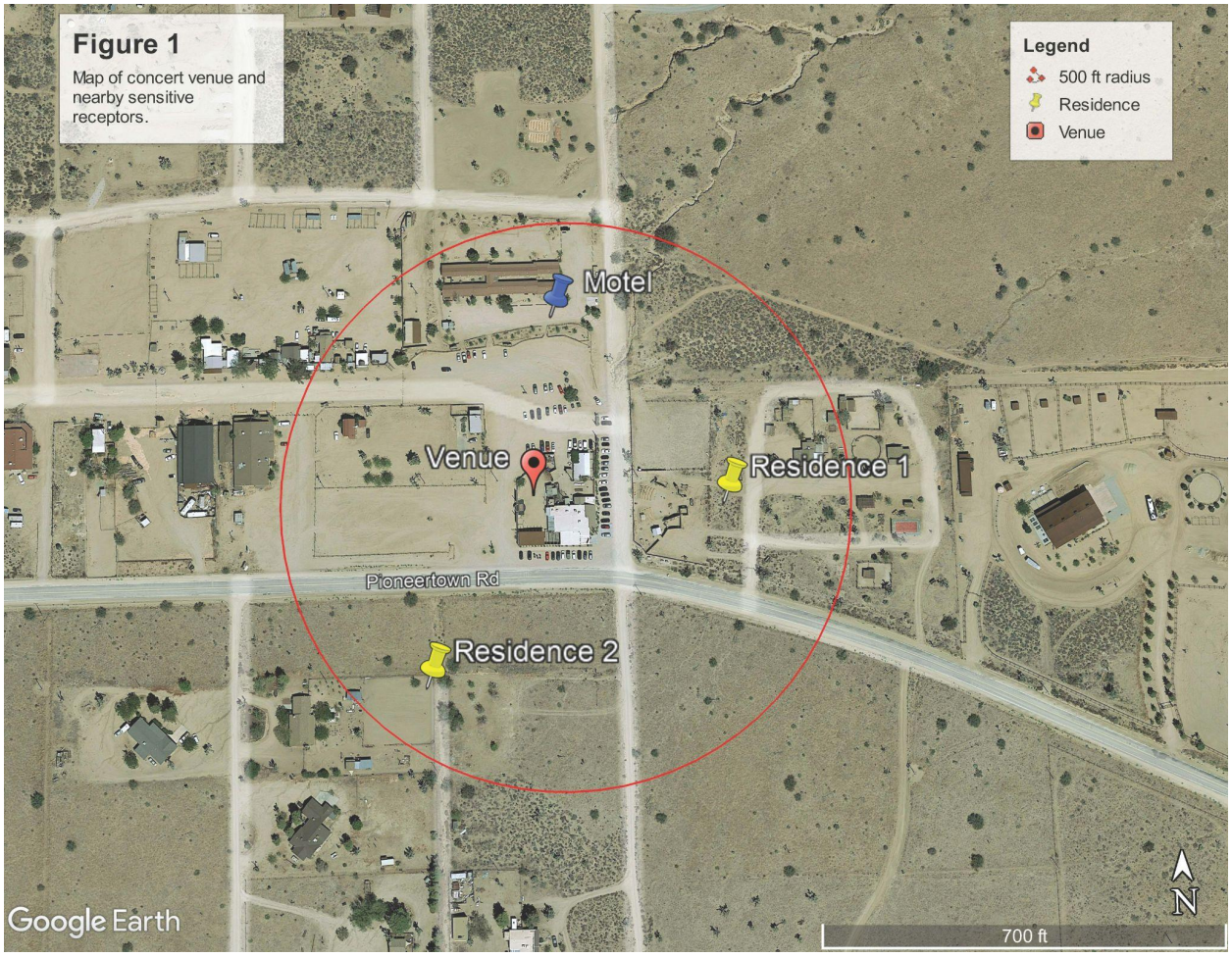
Re: Follow-Up Concert Venue Noise Impact Analysis

Introduction and Project Location

This is a follow-up noise impact analysis that evaluates the potential noise impacts associated with the outdoor concert venue Pappy and Harriet's Restaurant, located at 53688 Pioneertown Road, Pioneertown, CA 92268, an unincorporated area of San Bernardino County. This is a supplemental report prepared for the use of Pioneertown residents' to understand the noise impacts at Pappy and Harriet's and to compare those impacts for compliance with the County of San Bernardino's standards for noise measurement (County Standards and Development Code, Section 83.01.080). Please refer to the previous memorandum for details on the characteristics of sound, existing noise levels and local noise regulations.

As used previously, sensitive receptors within 500 feet of the project site include the following (see **Figure 1** for a map of the locations):

- Pioneertown Motel abuts the subject property, located adjacent to the north.
- Single-family residences located starting at approximately 60 feet to the west.
- Single-family residences located starting at approximately 220 feet to the south.



Analysis of Increase in Ambient Noise During Second Concert

As shown in **Table 1** below, existing ambient sound levels previously recorded at the nearest residence were 43.6 dBA Leq on a night recorded without a performance, November 1, 2021. On the night of the second performance, a reading of 67.2 dBA Leq was recorded. Each reading was conducted at 9:15 P.M. Noise monitoring registered 23.6 dBa Leq higher on the night of the second concert measurement. While this is a lower measurement than what was first recorded in October 2021, this new measurement remains over the County's maximum noise levels, particularly for nighttime hours which are often perceived as louder.

Table 1: Ambient Noise Levels		
Sensitive Receptor Description/Noise Monitoring Location	**Date**	**Ambient Sound Level (dBA, Leq)**
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	October 31, 2021 at 9:15PM	69.2
Residence 1 (53722 Pioneertown Rd), **without** outdoor performance	November 1, 2021 at 9:15PM	43.6
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	February 16, 2022 at 9:15PM	67.2
Based on measurements taken by Socal Noise		

On the night of this second and most recent performance in February 2022, the highest noise recorded was 72 dBa Leq. The lowest recorded was 45 dBa Leq. The most frequently recorded was 68 dBa Leq. The overwhelming noise source was from the performance, but some car noise could be heard from the parking lot and the road.

The noise from the performance again exceeds the 55 dBa San Bernardino County at the time of the concert, it also exceeds the 60 dBa limit for the commercial properties surrounding the venue. As shown in **Table 2**, the second performance had noise levels that exceeded the three closest sensitive receptors, as well.

Table 2: Estimated Concert Noise at Nearest Sensitive Receptors	
Location	**Ambient Sound Level During Performance (dBA, Leq)**
Pioneertown Motel	63.5*
Single-Family Residences to the South	55.9*
Single-Family Residences to the West	67.2**
*Based on calculations from the original noise monitoring, **Original noise monitoring location	

Based on observations, it appears as though the venue's fence and speaker setup may have been altered to help with noise, however it does not seem like these improvements have reduced noise levels sufficiently, although these changes may have resulted in the 2 dBA drop in noise. It is recommended that the venue increase its efforts to reduce noise in order to be in compliance with the County's noise standards and to be a good neighbor.

Attachments:
A: Noise Measurements Data

Attachment A

Session Report

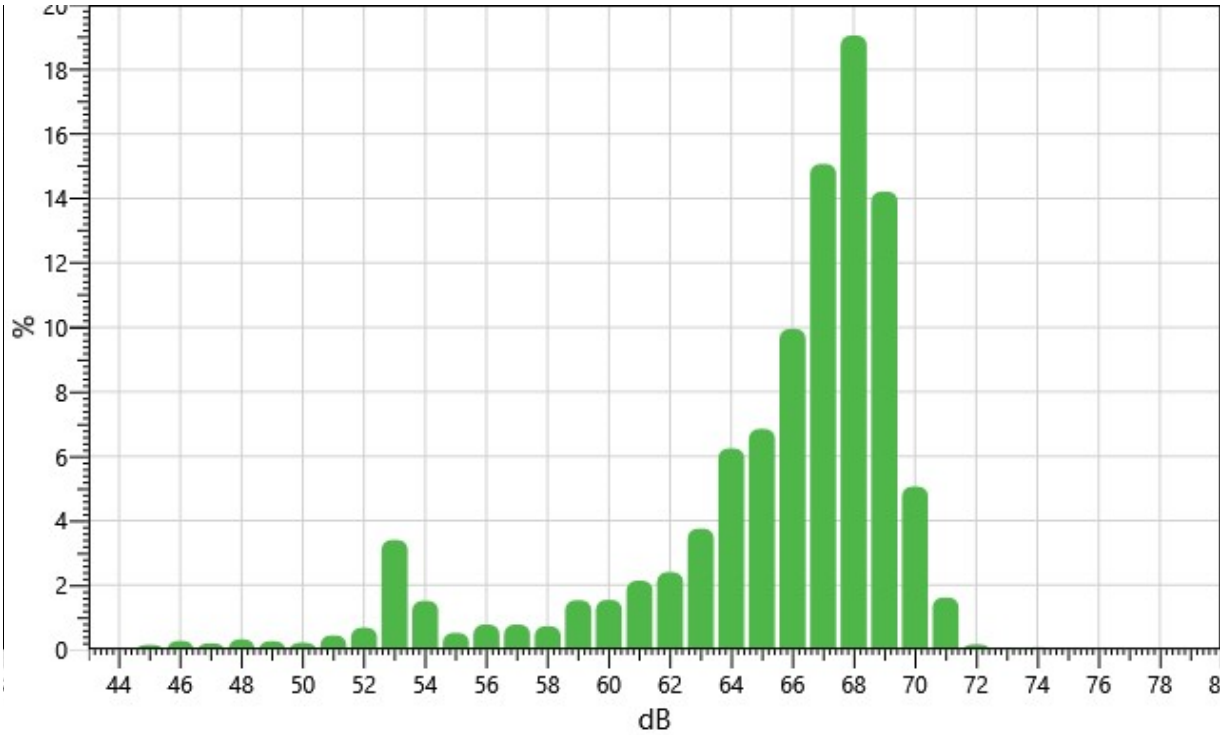
2/16/2022

Information Panel

Name	S012_BIJ050019_23022022_13522
Start Time	9 2/16/2022 9:15:02 PM
Stop Time	2/16/2022 9:30:02 PM
Device Name	BIJ050019
Model Type	SoundPro DL
Device Firmware Rev	R.13H
Comments	

Statistics Chart

S012_BIJ050019_23022022_135229: Statistics Chart



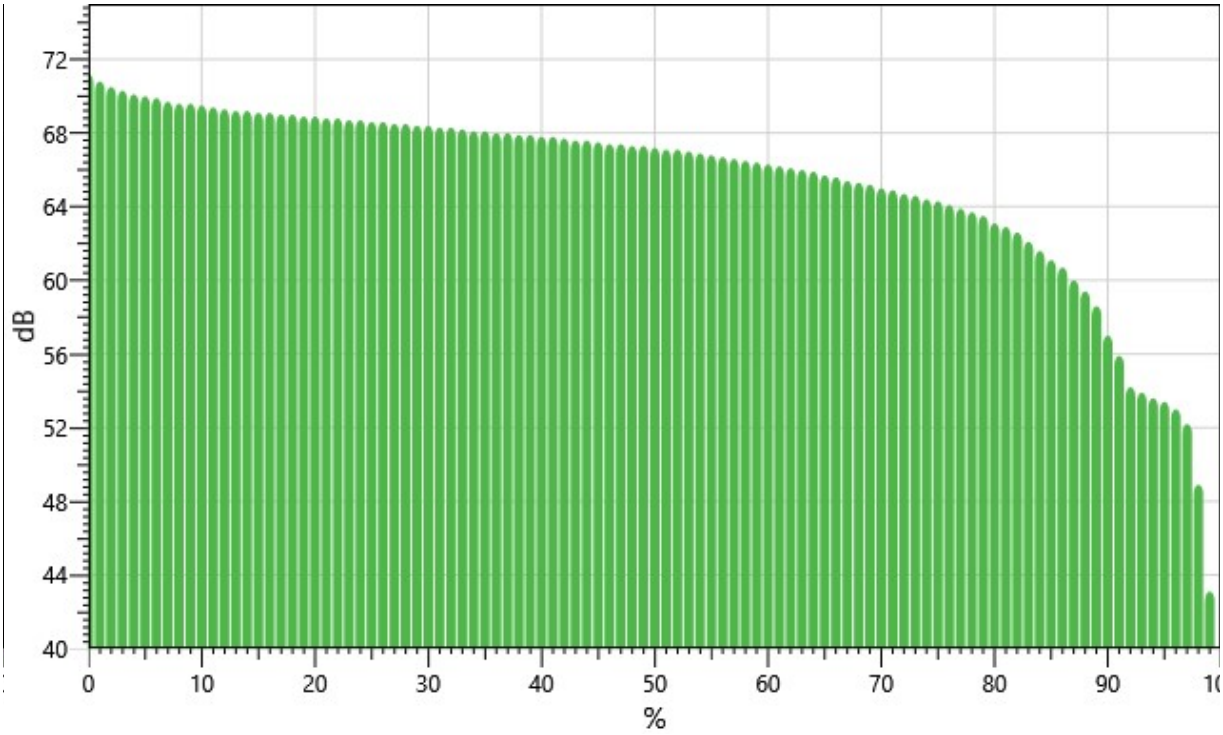
Statistics Table

dB:	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
43:	0.00	0.00	0.00	0.01	0.01	0.00	0.00	0.00	0.00	0.01	0.03
44:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03
45:	0.01	0.02	0.02	0.01	0.02	0.01	0.01	0.02	0.01	0.01	0.15
46:	0.02	0.03	0.08	0.03	0.01	0.02	0.02	0.02	0.02	0.02	0.27

47:	0.02	0.01	0.01	0.01	0.02	0.02	0.02	0.02	0.01	0.04	0.19
48:	0.03	0.03	0.03	0.03	0.04	0.03	0.02	0.03	0.04	0.03	0.32
49:	0.02	0.02	0.03	0.02	0.02	0.02	0.03	0.04	0.03	0.03	0.26
50:	0.04	0.03	0.02	0.02	0.01	0.02	0.02	0.01	0.02	0.02	0.21
51:	0.01	0.03	0.03	0.03	0.11	0.08	0.05	0.03	0.03	0.03	0.44
52:	0.03	0.03	0.04	0.04	0.05	0.06	0.09	0.09	0.07	0.17	0.68
53:	0.30	0.30	0.21	0.18	0.28	0.45	0.45	0.47	0.40	0.35	3.40
54:	0.28	0.36	0.25	0.17	0.14	0.07	0.07	0.05	0.05	0.06	1.51
55:	0.04	0.05	0.04	0.05	0.06	0.09	0.05	0.04	0.05	0.06	0.51
56:	0.06	0.06	0.07	0.06	0.06	0.08	0.08	0.07	0.12	0.10	0.77
57:	0.14	0.11	0.07	0.07	0.10	0.06	0.05	0.04	0.06	0.08	0.77
58:	0.07	0.04	0.06	0.06	0.05	0.08	0.09	0.09	0.09	0.09	0.72
59:	0.09	0.13	0.11	0.14	0.17	0.18	0.18	0.17	0.19	0.17	1.53
60:	0.18	0.16	0.13	0.10	0.14	0.15	0.13	0.18	0.16	0.22	1.54
61:	0.21	0.27	0.24	0.21	0.18	0.19	0.15	0.24	0.21	0.23	2.13
62:	0.24	0.20	0.15	0.17	0.19	0.18	0.27	0.32	0.36	0.31	2.40
63:	0.33	0.36	0.47	0.34	0.29	0.32	0.35	0.43	0.45	0.40	3.75
64:	0.48	0.40	0.57	0.73	0.74	0.61	0.62	0.72	0.67	0.69	6.24
65:	0.63	0.75	0.70	0.65	0.74	0.72	0.69	0.54	0.73	0.70	6.85
66:	0.81	0.86	1.04	1.06	0.68	1.04	1.06	1.16	1.11	1.14	9.95
67:	1.15	1.13	1.41	1.52	1.55	1.68	1.44	1.67	1.78	1.73	15.07
68:	1.88	1.80	1.68	1.81	1.81	1.95	1.84	2.11	2.13	2.06	19.06
69:	2.13	1.90	1.77	1.79	1.04	1.33	1.26	1.04	1.05	0.91	14.22
70:	0.68	0.69	0.65	0.58	0.53	0.45	0.52	0.36	0.33	0.27	5.06
71:	0.28	0.26	0.24	0.21	0.13	0.09	0.09	0.10	0.10	0.11	1.61
72:	0.06	0.02	0.03	0.01	0.01	0.01	0.01	0.00	0.01	0.01	0.16
73:	0.01	0.01	0.00	0.00	0.01	0.01	0.01	0.00	0.01	0.00	0.05
74:	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.08
75:	0.01	0.01	0.01	0.01	0.01	0.01	0.00	0.00	0.00	0.00	0.04

Exceedance Chart

S012_BIJ050019_23022022_135229: Exceedance Chart

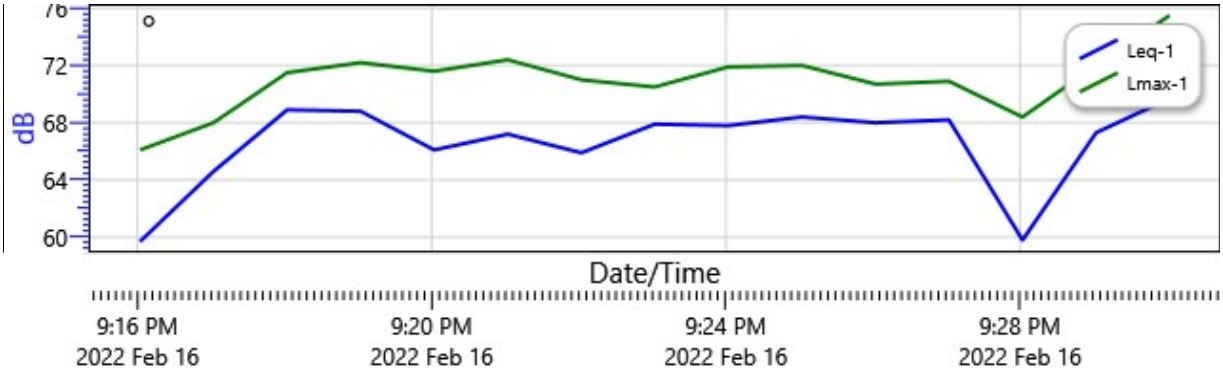


Exceedance Table

.	0%	1%	2%	3%	4%	5%	6%	%7	%8	%9
0%:		71.2	70.8	70.5	70.3	70.1	70.0	69.9	69.7	69.6
10%:	69.6	69.5	69.4	69.3	69.2	69.2	69.1	69.1	69.0	69.0
20%:	68.9	68.9	68.8	68.8	68.7	68.7	68.6	68.6	68.5	68.5
30%:	68.4	68.4	68.3	68.3	68.2	68.1	68.1	68.0	68.0	67.9
40%:	67.9	67.8	67.8	67.7	67.6	67.6	67.5	67.4	67.4	67.3
50%:	67.3	67.2	67.1	67.1	67.0	66.9	66.8	66.7	66.6	66.5
60%:	66.4	66.3	66.2	66.1	66.0	65.9	65.7	65.6	65.4	65.3
70%:	65.2	65.0	64.9	64.7	64.6	64.4	64.3	64.1	63.9	63.7
80%:	63.5	63.1	62.9	62.6	62.1	61.6	61.1	60.7	60.0	59.4
90%:	58.6	57.0	55.9	54.2	53.9	53.6	53.4	53.0	52.2	48.9
100%:	43.1									

Logged Data Chart

S012_BIJ050019_23022022_135229: Logged Data Chart



Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	67.2 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF
Exchange Rate	2	5 dB	Weighting	2	C
Response	2	FAST			

MEMORANDUM

To: Pioneertown Residents % Nancy Olsen

From: Sharon Fain, Senior Project Manager
Southern California Noise Services

Re: Second Follow-Up Concert Venue Noise Impact Analysis

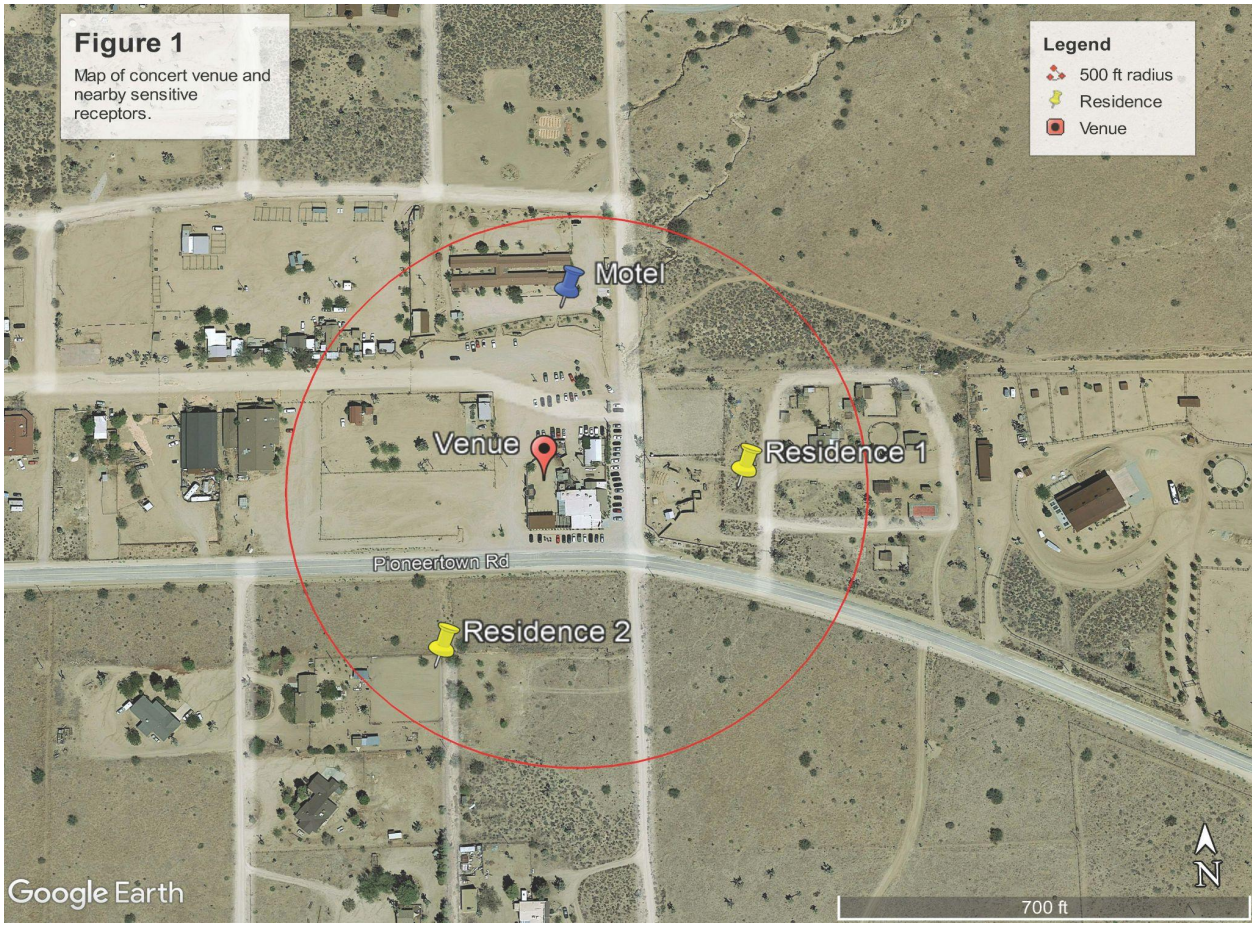
Introduction and Project Location

This is a follow-up noise impact analysis that evaluates the potential noise impacts associated with the outdoor concert venue Pappy and Harriet's Restaurant, located at 53688 Pioneertown Road, Pioneertown, CA 92268, an unincorporated area of San Bernardino County. This is a supplemental report, and third concert monitored, prepared for the use of Pioneertown residents' to understand the noise impacts at Pappy and Harriet's and to compare those impacts for compliance with the County of San Bernardino's standards for noise measurement (County Standards and Development Code, Section 83.01.080). Please refer to the initial memorandum for details on the characteristics of sound, existing noise levels and local noise regulations.

This monitoring, which took place on April 1, 2022, was different from the first two because a different machine was used. Its height was able to obtain a reading without the obstruction of a wooden fence. The monitoring also took place at the tail end of the concert, which is why it has a shorter run time. This may have affected the overall reading because there might have been more breaks in a full 15 minute run time, however, 11 minutes and 11 seconds is more than enough time to demonstrate typical noise levels during the performance.

As used previously, sensitive receptors within 500 feet of the project site include the following (see **Figure 1** for a map of the locations):

- Pioneertown Motel abuts the subject property, located adjacent to the north.
- Single-family residences located starting at approximately 60 feet to the west.
- Single-family residences located starting at approximately 220 feet to the south.



Analysis of Increase in Ambient Noise During Second Concert

As shown in **Table 1** below, existing ambient sound levels previously recorded at the nearest residence were 43.6 dBA Leq on a night recorded without a performance, November 1, 2021. It also shows the noise levels that have been recorded at each performance that was monitored.

Table 1: Ambient Noise Levels

Sensitive Receptor Description/Noise Monitoring Location	**Date**	**Ambient Sound Level (dBA, Leq)**
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	October 31, 2021 at 9:15PM	69.2
Residence 1 (53722 Pioneertown Rd), **without** outdoor performance	November 1, 2021 at 9:15PM	43.6
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	February 16, 2022 at 9:15PM	67.2
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	April 1, 2022 at 9:53PM	75.4
Based on measurements taken by Socal Noise		

On the night of this third and most recent performance on April 1, 2022, the highest noise recorded was 113 dBa Leq and the overall ambient sound measured was 75.4 dBa Leq. The overwhelming noise source was from the performance, but a car alarm also went off during the monitoring. When the venue has concerts with a full parking lot that go late into the evening, the risks of car alarms and other traffic noise after 10PM also increases. As noted in the original memorandum, noise after 7PM is perceived to be louder and continues to be perceived as louder with each passing hour.

The noise from the performance again exceeds the 55 dBa San Bernardino County at the time of the concert. It also exceeds the 60 dBa limit for the commercial properties surrounding the venue. As shown in **Table 2**, the second performance had noise levels that exceeded the three closest sensitive receptors, as well.

Table 2: Estimated Concert Noise at Nearest Sensitive Receptors

Location	Ambient Sound Level During Performance (dBA, Leq)
Pioneertown Motel	72.9*
Single-Family Residences to the South (Residence 2)	64.1*
Single-Family Residences to the West (Residence 1)	75.4**

*Based on calculations from the original noise monitoring, **Original noise monitoring location

It is recommended that the venue increase its efforts to reduce noise in order to be in compliance with the County's noise standards and to be a good neighbor. This continued violation of noise levels can have adverse effects on surrounding residents.

Attachments:
A: Noise Measurements Data

Attachment A

Noise measurement report

Date: 4/1/22, 9:53 PM

Operator:

Place:

Measurement results

Measurement time (hh:mm:ss)	00:11:11	
LAeq	75.4	dB
Max. level	90.6	dB
LCpeak	113.0	dB
TWA	54.8	dB
Dose	0.1	%
Projected dose	4.1	%

Notes

MEMORANDUM

To: Pioneertown Residents % Nancy Olsen

From: Sharon Fain, Senior Project Manager
Southern California Noise Services

Re: Concert Venue Noise Impact Analysis

Introduction and Project Location

This noise impact analysis evaluates the potential noise impacts associated with an outdoor concert venue, Pappy and Harriet's Restaurant, located at 53688 Pioneertown Road, Pioneertown, CA 92268. This report is prepared for the use of Pioneertown residents' to understand the noise impacts at Pappy and Harriet's and to compare those impacts for compliance with the County of San Bernardino's standards for noise measurement (County Standards and Development Code, Section 83.01.080).

Pappy and Harriet's is located in a central portion of the unincorporated community known as Pioneertown, in San Bernardino County, California. The facility is on the parcel designated as APN 0594-391-28, on the north side Pioneertown Road, a two-lane paved road. The concert venue is bounded by Pioneertown Road to the south, a motel to the north, and to the east is Curtis Road and single family residence that abuts the road. The portion of Pioneertown Road where the concert venue is located is considered a scenic route[1]. Please refer to **Figure 1** on page 4 to view the venue's location.

Characteristics of Sound

This report analyzes sound levels in terms of Equivalent Noise Level (Leq). Leq is the average noise level on an energy basis for any specific time period. The Leq for one hour is the energy average noise level during the hour. The average noise level is based on the energy content (acoustic energy) of the sound. Leq can be thought of as the level of a continuous noise which has the same energy content as the fluctuating noise level. The equivalent noise level is expressed in units of A-weighted decibels (dBA). Human reaction to sound between 7:00 p.m. and 10:00 p.m. is as if the sound were actually 5 dBA higher than if it occurred from 7:00 a.m. to 7:00 p.m.

Noise levels decrease as the distance between a noise source to a receiver, or receptor (e.g., a human), increases. Noise generated by a stationary, or point, noise source decreases by approximately 6 dBA over hard surfaces (e.g., reflective surfaces, such as concrete/cement, asphalt surfaces or smooth bodies of water) and 7.5 dBA over soft surfaces (e.g., absorptive surfaces, such as soft dirt, grass, or scattered bushes and trees) for each doubling of the

[1] *San Bernardino County General Plan EIR,* IV-18

distance between the receptor.[2] For example, if a noise source produces a noise level of 90 dBA at a reference distance of 50 feet, then the noise level is 84 dBA at a distance of 100 feet from the noise source, 78 dBA at a distance of 200 feet. Generally, noise is most audible when the source is in a direct line-of-sight with the receiver.[3] Barriers, such as walls, berms, or structures which are able to break the line-of-sight between a noise source and a receptor significantly reduce noise levels from the source since sound can only reach the receiver by bending over the top of the barrier. However, if a barrier is not sufficiently high or long to break the line-of-sight from the source to the receiver, its effectiveness is significantly reduced.[4]

The smallest perceptible change in sound level for a person with normal hearing sensitivity is generally considered to be approximately 3 dBA.[5] A change of at least 5 dBA would be noticeable to a person with normal hearing sensitivity. A 10-dBA increase is subjectively heard as a doubling in loudness and readily audible.

Local Noise Regulations and Existing Noise Levels

The County of San Bernardino has established policies and regulations for the generation and control of noise that could adversely affect its citizens and noise-sensitive land uses. The County Standards and Development Code specifies exterior noise standards and maximum noise level increases:

> **Section 83.01.080** specifies that no residential property shall produce a noise level that exceeds 5 dBa Leq of the base exterior ambient noise level for more than 15 minutes. The base ambient noise level for residential land uses is defined to be 55 dBA Leq for daytime (7:00 a.m. to 10:00 p.m.). No commercial property that is not a professional service shall exceed 5 dBa Leq above the 60 dBa Leq noise limit for daytime (7:00 a.m. to 10:00 p.m.) hours.

In the revision to an approved action for Pappy and Harriet's Restaurant approved by the County of San Bernardino and effective April 3, 2018, it specifies that noise should conform to the code when there are concerts outdoors. It states:

> **16. Outdoor Concerts.** A maximum of forty (40) outdoor concerts per year are permitted with this approval. All outdoor concerts shall end no later than 11:00pm and shall comply with the Noise level as outlined in the County Standards, Development Code Section 83.01.080. The applicant, property owner, event organizer and/or any other involved party shall adhere to all Fire Department requirements particularly when more than 500 attendees are expected. Any outdoor concerts operating outside of these parameters will require Planning review and approval.

---

[2]California Department of Transportation, *Technical Noise Supplement to the Traffic Noise Analysis Protocol,* 2013.
[3] Ibid.
[4] Ibid.
[5]

In addition, the Pioneertown Communities Action Guide also includes in its section Community Focus Statement C: Manage tourism in Pioneertown:

> **Action Statement C.2:** Promote compliance with dark sky regulations and noise regulations.

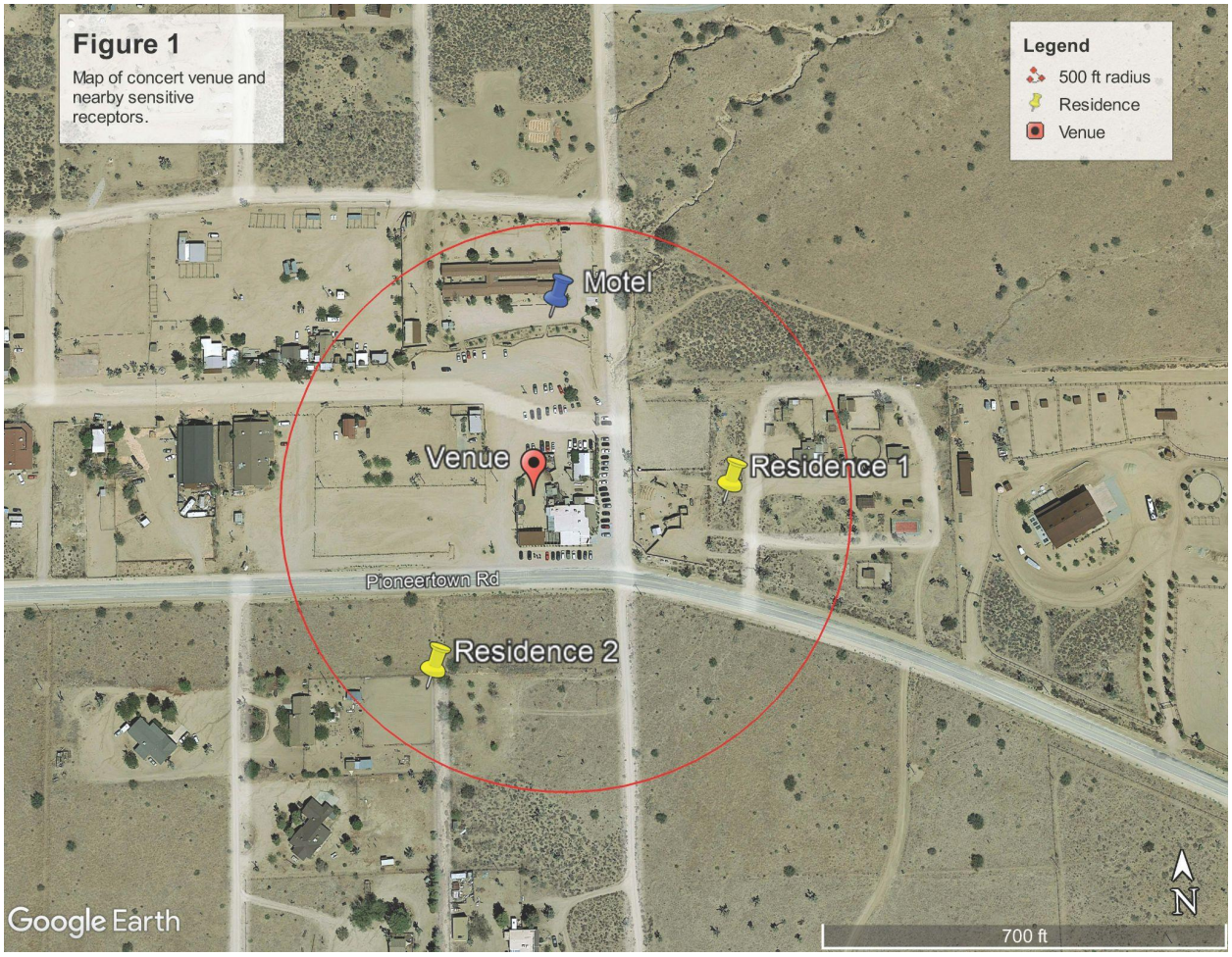
Noise-sensitive land uses are locations where people live or where the presence of unwanted sound could adversely affect the use of the land. Residences, schools, hospitals, transient lodging, libraries, and some recreational uses could each be considered noise-sensitive and may warrant unique measures for protection from intruding noise. In addition, sensitive receptors can include commercial uses that depend on quiet environments, such as sound studios. Examples of sensitive receptors within 500 feet of the project site include the following[6]:

- Pioneertown Motel abuts the subject property, located adjacent to the north.
- Single-family residences located starting at approximately 60 feet to the west.
- Single-family residences located starting at approximately 220 feet to the south.

The above sensitive receptors represent the nearby sensitive locations of varying distances within 500 feet of the concert venue with the potential to be impacted by concert operations.

Amplified recorded music, automobile noise from cars exiting the parking lot, and conversations are the primary source of noise when there is not a performance at the concert venue. Sound measurements were taken during a night when there was a performance and on a night when there was no performance (see **Figure 1** for approximate monitoring location).

[6] The list above is not an exhaustive list of all sensitive receptors in the project area, but are examples of potential land uses with potentially elevated noise levels.



Analysis of Increase in Ambient Noise

As shown in **Table 1**, existing ambient sound levels at the nearest residence are 43.6 dBA Leq on the night recorded without a performance, November 1, 2021, and on the night of the performance, October 31,2021. Each reading was conducted at 9:15 P.M. Noise monitoring registered 25.6 dBa Leq higher on the night of the concert, at 69.2 dBa Leq. This is a significant increase in noise, particularly for nighttime hours which are often perceived as louder, as discussed previously.

Table 1: Ambient Noise Levels

Sensitive Receptor Description/Noise Monitoring Location	Date	Ambient Sound Level (dBA, Leq)
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	October 31, 2021 at 9:15PM	69.2
Residence 1 (53722 Pioneertown Rd), **without** outdoor performance	November 1, 2021 at 9:15PM	43.6
Based on measurements taken by Socal Noise		

On the night without the performance, the highest noise recorded was at 59 dBa at very brief intervals. The lowest noise recorded was 34 dBa Leq at brief intervals. The most frequently recorded noise level was 40 dBa Leq. Noise sources included music from outdoor and indoor speakers, conversations, and cars in the parking lot including door slams.

On the night with the performance, the highest noise recorded was 73 dBa Leq at several intervals. The lowest recorded was 43 dBa Leq at several intervals. The most frequently recorded was 70 dBa Leq. The overwhelming noise source was from the performance, but some car noise could be heard from the parking lot. In both noise monitorings, there was no noise from the road outside of cars leaving from the venue.

The noise from the performance not only exceeds the 55 dBa San Bernardino County at the time of the concert, it also exceeds the 60 dBa limit for the commercial properties surrounding the venue. As shown in **Table 2**, the performance had noise levels that exceeded the three closest sensitive receptors, as well.

Table 2: Estimated Concert Noise at Nearest Sensitive Receptors

Location	Ambient Sound Level During Performance (dBA, Leq)
Pioneertown Motel	65.5*
Single-Family Residences to the South	63.5*
Single-Family Residences to the West	69.2**

*Based on calculations from the original noise monitoring, **Original noise monitoring location

Attachments:
A: Noise Measurements Data

Attachment A

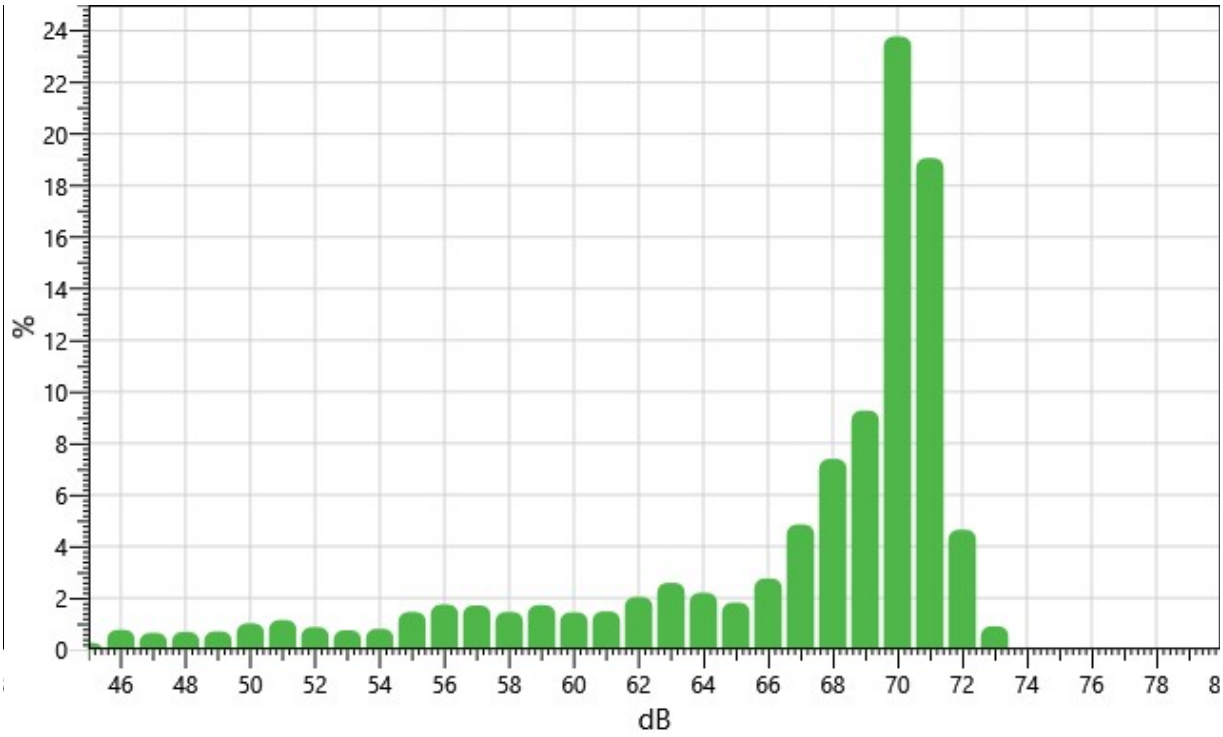
Monitoring Data During Performance

Information Panel

Name	S006_BIJ050019_07112021_143528
Start Time	10/31/2021 8:50:59 PM
Stop Time	10/31/2021 9:05:59 PM
Device Name	BIJ050019
Model Type	SoundPro DL
Device Firmware Rev	R.13H
Comments	

Statistics Chart

S006_BIJ050019_07112021_143528: Statistics Chart



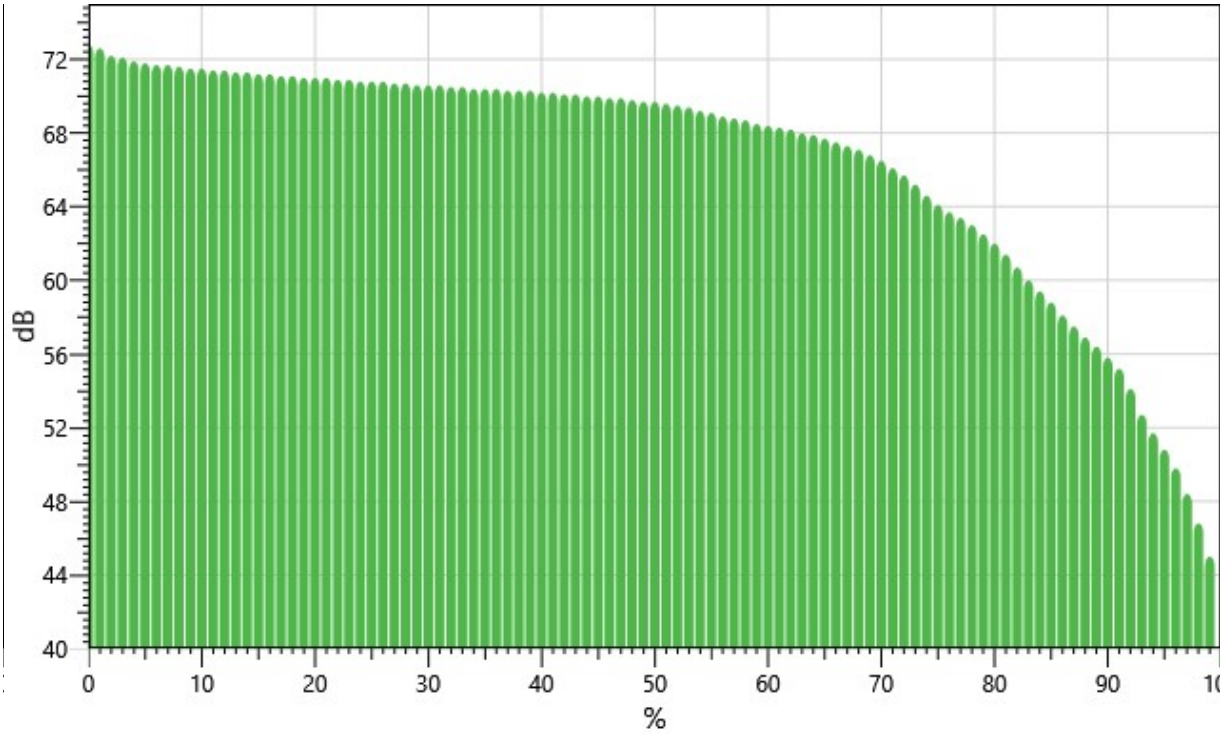
Statistics Table

dB:	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
45:	0.00	0.02	0.02	0.02	0.03	0.05	0.03	0.03	0.04	0.03	0.27
46:	0.07	0.09	0.02	0.04	0.08	0.14	0.08	0.10	0.08	0.05	0.76
47:	0.05	0.05	0.04	0.04	0.06	0.05	0.06	0.09	0.10	0.09	0.64
48:	0.08	0.06	0.07	0.04	0.06	0.09	0.08	0.08	0.07	0.06	0.68

49:	0.06	0.05	0.06	0.06	0.06	0.08	0.12	0.09	0.06	0.07	0.71
50:	0.07	0.09	0.07	0.06	0.08	0.09	0.10	0.11	0.16	0.19	1.02
51:	0.16	0.11	0.15	0.07	0.09	0.16	0.10	0.08	0.13	0.09	1.14
52:	0.07	0.08	0.11	0.11	0.09	0.09	0.09	0.09	0.07	0.07	0.87
53:	0.08	0.08	0.07	0.08	0.07	0.08	0.08	0.06	0.07	0.07	0.75
54:	0.07	0.08	0.09	0.06	0.08	0.09	0.08	0.08	0.07	0.10	0.81
55:	0.12	0.10	0.09	0.11	0.10	0.14	0.23	0.20	0.23	0.15	1.46
56:	0.14	0.17	0.18	0.22	0.17	0.17	0.15	0.17	0.18	0.20	1.74
57:	0.23	0.19	0.21	0.15	0.15	0.16	0.16	0.16	0.14	0.16	1.71
58:	0.22	0.13	0.13	0.15	0.13	0.15	0.14	0.13	0.14	0.15	1.46
59:	0.16	0.16	0.21	0.20	0.17	0.20	0.17	0.18	0.13	0.14	1.73
60:	0.14	0.15	0.15	0.14	0.13	0.14	0.13	0.16	0.16	0.15	1.44
61:	0.18	0.13	0.13	0.13	0.12	0.15	0.16	0.15	0.16	0.17	1.48
62:	0.17	0.17	0.17	0.18	0.21	0.20	0.28	0.23	0.21	0.21	2.04
63:	0.27	0.28	0.26	0.23	0.17	0.24	0.29	0.29	0.28	0.26	2.59
64:	0.29	0.30	0.23	0.22	0.20	0.19	0.19	0.19	0.19	0.19	2.20
65:	0.15	0.18	0.16	0.16	0.14	0.15	0.19	0.21	0.22	0.26	1.82
66:	0.23	0.27	0.28	0.35	0.20	0.26	0.24	0.27	0.30	0.35	2.76
67:	0.38	0.46	0.50	0.44	0.42	0.45	0.45	0.61	0.53	0.59	4.85
68:	0.66	0.65	0.75	0.67	0.83	0.82	0.76	0.75	0.77	0.72	7.40
69:	0.80	0.77	0.63	0.77	0.48	0.84	0.99	1.11	1.34	1.53	9.27
70:	1.69	1.87	2.29	2.23	2.68	2.69	2.58	2.62	2.54	2.60	23.78
71:	2.53	2.42	2.15	2.15	2.03	1.98	1.73	1.61	1.30	1.16	19.07
72:	0.95	0.60	0.57	0.52	0.29	0.32	0.30	0.29	0.38	0.43	4.65
73:	0.22	0.16	0.20	0.10	0.08	0.06	0.04	0.02	0.02	0.00	0.90

Exceedance Chart

S006_BIJ050019_07112021_143528: Exceedance Chart

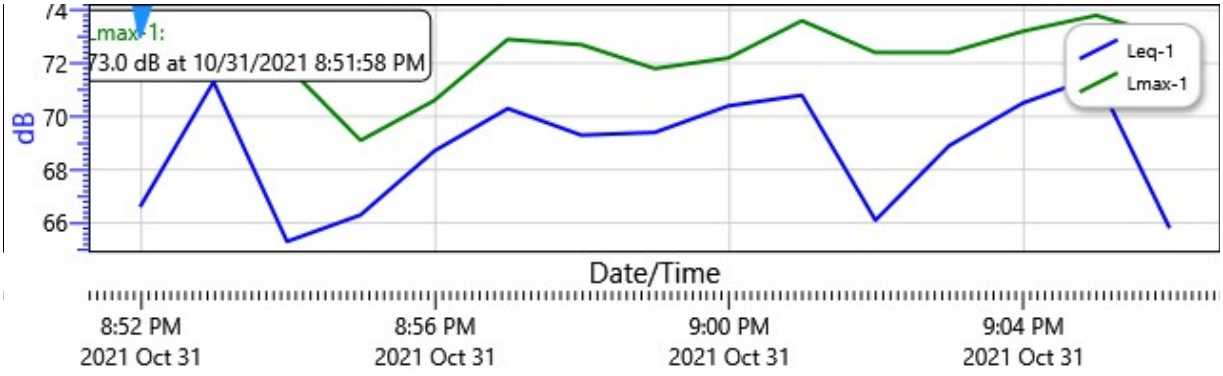


Exceedance Table

.	0%	1%	2%	3%	4%	5%	6%	%7	%8	%9
0%:		72.8	72.6	72.2	72.1	71.9	71.8	71.7	71.7	71.6
10%:	71.5	71.5	71.4	71.4	71.3	71.3	71.2	71.2	71.1	71.1
20%:	71.0	71.0	71.0	70.9	70.9	70.8	70.8	70.8	70.7	70.7
30%:	70.6	70.6	70.6	70.5	70.5	70.4	70.4	70.4	70.3	70.3
40%:	70.3	70.2	70.2	70.1	70.1	70.0	70.0	69.9	69.9	69.8
50%:	69.7	69.7	69.6	69.5	69.4	69.2	69.1	68.9	68.8	68.7
60%:	68.5	68.4	68.3	68.2	68.0	67.9	67.7	67.5	67.3	67.1
70%:	66.8	66.5	66.1	65.7	65.2	64.6	64.1	63.7	63.4	63.0
80%:	62.5	62.0	61.4	60.7	60.0	59.4	58.8	58.1	57.5	56.9
90%:	56.4	55.8	55.2	54.1	52.7	51.7	50.8	49.8	48.4	46.8
100%:	45.0									

Logged Data Chart

S006_BIJ050019_07112021_143528: Logged Data Chart



Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	69.2 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF
Exchange Rate	2	5 dB	Weighting	2	C
Response	2	FAST			

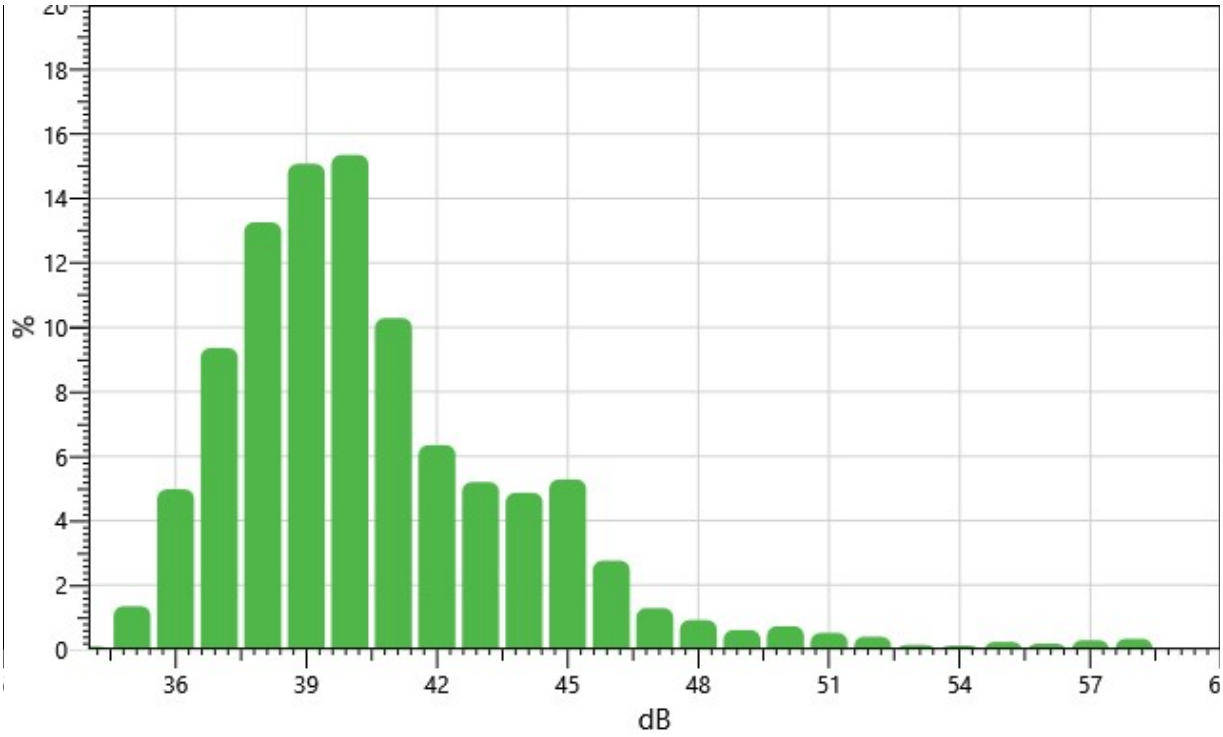
Monitoring Data During Performance

Information Panel

Name	S007_BIJ050019_07112021_143529
Start Time	11/1/2021 8:49:04 PM
Stop Time	11/1/2021 9:04:04 PM
Device Name	BIJ050019
Model Type	SoundPro DL
Device Firmware Rev	R.13H
Comments	

Statistics Chart

S007_BIJ050019_07112021_143529: Statistics Chart



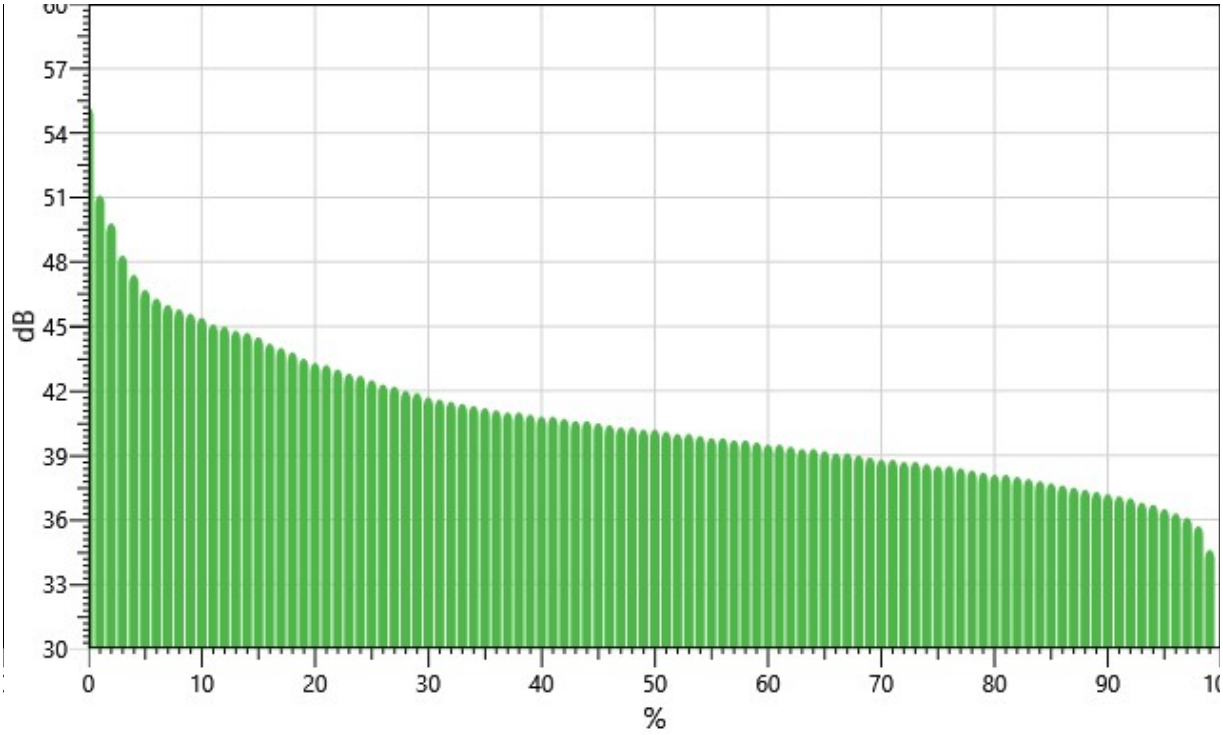
Statistics Table

dB:	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
34:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.05	0.03	0.10
35:	0.03	0.04	0.09	0.10	0.12	0.14	0.19	0.14	0.26	0.24	1.35
36:	0.26	0.26	0.38	0.49	0.46	0.54	0.53	0.60	0.72	0.73	4.98
37:	0.54	0.74	0.72	0.93	1.02	0.96	0.94	1.02	1.28	1.21	9.36

38:	1.08	1.10	1.16	1.13	1.14	1.35	1.57	1.61	1.52	1.61	13.26
39:	1.37	1.57	1.27	1.32	1.46	1.54	1.74	1.56	1.66	1.57	15.08
40:	1.75	1.49	1.57	1.49	1.64	1.47	1.26	1.59	1.63	1.47	15.35
41:	1.39	1.49	1.15	1.08	1.10	0.90	0.92	0.68	0.82	0.75	10.29
42:	0.75	0.78	0.58	0.41	0.74	0.64	0.72	0.52	0.62	0.59	6.35
43:	0.52	0.67	0.66	0.59	0.64	0.56	0.45	0.45	0.33	0.33	5.20
44:	0.45	0.53	0.41	0.40	0.37	0.39	0.37	0.55	0.64	0.75	4.87
45:	0.68	0.61	0.61	0.31	0.44	0.52	0.52	0.46	0.52	0.61	5.28
46:	0.41	0.32	0.35	0.30	0.28	0.28	0.26	0.23	0.19	0.14	2.76
47:	0.13	0.15	0.13	0.12	0.13	0.15	0.14	0.12	0.11	0.10	1.29
48:	0.10	0.12	0.12	0.10	0.13	0.07	0.08	0.07	0.07	0.06	0.91
49:	0.05	0.06	0.06	0.06	0.05	0.06	0.05	0.05	0.07	0.11	0.61
50:	0.09	0.08	0.05	0.06	0.09	0.09	0.07	0.06	0.07	0.07	0.73
51:	0.10	0.08	0.08	0.03	0.05	0.03	0.04	0.03	0.04	0.04	0.52
52:	0.05	0.03	0.06	0.11	0.04	0.06	0.02	0.01	0.01	0.01	0.40
53:	0.02	0.01	0.01	0.01	0.01	0.02	0.02	0.01	0.02	0.02	0.15
54:	0.01	0.02	0.01	0.01	0.01	0.01	0.02	0.01	0.01	0.01	0.12
55:	0.02	0.02	0.02	0.02	0.06	0.03	0.02	0.02	0.01	0.02	0.24
56:	0.01	0.03	0.01	0.02	0.01	0.03	0.02	0.02	0.03	0.01	0.19
57:	0.02	0.03	0.02	0.01	0.02	0.06	0.04	0.03	0.03	0.03	0.29
58:	0.08	0.05	0.03	0.04	0.06	0.04	0.01	0.01	0.01	0.01	0.34
59:	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02

Exceedance Chart

S007_BIJ050019_07112021_143529: Exceedance Chart

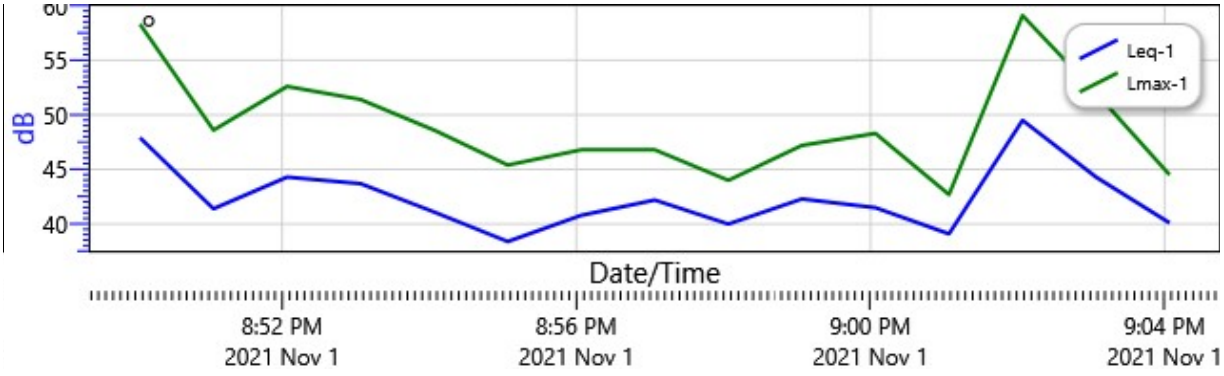


Exceedance Table

.	0%	1%	2%	3%	4%	5%	6%	%7	%8	%9
0%:		55.2	51.1	49.8	48.3	47.4	46.7	46.3	46.0	45.8
10%:	45.6	45.4	45.1	45.0	44.8	44.7	44.5	44.2	44.0	43.8
20%:	43.5	43.3	43.2	43.0	42.8	42.7	42.5	42.3	42.2	42.0
30%:	41.9	41.7	41.6	41.5	41.4	41.3	41.2	41.1	41.0	41.0
40%:	40.9	40.8	40.8	40.7	40.6	40.6	40.5	40.4	40.3	40.3
50%:	40.2	40.2	40.1	40.0	40.0	39.9	39.8	39.8	39.7	39.7
60%:	39.6	39.5	39.5	39.4	39.3	39.3	39.2	39.1	39.1	39.0
70%:	38.9	38.8	38.8	38.7	38.7	38.6	38.5	38.5	38.4	38.3
80%:	38.2	38.1	38.1	38.0	37.9	37.8	37.7	37.6	37.5	37.4
90%:	37.3	37.2	37.1	37.0	36.8	36.7	36.5	36.3	36.1	35.7
100%:	34.6									

Logged Data Chart

S007_BIJ050019_07112021_143529: Logged Data Chart



Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	43.6 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF
Exchange Rate	2	5 dB	Weighting	2	C
Response	2	FAST			

MEMORANDUM

To: Pioneertown Residents % Nancy Olsen

From: Sharon Fain, Senior Project Manager
Southern California Noise Services

Re: Third Follow-Up Concert Venue Noise Impact Analysis

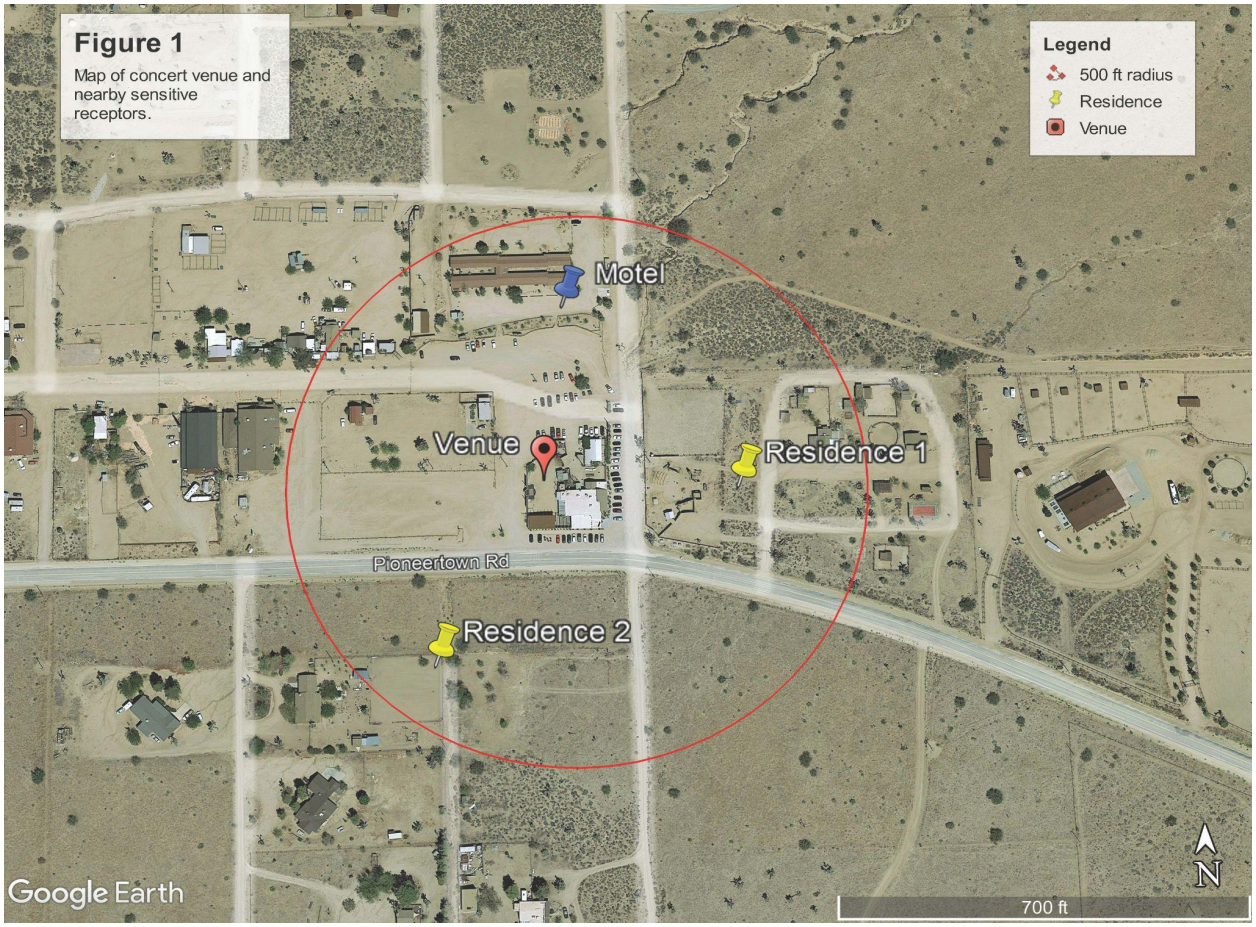
Introduction and Project Location

This is a follow-up noise impact analysis that evaluates the potential noise impacts associated with the outdoor concert venue Pappy and Harriet's Restaurant, located at 53688 Pioneertown Road, Pioneertown, CA 92268, an unincorporated area of San Bernardino County. This is a supplemental report, and third concert monitored, prepared for the use of Pioneertown residents' to understand the noise impacts at Pappy and Harriet's and to compare those impacts for compliance with the County of San Bernardino's standards for noise measurement (County Standards and Development Code, Section 83.01.080). Please refer to the initial memorandum for details on the characteristics of sound, existing noise levels and local noise regulations.

This monitoring, which took place on April 26, 2022, used the same machine as the monitoring done previously on April 1. The runtime was 15 minutes and one second.

As used previously, sensitive receptors within 500 feet of the project site include the following (see **Figure 1** for a map of the locations):

- Pioneertown Motel abuts the subject property, located adjacent to the north.
- Single-family residences located starting at approximately 60 feet to the west.
- Single-family residences located starting at approximately 220 feet to the south.



Analysis of Increase in Ambient Noise During Second Concert

As shown in **Table 1** below, existing ambient sound levels previously recorded at the nearest residence were 43.6 dBA Leq on a night recorded without a performance, November 1, 2021. It also shows the noise levels that have been recorded at each performance that was monitored.

Table 1: Ambient Noise Levels		
Sensitive Receptor Description/Noise Monitoring Location	**Date**	**Ambient Sound Level (dBA, Leq)**
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	October 31, 2021 at 9:15PM	69.2
Residence 1 (53722 Pioneertown Rd), **without** outdoor performance	November 1, 2021 at 9:15PM	43.6
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	February 16, 2022 at 9:15PM	67.2
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	April 1, 2022 at 9:53PM	75.4
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	April 26, 2022 at 9:33 PM	67.9
Based on measurements taken by Socal Noise		

On the night of this third and most recent performance on April 26, 2022, the highest noise recorded was 106 dBa Leq and the overall ambient sound measured was 67.9 dBa Leq. The overwhelming noise source was from the performance, but there were several people milling around and talking on the patio.

The noise from the performance again exceeds the 55 dBa San Bernardino County at the time of the concert. It also exceeds the 60 dBa limit for the commercial properties surrounding the venue. As shown in **Table 2**, the second performance had noise levels that exceeded the three closest sensitive receptors, as well.

Table 2: Estimated Concert Noise at Nearest Sensitive Receptors	
Location	**Ambient Sound Level During Performance (dBA, Leq)**
Pioneertown Motel	62.4*
Single-Family Residences to the South (Residence 2)	61.3*
Single-Family Residences to the West (Residence 1)	67.9**
*Based on calculations from the original noise monitoring, **Original noise monitoring location	

It is recommended that the venue increase its efforts to reduce noise in order to be in compliance with the County's noise standards and to be a good neighbor. This continued violation of noise levels can have adverse effects on surrounding residents.

Attachments:
A: Noise Measurements Data

Attachment A

Noise measurement report

Date: 4/26/22, 9:33 PM

Operator:

Place:

Measurement results

Measurement time (hh:mm:ss)	00:15:01	
LAeq	67.9	dB
Max. level	84.6	dB
LCpeak	106.4	dB
TWA	28.0	dB
Dose	0.0	%
Projected dose	0.0	%

Notes

MEMORANDUM

To: Pioneertown Residents % Nancy Olsen

From: Sharon Fain, Senior Project Manager
Southern California Noise Services

Re: Fifth Follow-Up Concert Venue Noise Impact Analysis

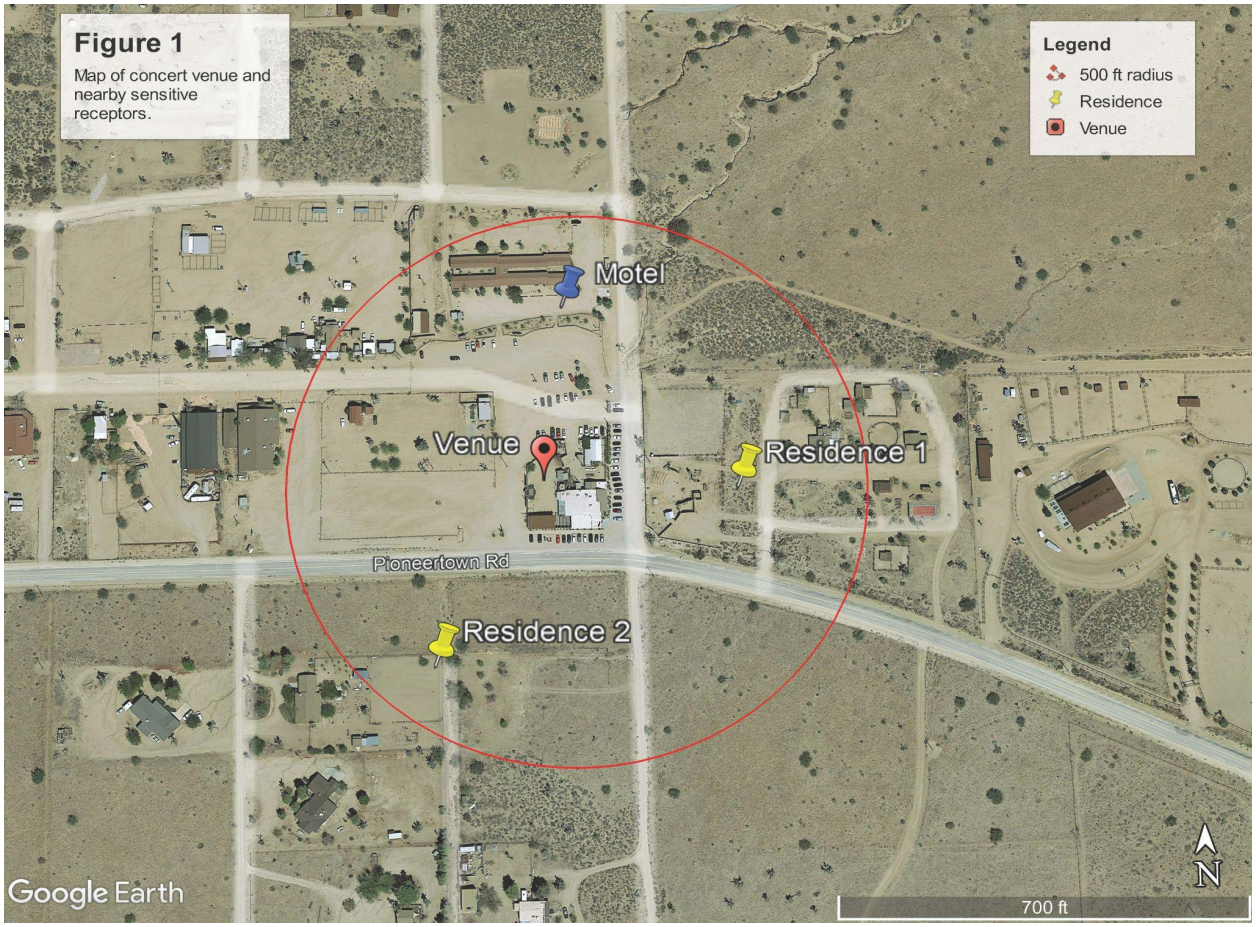
Introduction and Project Location

This is a follow-up noise impact analysis that evaluates the potential noise impacts associated with the outdoor concert venue Pappy and Harriet's Restaurant, located at 53688 Pioneertown Road, Pioneertown, CA 92268, an unincorporated area of San Bernardino County. This is a supplemental report, and third concert monitored, prepared for the use of Pioneertown residents' to understand the noise impacts at Pappy and Harriet's and to compare those impacts for compliance with the County of San Bernardino's standards for noise measurement (County Standards and Development Code, Section 83.01.080). Please refer to the initial memorandum for details on the characteristics of sound, existing noise levels and local noise regulations.

This monitoring, which took place on August 17, 2022, using the same noise meter from the initial monitoring on October 31, 2021. The runtime was 15 minutes.

As used previously, sensitive receptors within 500 feet of the project site include the following (see **Figure 1** for a map of the locations):

- Pioneertown Motel abuts the subject property, located adjacent to the north.
- Single-family residences located starting at approximately 60 feet to the west.
- Single-family residences located starting at approximately 220 feet to the south.



Analysis of Increase in Ambient Noise During Second Concert

As shown in **Table 1** below, existing ambient sound levels previously recorded at the nearest residence were 43.6 dBA Leq on a night recorded without a performance, November 1, 2021. It also shows the noise levels that have been recorded at each performance that was monitored.

Table 1: Ambient Noise Levels		
Sensitive Receptor Description/Noise Monitoring Location	**Date**	**Ambient Sound Level (dBA, Leq)**
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	October 31, 2021 at 9:15PM	69.2
Residence 1 (53722 Pioneertown Rd), **without** outdoor performance	November 1, 2021 at 9:15PM	43.6
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	February 16, 2022 at 9:15PM	67.2
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	April 1, 2022 at 9:53PM	75.4
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	April 26, 2022 at 9:33 PM	67.9
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	July 30, 2022 at 9:02 PM	68.3
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	August 17, 2022 at 8:49 PM	68.0
Based on measurements taken by Socal Noise		

On the night of this third and most recent performance on August 17, 2022, the overall ambient sound measured was 68.0 dBa Leq and the highest noise recorded was 74 dBa Leq. The lowest recorded was 44 dBa Leq. The most frequently recorded was 68 dBa Leq. The overwhelming noise source was from the performance, but there were several people milling around and talking on the patio and parking lot noise.

The noise from the performance again exceeds the 55 dBa San Bernardino County residential limit at the time of the concert. It also exceeds the 60 dBa limit for the commercial properties surrounding the venue. As shown in **Table 2**, the performance had noise levels that exceeded the limit for the three closest sensitive receptors, as well.

Table 2: Estimated Concert Noise at Nearest Sensitive Receptors	
Location	**Ambient Sound Level During Performance (dBA, Leq)**
Pioneertown Motel	63.5*
Single-Family Residences to the South (Residence 2)	62.3*
Single-Family Residences to the West (Residence 1)	68.0**
*Based on calculations from the noise monitoring, **Noise monitoring location	

It is recommended that the venue increase its efforts to reduce noise in order to be in compliance with the County's noise standards and to be a good neighbor. This continued violation of noise levels can have adverse effects on surrounding residents, as discussed in the initial report issued in October 2021.

Session Report

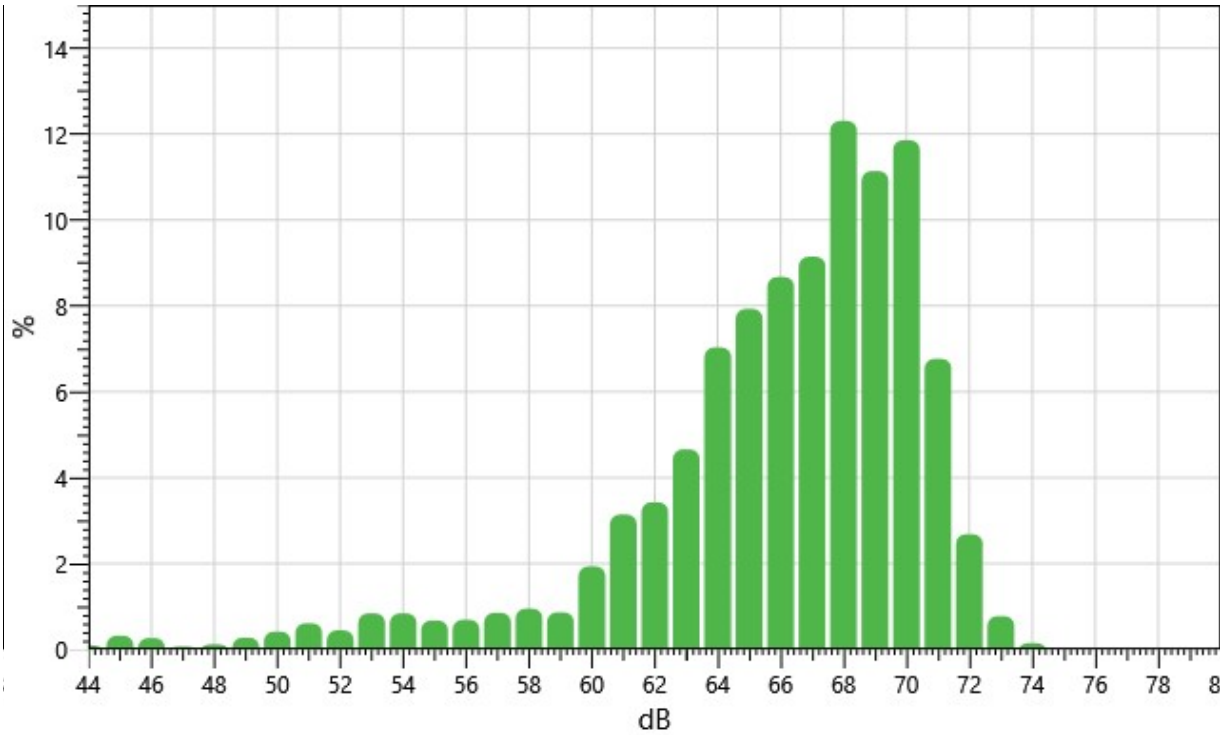
8/17/2022

Information Panel

Name	S015_BIJ050019_22082022_114604
Start Time	8/17/2022 8:49:58 PM
Stop Time	8/17/2022 9:05:03 PM
Device Name	BIJ050019
Model Type	SoundPro DL
Device Firmware Rev	R.13H
Comments	

Statistics Chart

S015_BIJ050019_22082022_114604: Statistics Chart



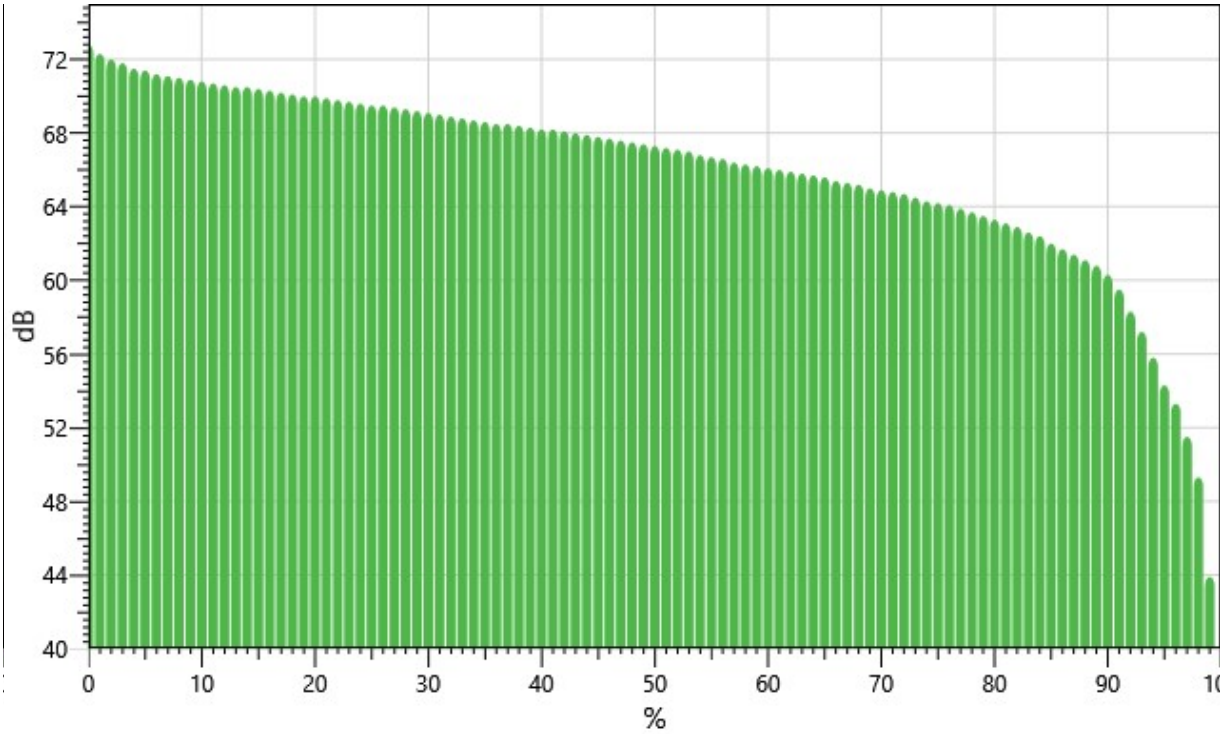
Statistics Table

dB:	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
44:	0.00	0.01	0.01	0.01	0.01	0.01	0.02	0.01	0.01	0.02	0.10
45:	0.02	0.02	0.02	0.02	0.01	0.02	0.04	0.05	0.05	0.07	0.32
46:	0.04	0.02	0.04	0.03	0.05	0.03	0.01	0.02	0.02	0.02	0.27
47:	0.02	0.00	0.01	0.00	0.01	0.00	0.01	0.01	0.01	0.01	0.07

48:	0.01	0.01	0.01	0.01	0.01	0.02	0.01	0.02	0.01	0.01	0.12
49:	0.03	0.03	0.03	0.02	0.03	0.04	0.03	0.03	0.02	0.03	0.28
50:	0.03	0.04	0.06	0.04	0.03	0.03	0.04	0.05	0.06	0.05	0.42
51:	0.05	0.06	0.03	0.04	0.09	0.12	0.08	0.05	0.06	0.04	0.61
52:	0.04	0.05	0.04	0.04	0.06	0.04	0.04	0.04	0.04	0.07	0.45
53:	0.11	0.10	0.05	0.08	0.08	0.08	0.07	0.08	0.07	0.12	0.84
54:	0.18	0.12	0.09	0.08	0.07	0.07	0.04	0.05	0.07	0.07	0.84
55:	0.09	0.08	0.05	0.05	0.06	0.06	0.06	0.05	0.10	0.07	0.68
56:	0.07	0.07	0.08	0.07	0.06	0.06	0.07	0.07	0.06	0.08	0.69
57:	0.11	0.11	0.07	0.09	0.08	0.07	0.06	0.10	0.10	0.08	0.86
58:	0.08	0.11	0.14	0.09	0.10	0.08	0.08	0.09	0.11	0.08	0.95
59:	0.08	0.08	0.08	0.08	0.10	0.09	0.08	0.10	0.09	0.10	0.87
60:	0.11	0.17	0.11	0.14	0.16	0.21	0.18	0.26	0.27	0.32	1.94
61:	0.32	0.30	0.27	0.27	0.34	0.31	0.34	0.31	0.33	0.33	3.14
62:	0.34	0.29	0.27	0.34	0.29	0.34	0.37	0.40	0.41	0.39	3.43
63:	0.41	0.44	0.41	0.52	0.60	0.47	0.42	0.47	0.45	0.48	4.66
64:	0.57	0.79	0.80	0.79	0.65	0.58	0.57	0.70	0.73	0.87	7.03
65:	0.72	0.81	0.75	0.77	0.78	0.70	0.85	0.78	0.82	0.95	7.93
66:	1.01	1.09	0.68	0.96	0.91	0.87	0.84	0.88	0.76	0.68	8.67
67:	0.78	0.84	0.91	0.97	0.82	0.91	0.93	1.01	1.00	0.97	9.14
68:	1.23	1.22	1.23	1.21	1.40	1.31	1.11	1.19	1.14	1.26	12.30
69:	1.13	1.10	0.86	1.10	1.01	1.07	1.16	1.11	1.35	1.25	11.14
70:	1.20	1.13	1.13	1.23	1.29	1.15	1.33	1.26	1.18	0.96	11.86
71:	0.95	0.93	0.93	0.90	0.64	0.71	0.48	0.40	0.39	0.44	6.77
72:	0.41	0.47	0.39	0.16	0.28	0.34	0.24	0.17	0.11	0.10	2.69
73:	0.11	0.14	0.12	0.09	0.05	0.05	0.03	0.07	0.06	0.06	0.78
74:	0.04	0.03	0.03	0.01	0.00	0.01	0.01	0.02	0.01	0.00	0.15

Exceedance Chart

S015_BIJ050019_22082022_114604: Exceedance Chart

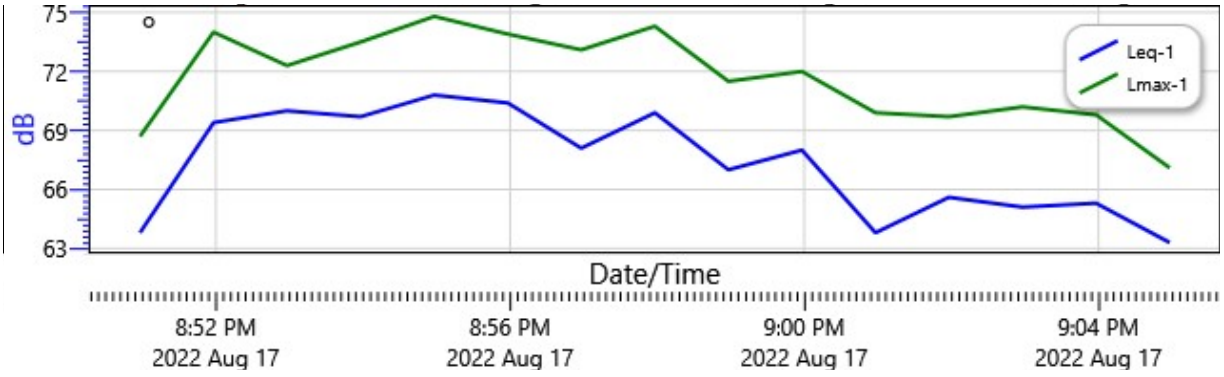


Exceedance Table

.	0%	1%	2%	3%	4%	5%	6%	%7	%8	%9
0%:		72.8	72.3	72.0	71.8	71.5	71.4	71.2	71.1	71.0
10%:	70.9	70.8	70.7	70.6	70.5	70.5	70.4	70.3	70.2	70.1
20%:	70.0	70.0	69.9	69.8	69.7	69.6	69.5	69.5	69.4	69.3
30%:	69.2	69.1	69.0	68.9	68.8	68.7	68.6	68.5	68.5	68.4
40%:	68.3	68.2	68.2	68.1	68.0	67.9	67.8	67.7	67.6	67.5
50%:	67.4	67.3	67.2	67.1	67.0	66.8	66.7	66.6	66.4	66.3
60%:	66.2	66.1	66.0	65.9	65.8	65.7	65.6	65.4	65.3	65.2
70%:	65.0	64.9	64.8	64.7	64.5	64.3	64.2	64.1	63.9	63.7
80%:	63.5	63.3	63.1	62.9	62.6	62.4	62.0	61.7	61.4	61.1
90%:	60.8	60.3	59.5	58.3	57.2	55.8	54.3	53.3	51.5	49.3
100%:	43.9									

Logged Data Chart

S015_BIJ050019_22082022_114604: Logged Data Chart

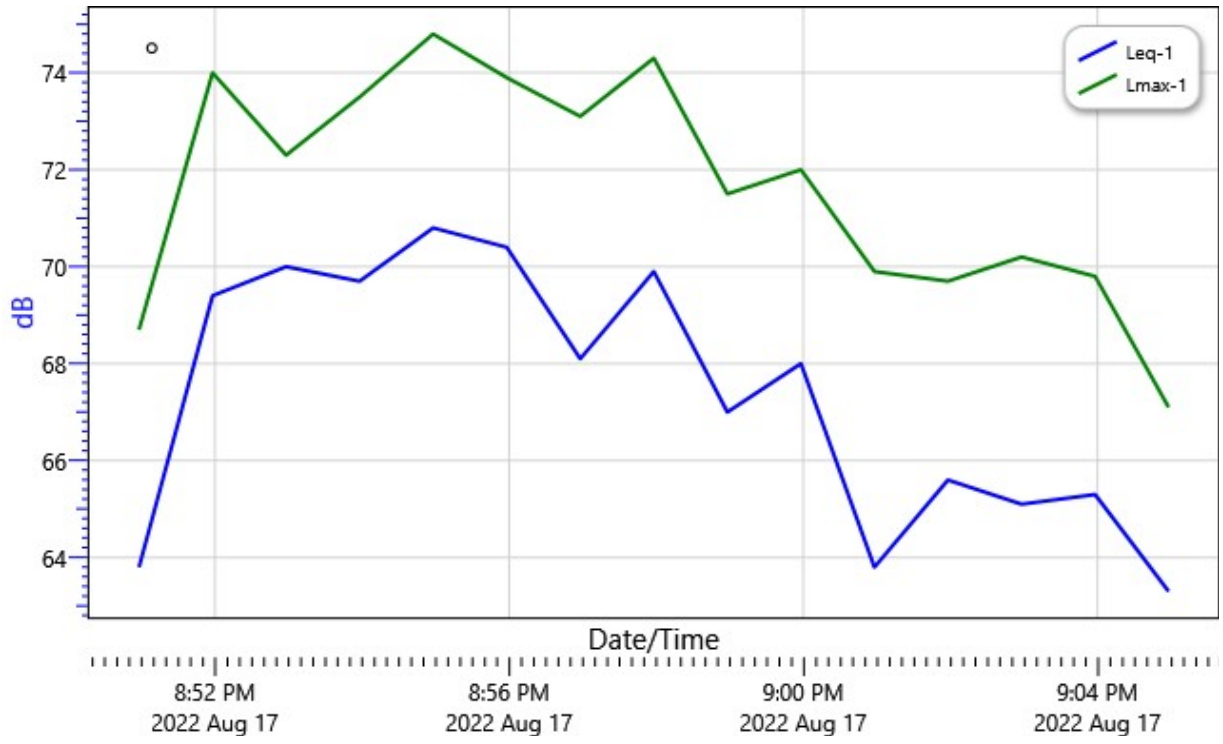


Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	68 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF
Exchange Rate	2	5 dB	Weighting	2	A
Response	2	FAST			

Logged Data Chart

Study 1: Logged Data Chart



Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Dose	1	0.1 %	Lpk	1	86.8 dB
Lmax	1	74.8 dB			
Weighting	1	A	Response	1	SLOW
Bandwidth	1	OFF	Exchange Rate	1	3 dB
Integrating Threshold	1	100 dB	Log Rate	1	60 s
Exchange Rate	2	5 dB	Integrating Threshold	2	100 dB
Weighting	2	A	Response	2	FAST

MEMORANDUM

To: Pioneertown Residents % Nancy Olsen

From: Sharon Fain, Senior Project Manager
Southern California Noise Services

Re: Fourth Follow-Up Concert Venue Noise Impact Analysis

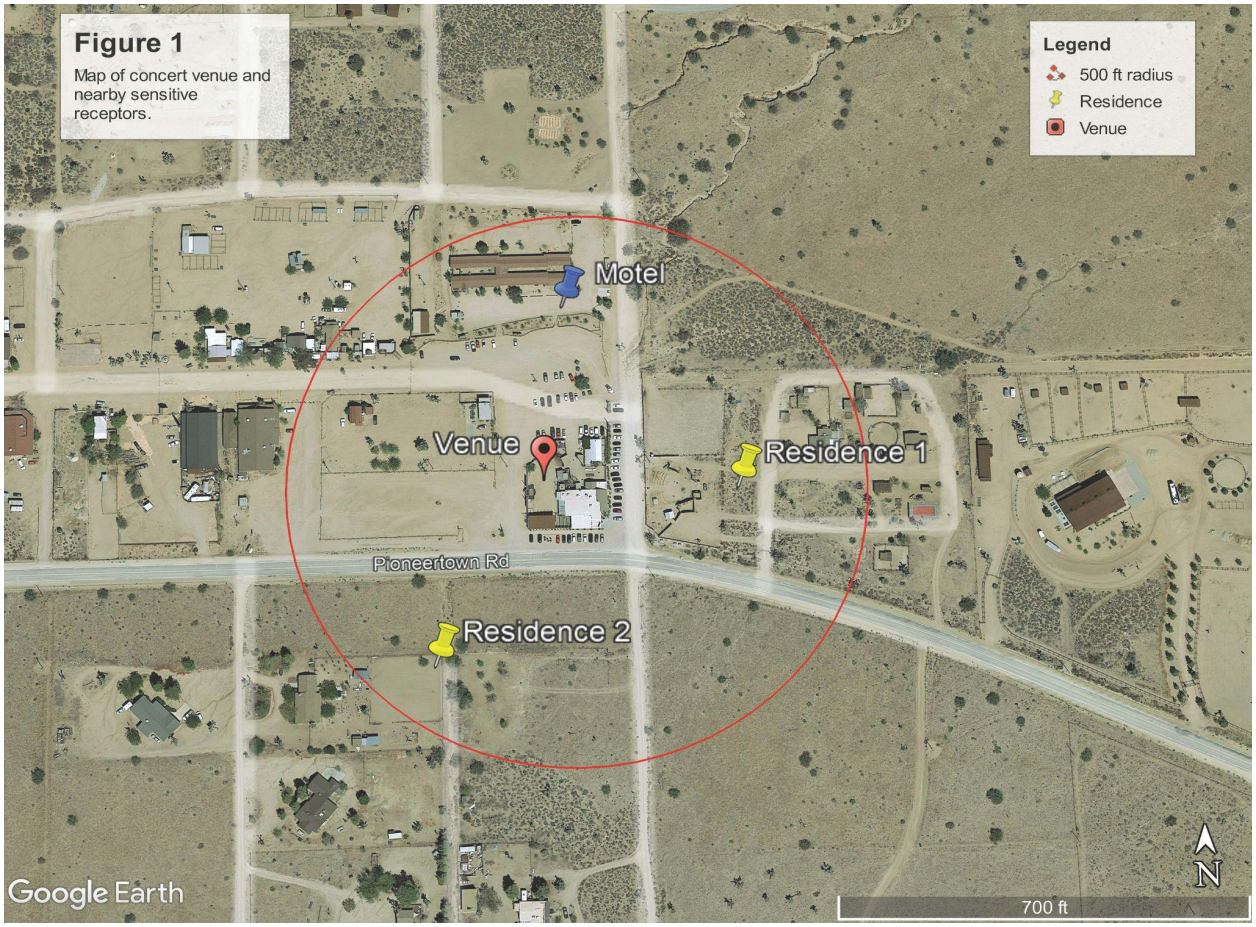
Introduction and Project Location

This is a follow-up noise impact analysis that evaluates the potential noise impacts associated with the outdoor concert venue Pappy and Harriet's Restaurant, located at 53688 Pioneertown Road, Pioneertown, CA 92268, an unincorporated area of San Bernardino County. This is a supplemental report, and third concert monitored, prepared for the use of Pioneertown residents' to understand the noise impacts at Pappy and Harriet's and to compare those impacts for compliance with the County of San Bernardino's standards for noise measurement (County Standards and Development Code, Section 83.01.080). Please refer to the initial memorandum for details on the characteristics of sound, existing noise levels and local noise regulations.

This monitoring, which took place on July 30, 2022, using the same noise meter from the initial monitoring on October 31, 2021. The runtime was 15 minutes.

As used previously, sensitive receptors within 500 feet of the project site include the following (see **Figure 1** for a map of the locations):

- Pioneertown Motel abuts the subject property, located adjacent to the north.
- Single-family residences located starting at approximately 60 feet to the west.
- Single-family residences located starting at approximately 220 feet to the south.



Analysis of Increase in Ambient Noise During Second Concert

As shown in **Table 1** below, existing ambient sound levels previously recorded at the nearest residence were 43.6 dBA Leq on a night recorded without a performance, November 1, 2021. It also shows the noise levels that have been recorded at each performance that was monitored.

Table 1: Ambient Noise Levels		
Sensitive Receptor Description/Noise Monitoring Location	**Date**	**Ambient Sound Level (dBA, Leq)**
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	October 31, 2021 at 9:15PM	69.2
Residence 1 (53722 Pioneertown Rd), **without** outdoor performance	November 1, 2021 at 9:15PM	43.6
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	February 16, 2022 at 9:15PM	67.2
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	April 1, 2022 at 9:53PM	75.4
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	April 26, 2022 at 9:33 PM	67.9
Residence 1 (53722 Pioneertown Rd), **with** outdoor performance	July 30, 2022 at 9:02 PM	68.3
Based on measurements taken by Socal Noise		

On the night of this third and most recent performance on July 30, 2022, the overall ambient sound measured was 68.3 dBa Leq. The overwhelming noise source was from the performance, but there were several people milling around and talking on the patio.

The noise from the performance again exceeds the 55 dBa San Bernardino County residential limit at the time of the concert. It also exceeds the 60 dBa limit for the commercial properties surrounding the venue. As shown in **Table 2**, the performance had noise levels that exceeded the limit for the three closest sensitive receptors, as well.

Table 2: Estimated Concert Noise at Nearest Sensitive Receptors	
Location	**Ambient Sound Level During Performance (dBA, Leq)**
Pioneertown Motel	63.6*
Single-Family Residences to the South (Residence 2)	62.4*
Single-Family Residences to the West (Residence 1)	68.3**
*Based on calculations from the noise monitoring, **Noise monitoring location	

It is recommended that the venue increase its efforts to reduce noise in order to be in compliance with the County's noise standards and to be a good neighbor. This continued violation of noise levels can have adverse effects on surrounding residents, as discussed in the initial report issued in October 2021.

MEMORANDUM

To: Curt Sauter, Pioneertown Resident

From: Sharon Fain, Senior Project Manager
Southern California Noise Services

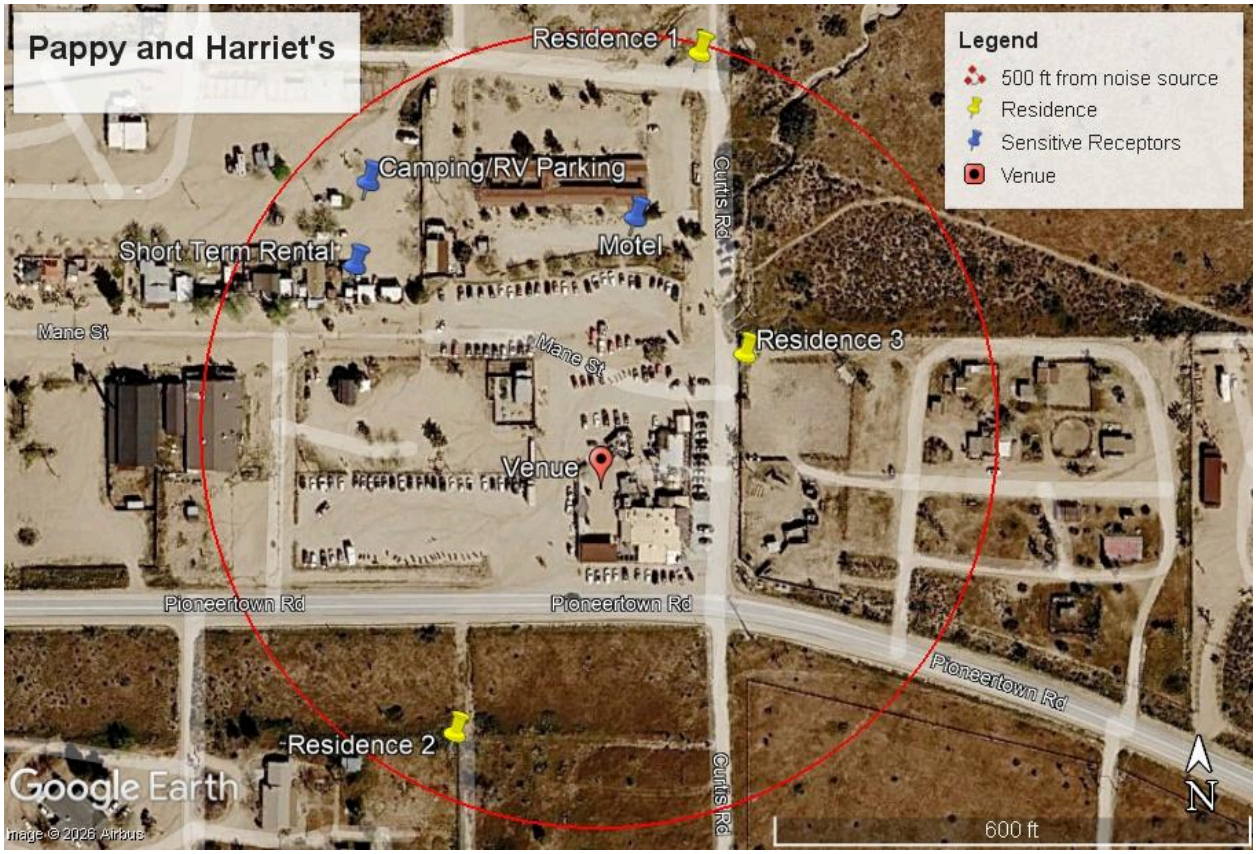
Re: Follow-Up Concert Venue Noise Impact Analysis

Introduction and Project Location

This is a follow-up noise impact analysis that evaluates the potential noise impacts associated with the outdoor concert venue Pappy and Harriet's Restaurant, located at 53688 Pioneertown Road, Pioneertown, CA 92268, an unincorporated area of San Bernardino County. This is a supplemental report, and the fourth concert monitored, prepared for the use of Pioneertown residents' to understand the noise impacts at Pappy and Harriet's and to compare those impacts for compliance with the County of San Bernardino's standards for noise measurement (County Standards and Development Code, Section 83.01.080). Please refer to the initial memorandum for details on the characteristics of sound, existing noise levels and local noise regulations.

Sensitive receptors within 500 feet of the project site include the following (see **Figure 1** for a map of the locations):

- Pioneertown Motel abuts the subject property, located adjacent to the north.
- Camp Pioneertown (Camping/RV) is located approximately 450 feet northwest of the venue.
- A short term rental is located approximately 365 feet northwest of the venue.
- Single-family residences located directly north of the Motel, starting at approximately 500 feet north of the venue.
- Single-family residences located starting at approximately 60 feet to the west of the venue.
- Single-family residences located starting at approximately 220 feet to the south of the venue.



Analysis of Increase in Ambient Noise During Second Concert

As shown in **Table 1** below, existing ambient sound level previously recorded at the nearest residence were 43.6 dBA Leq on a night recorded without a performance, November 1, 2021. It also shows the sound level for the most recent monitored concert.

Table 1: Ambient Noise Levels

Sensitive Receptor Description/Noise Monitoring Location	**Date**	**Ambient Sound Level (dBA, Leq)**
Residence (53722 Pioneertown Rd), **without** outdoor performance	November 1, 2021, 9:15P-9:30M	43.6
Residence 1 (Pioneertown Rd), **with** outdoor performance	July 27, 2021, 9:31-10:02PM	55.5
*Based on measurements taken by Socal Noise		

On the night of the High on Fire performance on October 11, 2026, the highest noise recorded was 87 dBa Leq and the overall ambient sound measured was 77.1 dBa Leq at the property line of Residence 3, 222 feet from the noise source. The overwhelming noise source was from the

performance. Please note that noise after 7PM is perceived to be louder and continues to be perceived as louder with each passing hour.

The noise from the performance again exceeds the 55 dBa San Bernardino County at the time of the concert. As shown in **Table 2**, the second performance had noise levels that exceeded the three closest sensitive receptors, as well.

Table 2: Estimated Concert Noise at Nearest Sensitive Receptors*

Location	Ambient Sound Level During Performance (dBA, Leq)
Pioneertown Motel	74.5
Camping/RV	71
Short Term Rental	72.3
Single-Family Residence (Residence 1)	69.5
Single-Family Residences to the South (Residence 2)	72
Single-Family Residences to the West (Residence 3)	77.1

*Based on calculations from the original noise monitoring, **Original noise monitoring location

This continued violation of noise levels can have adverse effects on surrounding residents. The smallest perceptible change in sound level for a person with normal hearing sensitivity is generally considered to be approximately 3 dBA. A change of at least 5 dBA would be noticeable to a person with normal hearing sensitivity. A 10-dBA increase is subjectively heard as a doubling in loudness and readily audible.

> *When comparing sound levels of different noises and their potential for causing hearing damage, A-weighted decibels (dBA) are often used instead of dB.*
>
> *The main difference is that the dBA measurement takes into account the sensitivity of the human ear to different frequencies of sound. It places more value on frequencies in the middle of human hearing and less value on low and very high frequencies.*[1]

[1] "What Is 50 Decibels Compared To Other dB"; Decibel Pro: dB Sound Level Meter website.

Attachments:
A: Noise Measurements Data

Attachment A

Pappy and Harriet's Session Report: High on Fire

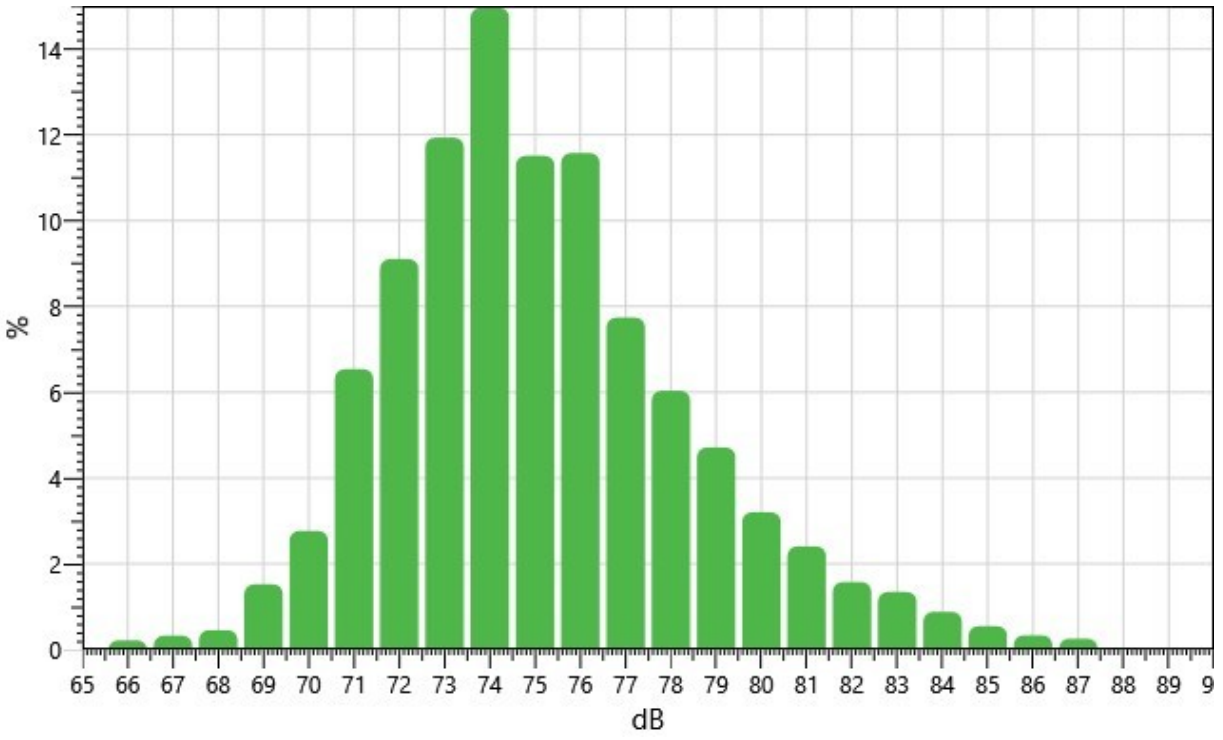
10/11/2026

Information Panel

Name	S022_BIJ050019_23102026_145539
Start Time	10/11/2026 8:49:39 PM
Stop Time	10/11/2026 9:04:39 PM
Device Name	BIJ050019
Model Type	SoundPro DL
Device Firmware Rev	R.13H
Comments	

Statistics Chart

S022_BIJ050019_23102026_145539: Statistics Chart



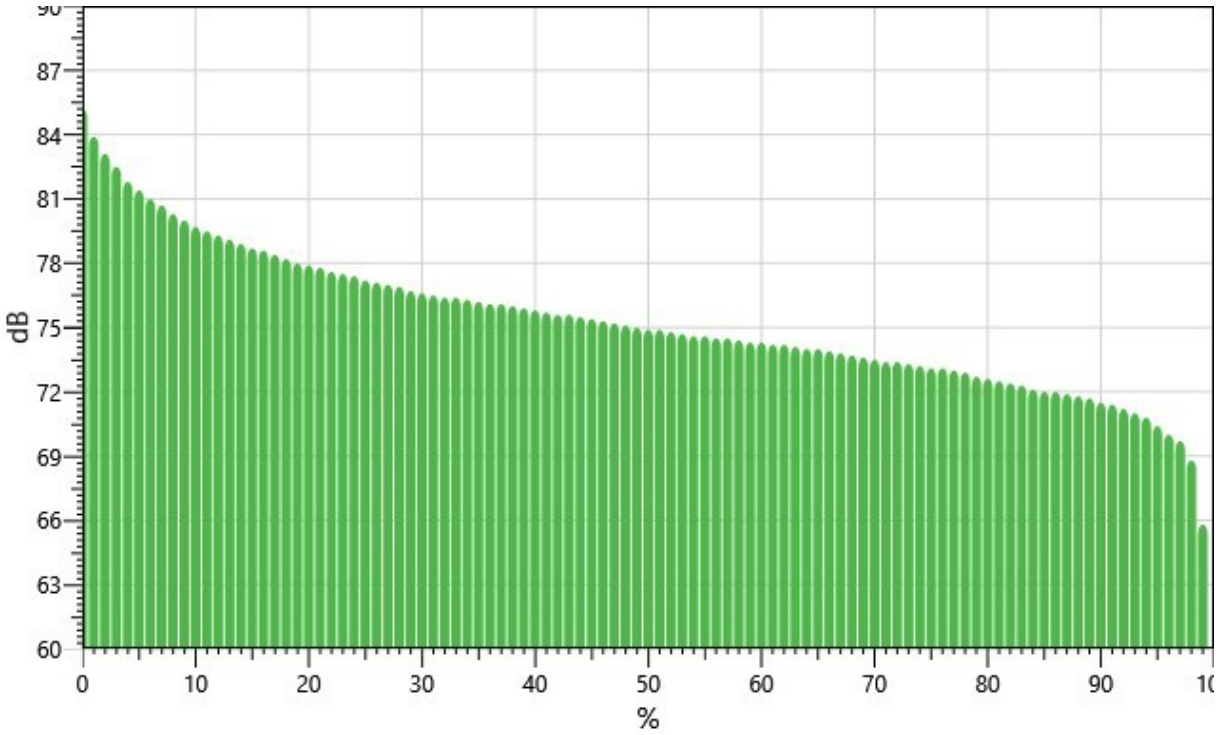
Statistics Table

dB:	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
65:	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
66:	0.01	0.02	0.03	0.03	0.02	0.02	0.02	0.02	0.02	0.02	0.22
67:	0.03	0.03	0.04	0.03	0.03	0.03	0.02	0.02	0.05	0.04	0.33
68:	0.03	0.03	0.05	0.06	0.03	0.03	0.04	0.05	0.06	0.07	0.45

69:	0.05	0.11	0.11	0.21	0.08	0.09	0.15	0.11	0.22	0.39	1.52
70:	0.27	0.21	0.27	0.28	0.28	0.29	0.28	0.27	0.29	0.32	2.77
71:	0.38	0.45	0.50	0.59	0.56	0.61	0.82	0.73	0.79	1.10	6.54
72:	1.11	1.27	0.95	0.54	1.03	0.90	0.81	0.82	0.88	0.79	9.10
73:	0.96	0.98	1.25	1.36	1.42	1.32	1.16	1.16	1.11	1.22	11.93
74:	1.06	1.35	1.48	1.76	1.80	1.61	1.61	1.68	1.39	1.23	14.96
75:	1.31	1.47	1.21	0.77	1.11	1.15	0.99	1.15	1.23	1.11	11.51
76:	1.24	1.38	1.32	1.28	1.29	1.20	1.07	0.96	0.93	0.91	11.57
77:	0.97	0.76	0.73	0.65	0.80	0.75	0.82	0.78	0.77	0.71	7.74
78:	0.76	0.63	0.66	0.36	0.50	0.58	0.53	0.71	0.65	0.64	6.04
79:	0.57	0.55	0.59	0.49	0.45	0.45	0.52	0.41	0.37	0.32	4.71
80:	0.35	0.38	0.33	0.27	0.35	0.33	0.29	0.28	0.33	0.30	3.20
81:	0.32	0.32	0.25	0.18	0.22	0.22	0.24	0.26	0.20	0.19	2.41
82:	0.17	0.15	0.15	0.15	0.15	0.16	0.18	0.15	0.14	0.16	1.58
83:	0.15	0.12	0.15	0.14	0.14	0.16	0.16	0.11	0.13	0.10	1.35
84:	0.09	0.10	0.11	0.10	0.09	0.10	0.09	0.08	0.08	0.05	0.88
85:	0.04	0.05	0.06	0.07	0.06	0.06	0.05	0.04	0.06	0.05	0.55
86:	0.05	0.03	0.05	0.03	0.03	0.02	0.01	0.02	0.04	0.06	0.34
87:	0.05	0.06	0.05	0.02	0.02	0.02	0.01	0.00	0.01	0.02	0.26
88:	0.02	0.01	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.04

Exceedance Chart

S022_BIJ050019_23102026_145539: Exceedance Chart



Exceedance Table

.	0%	1%	2%	3%	4%	5%	6%	%7	%8	%9
0%:		85.2	83.9	83.1	82.5	81.8	81.4	81.0	80.7	80.3
10%:	80.0	79.7	79.5	79.3	79.1	78.9	78.7	78.6	78.4	78.2
20%:	78.0	77.9	77.8	77.6	77.5	77.4	77.2	77.1	77.0	76.9
30%:	76.7	76.6	76.5	76.4	76.4	76.3	76.2	76.1	76.1	76.0
40%:	75.9	75.8	75.7	75.6	75.6	75.5	75.4	75.3	75.2	75.1
50%:	75.0	74.9	74.9	74.8	74.7	74.6	74.6	74.5	74.5	74.4
60%:	74.3	74.3	74.2	74.2	74.1	74.0	74.0	73.9	73.8	73.7
70%:	73.6	73.5	73.4	73.4	73.3	73.2	73.1	73.1	73.0	72.9
80%:	72.7	72.6	72.5	72.4	72.3	72.1	72.0	72.0	71.9	71.8
90%:	71.7	71.5	71.4	71.2	71.0	70.8	70.4	70.0	69.7	68.8
100%:	65.8									

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	77.1 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF
Exchange Rate	2	5 dB	Weighting	2	A
Response	2	FAST			

MEMORANDUM

To: Curt Sauter, Pioneertown Resident

From: Sharon Fain, Senior Project Manager
Southern California Noise Services

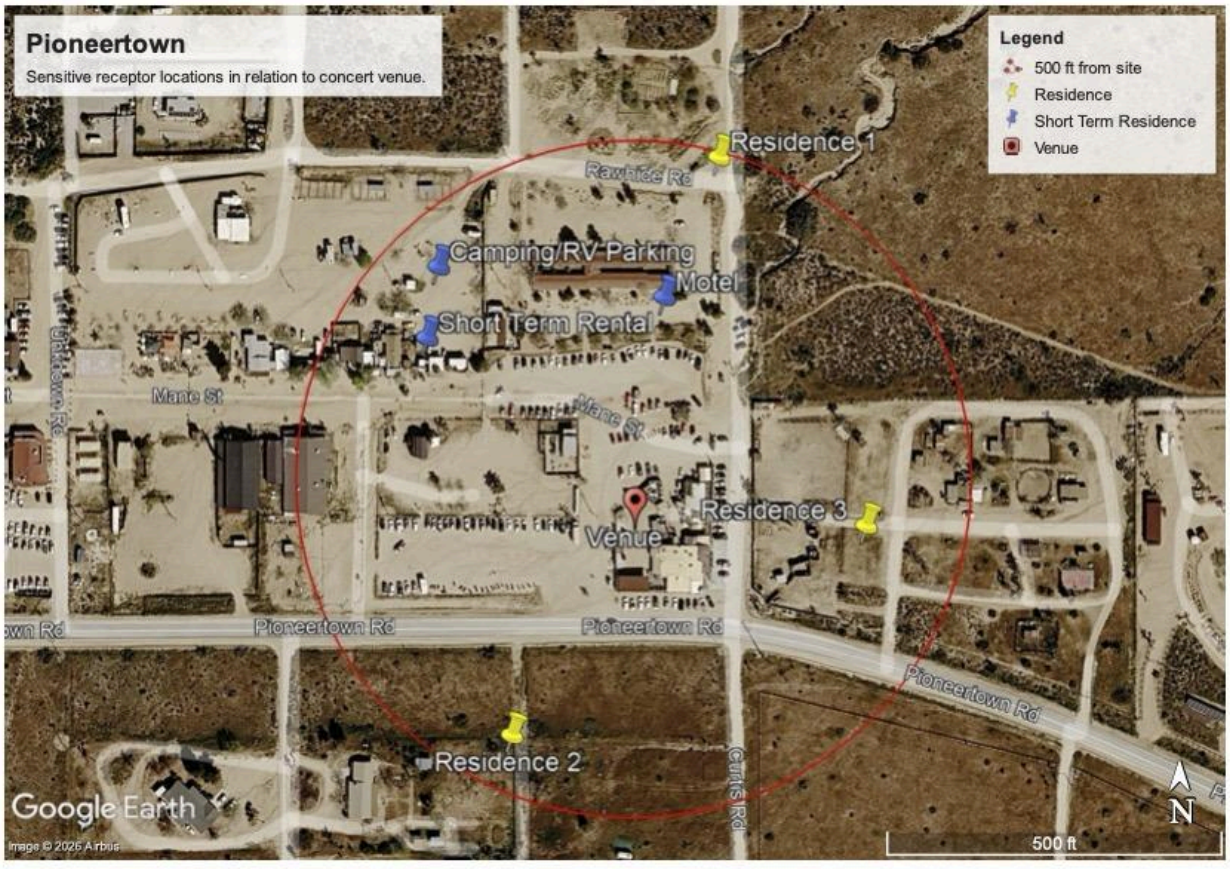
Re: Second Follow-Up Concert Venue Noise Impact Analysis

Introduction and Project Location

This is a follow-up noise impact analysis that evaluates the potential noise impacts associated with the outdoor concert venue Pappy and Harriet's Restaurant, located at 53688 Pioneertown Road, Pioneertown, CA 92268, an unincorporated area of San Bernardino County. This is a supplemental report, and the fourth concert monitored, prepared for the use of Pioneertown residents' to understand the noise impacts at Pappy and Harriet's and to compare those impacts for compliance with the County of San Bernardino's standards for noise measurement (County Standards and Development Code, Section 83.01.080). Please refer to the initial memorandum for details on the characteristics of sound, existing noise levels and local noise regulations.

Sensitive receptors within 500 feet of the project site include the following (see **Figure 1** for a map of the locations):

- Pioneertown Motel abuts the subject property, located adjacent to the north.
- Camp Pioneertown (Camping/RV) is located approximately 450 feet northwest of the venue.
- A short term rental is located approximately 365 feet northwest of the venue.
- Single-family residences located directly north of the Motel, starting at approximately 500 feet north of the venue.
- Single-family residences located starting at approximately 60 feet to the west of the venue.
- Single-family residences located starting at approximately 220 feet to the south of the venue.



Analysis of Increase in Ambient Noise During Second Concert

As shown in **Table 1** below, existing ambient sound level previously recorded at the nearest residence were 43.6 dBA Leq on a night recorded without a performance, November 1, 2021. It also shows the sound level for the most recent monitored concert.

Table 1: Ambient Noise Levels

Sensitive Receptor Description/Noise Monitoring Location	Date	Ambient Sound Level (dBA, Leq)
Residence (53722 Pioneertown Rd), **without** outdoor performance	November 1, 2021, 9:15P-9:30M	43.6
Residence 1 (Pioneertown Rd), **with** outdoor performance	July 27, 2021, 9:31-10:02PM	55.5
*Based on measurements taken by Socal Noise		

On the night of the Boris Brejcha performance on July 27, 2026, the highest noise recorded was 65 dBa Leq and the overall ambient sound measured was 55.5 dBa Leq. The overwhelming noise source was from the performance. Please note that noise after 7PM is perceived to be louder and continues to be perceived as louder with each passing hour.

The noise from the performance again exceeds the 55 dBa San Bernardino County at the time of the concert. As shown in **Table 2**, the second performance had noise levels that exceeded the three closest sensitive receptors, as well.

Table 2: Estimated Concert Noise at Nearest Sensitive Receptors*

Location	Ambient Sound Level During Performance (dBA, Leq)
Pioneertown Motel	72
Camping/RV	56.2
Short Term Rental	58.1
Single-Family Residence (Residence 1)	55.5
Single-Family Residences to the South (Residence 2)	62.5
Single-Family Residences to the West (Residence 3)	73.7

*Based on calculations from the original noise monitoring, **Original noise monitoring location

This continued violation of noise levels can have adverse effects on surrounding residents. The smallest perceptible change in sound level for a person with normal hearing sensitivity is generally considered to be approximately 3 dBA. A change of at least 5 dBA would be noticeable to a person with normal hearing sensitivity. A 10-dBA increase is subjectively heard as a doubling in loudness and readily audible.

> *When comparing sound levels of different noises and their potential for causing hearing damage, A-weighted decibels (dBA) are often used instead of dB.*
>
> *The main difference is that the dBA measurement takes into account the sensitivity of the human ear to different frequencies of sound. It places more value on frequencies in the middle of human hearing and less value on low and very high frequencies.*[1]

Finally, the noise monitoring went past two minutes after 10PM when the requirements for ambient noise dropped to no more than 45 dBa and the concert was supposed to end. The music had continued after 10PM for several minutes but I left around 10:10PM so I am not sure when the music ended.

[1] “What Is 50 Decibels Compared To Other dB”; Decibel Pro: dB Sound Level Meter website.

Attachments:
A: Noise Measurements Data

Attachment A

Pappy and Harriet's Concert Noise Report

July 27, 2026

Information Panel

Name	S018_BIJ050019_08082026_221140
Start Time	7/27/2026 9:31:43 PM
Stop Time	7/27/2026 10:02:10 PM
Device Name	BIJ050019
Model Type	SoundPro DL
Device Firmware Rev	R.13H
Comments	

Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Leq	1	55.5 dB			
Exchange Rate	1	3 dB	Weighting	1	A
Response	1	SLOW	Bandwidth	1	OFF
Exchange Rate	2	5 dB	Weighting	2	A
Response	2	FAST			

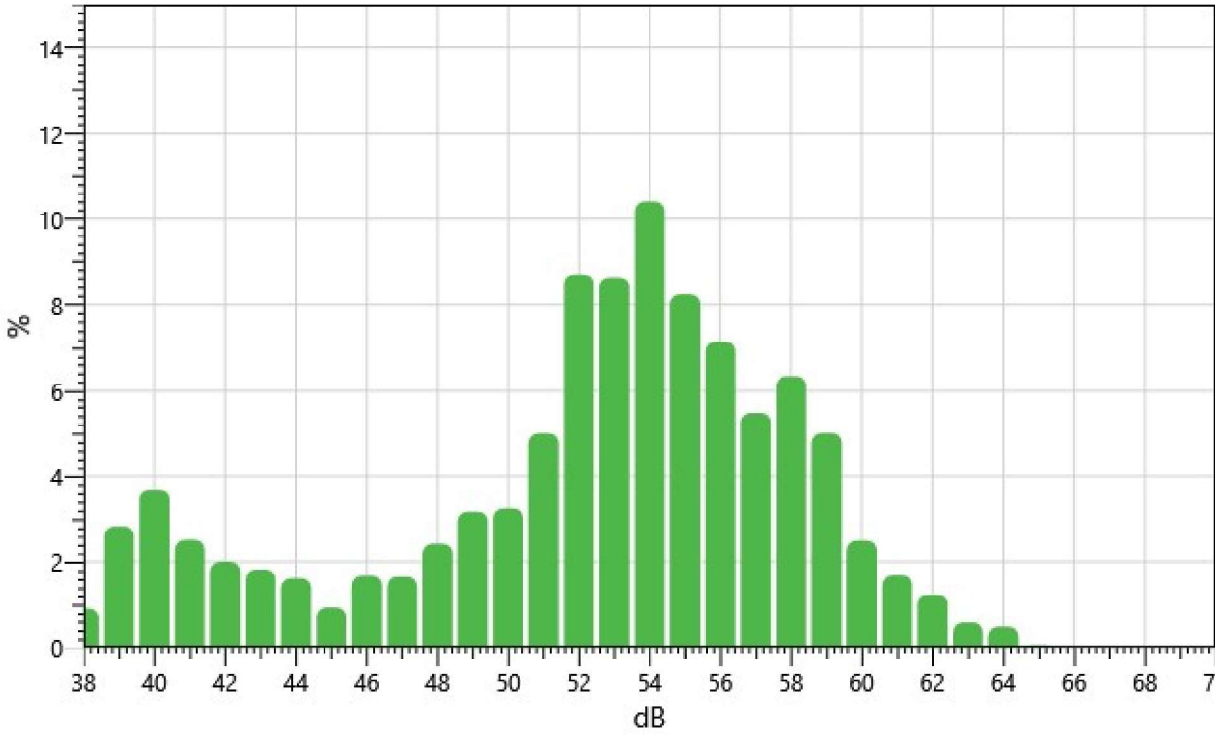
Statistics Table

dB:	0.0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8	0.9	%
38:	0.00	0.01	0.04	0.06	0.06	0.06	0.11	0.15	0.24	0.18	0.91
39:	0.16	0.10	0.17	0.16	0.21	0.25	0.36	0.46	0.47	0.50	2.84
40:	0.37	0.44	0.51	0.48	0.44	0.39	0.33	0.33	0.19	0.20	3.68
41:	0.24	0.29	0.32	0.32	0.26	0.25	0.23	0.20	0.18	0.23	2.52
42:	0.22	0.19	0.25	0.29	0.23	0.19	0.19	0.19	0.14	0.12	2.00
43:	0.26	0.22	0.16	0.15	0.17	0.13	0.16	0.17	0.20	0.20	1.82
44:	0.13	0.18	0.19	0.19	0.17	0.16	0.15	0.20	0.14	0.11	1.62
45:	0.15	0.12	0.07	0.10	0.08	0.08	0.10	0.10	0.05	0.08	0.93
46:	0.11	0.17	0.18	0.18	0.23	0.19	0.17	0.16	0.13	0.15	1.68
47:	0.11	0.14	0.18	0.17	0.15	0.14	0.14	0.16	0.20	0.26	1.65
48:	0.29	0.28	0.17	0.24	0.25	0.26	0.23	0.25	0.24	0.22	2.43
49:	0.26	0.28	0.26	0.32	0.38	0.37	0.37	0.32	0.32	0.32	3.17
50:	0.30	0.30	0.30	0.30	0.24	0.31	0.30	0.35	0.41	0.44	3.26
51:	0.44	0.45	0.34	0.60	0.49	0.57	0.61	0.58	0.43	0.49	5.00
52:	0.56	0.67	0.75	0.88	0.97	1.02	1.03	0.96	0.93	0.96	8.71

53:	0.79	0.82	0.82	0.89	0.80	0.75	0.87	0.88	1.00	1.02	8.63
54:	1.24	1.21	0.72	1.10	0.91	0.98	1.05	1.09	1.03	1.09	10.42
55:	1.01	0.89	0.81	0.79	0.74	0.80	0.80	0.89	0.81	0.70	8.25
56:	0.71	0.67	0.75	0.78	0.72	0.73	0.65	0.69	0.71	0.73	7.15
57:	0.75	0.64	0.37	0.49	0.53	0.48	0.44	0.57	0.58	0.62	5.46
58:	0.70	0.68	0.63	0.67	0.63	0.68	0.65	0.60	0.59	0.51	6.33
59:	0.47	0.54	0.58	0.46	0.47	0.47	0.49	0.55	0.44	0.53	5.00
60:	0.51	0.43	0.19	0.26	0.26	0.26	0.19	0.15	0.14	0.12	2.50
61:	0.10	0.15	0.14	0.20	0.16	0.20	0.15	0.18	0.23	0.17	1.68
62:	0.11	0.14	0.17	0.17	0.16	0.14	0.09	0.10	0.08	0.08	1.23
63:	0.06	0.06	0.04	0.05	0.05	0.08	0.09	0.06	0.04	0.05	0.58
64:	0.04	0.03	0.02	0.05	0.04	0.06	0.05	0.05	0.08	0.05	0.48
65:	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06

Statistics Chart

S018_BIJ050019_08082026_221140: Statistics Chart



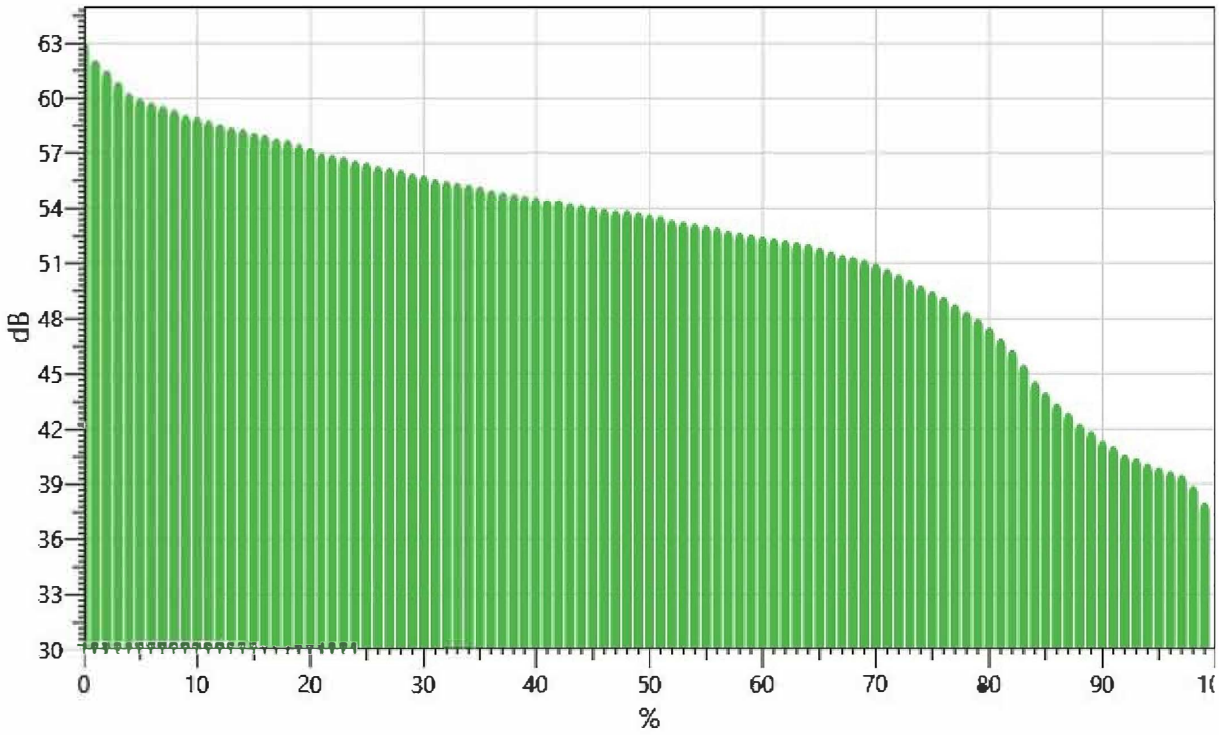
Exceedance Table

.	0%	1%	2%	3%	4%	5%	6%	%7	%8	%9
0%:		63.1	62.1	61.5	60.9	60.3	60.0	59.8	59.6	59.4
10%:	59.1	59.0	58.8	58.6	58.4	58.3	58.1	58.0	57.8	57.7
20%:	57.5	57.3	57.0	56.9	56.8	56.6	56.5	56.3	56.2	56.1

30%:	55.9	55.8	55.6	55.5	55.4	55.3	55.2	55.0	54.9	54.8
40%:	54.7	54.6	54.5	54.5	54.3	54.2	54.1	54.0	53.9	53.9
50%:	53.8	53.7	53.6	53.4	53.3	53.2	53.1	53.0	52.8	52.7
60%:	52.6	52.5	52.4	52.3	52.2	52.1	51.9	51.7	51.5	51.4
70%:	51.2	51.0	50.7	50.4	50.1	49.8	49.5	49.2	48.8	48.4
80%:	48.0	47.5	46.9	46.3	45.5	44.6	44.0	43.4	42.9	42.3
90%:	41.9	41.4	41.1	40.6	40.4	40.1	39.9	39.7	39.5	38.9
100%:	38.0									

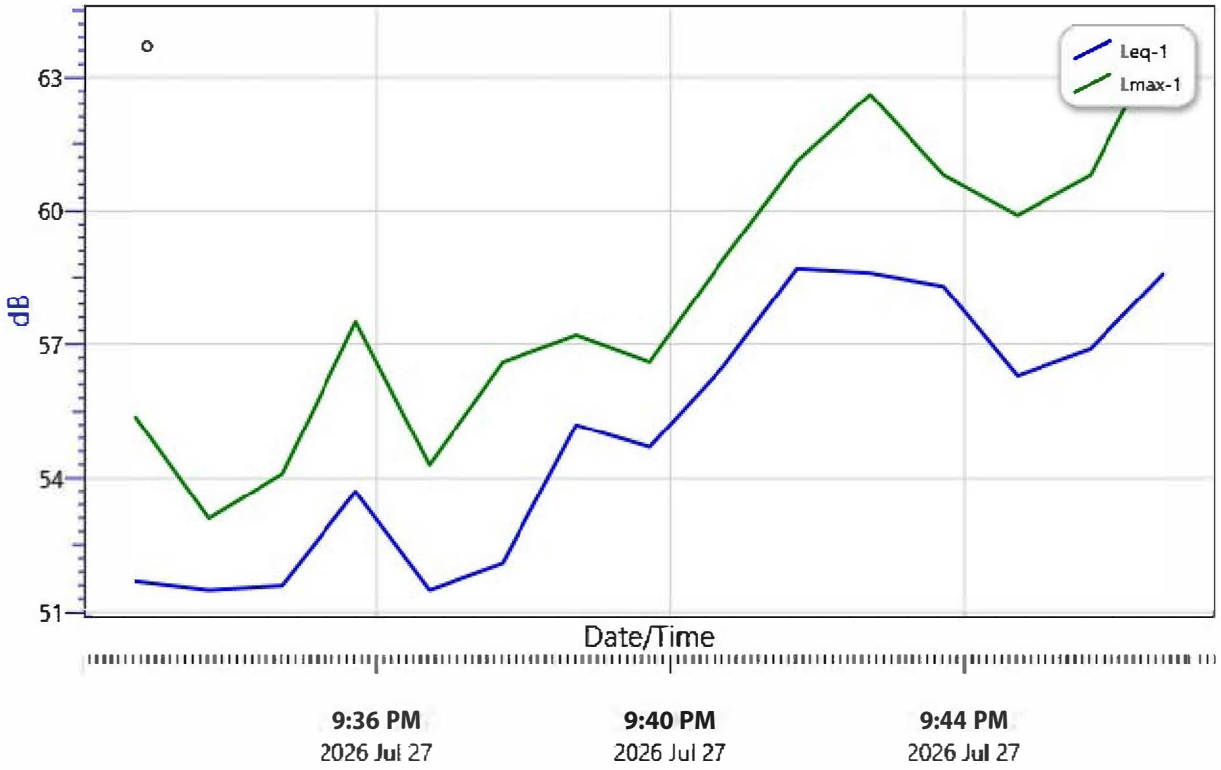
Exceedance Chart

S018_BIJ050019_08082026_221140: Exceedance Chart



Logged Data Chart

Study 1: Logged Data Chart



Summary Data Panel

Description	Meter	Value	Description	Meter	Value
Dose	1	0 %	Lpk	1	85.4 dB
Lmax	1	64 dB			
Weighting	1	A	Response	1	SLOW
Bandwidth	1	OFF	Exchange Rate	1	3 dB
Integrating Threshold	1	100 dB	Log Rate	1	60 s
Exchange Rate	2	5 dB	Integrating Threshold	2	100 dB
Weighting	2	A	Response	2	FAST

§ 83.01.080 Noise.

This Section establishes standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses.

(a) *Noise Measurement.* Noise shall be measured:

(1) At the property line of the nearest site that is occupied by, and/or zoned or designated to allow the development of noise-sensitive land uses;

(2) With a sound level meter that meets the standards of the American National Standards Institute (ANSI § SI4 1979, Type 1 or Type 2);

(3) Using the "A" weighted sound pressure level scale in decibels (ref. pressure = 20 micronewtons per meter squared). The unit of measure shall be designated as dB(A).

(b) *Noise Impacted Areas.* Areas within the County shall be designated as "noise-impacted" if exposed to existing or projected future exterior noise levels from mobile or stationary sources exceeding the standards listed in Subdivision (d) (Noise Standards for Stationary Noise Sources) and Subdivision (e) (Noise Standards for Adjacent Mobile Noise Sources), below. New development of residential or other noise-sensitive land uses shall not be allowed in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to these standards. Noise-sensitive land uses shall include residential uses, schools, hospitals, nursing homes, religious institutions, libraries, and similar uses.

(c) *Noise Standards for Stationary Noise Sources.*

(1) *Noise Standards.* Table 83-2 (Noise Standards for Stationary Noise Sources) describes the noise standard for emanations from a stationary noise source, as it affects adjacent properties:

Table 83-2

Noise Standards for Stationary Noise Sources

Affected Land Uses (Receiving Noise)	***7:00 a.m. - 10:00 p.m. Leq***	***10:00 p.m. - 7:00 a.m. Leq***
Residential	55 dB(A)	45 dB(A)
Professional Services	55 dB(A)	55 dB(A)
Other Commercial	60 dB(A)	60 dB(A)
Industrial	70 dB(A)	70 dB(A)

Leq = (Equivalent Energy Level). The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period, typically one, eight or 24 hours.

dB(A) = (A-weighted Sound Pressure Level). The sound pressure level, in decibels, as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitivity range of the human ear.

Ldn = (Day-Night Noise Level). The average equivalent A-weighted sound level during a 24-hour day obtained by adding 10 decibels to the hourly noise levels measured during the night (from 10:00 p.m. to 7:00 a.m.). In this way Ldn takes into account the lower tolerance of people for noise during nighttime periods.

(2) *Noise Limit Categories.* No person shall operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or otherwise controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated, to exceed any one of the following:

(A) The noise standard for the receiving land use as specified in Subdivision (b) (Noise-Impacted Areas), above, for a cumulative period of more than 30 minutes in any hour.

(B) The noise standard plus five dB(A) for a cumulative period of more than 15 minutes in any hour.

(C) The noise standard plus ten dB(A) for a cumulative period of more than five minutes in any hour.

(D) The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour.

(E) The noise standard plus 20 dB(A) for any period of time.

(d) *Noise Standards for Adjacent Mobile Noise Sources.* Noise from mobile sources may affect adjacent properties adversely. When it does, the noise shall be mitigated for any new development to a level that shall not exceed the standards described in the following Table 83-3 (Noise Standards for Adjacent Mobile Noise Sources).

Table 83-3			
Noise Standards for Adjacent Mobile Noise Sources			
Land Use		***Ldn (or CNEL) dB(A)***	
Categories	***Uses***	***Interior*** (1)	***Exterior*** (2)

Table 83-3			
Noise Standards for Adjacent Mobile Noise Sources			
Land Use		***Ldn (or CNEL) dB(A)***	
Categories	***Uses***	***Interior*** (1)	***Exterior*** (2)

Residential	Single and multi-family, duplex, mobile homes	45	60(3)
Commercial	Hotel, motel, transient housing	45	60(3)
	Commercial retail, bank, restaurant	50	N/A
	Office building, research and development, professional offices	45	65
	Amphitheater, concert hall, auditorium, movie theater	45	N/A
Institutional/Public	Hospital, nursing home, school classroom, religious institution, library	45	65
Open Space	Park	N/A	65

Notes:

(1) The indoor environment shall exclude bathrooms, kitchens, toilets, closets and corridors.

(2) The outdoor environment shall be limited to:
- Hospital/office building patios
- Hotel and motel recreation areas
- Mobile home parks
- Multi-family private patios or balconies
- Park picnic areas
- Private yard of single-family dwellings
- School playgrounds

(3) An exterior noise level of up to 65 dB(A) (or CNEL) shall be allowed provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dB(A) (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level shall necessitate the use of air conditioning or mechanical ventilation.

CNEL = (Community Noise Equivalent Level). The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and ten decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m.

(e) *Increases in Allowable Noise Levels.* If the measured ambient level exceeds any of the first four noise limit categories in Subdivision (d)(2), above, the allowable noise exposure standard shall be increased to reflect the ambient noise level. If the ambient noise level exceeds the fifth noise limit category in Subdivision (d)(2), above, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level.

(f) *Reductions in Allowable Noise Levels.* If the alleged offense consists entirely of impact noise or simple tone noise, each of the noise levels in Table 83-2 (Noise Standards for Stationary Noise Sources) shall be reduced by five dB(A).

(g) *Exempt Noise.* The following sources of noise shall be exempt from the regulations of this Section:

(1) Motor vehicles not under the control of the commercial or industrial use.

(2) Emergency equipment, vehicles, and devices.

(3) Temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays.

(h) *Noise Standards for Other Structures.* All other structures shall be sound attenuated against the combined input of all present and projected exterior noise to not exceed the criteria.

Table 83-4	
Noise Standards for Other Structures	
Typical Uses	***12-Hour Equivalent Sound Level (Interior) in dBA Ldn***
Educational, institutions, libraries, meeting facilities, etc.	45
General office, reception, etc.	50
Retail stores, restaurants, etc.	55
Other areas for manufacturing, assembly, testing, warehousing, etc.	65

In addition, the average of the maximum levels on the loudest of intrusive sounds occurring during a 24-hour period shall not exceed 65 dBA interior.

(Ord. 4011, passed - -2007; Am. Ord. 4245, passed - -2014)

PIONEERTOWN
COMMUNITIES ACTION GUIDE



SAN BERNARDINO COUNTY

COUNTYWIDE PLAN

Pioneertown Communities Action Guide

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Introduction

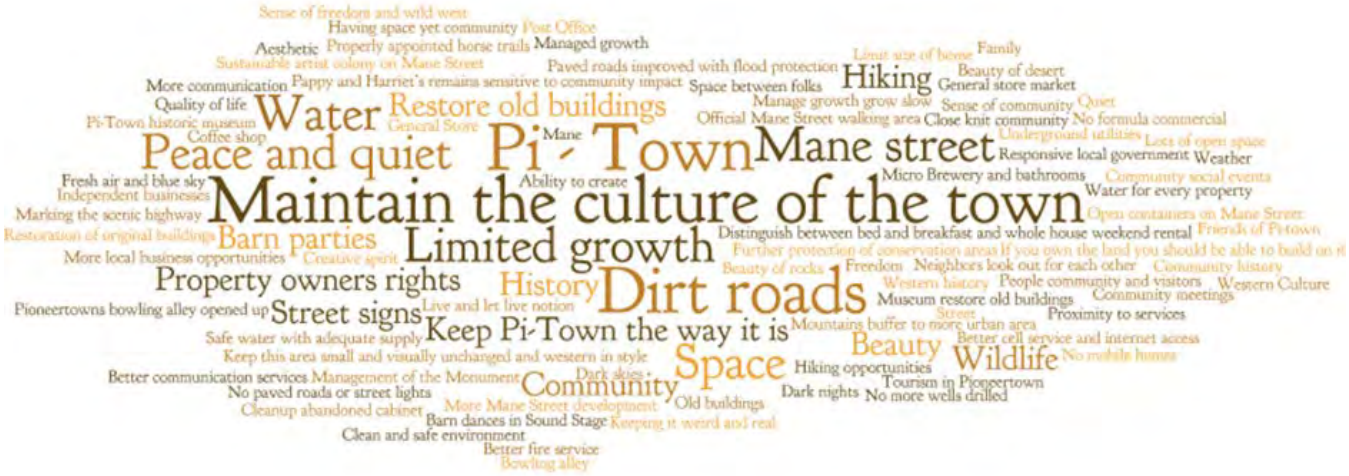
Pioneertown Communities value the fresh, clean air, wide open spaces, peace and quiet, and natural physical buffer from more urban areas than their rural setting provides. Residents promote sustainable growth and development within the community that creates a balance between creating economic opportunities and maintaining the small-town feel. This small-town feel is further enhanced by friendly neighbors who look out for each other and form the core of the Pioneertown Communities.

In 2016, the community embarked on a planning process to develop a community plan. Two public workshops were held on September 13, 2016 and November 15, 2016. These workshops, open to any Pioneertown resident, business, or property owner addressed strengths and weaknesses of the community, the community's values, and what Pioneertown aspires to be in the future. Workshop participants brainstormed areas of focus and actions to help the community move forward to achieve its aspirations.

This Community Action Guide is a framework of actions identified by the community and supports implementation of the actions by the community.

Strengths and Opportunities

Community workshops were conducted in each community as part of the engagement process. In addition, input was gathered through the Countywide Plan website. As part of the process, participants defined the strengths of and opportunities for their community. The word cloud below was created using the input provided during the Strengths, Opportunities, Values and Aspirations exercises and served as part of the base information utilized to develop the Focus and Action Statements of the Community Action Guide. The word cloud quickly informed participants of key issues and focus areas that could be addressed in the guide. The more a word or phrase was articulated, the larger the word appears in the cloud. The full results of the strengths, weaknesses, opportunities and threats gathered as a part of the engagement process is found in the Community Profile located in the Appendix.



Where are the Goals, Policies, and Land Use Map for My Community?

Goals, Policies and Land Use Map will be adopted as part of the County Policy Plan. The content of the Community Action Guide focuses on those actions identified by the community that the community is willing to take to make desired changes to their community. The County Policy Plan and the Community Action Guide will be web-based, with adoption of the Countywide Plan in 2019.

Relationship of the Community Action Guide to the Countywide Plan

In 2010, the San Bernardino County Board of Supervisors set out to establish a vision for the future of the county as a whole, and subsequently adopted a Countywide Vision in 2011 after two years of input from the community and the county's 24 cities and towns. Following the adoption of the Countywide Vision, which calls for the creation of a "complete county", the Board adopted the County paradigm and job statements in 2012.

In 2015, the County of San Bernardino launched an effort to go further than any county or city has ever gone with a general plan by creating a web-based comprehensive "complete county" plan. General plans are almost always strictly rule books for guiding development and growth. The County's General Plan update, last updated in 2007, goes well beyond a traditional general plan to become a comprehensive Countywide Plan that complements and informs the Countywide Vision by taking into account all services—not just land-use planning—provided by County Government, and the unique values and priorities of each unincorporated community.

The Countywide Plan serves as a guide for County decision-making, financial planning, and communications. Its web-based format provides a wealth of easily accessible data on how the County operates, and allow independent research using County data and information.

The Countywide Plan includes:

- A County Policy Plan, which serves in part as the County's General Plan for the unincorporated areas and also provides guidance for regional county services. The Policy Plan establishes goals and policies for the entire county as well as specific sub regions and communities.
- A County Business Plan, which contains governance policies and operational metrics that outline the County's approach to providing municipal and regional services.
- A Regional Issues Forum, which is an online resource for sharing information and resources related to issues confronting the entire county.
- A Community Plans Continuum of 35 Community Action Guides, which articulates what is important to each Community; sets out an Action Plan based on community input, and for the most part, would be implemented by the community; and provides a Community Profile. Links will also be provided for maps, goals, and policies in the Countywide Plan.

The Draft Community Action Guide for Public Review

The final format of the Community Action Guide will be web-based and provided online. This printed version of the Draft Community Action Guide is provided as a courtesy for simplifying community review, but may not be

available once the online version of the guide is finalized. A draft version of the web-based Community Action Guide can be found at www.countywideplan.com/cp. This printed version includes the information provided on the website under each tab except for the information included under the "Maps and Links" tab. A separate Community Profile can be printed from the website.

This Draft Community Action Guide was created by the community members who attended workshops, provided comments online or sent in written comments. It is written in the words of those participating in the public engagement process. Therefore, the Community Action Guide retains the voice and future image of the community presented by the community members participating in the public engagement process. However, the implementation of each Action Statement is an opportunity for additional discussion by community members and modification of the statement and action steps may be made by the community and Action Teams.

How to Use This Community Action Guide

Overall, the Community Action Guides are a framework for communities to create the future character and independent identity, as identified in the workshops as community values and aspirations through completion of community actions. As stated at the community workshops, these Community Action Guides are focused on community self-reliance, grass-roots action, and local implementation. Goals, policies, land use, and infrastructure decisions are addressed in the Policy Plan of the Countywide Plan. The County Development Code will still regulate zoning and land development.

The Community Action Guide is organized into three sections – the community's Values, Aspirations, and Plan Framework. The Community Action Guide outlines clear Values, Aspirations, Focus Statements and Action Statements identified by the community at community workshops or online surveys. An appendix has a Community Profile with a summary of the social, cultural, economic and historic dimensions of the community as well as the communities input on strengths, weaknesses, opportunities and threats.

Values – Those shared assets, principles, and in the judgment of the community, what is important to the lives of its residents and businesses (Identified in Workshop #1 and reviewed and finalized in Workshop #2).

Aspirations – A written narrative illustrating the community's desired look and function once the Community Action Guide is fully implemented. This is a long-term view of 10 to 20 years. They are written as if the community's desired changes have already occurred (identified in Workshop #1 and reviewed and finalized in Workshop #2).

Plan Framework – Outlines clear Focus Statements and Action Statements identified by the community.

- The Focus Statement provides general direction toward realizing the community's aspirations and helps organize the plan (Identified and finalized in Workshop #2).
- The Action Statement is a measurable statement providing critical information on the program, initiative, or project to complete (Identified and finalized in Workshop #2).

Through the identification of Focus Statements and Action Statements, the community can work toward creating Action Plans and eventually implementing the Community Action Guide.

How to Implement the Community Action Guide

Community's Next Steps

The Community Action Guide identifies the Focus Statements and Action Statements. The Community may want to meet to identify the top three to five priority Action Statements to work on first. Some of these may be those actions that the community believes could be completed quickly and easily. Completion of one Action Statement will provide the community and local groups with the motivation to move forward with another Action Statement.

Once an Action Statement is selected for implementation, the community identifies a Champion for that Action Statement to initiate activities, identify those responsible for carrying out action steps, identify and secure resources that will be required, and develop a timeline. The champion is not responsible for completing the action, but serves to facilitate and guide the Action Team.

To initiate Action Statements in the community, the Champion should gather community volunteers, groups and organizations to develop Action Plans and identify the specific steps required to accomplish the Action Statement. Volunteers (e.g., individuals, businesses, property owners, etc.), community groups (e.g., chamber of commerce, non-profits, etc.) and organizations (e.g., scouts, community service districts, churches, schools, etc.) can change for each Action Plan or some groups could work on more than one related Action Plans.

Creating an Action Plan helps better prepare the community by identifying the steps to be accomplished, the resources needed, and who will be responsible for each action step. Some action steps may require guidance by a County department, but the community must take the lead in moving the action forward, scheduling meetings, or requesting information from specific County departments.

The Action Plans should be used to guide community actions and should not be "set in stone". Each Action Plan is a general set of tasks that can be modified if necessary. If needed, the community can find alternatives and make changes as they progress.

How to Create an Action Plan

Appendix B contains the Action Plan template that can be used to create the Action Plan. You may request a Word version of the document from CommunityPlans@lus.sbcounty.gov. The community should first identify a champion for the Action Statement. The action champion can be an individual or organization that will help oversee the execution of the Action Plan and ensure steps are completed. It is important to note that the champion is not responsible for carrying out each action step, but is responsible for coordinating communications and ensuring the steps are completed.

After the champion is identified, the community or group can develop action steps. The focus should be on what action steps will occur, who will carry out each action step, when it will take place, and an approximate duration. Again, these are guidelines, and may change, but this planning helps identify resources needed, people or organizations that must be engaged or will lead each action step, and manage expectations on how long it will take to implement each Action Statement.

After completing the action steps, resources should be identified. Resources may include governmental agencies needed to help carry out the action, community and external funding sources, and potential assistance from other communities who implemented similar programs.

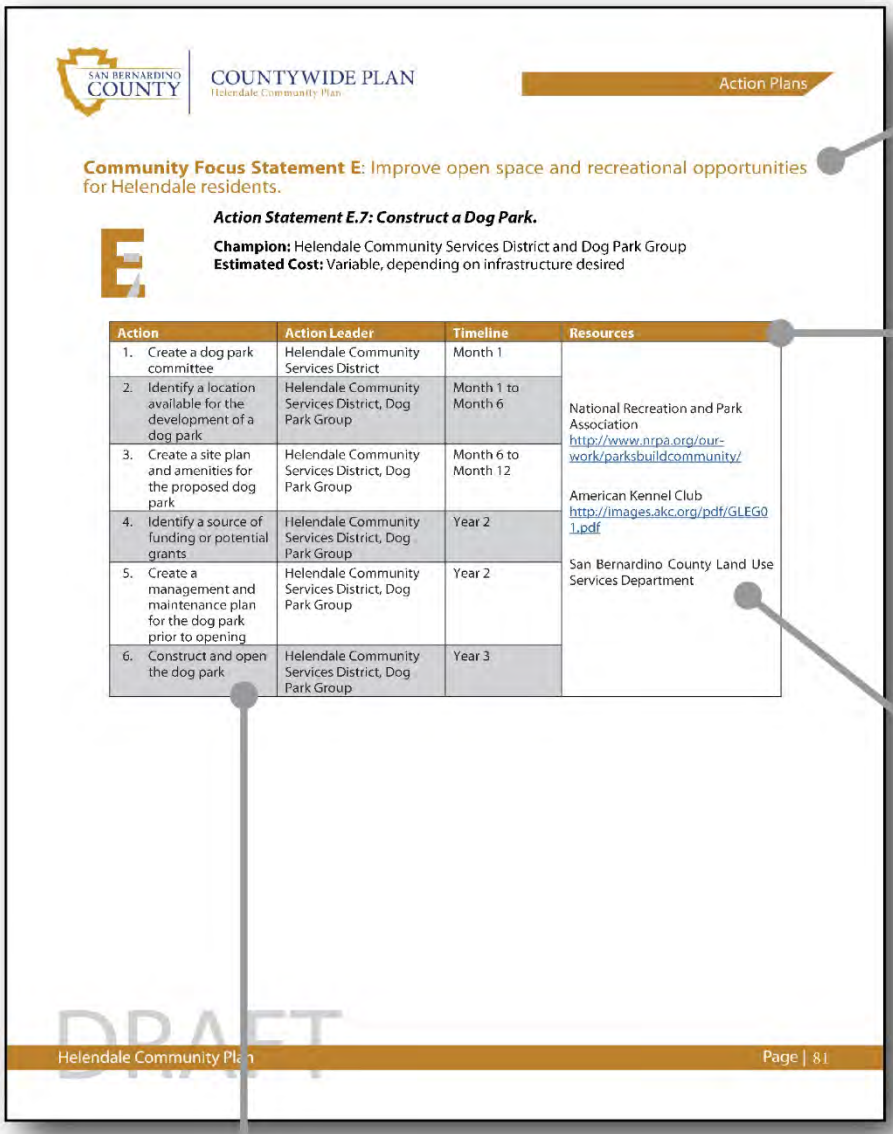
Reviewing a Detailed or Framework Plan can assist in providing examples of Action Plans and may have similar actions that can be used or modified to meet identified Foundation Plan actions. In addition, the San Bernardino County Land Use Services Planning Division is preparing a Community Development Toolkit with tools on several topics to help local groups make positive changes in their community. When complete, the Community Development Toolkit will be available at www.countywideplan.com. Other resources and contacts will be provided on the same website.

Placing your Action Plan in the Community Action Guide

Any modifications of the Community Action Guide or Action Plans can be sent to San Bernardino County Land Use Services Planning Division for future updates to your Community Action Guide. The County will provide information on specific contacts for Community Planning assistance. It will be the responsibility of the community to provide requested updates and modifications to the County.

This following page is an example of an Action Plan from the Helendale Community Action Guide.

Each Action Statement Champion and Action Team should review and refine the Action Statement and Action Steps before moving forward.



SAN BERNARDINO COUNTY COUNTYWIDE PLAN Helendale Community Plan — Action Plans

Community Focus Statement E: Improve open space and recreational opportunities for Helendale residents.

Action Statement E.7: Construct a Dog Park.

Champion: Helendale Community Services District and Dog Park Group
Estimated Cost: Variable, depending on infrastructure desired

Action	Action Leader	Timeline	Resources
1. Create a dog park committee	Helendale Community Services District	Month 1	National Recreation and Park Association http://www.nrpa.org/our-work/parksbuildcommunity/ American Kennel Club http://images.akc.org/pdf/GLEG01.pdf San Bernardino County Land Use Services Department
2. Identify a location available for the development of a dog park	Helendale Community Services District, Dog Park Group	Month 1 to Month 6	
3. Create a site plan and amenities for the proposed dog park	Helendale Community Services District, Dog Park Group	Month 6 to Month 12	
4. Identify a source of funding or potential grants	Helendale Community Services District, Dog Park Group	Year 2	
5. Create a management and maintenance plan for the dog park prior to opening	Helendale Community Services District, Dog Park Group	Year 2	
6. Construct and open the dog park	Helendale Community Services District, Dog Park Group	Year 3	

DRAFT

Helendale Community Plan — Page | 81

The Action Statement is a measurable component used to accomplish the overall focus statement.

The Action Plan should be created by the community prior to implementation, including the addition of people and organizations involved.

Resources including stakeholders, human resources, and capital that may be required or provide assistance to implement the action statement.

Steps to implement the Action Statement, along with potential leaders for each step and a timeline of when it should occur in the process.

Values Statement

The Values are those shared assets, principles, standards, mores, and in the judgment of the community, what is important in the lives of its residents and businesses. A community's values are an important consideration in shaping its aspirations, focus and actions.

As a community we value:

Western History and Culture. The Pioneertown Communities residents value the storied history and Old West culture that embodies the community.

Quality of Life. The Pioneertown Communities residents value the high quality of life provided by the rural setting and established community – a safe environment with fresh, clean air, wide open spaces, peace and quiet, and a natural physical buffer between Pioneertown Communities and the more urban areas nearby.

Natural Environment. The Pioneertown Communities residents value the natural beauty of the desert, including scenic vistas, wildlife, beautiful sunrises and sunsets, and dark starry nights.

Managed Growth. The Pioneertown Communities residents value limited, sustainable growth and development that increase business opportunities for independent operators while striking a balance between the rights of property owners and the community's desire to maintain the small town character of Pioneertown Communities.

Community. The Pioneertown Communities residents value community feel and unique place that is Pioneertown and surrounding communities. Friendly neighbors with shared interests look out for each other and form the core of the Pioneertown Communities.

Aspirations Statement

The Aspirations Statement is a written narrative illustrating how the community desired look and function once the Community Focus Statements and Action Statements are accomplished. This is a long term view of 10 to 20 years. The Aspirations Statement serves as a foundation for developing Community Focus Statements and Action Statements.

In the Pioneertown Communities, we aspire to have:

A Preserved Old West Setting

Pioneertown's storied Old West-Hollywood past has left an indelible mark on the community, particularly characterized by the building facades along Mane Street and the ingrained western riding culture found within the community. These traditions remain unchanged even as Pioneertown communities continues to grow and evolve. Although the community is forward thinking, the Old West culture that has historically embodied Pioneertown remains uncompromised.

An Improved Water Supply

Water availability is a critical element to life in Pioneertown communities with the prosperity of the community dependent upon access to adequate clean water supplies. A water management committee consisting of engaged community members is set up to advocate for the sustainability of community water supplies and to provide input to the County of San Bernardino on solutions to water accessibility, with the proposed water pipeline, hauled water, and other solutions remaining options.

Balanced Growth and a Viable Town Center around Mane Street

There is a delicate balance between expanding business opportunities in Pioneertown communities and maintaining the rural desert lifestyle that residents of the community value. The community's approach to responsible development that is primarily focused in the town center along Mane Street has achieved that equilibrium. Independent businesses that conveniently provide goods and services for the local community, while supporting sustainable tourism, have established themselves. These businesses have given the town center vibrancy and provide local jobs and additional tax revenue. The new investment in the area has also led to a restoration of the original buildings on Mane Street.

A Connected Community

Although the broad spaces between people in the Pioneertown Communities is often what attracts individuals to live in the area, the stretches of open space can also hinder neighbors from getting to know one another. The residents of Pioneertown communities proactively counter this by organizing local events and activities that continue to grow each year, in an effort to build a cohesive community. A social committee was formed to plan quarterly events, from barbeques to trail riding, where residents have the chance to come together to meet their neighbors and exchange ideas. The expanded use of social media keeps the Pioneertown Communities residents in the know and provides an easy way for neighbors to connect.

Plan Framework

Community Focus Statement A: Preserve the historic western themed rural lifestyle.

A

Action Statement A.1: Preserve and restore original buildings in the community.

Action Statement A.2: Collaborate with the County to maintain the Old West theme of the community by creating architectural design guidelines for new construction.

Action Statement A.3: Keep dirt roads in the community.

Action Statement A.4: Promote community history awareness.

Action Statement A.5: Install street and wayfinding signage consistent with the western theme.

Action Statement A.6: Protect residential equestrian uses that are part of the Old West heritage.

Action Statement A.7: Protect, maintain, and expand open spaces in the community.

Community Focus Statement B: Promote balanced growth and a viable Town Center around Mane Street.

B

Action Statement B.1: Advocate with the County to establish a commercial zoning overlay on Mane Street that restricts big box retail, encourages neighborhood commercial scale retail and lodging, and establishes flexibility for locally-grown businesses.

Action Statement B.2: Provide public restroom facilities on Mane Street and explore local funding options for design and construction.

Action Statement B.3: Advocate for a sustainable water supply system accessible by local businesses.

Community Focus Statement C: Manage tourism in Pioneertown.

C

Action Statement C.1: Prepare a traffic and parking plan to better manage traffic and parking issues due to visitors and tourists.

Action Statement C.2: Promote compliance with dark sky regulations and noise regulations.

Action Statement C.3: Encourage the County to prepare and enforce regulations for short-term rentals (e.g., Airbnb).

Action Statement C.4: Coordinate and design a pamphlet educating visitors and residents on the rural desert lifestyle.

Action Statement C.5: Advocate with the County to reduce the speed limit on Pioneertown Road.

Action Statement C.6: Promote tourism via a Pioneertown website.

Community Focus Statement D: Strive to be an environmentally sustainable community.

D

Action Statement D.1: Promote communication between residents and conservation agencies such as The Wildlands Conservancy.

Action Statement D.2: Provide community educational materials regarding recycling.

Action Statement D.3: Educate the community about restricting off-highway vehicle (OHV) usage and increase awareness.

Action Statement D.4: Promote and educate residents and visitors about the Sand to Snow National Monument.

Action Statement D.5: Educate residents about invasive weed and plant species.

Action Statement D.6: Protect wildlife found in the community.

Community Focus Statement E: Become a more connected community.

E

Action Statement E.1: Establish a "Friends of Pioneertown Communities" social committee to organize local events and activities, including barbeques, barn dances, and trail rides.

Action Statement E.2: Promote expanded use of social media such as Nextdoor to keep residents informed and connected.

APPENDIX A

Pioneertown Communities Profile

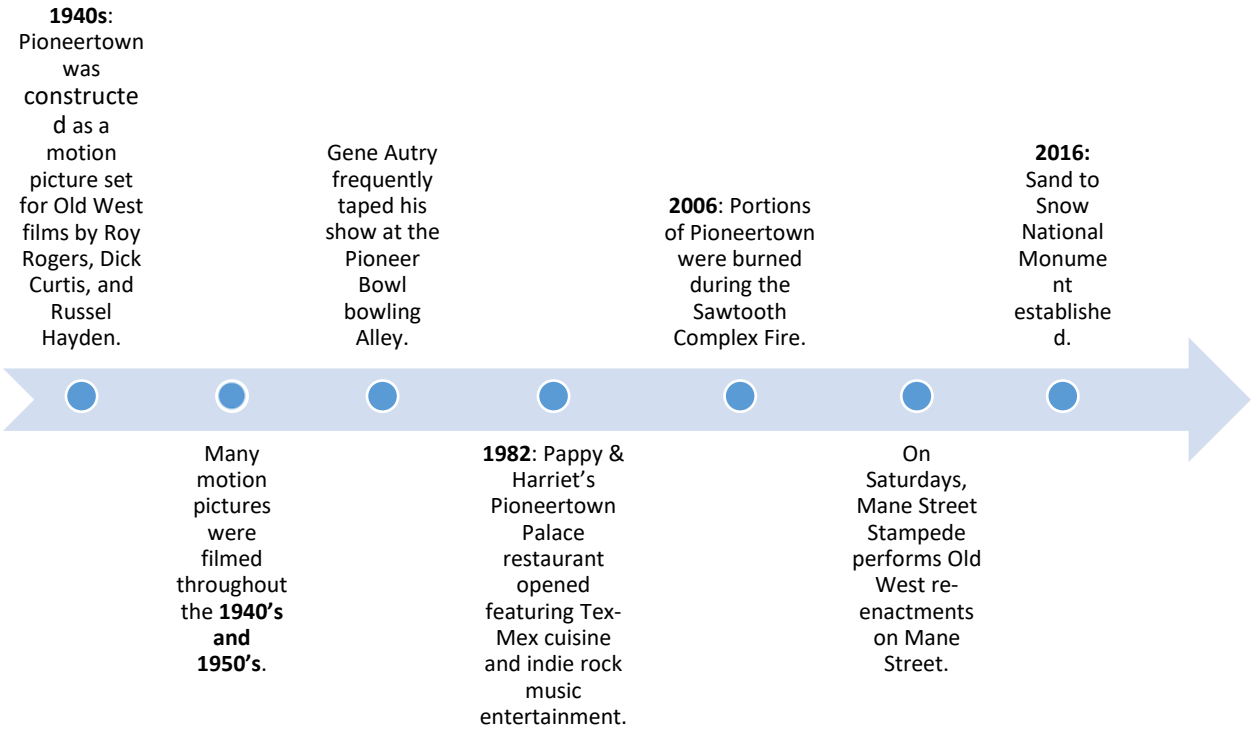
Pioneertown Communities, San Bernardino County

Community Profile

Overview

The community profile is a summary of the social, cultural, economic, and historic dimensions of the community. It is a gathering of objective data collected through secondary sources meant to inform and help facilitate discussion during the community meetings. The profile, together with future studies and information gathered from residents during the community meetings, will highlight essential facets and "tell the story" of Pioneertown.

History



In the 1940's, Pioneertown was developed by Roy Rogers, Dick Curtis and Russel Hayden to serve as a motion picture set for Old West films and a place where actors could live while filming. Most of the structures with Western facades doubled as functional buildings, to house or entertain film crews and actors/actresses. Many films were shot in Pioneertown throughout the 1940's and 1950's, and Gene Autry frequently taped his show at the Pioneer Bowl bowling alley.

In 1972, the Cantina biker bar served Pioneertown until it was reopened as Pappy & Harriet's Pioneertown Palace restaurant and bar in 1982, featuring family style Tex-Mex cuisine and indie rock music entertainment. In 2006, portions of Pioneertown were burned during the Sawtooth Complex fire. Many of the historic movie-set buildings were saved, but much of the surrounding desert habitat was damaged.

Points of interest include the Pioneertown Motel, an 18-room lodge that is still in use today. On Saturdays, the Mane Street Stampede performs Old West shoot out re-enactments on Mane Street.

Source(s) Mane Street Stampede Wild West Show, Pappy and Harriet's Pioneertown Palace, Wikipedia.

Location & Geography

The Pioneertown communities are located along in the southern portion of the county near the border between Riverside County and San Bernardino County. The community is in the foothills of the San Bernardino National Forest, located northwest of Yucca Valley and Joshua Tree, north of Morongo Valley, and south of Homestead Valley.

Source(s): ESRI, San Bernardino County LUS



Figure 1: Pioneertown Location Source(s): ESRI, San Bernardino County LUS

Key Census Data

Category	*Pioneertown*		*San Bernardino County*		*California*		*United States*	
	Number	*% of Total*	*Number*	*% of Total*	*Number*	*% of Total*	*Number*	*% of Total*
Population								
Total Population	492		2,078,586		38,066,920		314,107,084	
2022 Population Forecast	509 (+3.4%)		2,227,066 (+7.1%)		40,619,346 (+6.7%)		334,503,000 (+6.5%)	
Total Households	256		607,604		12,617,280		116,211,092	
Average Household Size	1.92		3.34		2.95		2.63	
Median Age	58.6		32.2		35.6		37.4	
Education								
High School Diploma	171	39.5%	330,613	26.3%	5,153,257	20.7%	58,440,600	27.95%
Education Past High School	147	33.9%	417,953	33.3%	7,400,714	29.8%	60,821,634	29.1%
Bachelor Degree or Higher	98	22.7%	336,315	26.8%	7,708,909	31.0%	61,206,147	29.3%
Housing								
Total Dwelling Units	349	n/a	703,737	n/a	13,781,929	n/a	132,741,033	n/a
Homeowner Occupied Units	215	60.9%	370,032	52.58%	6,908,925	50.1%	74,787,460	56.3%
Renter Occupied Units	41	10.3%	237,572	33.76%	5,708,355	41.4%	41,423,632	32.2%
Vacancy*	93	28.7%	96,133	13.7%	1,164,649	8.5%	16,529,941	12.5%
Median Year Structure Built	N/A	n/a	1976	n/a	1974	n/a	1976	n/a
Income								
Median Household Income	$31,910	n/a	$54,100	n/a	$61,489	n/a	$53,482	n/a
Persons Below Poverty Level	N/A	N/A	199,451	12.7%	3,354,518	11.2%	26,235,361	10.6%
Employed	N/A	N/A	812,707	86.1%	16,890,442	89.0%	143,435,233	90.2%
Unemployed	N/A	N/A	131,293	13.9%	2,084,564	12.3%	14,504,781	9.2%
Note: N/A indicates that the data is not available; n/a indicates that the category is not applicable								
*This figure may include seasonal households								

Table 1: Key Census Data Source(s): ESRI 2017

Community Structure (Physical Characteristics)

The Pioneertown community consists entirely of single-family residential. The homes in this area are zoned Special Development-Residential and Rural Living with smaller homes on large lots and a large amount of open space in between the homes. The northwestern portion of the community contains very few erected buildings, while a small commercial area is within the central portion of the community.

The major roadway is Pioneertown Road, a two-lane paved road, which connects with Twenty-nine Palms Highway (SR-62). The local roads and privately owned roads are predominantly unpaved.

The Walk Score rating for the community is 0 to 7, indicating that most errands would require a vehicle to be completed. The community does not have pedestrian or bicycle amenities and is not currently served by public transit.

Source(s): Google Earth, County of San Bernardino Zoning Map, Walkscore.com.

Topics Important to Quality of Life

The most common issue noted in the community is the housing issue of short term rentals. Pioneertown has been identified as a destination in both national and international publications monthly due to Pappy and Harriet's as a one of a kind venue. This level of attention can affect quality of life if not managed properly.

Source(s): San Bernardino County Code Enforcement

Community Amenities

Pioneertown offers various recreation and hiking opportunities in the surrounding area including Sand to Snow National Monument, the Wildlands Conservancy, Mojave Desert Land Trust, the 25,500-acre Pioneertown Mountains Preserve, the conservancy-owned volcanic mesas, the Sawtooth Mountains, and the preserve lands leading to the San Bernardino National Forest. The closest hospital is Hi-Desert Medical Center in Joshua Tree and the closest police station is the Morongo Basin Station located in Joshua Tree. Other services in Pioneertown include:

Hospitals/ Medical Services	Hi-Desert Medical Center Morongo Basin Healthcare District
Fire Protection	San Bernardino County Fire Station #38, response time 10 minutes if staffed, and Station #41, response time 11 minutes.
Police	San Bernardino County Sheriff's Department Morongo Basin Station
Schools	Yucca Valley Elementary School, Yucca Valley High School

Table 2: Community Services

Source(s): Google Maps, The Wildlands Conservancy, San Bernardino County Sheriff's Department, San Bernardino County Fire & Rescue Station Map.

Community Groups

Friends of Pioneertown https://friendsofpioneertown.org/	**Wildlands Conservancy Pioneertown Mountains Preserve** http://wildlandsconservancy.org/preserve_pioneertown.html
The Mojave Desert Land Trust https://www.mdlt.org/	**California Desert Coalition** http://www.cadesertcoalition.org/
American Food Supplies, Inc.	**Sand to Snow National Monument** https://www.fs.fed.us/visit/sand-to-snow-national-monument

Table 3: Community Groups

Business Services

A 2016 ESRI Community Analyst report showed that Pioneertown has approximately 13 businesses in 8 categories (with a total of 46 employed in those businesses):

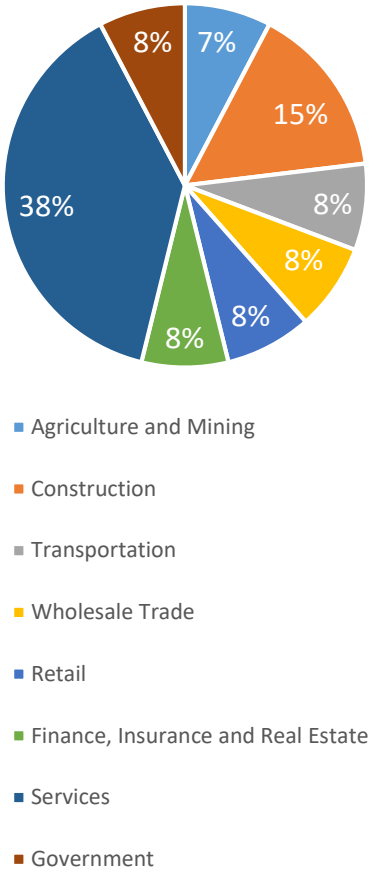


Figure 2: Businesses in the Pioneertown Communities
Source(s): 2016 ESRI Community Analyst

Community Events

Many of the arts and entertainment events are located at Pappy and Harriet's Pioneertown Palace, a longtime local club that offers live music concerts, open mic nights, dancing, and the Desert Stars Festival. A list of events can be found: http://www.pappyandharriets.com/calendar/. Another popular attraction is the Mane Street Stampede Wild West Show for weekly Old West re-enactments.

Pioneertown Motel hosts events and weddings and is located on Mane Street.

Source(s): Pappy and Harriets, Desert Stars Festival, Mane Street Stampede, Wikipedia.

Public Health Indicators

Several key indicators point to potential issues in Pioneertown in terms of residents' overall health. The leading causes of death in 2012 were heart disease and cancer. Additionally, Pioneertown has poor access and availability to healthy food options in the area. The nearest community gardens, Earthwise Organic Farms and Boulder Community Gardens Sunfair are located in Joshua Tree.

Source(s): 2016 Healthy San Bernardino County Report, Modified Retail Food Environment Index Score Map, Earthwise Organic Farms.

Public Health

Chronic Disease: The leading causes of death in 2012 were heart disease and cancer. Due to the size of the Pioneertown Communities, there is insufficient data available to determine the rates of chronic disease hospitalization and emergency room visits.
Source(s): 2016 Healthy San Bernardino County Report

Air Quality: Table 4 below shows the air quality near the Pioneertown Communities, measured at the Joshua Tree – National Park monitoring site, in terms of the number of days that area exceeded the federal standards for pollutants (exceedance days). The table shows that the monitoring site near the Pioneertown Communities had fewer exceedance days for ozone than that of the overall South Coast and Mojave Air Basins, in which the Pioneertown Communities are located.

Air pollution is one of the contributing factors linked to the development of chronic diseases such as stroke, heart disease, lung cancer, and respiratory diseases. By reducing levels of ambient pollution (outdoor air pollution), communities can lessen the impact that it has on resident's health.

	Joshua Tree – National Park Monitoring Site			South Coast Air Basin			Mojave Air Basin		
	2012	2013	2014	2012	2013	2014	2012	2013	2014
Ozone Federal 8-hour standard	48	26	37	111	88	92	81	66	86
Course Particulate Matter (PM_{10}) Federal 24-hour standard	*	*	*	0	2	1	1	1	1
Fine Particulate Matter ($PM_{2.5}$) Federal 24-hour standard	*	*	*	17	13	15	2	6	2

Table 4: Air Quality Exceedance Days
Source: California Air Resources Board
** Indicates insufficient data*

Modified Food Index: The Modified Food Index maps the availability of healthy food in a census tract. The lower the score, the less available healthy options are in the area.

The entire community area of the Pioneertown Communities ranks within the lowest categories for food access, meaning that there are access to 5 or less healthy food outlets within that area.
Source(s): Modified Retail Food Environment Index Score Map

Community Engagement Summary

As a part of the Community Plans Continuum process, community members from the Pioneertown Communities were invited to participate in two community workshops. The first workshop, titled "What We Value", took place on September 13th, 2016 from 6:00 – 8:30pm at the Pioneertown Motel. This workshop was attended by 34 community members. Workshop participants performed a SWOT analysis to identify strengths, weaknesses, opportunities, and threats within the community. Following that exercise, participants used that information to share what they valued about the community (Values) and what they want to see the community become in the future (Aspirations). Lastly, workshop participants worked on forming the draft focus and action statements that form the backbone of the community plan.

The second workshop, titled "Our Roadmap to Making it Happen", took place on November 15th, 2016 from 6:00 – 8:30pm at Pappy & Harriet's Pioneertown Palace. This workshop was attended by 59 community members. The purpose of this workshop was to continue to develop the draft focus and action statements created in workshop #1. The project team provided word for word summaries of the SWOT and Values and Aspirations exercises to use during the goal setting process. The workshop was primarily used to help prioritize the focus statements developed in the previous workshop while also identifying possible champions for each effort.

Information was also made available on project websites made specifically for each community. This information included:

- Background materials on the project
- Materials developed for each workshop
- Summaries of the information collected from past workshops
- Surveys developed to follow the process of each meeting and allow for further input

Community Identified Issues

SWOT Analysis

This section contains the results of the SWOT analysis conducted during the first workshop. A SWOT exercise stands for strengths, weaknesses, opportunities, and threats and is used to help gain insight into the community through local knowledge. In the first part, participants identify their communities' biggest strengths, such as community assets like a library or community center, along with their biggest weaknesses, which could be a lack of open space or high rates of internal crime. Next, workshop participants looked at opportunities that the community could take advantage of as part of the community plans process. This builds off of what was identified in the strengths and weaknesses portion. Lastly, participants identify external threats to the community. These are generally concerns that are outside of the control of community members, such as natural disasters or changes in economic conditions. This information was then compiled and used throughout the rest of the community plans process to inform the values and aspirations exercises conducted at workshop #1, as well as the focus and actions statements.

Strengths

- Creativity
- Diversity
- Good neighbors
- Diverse population
- Not much County in
- Proximity to major cities such as Palm Springs and Apple Valley
- No apartments-condos
- Environment
- Quiet
- Starry skies
- Rustic area
- Peaceful Setting
- Unique History
- Small, rural
- Not much crime
- Private lands w/BLM outskirts & dirt roads
- Unique place
- Good people here
- Weather
- History
- Sense of freedom
- Non commercial
- Beautiful
- The people
- Independent spirit
- Natural surroundings
- Live and let live community
- Surreal geography
- Look and feel of the place dirt roads
- Has been safe
- Wildlife
- Light Pollution (porch and flood lights left on after dark). Turn them off when the dog is done going potty or you have gone back into the house. Don't leave on overnight. Cover the light so it doesn't cause light pollution. We moved out here to see the stars in the sky.

Strengths (continued)

- No Airbnb or other similar companies, it causes more traffic, and people building

houses just for Airbnb and party noise past 10:00 PM
- Legalize electric golf carts to drive in Pioneertown
- No franchise or chain stores. No Dollar General either.
- We pay Special Districts Water $76.00 every two month and standby fees from homeowners that don't have meters. We are pure profit to them, and for 20 some years can't get water to Pioneertown. The money for the bottle water should come out of CSA-W4 funds to cover the cost of the water. ½ gallon a day per person isn't enough water for one person to drink and cook with
- The person driving sideways on private property to widen our roads (Minna Gombell, Annie Oakley, Mountain View and Wyandot Road) needs to stop. The roads are wide enough to pass each other and we like the country look!
- Community (independent, tight knit, diverse, engaged, competent)
- Dark skies
- Open space
- Privacy
- Quiet
- Low crime
- Own post office
- Iconic landscape
- Clean air
- Western heritage
- Town history
- Tradition of water conservation
- Low traffic
- County Scenic Byway
- Dark skies (night)
- Peace
- Peace and quiet
- Sparse population
- Unity
- Mane street good
- Low (very) crime
- Sense of community – small town neighbors
- Old western town
- Pappy & Harriet's
- Tourism

Weaknesses

- H2O
- Water
- Waters
- Vehicles drive too fast
- County used to leave dirt at PT rd. to regrade-fill our dirt roads
- Poor roads
- Fire station not 'manned' (open w/vol.) insurance rates
- Community as a whole is not informed and counted in
- No covenants or restrictions of property
- Newbies – rentals don't like, 'get', respects the town as is
- Slow police response
- Illegal dumping
- Communication community spirit
- No road maintenance
- Road boundary restored
- Mane Street flooding
- Water supply issues
- Fire protection
- Lack of organization
- Lack of voice
- No organization against unwanted progress
- Neglected by County
- Too many bright lights at night
- No recycle pickup
- Slow response times for emergency services
- Insufficient land use protections/zoning
- Special district drinking water moratorium
- High desert sphere of influence
- Non maintained dirt roads

Weaknesses (continued)

- Getting too popular – losing local feel, safety

- Lack of enforcement of existing regulations (Noise, Dark sky)
- No local EMS (response time)
- Cell/internet service
- Illegal trespassing (OHU, hikers)
- None if we don't get water which has been years in the works and still no water
- Like to have city water. Been waiting 20+ years
- Prolonged medical assistance (response to "911" calls)
- No bathrooms for tourists
- Too much division about how the community operates
- No parking on both sides of the streets for Pappy & Harriett's

Opportunities

- Keep growth smaller
- Small scale community
- Community driven business
- Bowl
- Bowling alley
- Crafts downtown
- H20
- Fire station
- Non-profit community group
- Celebrate existing culture
- Hiking
- Mom and Pop shops
- Tourist areas and restrictions
- Opportunity to protect the land
- Community events
- Birding
- More appropriate small businesses on Mane
- World class horseback riding
- Better conditions of approval on CUP (local focus)
- Better GIS information
- Rural desert standards
- Water survey
- Wildlife corridor studies
- Better zoning (more appropriate density)
- Recognizing existing commercial
- Local planting Plans
- Better dark sky ordinance
- Restrict Pioneertown boundary
- Keeping the town looking old west as it was planned
- Golf cart friendly opportunity
- Include suburbs
- No paved streets
- No streetlights
- Repair and restore old business for new businesses
- The right for people who own property to be able to build on them with water or without water – growth is good
- We need all the committees to be able to have a voice. We all have the same Post Office and talk to each other
- Need a better community the way it was

Threats

- Box stoves
- Motels
- Apts. , condos halfway housing
- Airbnb, CampBNB regulation
- Lack of regulations of property use
- Low income designation
- People coming in don't get or respect this town – atmosphere peace
- Lack of Fire stations
- Fire!
- Weed abatement lacks
- No solar fields, towers, electrical poles
- Protected Joshua trees are being cut
- Unprotect Joshua trees
- Light pollution
- Big $ interference from outside interest
- Big development
- Off road vehicles
- Water supply
- Fire

Threats (continued)

- Danger of inappropriate development

- Snow storm
- Growth
- Too much tourism risks displacing permanent community
- Tourism
- Invasive species (mustard, hipsters) increases fire damage
- BLM – visitor – management
- Illegal OHU
- Renewable energy/corridor
- Isolation during flood – protect roadbed
- Fire
- Wildfires
- Increased building
- Decreased groundwater
- Increase traffic
- Water drainage on Mane Street
- Lot of outsiders for B&B (weekend party houses)
- Don't want persons outside Pioneertown speaking for Pioneertown
- No dirt bikes
- Trespassing on personal property at anytime
- No Solar fields
- No boundary expansion Pioneertown residents only7
- Abandoned buildings must be open for business
- Threat of annexation
- Threat concern annexation by Yucca Valley
- No big business or franchises
- Airbnb in residential areas no consistent with town
- No Airbnb's

SAN BERNARDINO COUNTY
Land Use Services Department
(909) 387-8311
http://cms.sbcounty.gov/lus/Home.aspx

Nguyen, Vivian

From: kelly taylor <kellyt92268@gmail.com>
Sent: Wednesday, November 18, 2026 8:31 AM
To: Nguyen, Vivian
Subject: Formal Public Comment and Objection – Pioneertown Special Development District – Water Storage and Fire Protection

You don't often get email from kellyt92268@gmail.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.

To the San Bernardino County Planning Commission,

I am a resident and property owner in Pioneertown, California, and a customer of the county-operated CSA 70 W-4 water system. I am submitting this letter as a formal public comment and objection to the proposed Pioneertown Special Development District (SDD), scheduled for consideration at the December 3, 2026, Planning Commission hearing.

I support preserving Pioneertown's historic character and rural atmosphere. However, I have serious concerns about the county's proposal to accommodate additional commercial development without first demonstrating that the existing water infrastructure can adequately support that growth.

1. Existing Water Storage Limitations

The Pioneertown water system has existing storage capacity concerns, particularly regarding the ability to meet community demand while maintaining adequate emergency reserves for fire protection.

My concern is not necessarily insufficient water pressure or groundwater production, but the adequacy of available storage during peak demand and emergency conditions.

Before approving zoning changes that could accommodate additional commercial development, the county should provide a current engineering assessment demonstrating that the existing system can reliably meet both domestic demand and applicable fire-protection requirements.

2. Increased Commercial Development and Fire Protection

The proposed SDD would allow additional commercial uses, including restaurants, retail establishments, and lodging accommodations.

These uses have the potential to increase water consumption and, depending on the nature of development, fire-flow requirements.

Pioneertown is located in a wildfire-prone region where adequate emergency water storage is essential to protecting lives, homes, and businesses.

The county should evaluate not only the water demands of individual projects but also the cumulative impacts of reasonably foreseeable commercial development permitted under the proposed zoning.

3. County Responsibility as Water Purveyor

San Bernardino County is both the agency considering the proposed land-use changes and, through CSA 70 W-4, the public agency responsible for providing water service to the community.

This dual responsibility makes it especially important that development decisions be coordinated with documented water-system capacity and infrastructure planning.

I respectfully request that the county disclose whether the existing water system meets applicable operational storage, emergency storage, and fire-flow requirements before authorizing additional development that could increase demand.

4. Financial Responsibility of Existing and Future Commercial Water Users

I strongly believe that both existing and future commercial water users in Pioneertown should bear the financial responsibility for the improvements necessary to provide adequate water storage for domestic consumption and fire protection.

Commercial establishments benefit directly from the community's water infrastructure and, depending on their operations and occupancy, may place significantly greater demands on the system than individual residential customers.

If the existing water storage facilities are insufficient to adequately serve current commercial operations, residential customers, and emergency fire-protection needs, the county should evaluate the improvements necessary to correct those deficiencies.

I believe existing commercial water users should contribute appropriately toward correcting current system deficiencies, while future commercial developments should be required to fund their proportionate share of any additional storage capacity and infrastructure improvements necessary to accommodate their operations.

These improvements should ensure that the system has adequate storage to meet both normal domestic water demands and emergency fire-protection requirements for the entire community.

I do not believe existing residential water customers should be required to subsidize infrastructure expansions made necessary by commercial activity or additional commercial development.

I respectfully request that the county evaluate legally permissible commercial rate structures, capacity charges, development impact fees, or other appropriate funding mechanisms to ensure commercial users contribute fairly to the necessary improvements.

5. Request for Further Evaluation Before Approval

Before the Planning Commission recommends approval of the proposed SDD, I respectfully request that

San Bernardino County:

1. Provide a current engineering assessment of CSA 70 W-4's total and usable water storage capacity, including operational and emergency reserves.

2. Demonstrate whether the existing system meets applicable fire-flow and fire-protection storage requirements.

3. Evaluate the cumulative water demand associated with existing development, pending commercial applications, and reasonably foreseeable development permitted under the proposed SDD.

4. Identify any infrastructure deficiencies and the improvements necessary to accommodate additional commercial growth.

5. Establish enforceable requirements ensuring that additional development cannot proceed without demonstrated water-system capacity and adequate fire protection.

6. Develop a legally supportable funding plan requiring both existing and future commercial water users to contribute appropriately toward improvements needed to provide adequate domestic and fire-protection water storage, with future developments paying their proportionate share of growth-related costs.

7. Protect existing residential ratepayers from bearing a disproportionate share of costs attributable to commercial water demand and development.

8. Address these issues in the project's environmental review and provide supporting technical documentation for public review.

Conclusion

Pioneertown's historic character is worth preserving, but protecting the community's existing residents and ensuring adequate emergency water infrastructure must take priority over accommodating additional commercial development.

I respectfully request that the Planning Commission postpone recommending approval of the proposed Special Development District until the county has adequately evaluated these concerns and established appropriate safeguards.

Please include this letter in the official public record for the December 3, 2026, Planning Commission hearing and provide a written response addressing the water storage, fire-protection, and infrastructure funding concerns raised.

Thank you for your consideration.

Sincerely,

Kelly Taylor

Pioneertown, California
CSA 70 W-4 Water Customer

Nguyen, Vivian

From: Ben Loescher <b.loescher@terrain.la>
Sent: Tuesday, November 24, 2026 9:11 AM
To: Nguyen, Vivian
Subject: Proposed Revisions to MSHD Adoption Draft
Attachments: 261123 MSHD Alternative Provisions (1).pdf

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.

Hi Vivian,

For your review and so there are no surprises, the attached revisions will be proposed in the upcoming MSHD Planning Commission hearing.

Best,

Ben

Ben Loescher AIA | LEED AP
Founding Principal
(310) 745-9211
b.loescher@terrain.la

Terrain

Overview:

The County's proposed adoption draft of the Mane Street Historic District Special District (MHSD, dated October 21, 2026) achieves many of the goals of the Pioneertown Communities Action Guide and intentions of the community-led proposal that precipitated this document. The memo that follows details the modifications necessary prior to adoption, with companion commentary. Revisions are shown using legislative markup conventions where ~~removed language is indicated with strike-through~~, and added language is indicated with an underline. *Proposed development code language is indicated with italics*.

1. **Provisions: Purposes and Intent**

   County Proposed Language:
   Purpose and Intent. The SD-MSHD Land Use Zoning District intends to preserve the historic structures and character of Mane Street in Pioneertown as a district listed on the National Register of Historic Places. The Zoning District is also intended to formalize a trail easement that preserves pedestrian and equestrian access for portions of Mane Street and some of the other streets in the project area as described in Subsection (9) below.

   Commentary:
   The County proposed language notes the intent of the SD-MHSD is to preserve the historic structures and character of Mane Street and formalize a trail easement. It neglects to include critical aspects of the Pioneertown Communities Community Action Guide which were intended to guide future policy development like this development code change. Notably, the County authored document notes the need for balance between residential and commercial interests, a goal not reflected in the County's proposed ordinance:

   > ***Balanced Growth and a Viable Town Center around Mane Street***
   > *There is a delicate balance between expanding business opportunities in Pioneertown communities and maintaining the rural desert lifestyle that residents of the community value. The community's approach to responsible development that is primarily focused in the town center along Mane Street has achieved that equilibrium. Independent businesses that conveniently provide goods and services for the local community, while supporting sustainable tourism, have established themselves. These businesses have given the town center vibrancy and provide local jobs and additional tax revenue. The new investment in the area has also led to a restoration of the original buildings on Mane Street.*

   Additional County documented Community Values that are to be considered in policy making also include:

Quality of Life. The Pioneertown Communities residents value the high quality of life provided by the rural setting and established community – a safe environment with fresh, clean air, wide open spaces, peace and quiet, and a natural physical buffer between Pioneertown Communities and the more urban areas nearby. Natural Environment. The Pioneertown Communities residents value the natural beauty of the desert, including scenic vistas, wildlife, beautiful sunrises and sunsets, and dark starry nights.

Managed Growth. The Pioneertown Communities residents value limited, sustainable growth and development that increase business opportunities for independent operators while striking a balance between the rights of property owners and the community's desire to maintain the small town character of Pioneertown Communities

Countywide Plan LU-2.1, Compatibility with Existing Uses additionally requires that New development must be "*located, scaled, buffered, and designed*" to minimize harm to existing conforming uses and adjacent neighborhoods.

The proposed draft requires revision to achieve consistency with Countywide Plan requirements and the intentions of the Community Action Guide.

Recommendations:

1. Include balance as part of the zone's Purpose statement as follows:
   Purpose and Intent. The SD-MSHD Land Use Zoning District intends to appropriately balance the impact of commercial development with residential quality of life and preserve the historic structures and character of Mane Street in Pioneertown as a district listed on the National Register of Historic Places. The Zoning District is also intended to formalize a trail easement that preserves pedestrian and equestrian access for portions of Mane Street and some of the other streets in the project area as described in Subsection (9) below.

2. Revise the Land Use Table 82-17 as noted in 5 - Land Use Tables, below:

2. Provisions: Historic Landscaping:

The County proposed language includes language guiding, but not requiring the preservation of character defining features of the Pioneertown Mane Street Historic District.

County Proposed Language:

Historic Landscape Elements. The landscape elements described in the Mane Street National Historic Register documentation should be preserved,
and include:

(I) Utility pole gateways at property entries, or lined upon the ground as barriers and edging.
(II) Irregular course boulder landscape elements, including as planters.
(III) Horse themed elements such (sic) hitching posts of metal pipe column, wood post or pole; original watering trough; and corral.
(IV) Western themed objects such as faux tank houses, barrels, wagons, windmills, and carts.
(V) Mature Joshua trees, cottonwood trees, opuntia cactus succulent specimens and other native specimens.

Commentary:
As part of providing objective standards for development, the Development Code uses mandatory rather than permissive language ("shall" rather than "should"). This custom should be consistently applied to the Mane Street provisions.

Recommendations:
Replace instances of "should" with "shall".

Historic Landscape Elements. The landscape elements described in the Mane Street National Historic Register documentation shall ~~should~~ be preserved, and include:

(I) Utility pole gateways at property entries, or lined upon the ground as barriers and edging.
(II) Irregular course boulder landscape elements, including as planters.
(III) Horse themed elements such as hitching posts of metal pipe column, wood post or pole; original watering trough; and corral.
(IV) Western themed objects such as faux tank houses, barrels, wagons, windmills, and carts.
(V) Mature Joshua trees, cottonwood trees, opuntia cactus succulent specimens and other native specimens.

3. **Provision: Shared Parking**

The County proposed language includes language with provisions for allowing shared parking to satisfy Development Code parking quantity requirements.

County Proposed Language:
Shared Parking Provisions. As permitted by § 83.11.050 (Adjustments to Parking Requirements), where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a music venue and a coffee shop), a reduction in the required number of parking spaces may be approved with a Site Plan Permit. Only legally established parking spaces are eligible for any shared parking agreements. Such a shared parking agreement must be a legally binding instrument, approved by the County Counsel, signed by all parties, and recorded with the County Recorder. The shared parking agreement must stipulate that the agreement remains valid upon change of ownership.

Commentary:
The Development Code used throughout the County already includes provisions to allow reductions in parking space quantity for shared parking when it is justified by a parking study prepared by a qualified professional. For reasons unexplained and without justification, the County's proposed language eliminates the requirements for this parking study, and only for Pioneertown's Mane Street area. Mane Street is currently severely underparked and any proposed reduction in required parking must be carefully studied. Additionally the County's language would allow Planning Staff to grant reductions without any justification or findings.

Recommendation:
Delete the proposed new provisions; Shared Parking requirements for Mane Street should be the same as the rest of the County, and not more permissive.

> *Shared Parking Provisions. As permitted by § 83.11.050 (Adjustments to Parking Requirements). ~~where two or more adjacent nonresidential uses have distinct and differing peak parking usage periods, (e.g. a music venue and a coffee shop), a reduction in the required number of parking spaces may be approved with a Site Plan Permit. Only legally established parking spaces are eligible for any shared parking agreements. Such a shared parking agreement must be a legally binding instrument, approved by the County Counsel, signed by all parties, and recorded with the County Recorder. The shared parking agreement must stipulate that the agreement remains valid upon change of ownership.~~*

4. **<u>Provision: Adaptive Reuse of Historic Resources</u>**
Rather than lowering the review level of new uses in contributing historic structures, the County proposed language has provisions which allow any use when within or attached to a contributing structure subject to Planning Commission approval.

County Proposed Language:

> *Adaptive Reuse of Historic Resources for Unlisted or Unpermitted Uses. For uses that are not explicitly allowed in Table 82-17, any use, additions, or renovations may be permitted in any building or structure that is determined eligible by the County or the State of California as a historic resource; listed on a local register, the California Register of Historical Resources, or the National Register of Historic Places; or identified as a contributing resource within a designated historic district, subject to approval of a Conditional Use Permit by the Commission. Additions and renovations to historic structures shall utilize the provisions in Title 6, Division 3, Chapter 13 (California Historical Building Code) of the County Code, including any future amendments or supplements thereto. Approval may be granted by the Commission if the proposed use complies with all of the following:*
> *(I) Is compatible with, and does not adversely impact, surrounding land*

uses.
(II) Supports adaptive reuse and economic development.
(III) Does not adversely affect the building's historic interior or exterior features, or its historic setting.
(IV) Complies with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.
(V) Does not jeopardize the building's listing on, or eligibility for, any local, state, or national historic register.

Commentary:

While written to encourage rehabilitation and reuse of historic structures, the proposed language actually incentivizes significant and potentially incompatible changes to historic structures with overly broad language which would allow a small building to be converted with an out of scale addition. Incentives for adaptive reuse of historic structures should be limited to the structures themselves, not new development.

Recommendation:

Revise the proposed language to extend the Use flexibility to only those uses entirely within the contributing structure. Replace the term "renovation" with "alteration" which is consistent with terminology elsewhere in the Development Code.

Adaptive Reuse of Historic Resources for Unlisted or Unpermitted Uses. For uses that are not explicitly allowed in Table 82-17, any use, ~~additions~~, ~~or renovations~~ may be permitted when entirely contained within in any building or structure that is determined eligible by the County or the State of California as a historic resource; listed on a local register, the California Register of Historical Resources, or the
National Register of Historic Places; or identified as a contributing resource within a designated historic district, subject to approval of a Conditional Use Permit by the Commission. ~~Additions and renovations~~ Alterations to historic structures
shall utilize the provisions in Title 6, Division 3, Chapter 13 (California Historical Building Code) of the County Code, including any future amendments or supplements thereto. Approval may be granted by the Commission if the proposed use complies with all of the following:
(I) Is compatible with, and does not adversely impact, surrounding land uses.
(II) Supports adaptive reuse and economic development.
(III) Does not adversely affect the building's historic interior or exterior features, or its historic setting.
(IV) Complies with applicable Secretary of the Interior's Standards for the Treatment of Historic Properties.

(V) Does not jeopardize the building's listing on, or eligibility for, any local, state, or national historic register.

5. **Provision: Land Use Tables**

Table 82-17

This table dictates what review level is required for specific Uses, ranging from "Allowed" to "Conditional Use Permit" or "Not Permitted".

Commentary:

This table as proposed allows multiple Uses with significant potential for negatively impacting adjacent residential uses by right and without any technical review of those impacts. At some sizes, high impact Meeting Facilities, Commercial Entertainment - Indoor, Theaters, Bars, Restaurants and Swap Meets are all allowed by right, meaning that increased transportation, noise, light trespass and similar nuisance issues will not be studied as part of the County review process for new projects.

Recommendation:

Revise the Land Use table such that potentially impactful uses have their impacts reviewed. Revised the above Uses to utilize the following review levels:

(#) These uses are regulated by size as follows:
1,500 sq. ft. or less = Minor Use Permit (MUP)
Greater than 1,500 sq. ft. = Conditional Use Permit (CUP)

6. **Provision: Noise Monitoring**

No requirements for noise monitoring are required as part of the proposed language. The County proposed language also suggests eliminating provisions for Performance Standards.

Commentary:

Recent land use approvals in Pioneertown have required noise monitoring hardware as part of any new Use that might reasonably be expected to be a nuisance if sound levels are not carefully monitored. These noise monitoring measures have been added in hearing at the request of Planning Commissioners and are not to this point required by any County code or standard; by proposing that these noise emitting Uses also be allowed without Planning Commission review, the only mechanism that has included them is also being deleted.

Recommendation:

Introduce the following language:

82.06.060

(b) Special District Additional Standards. Performance standards

establishing acceptable levels of noise, vibration, air pollution, glare, and other possible pollutants are in Chapter 83.01 (General Performance Standards).

(c) MHSD Land Use Zoning District Additional Standards.

(1) Prior to the issuance of a Certificate of Occupancy or commencement of entertainment operations, any establishment authorized for amplified sound or live entertainment with in the MHSD zone shall install, calibrate, and continuously maintain a tamper-resistant Sound Pressure Level (SPL) limiting and monitoring system certified by a qualified acoustical consultant and approved by the Director of Planning. All amplified audio signals, including visiting performers' equipment, shall be routed through the system, which must be calibrated to automatically restrict A-weighted (dBA) and C-weighted (dBC) low-frequency sound levels in compliance with the noise standards of 83.01.080 Noise across all applicable time-of-day thresholds. The system shall feature physical security seals, password-protected controls, fire-alarm mute integration, and continuous data logging retained for a minimum of 30 days for inspection by Code Enforcement upon request, and any bypassing of the hardware or modification to the venue's sound system shall require immediate recalibration and constitute a Code Violation.