

**A PHASE I CULTURAL RESOURCES INVESTIGATION
AND ASSESSMENT FOR THE PROPOSED
EXPANSION OF THE PIONEERTOWN MOTEL
COMPLEX IN PIONEERTOWN,
SAN BERNARDINO CO.,
CALIFORNIA**

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by,

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INTRODUCTION

McKenna et al. (Appendix A) initiated this Phase I cultural resources investigation and assessment for the proposed expansion of the Pioneertown Motel complex in Pioneertown, San Bernardino County, California, at the request of Loescher & Meachem Architects, Inc, Los Angeles. The existing Pioneertown Motel is located at 5240 Curtis Road, Pioneertown, and within "Parcel A" of the proposed development property. The three parcels to the north (Parcels B, C, and D) are located due north of the motel and area currently considered vacant land. This report addresses the four properties for compliance with the requirements of the California Environmental Quality Act, as amended, and local County policies and guidelines for assessing potentially adverse environmental impacts to significant cultural resources.

PROJECT DESCRIPTION

Loescher & Meachem Architects, Inc. (2020), representing the project proponent (Pioneertown Motel LLC) provided the following project description:

"The Project is expected to consist of the expansion of the existing Pioneertown Motel at 5240 Curtis Road in Pioneertown, located in unincorporated San Bernardino County.

“The proposed expansion would include the development of the parcel where the existing motel is located as well as of the three parcels north of the existing motel. Additions include new amenities and lodging, including a restaurant, retail components, an enclosed event barn, spa areas and an outdoor pool. The project has been submitted for approval to San Bernardino County Planning who has classified the project as a Conditional Use Permit and has imposed additional submission requirements on the applicant as part of the project’s discretionary approval process.

“The existing project site consists of an existing Motel located on an approximately 1.87 acre parcel which has been improved with landscaping and site parking. The Motel has been classified as a contributing resource to a National Register Historic District which is currently under review (with finalization expected within the month) by the Keeper of the National Register.

“Three additional parcels of approximately 1.27 acres each are also part of the project boundary. The southernmost is largely free of vegetation save for a few Joshua Trees and recently introduced ornamental plants; the remaining parcels are unimproved creosote/scrub.”

The tentative plan for the proposed improvements is presented in Figure 1, understanding there may be some adjustments to this plan, pending comments from the San Bernardino County Planning Department.

LOCATION AND SETTING

The proposed project is in unincorporated San Bernardino County (Figure 2) and within the eastern extent of Section 19, Township 1 North, Range 5 E (Figure 3). The project area is north of Pioneertown Road and west of Curtis Road. The project area also involves four parcels of land identified as San Bernardino County Assessor Parcel Numbers (APNs) 0594-212-27, -28, -29, and -30 (north to south). The access road to the east (Curtis Road) and north of APN 0594-212-30 (the existing Pioneertown Motel; Rawhide Road) is identified as APN 0594-212-38 (Figure 4). Illustrated in Figure 5, the project area is north/northeast of the historic core area of Pioneertown (Mane Street).

The community of Pioneertown (including the project area) is located within an area described as consisting of surficial deposits of younger Quaternary Alluvium derived from the erosion of the Sawtooth Mountain to the south. In the immediate area of the proposed

project, exposed deposits of older Quaternary Alluvium, some metamorphic rock, and buried sedimentary deposits are reported.

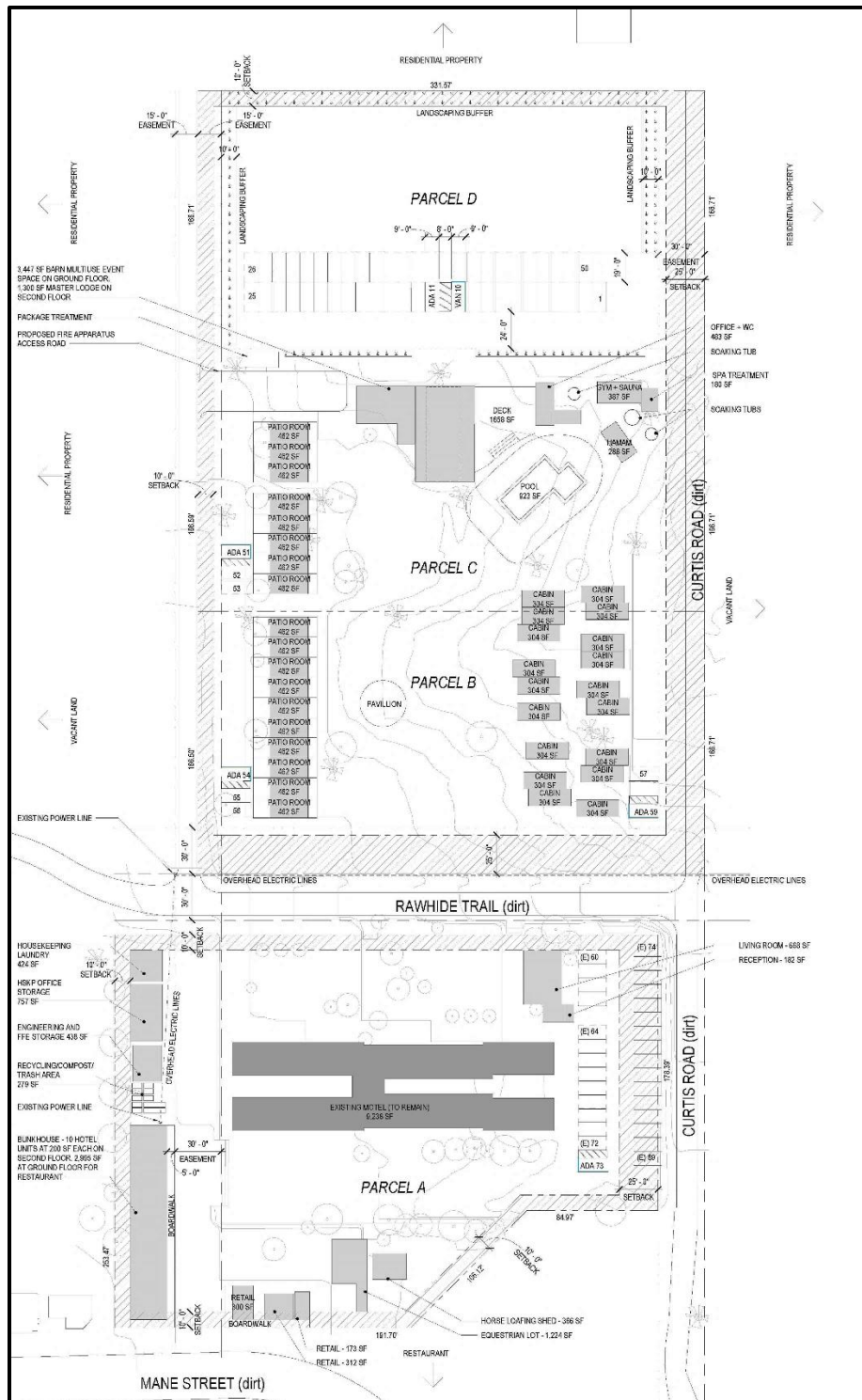


Figure 1. Proposed Development Plan.

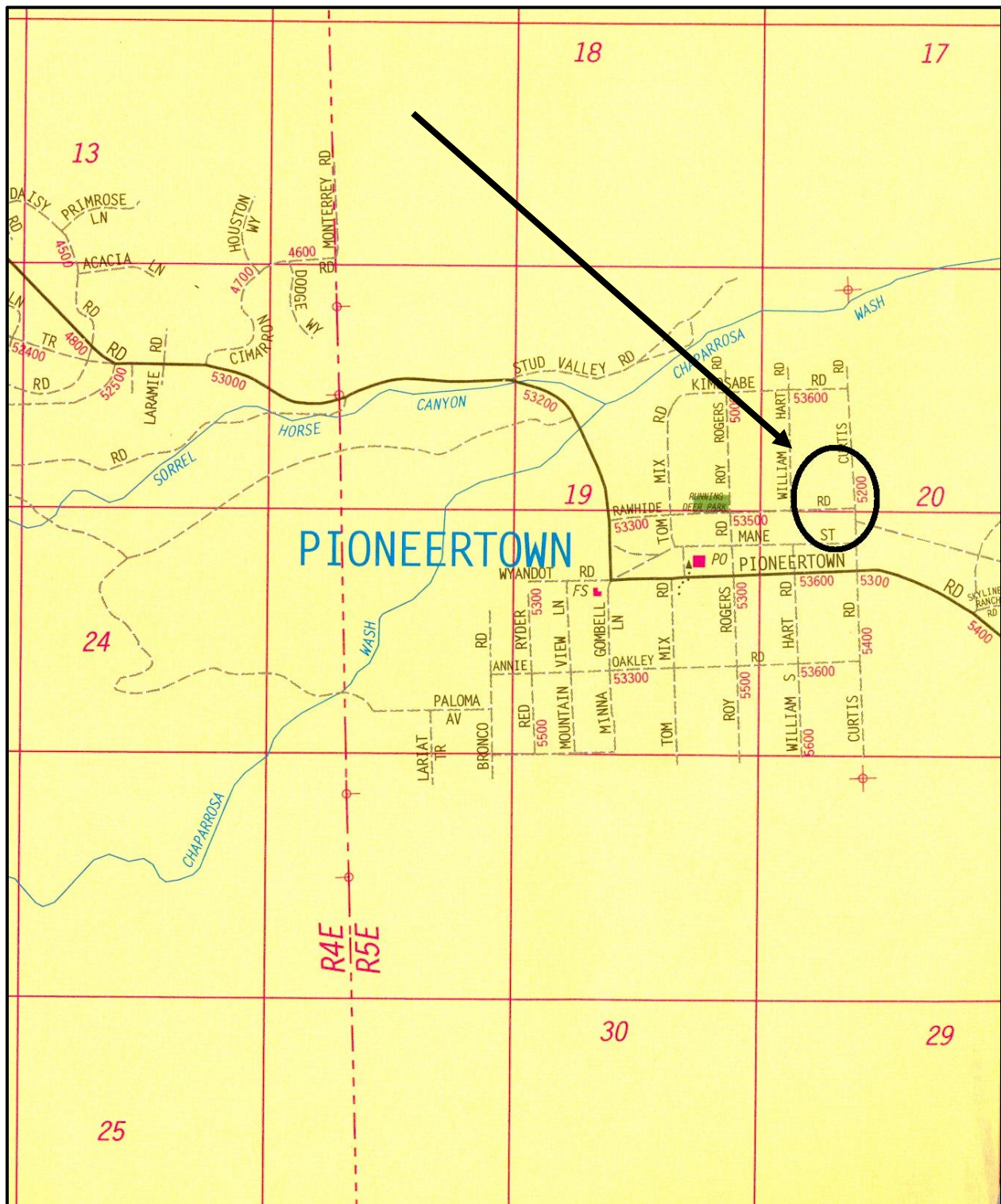


Figure 2. Thomas Brothers' Map Illustrating the General Location of the Project Area.

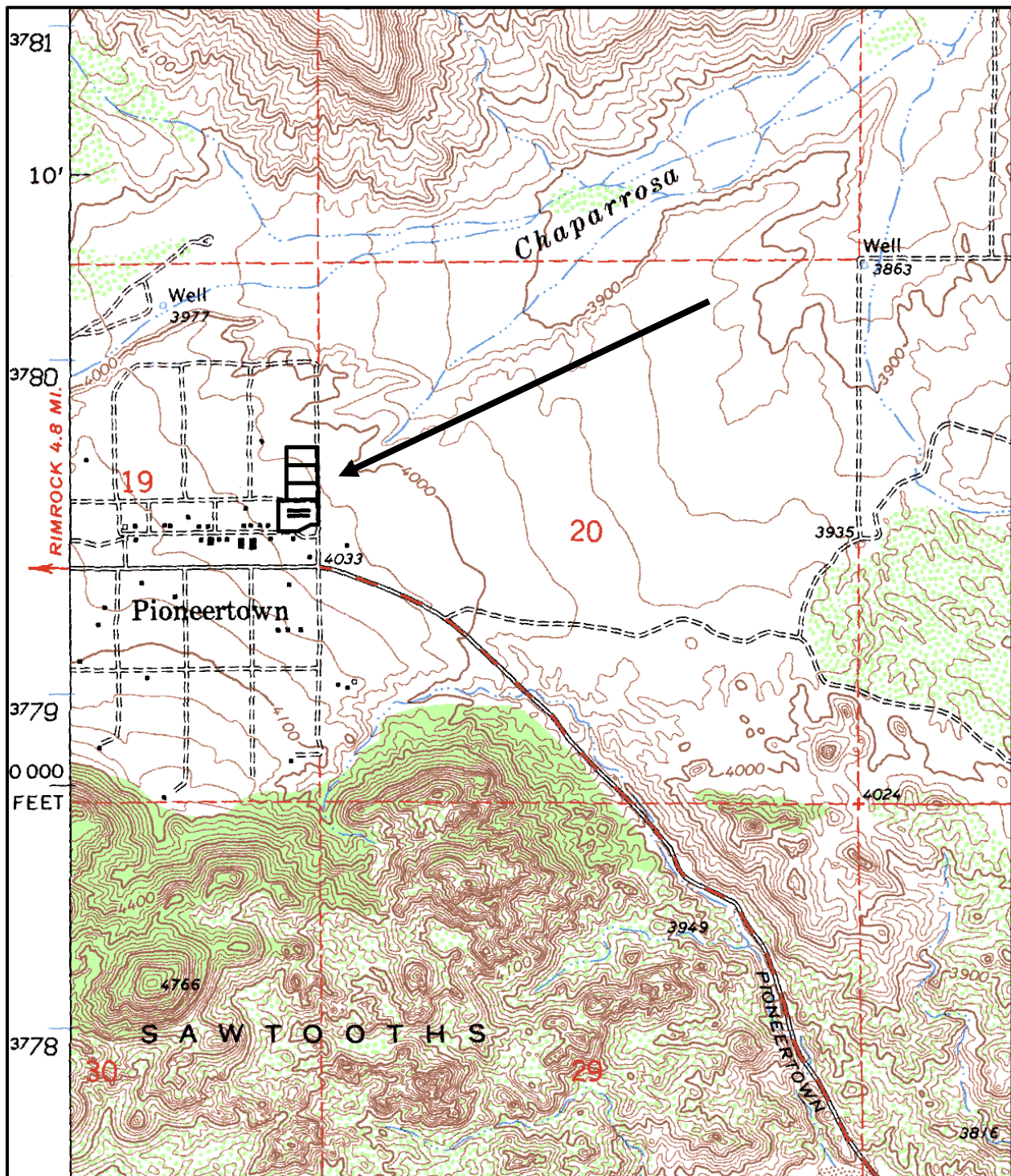


Figure 3. Project Area Illustrated on the USGS Yucca Valley North Quadrangle (rev. 1994).

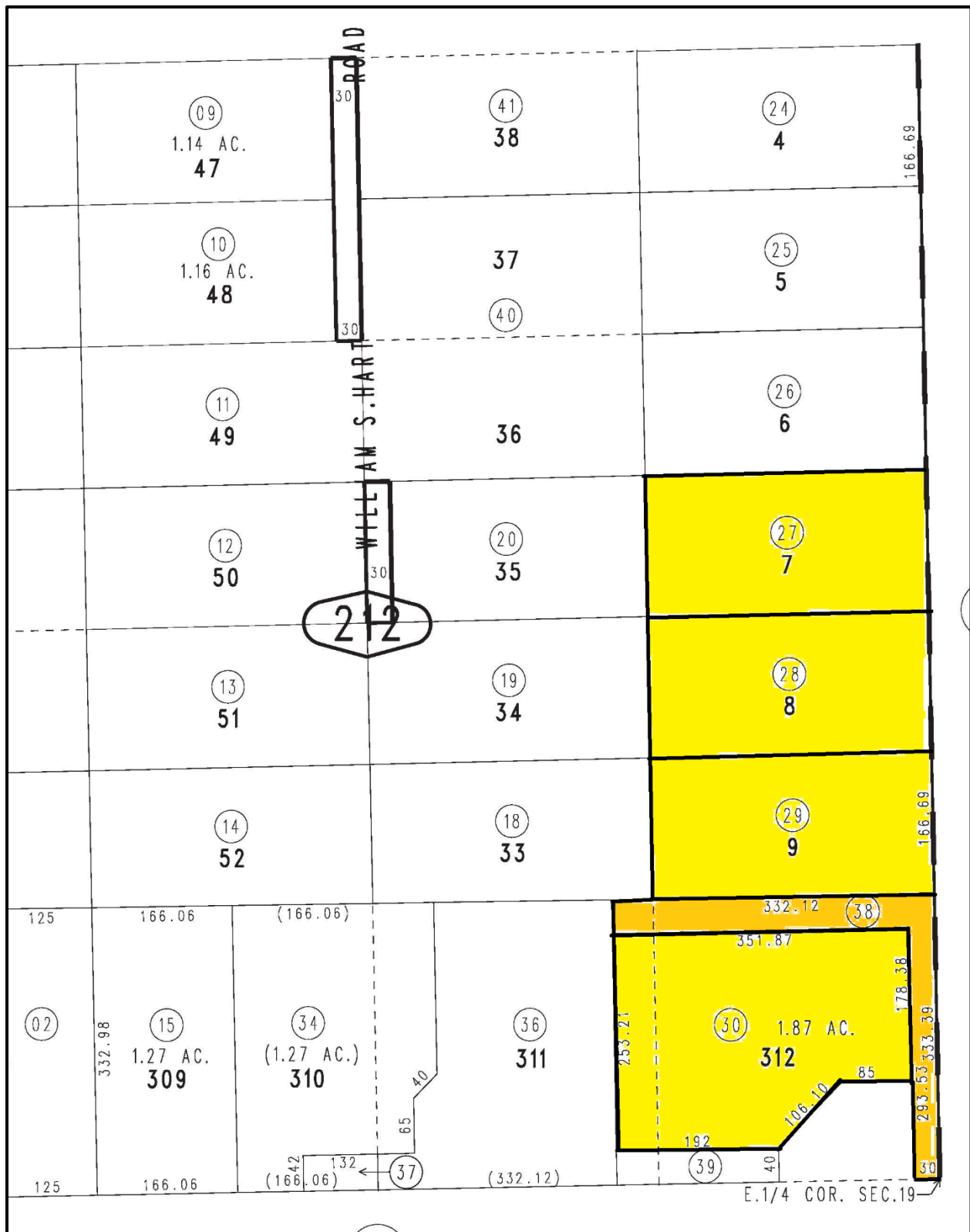


Figure 4. Assessor Parcel Map Illustrating the Project Area.

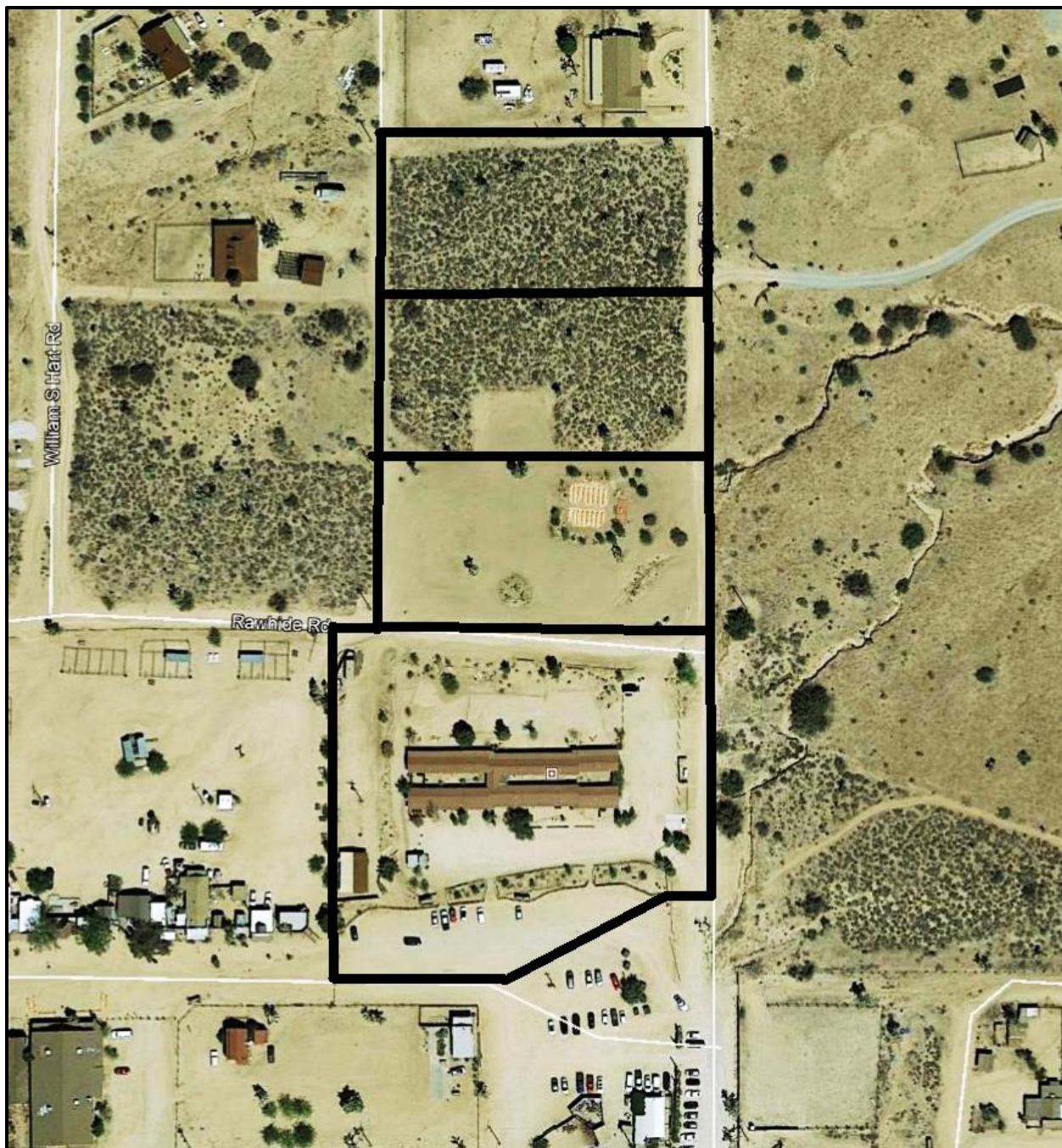


Figure 5. Aerial Photograph Illustrating the Proposed Project Area.

More specifically, McLeod (2020) identifies the entire project area consists of surficial deposits of older Quaternary Alluvium, also derived from the Sawtooth Mountains. He states: “These deposits will be relatively coarse because they are close to the igneous source rocks in the Sawtooth Mountains.”

Fossil specimens associated with similar deposits include horse (*Equus*), camels (*Tanipolama* and *Camelops*), and bison (*Bison*). The deeper deposits are associated with more fine-grained deposits and these deposits are more likely to yield evidence of fossil specimens.

Surface vegetation in area is dominated by the presence of Joshua trees, low desert grasses, creosote bushes, and varieties of cacti and agave. Yucca Valley was named for the presence of the *Yucca brevifolia* (Joshua Trees) and specimens are present within the project area (Figure 6). In general, however, native vegetation was sparse in the two southern parcels and denser in the two northern parcels.



Figure 6. Native Joshua Tree Preserved within Parcel B (APN 0594-212-29) and Others in Background Outside of the Project Area.

BRIEF CULTURE HISTORY BACKGROUND

The project areas is located within the northern boundaries of the ethnographic territory of the Mountain Cahuilla of southern San Bernardino and northern Riverside counties. This territory is also claimed by the Serrano (more directly associated with the San Bernardino Mountain areas).

The Mountain Cahuilla are one of three distinct Cahuilla populations that are specifically associated with the mountain areas north of the Coachella Valley (Barrows 1900; Hooper 1920; Kroeber 1925 and 1976; Curtis 1926; Strong 1929; Bean and Saubel 1972; and Bean 1978). Wilke (1978:129) suggested the Cahuilla migrated into the up-land areas after the most recent dessication of Lake Cahuilla (Salton Sea), eventually returning to the lower desert once the area re-vegetated. The population returning to the valleys evolved into the Desert Cahuilla and those who remained in the mountain areas became known as the Mountain Cahuilla.

Wilke's studies have shown that the local populations exploited almost every available food source in the area (1978). The Mountain Cahuilla relied on springs and drainages for fresh water and villages tended to be established near natural springs. Smaller encampments were established in exploitation areas and were considered temporary.

Population estimates for the prehistoric Cahuilla range from 3,600 to 10,000 individuals. These individuals maintained extensive networks for trade including contacts along the Colorado River and the Pacific Coast. Trails, small camp sites, and other limited use areas have been recorded throughout the region and attest to the wide-spread use of the Valley by prehistoric man. Trade routes (e.g. the Cocomaricopa Trail; see Darling 2002; Becker and Altschul 2003) and encampments in areas providing fresh water have been identified throughout the territory. These fresh water sources were also used in historic times and by various explorers and settlers.

Wilke (1986:9) also emphasizes that the Cahuilla did not rely heavily on stone tools. To the contrary, the Cahuilla relied on wooden objects (even as projectile points) and ceramic goods. Nets and traps were used in hunting and fishing. Ceramics (buffwares and brownwares) have been identified, along with basketry, although few examples have survived. Recent investigations have also suggested that, while the Cahuilla were hunters and gatherers, they also practiced limited agricultural activities (von Werlhof n.d.; see Wilke 1986:9).

The Cahuilla practiced a relatively complex social organization – based on lineages and clans. Individual clans occupied village sites and exploited individualized territories.

Interactions provided exchange in the forms of trade, marriage alliances, and social/ ceremonial contact. Basically, marriage occurred between moieties, thereby avoiding marriages between blood relatives.

Clan associations were associated with the exploitation of resources, trade, and social interaction (Love 1998:4; McKenna 1997). The Cahuilla practiced cremation and generally burned the residential structure of the deceased individual (Wilke 1986:9). A new residence was then built some distance away, attesting to the mobility of the residential sites.

Analysis of ethnographic and archaeological data has resulted in the development of various chronologies for the California desert and surrounding mountain regions (Wallace 1962; Warren and Orr 1978; Weide and Barker 1975; Hall and Barker 1975; King and Casebrier 1976; and Gallegos et al. 1979). Jertberg (1982:5-7) synthesized these data and there have been no substantial changes presented since her analysis. Further south, near Perris and Hemet, large scale studies for the MWD reservoir resulted in a refined chronology for the Luiseno but, as stated above, the Cahuilla chronology presented below is still used for comparative analytical purposes:

10,000 to 6,000 B.C.: The Lake Mojave/San Dieguito Complex and/or Western Lithic Co-Tradition). Characterized by the presence of projectile points, large knives, scrapers, chopping tools, and scraper planes (Bettinger and Taylor 1974; Campbell and Campbell 1937; Rogers 1939; Davis et al. 1969). Items associated with vegetal food processing and hunting and the presence of a coniferous woodland and pluvial lakes.

6,000 B.C.-A.D. 500: Archaic or Pinto Armagosa periods (Wallace 1962; Bettinger and Taylor 1974; Weide and Barker 1974). Characterized by diagnostic projectile points, leaf shaped blades, choppers, and scraper planes. Some sites exhibit a small assemblage of milling stones. A shift in climate and vegetation led to a shift in exploitation with an emphasis on vegetal resources.

A.D. 500 to Historic: (un-named). Characterized by the presence of the bow and arrow (as opposed to darts), ceramics, and cremations. Milling tools increase, including mortars and

pestles. There is evidence of limited agriculture and the appearance of Shoshonean-speakers displacing local Hokan-speaking populations (Wallace 1962:176). Sites are associated with the presence of Lake Cahuilla and the exploitation of resources directly associated with the lake's presence and subsequent recession.

It is also noted, very recent archaeological data has suggested the presence of Native populations in Southern California may extent to over 13,000 years. However, if Wilke's chronology is correct, some Cahuilla migrated out of the mountain and reoccupied the Coachella Valley late, sometime after A.D.1300, during a period generally correlated with the Patayan II and III periods of the southeastern California populations (e.g. Yuman). Others stayed in the higher elevations. The Patayan I period dates from A.D. 500 to 1000; Patayan II from A.D. 1000 to 1600; and Patayan III after A.D. 1600 - all three periods falling within the larger Late Prehistoric period. Non-Native contact with the Mountain Cahuilla occurred relatively late and after contact with the Desert Cahuilla (in the early 1800s). The earliest recorded European interaction with any Cahuilla population reportedly occurred in 1823 with the Jose Romero expedition through the Colorado Desert.

In 1862, the U.S. Government passed the Homestead Act, leading to the establishment of open lands for homesteading throughout the western United States. Shortly thereafter, in 1863, a smallpox epidemic introduced by non-Native settlers decimated the Cahuilla population and essentially rendered the inland areas of Southern California available for non-Native settlement (Wilke 1986:10).

The Bureau of Land Management General Land Office records identified the 640 acres constituting Section 19 (T1N; R5E) as being one of the many Southern Pacific Railroad land grant holdings (ca. 1877). In contrast, Section 20 (to the east) was part of the extensive holdings of Dick Curtis (5933.26 acres) acquired through a land exchange in 1934 (BLM Serial No. CALA 0068303FD). This explains the presence of "Curtis Road."

"Pioneertown" was a relatively late addition to this area. Gudde (1998:292) describes it as "... originally built as a set for Western movies. The late actor Dick Curtis applied the name on Labor Day, 1946."

The project area is confined to Section 19 and, therefore, not within the original holdings of Dick Curtis. In 2018, Kenneth B. Gentry published a history of Pioneertown and provided the following information.

Dick Curtis (1902-1952) was an American actor active between 1919 and 1952. He was born in Kentucky but arrived with his family (settling in the San Francisco area) sometime before 1910. He took his first acting role at 19 and worked on over 250 films by 1952, (including the original King Kong in 1932). Later, still in the 1930s, Curtis became known for his work in Western movies, where he met Kermit Maynard, Tom Mix, Tim McCoy, Johnny Mack Brown, Fred Scott, Bill Elliott, and Charles Starrett. His career continued in the 1940s, expanding into other roles, but still known for the Westerns. Gentry (2018:14-16) also states:

“If you ask people how Dick Curtis found Pioneertown, you will commonly hear one of two answers: The legends or the facts. It’s a sad fact that Curtis died at a young age and took much of Pioneertown’s undocumented history with him to the grave. While researching for this book, multiple failed attempts were made in an attempt to find living relatives or close personal friends to interview. Unfortunately, his second wife and children have all passed away, as have many of the other people who were associated with the origins of Pioneertown, CA.

“In the absence of Curtis, or anyone else of authority to fill us in on all the facts, the research for this book utilized local research centers, old newspapers & publications, San Bernardino and Los Angeles county records, old maps, land title records and business records. After thorough investigation, there are still some paramount questions left unanswered and some very gray areas left up to debate. That all being said, we can say one thing for sure: Dick Curtis is truly the father [of] Pioneertown!

“The legend has a few different variations but has stayed pretty consistent since the 1940’s. The story starts off with an old lady that Curtis knew in Los Angeles. She was ill and borrowed \$25 from Curtis, either to pay a doctor’s fee or to purchase medication. When she wasn’t able to repay the loan in cash, she gave Curtis a deed to some undeveloped land north of Los Angeles to cover her debt. He later sold that land for \$150 and took the money to a Southern Pacific land agent where he said something to the effect of “put this money towards some more sand.”

“His investment grew for a number of years and he soon found himself with a considerable amount of property in the desert north of the booming town of Palm Springs. His land laid inside what was then called Pipes Country, which encompassed present day Pipes Wash, Pipes Canyon, Gamma Gulch, Yucca Mesa, the Sawtooth Mountains, Pioneertown, Chaparrosa

Wash and Water Canyon. He was under the impression that the land was simply worthless sand, unable to support more than cactus and rocks. But he was curious about his investment all the same and decided to check it out for himself. After arriving at Palm Springs, presumably in 1945, Curtis found that the land was only accessible by horseback. But that didn't stop him.

"Curtis saddled up and set out through Yucca Valley for a first hand view of his desert land investment. When he found himself on his property he was atop a large plateau of tall swaying grass, surrounded by tall mountains on all sides. He said something to the effect of "this is it" to his horse and immediately knew what he wanted to do. He then headed back to Los Angeles to gather support for what would soon be called Pioneertown ... Or so it goes.

"What we know as fact and what is most logically assumable about how Curtis actually discovered Pioneertown presents a few significant key arguments to the legends. Southern Pacific Railroad had acquired the land in the 1870's and there are no records of the land being bought or sold before 1946. By 1945 the area soon to be Pioneertown was surrounded by established settlements like Lone Star (Yuccas Valley) to the south plus Rimrock and Pipes Canyon to the north. Around the age of 43, Dick Curtis visited Pipes Country and the spot that inspired him to create Pioneertown. The most logical route he would have taken was *not* along the cattle trail through Water Canyon in northern Lone Star, a similar route to that of present day Pioneertown Road, but south from Pipes Canyon.

"Dick and his wife Ruth's friends from Los Angeles, Frank and Margie Mattoon, operated the largest eff farm in the High Desert from their property in Pipes Canyon during the 1940's. It is highly probable that Curtis *didn't* ride up into the hills alone when he came across the future location of Pioneertown. He was more likely visiting his friend's farm which was just a few miles to the north. The Mattoons delivered eggs to all the surrounding villages, by horse and by car, which means that there was already an established road within three miles of future Pioneertown.

"All of this information is thrown askew when facts from Joshua Tree National Parks's [sic] past are revealed. In the 1940's, Joshua Tree officials were worried about the vast many acres of non-federal land that still resided inside of the Monument's boundaries. In 1945, Dick Curtis announced that

he planned to purchase nearly 3,500 acres of land from the Southern Pacific railroad, which still owned the majority of the non-federal land in Joshua Tree at that time. The acreage that he planned to purchase was a large portion of the Lost Horse Valley, right in the heart of the JTNM. Curtis made his plans to establish Pioneertown in Lost Horse Valley public, making it perfectly clear that he already had the idea for Pioneertown early in 1945.

“In an effort to solidify the JTNM’s boundaries, Monument Superintendents James Cole and Frank Givens, along with National Park Service Realty Specialists, negotiated a very detailed and complex land swap and purchase with Southern Pacific Railroad. The deal led to the Monument receiving more than 12,800 acres of SPR land inside of Lost Horse Valley and Dick Curtis acquiring public land in what is now Pioneertown. Perhaps the story about Curtis loaning the old lady money, which later led to his purchasing land from SPR, was true and the SPR land in question was located in Lost Horse Valley.

However Curtis reached his destination, it is certain that he fell in love with the land that later became Pioneertown and that he already dreamed of constructing a Western themed movie ranch to be built both as a traditional town and a filming location. His idea would serve as a permanent location for shooting westerns, a town for permanent residents and tourists alike, a money saver and a potential money maker – a living breathing movie set right in the heart of a very progressive desert community. Curtis headed back to Los Angeles to formulate his plans for the land’s potential.

“How he found the land for sure is sadly unknown. But in the 1940’s, the surrounding desert cities were a hot spot for tourists, prospectors, adventurers, western enthusiasts and general progressive expansion, as well as a popular vacation area for Hollywood’s elite. One thing that is clear for sure, without any shadow of a doubt: however Curtis came across the land that became Pioneertown, he undeniably left his mark on it.”

As noted by Gentry (2018) along with others citing Gentry, the ownership history of Pioneertown has not been established with clarity. Recent research confirmed the U.S. government surveyed Township 1 North, Range 5 East as early as 1855 and again in 1897. When mapped, no improvements or evidence of occupation was noted and no place names were evident. Trails were suggested, but not in the immediate area of present-day Pioneertown.

The Southern Pacific Railroad was granted millions of acres across the United States, including many thousands of acres in Southern California. However, contrary to the citation in Gentry (2018:15), the Southern Pacific Railroad was not granted land in Township 1 North, Range 5 East in the 1870s. Bureau of Land Management General Land Office records show the Railroad was granted 623 individual properties totaling 103926.56 acres on April 21, 1915. This grant included acreage within Township 1 North, Range 5 East, including:

Section 19	Section 25	Section 31
Section 21	Section 27	Section 33
Section 23	Section 29	Section 35

The Railroad was not granted the odd numbered section north of Section 19, limiting their holdings in Township 1 North, Range 5 East to nine sections of 640 acres each (5,760 acres). Preliminary research showed the northern sections were held by the federal government and/or the State of California. The even numbered sections between the Railroad sections were held by the federal government and available for purchase, homesteading, or trade. There was no evidence found to suggest the federal government ever addressed these properties between 1915 and 1949.

In 1949, the U.S. government entered into a land trade with Dick Curtis involving 9086.08 acres of land within the Joshua Tree National Monument boundaries. This land trade appears to be the same land trade referenced by Gentry, where Curtis owned a large number of acres within the Joshua Tree National Monument and the government opted to trade land outside the Monument to protect the acreage within the Monument. According to the Patent issued by the government (Patent No. 1125826):

“WHEREAS, under the provisions of Section 8 of the Act of June 28, 1934 (48 Stat. 1269), entitled “An Act to stop Injury to the public grazing lands by preventing overgrazing an soil deterioration, to provide for their orderly use, improvement, and development, to stabilize the livestock industry dependent upon the public range, and for other purposes,” as amended by Section 3 of the Act of June 26, 1936 (49 Stat. 1976), Dick Curtis, in exchange for certain other lands situated in the State of California, has selected the following described tracts of land:

San Bernardino Meridian, California.

T. 1 N.; R. 3 E., sec. 24;

T. 1 N.; R. 4 E., secs. 2 and 4;
sec. 5, Lots 1, 2, 3, and 4;
secs. 8 and 10;
sec. 12, Lots 3, 4, W $\frac{1}{2}$ of SE $\frac{1}{4}$;
sec. 14, NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$,
N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$;
sec. 16;
sec. 18, Lots 1, 2, 3, 4, NE $\frac{1}{4}$ NE $\frac{1}{4}$,
NE $\frac{1}{4}$ NW $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$;
secs. 20, 22, 24, 26, 28, 30, 34;

T. 1 N.; R. 5 E., sec. 10, S $\frac{1}{2}$;
secs. 18 and 20
sec. 22, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$;
sec. 28, NW $\frac{1}{4}$;
sec. 30, E $\frac{1}{2}$, E $\frac{1}{2}$ W $\frac{1}{2}$, Lots 1, 2, 3, 5.

"The areas described aggregate 15,028.34 acres, according to the Official Plats of the Surveys of the said Lands, on file in the Bureau of Land Management:

"NOW KNOW YE, That the UNITED STATES OF AMERICA, in consideration of the promises, and in conformity with the said Acts of Congress, HAS GIVEN AND GRANTED, and by these presents DOES GIVE AND GRANT, unto the said Dick Curtis and to his heirs, in fee simple the tracts of land above described; TO HAVE AND TO HOLD he same, together with all the rights, privileges, immunities, and appurtenances, of whatsoever nature thereon to belonging, until the said Dick Curtis and to his heirs and assigns forever; subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decision of courts; and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States. Excepting and reserving, also, to the United States, pursuant to the provisions of the Act of August 1, 1946 (60 Stat. 755), all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, together with the right of the United States through its authorized agents or represent-

atives at any time to enter upon the land and prospect for, mine, and remove the same.

“IN TESTIMONY WHEREOF, the undersigned authorized officer of the Bureau of Land Management, in accordance with the provisions of the Act of June 17, 1948 (62 Stat. 476), has, in the name of the United States, caused these letters to be made Patent, and the Seal of the Bureau to be hereunto affixed. GIVEN under my hand, in the District of Columbia, the NINETEENTH day of MAY in the year of our Lord one thousand nine hundred and FORTY-NINE and of the Independence of the United States the one hundred and SEVENTY-THIRD.”

So, Curtis traded the government 9086.08 acres of land within the Joshua Tree National Monument boundaries for 15,028.34 acres outside the Monument and north of the community of Yucca Valley. But this was not until 1949. In the immediate vicinity of Pioneertown, Curtis acquired the 640 acres within Section 20 (east of Pioneertown); the 640 acres of Section 18 (north of Pioneertown); and almost all of Section 30 (south of Pioneertown). Pioneertown, itself, was established within Section 19, land initially granted to the Southern Pacific Railroad (1915) and not included in the land trade. Since the land trade was not completed until 1949, it postdated the establishment of Pioneertown (ca. 1945-46), illustrating the land associated with Pioneertown was privately purchased from the Southern Pacific Railroad. As a private land purchase, this transaction would not be listed in the Bureau of Land Management General Land Office records. Gentry found no records to confirm the purchase by Curtis (or others) because he was assuming the acquisition was part of the land trade.

It is also somewhat reasonable to assume the ca. 1945-46 purchase for the development of Pioneertown included the entire section (all of Section 19). However, when the County of San Bernardino mapped and filed Assessor Map No. 13 (in 1948), three large parcels abutting the western boundary of Section 19 were identified as Government Lot No. 1 (45.40 acres); Government Lot No. 2 (46.13 acres); and Government Lot No. 3 (24.18 acres). Less the 115 +/- acres of Government land, the remainder of Section 19 totaled approximately 525 +/- acres. This map subdivided the remainder of Section 19 into 312 properties of various sizes – the majority being 1.26-1.27 acres (oriented east/ west). The lots fronting the future Pioneertown Road were larger, averaging 2.53 acres).

The mapping of Section 19 in 1948 was completed at the direction of the County and does not identify any individual owner. The owner of the land is ordinarily responsible for subdivisions and referenced on the map.

Prior to Curtis' plans to establish Pioneertown, well known Western movie actors – such as Roy Rogers, Dale Evans, and Gene Autry, were all involved in real estate ventures in Southern California. Other actors were doing the same. Roy Rogers and Dale Evans acquired large holdings in the Apple Valley area. Bob Hope and others were investing in Porter Ranch (Los Angeles County). Others were investing in the Palm Springs area, etc. It was not unheard of to learn of persons involved in the film industry to be investing in urban and rural properties – primarily as investments.

In the case of the Curtis plans, he is credited in taking the planning a step further by involving investors in the plans to establish a multi-purpose development that could be used for filming, tourism, commercial income, and residential development. This required action as well as funding. His initial investors include many well-known persons as well as less well-known (but influential) investors. Gentry (2018:23-24) lists some of the earlier investors as:

Russell Hayden (actor)	Frank E. Grey (investor)
Lillian Porter Hayden (actress)	Frank McDonald (director)
Roy Rogers (actor)	Terry Frost (singer/musician)
Dale Evans (actress)	Bud Abbott (actor/comedian)
Thomas Carr (singer/musician)	Lou Costello (actor/comedian)
Bob Nolan (singer/musician)	Ken Carson (actor)
Lloyd Perryman (singer/musician)	Louella Parsons (screenwriter)
Shug Fisher (singer/musician)	Ralph Dawson (film editor)
Minna Hombell (actress)	William Murphy (investor)

Gentry's research (2018:23) also confirmed there were only three names on the incorporation papers for Pioneertown: Dick Curtis, Thomas Carr, and Frank E. Grey. This suggests the other investors were not officially part of the corporation but provided funding and could buy stock in the venture. When established, the company was located on Subset Blvd. in Los Angeles and known as "Mane Street Pioneertown" or "Pioneertown Land Corporation." Gentry states further:

"Pioneertown's first two land purchases were both from Southern Pacific Railroad sometime in early 1946 after working over contracts for months with the Joshua Tree National Monument and SPR [see earlier discussion].
"The newly purchased land included the 13,000 acres that made up Pioneertown and Rimrock, followed by an additional 4,000 acres of land between the two small villages. The rest of the area Curtis wanted to

purchase, an additional 15,000 acres, was federal land owned by the U.S. government at the time. It is said that the federal land contract was a nightmare to finalize, but Curtis was sly as a fox and saw to it that the deal went through as quick as possible ...

“In May of 1946, with a total of 17,000 acres of land at the time, Pioneertown hired William E. Grigby to survey the area and make an appraisal of their investment. His original appraisal of the land was for \$394,861.4. While the original investors might not have known for sure, the documents of Pioneertown’s incorporation were signed on March 18th and filed in the State of California on March 25, 1946 [as the “Pioneertown Land Corporation”] ... On September 23, 1946, they dropped the “Land” portion of their name and officially became the Pioneertown Corporation.”

The summary provided by Gentry is somewhat misleading, as the large acreage was not realized until 1949. Rather, the McKenna et al. research suggests Curtis purchased acreage within Section 19 (amount not confirmed) for the initial establishment of the Pioneertown construction. Construction was started in 1946. The “team” responsible for the development of Pioneertown included:

Dick Curtis, President and General Manager
Tommy Carr, First Vice President
Frank McDonald, Second Vice President
Russell Hayden, Treasurer
Alexander Bradner, Architect and Planning Commissioner
Daniel Keohane, Secretary
Maude Ransom, Assistant Secretary-Treasurer
Richard M. Wambsgans, Reg. Accountant/Auditor
Fletcher Jones, Board of Directors
William Murphy, Board of Directors
Charles L. Nichols, Board of Directors
William E. Grigsby, Land Surveyor and Appraiser
Bill Dennis, Land Promoter
Gordon Brown, Land Promoter
J.B. Webb, General Sales Manager
Leonard P. Wikof, Pioneertown Utilities Company
Johnny Kee, School Building Board
Art Daly, Public Relations/Advertising
Hazel Strong, Public Relations/Advertising

Regardless of the extent or exact date of the initial acquisition, it is apparent the Pioneerstown Corporation acquired the land in Section 19 necessary to begin the clearing and construction of the earliest structures in 1946. Groundbreaking was on September 1, 1946, and the improvements along "Mane Street" were restricted to the lots fronting the north side of the future Pioneerstown Road. As illustrated on 1949 Assessor's Map No. 13, these lots included Lots 304 to 312 (in the northwestern quarter of the Section; Figure 7). Pioneerstown Road was to be established along the mid-section line.

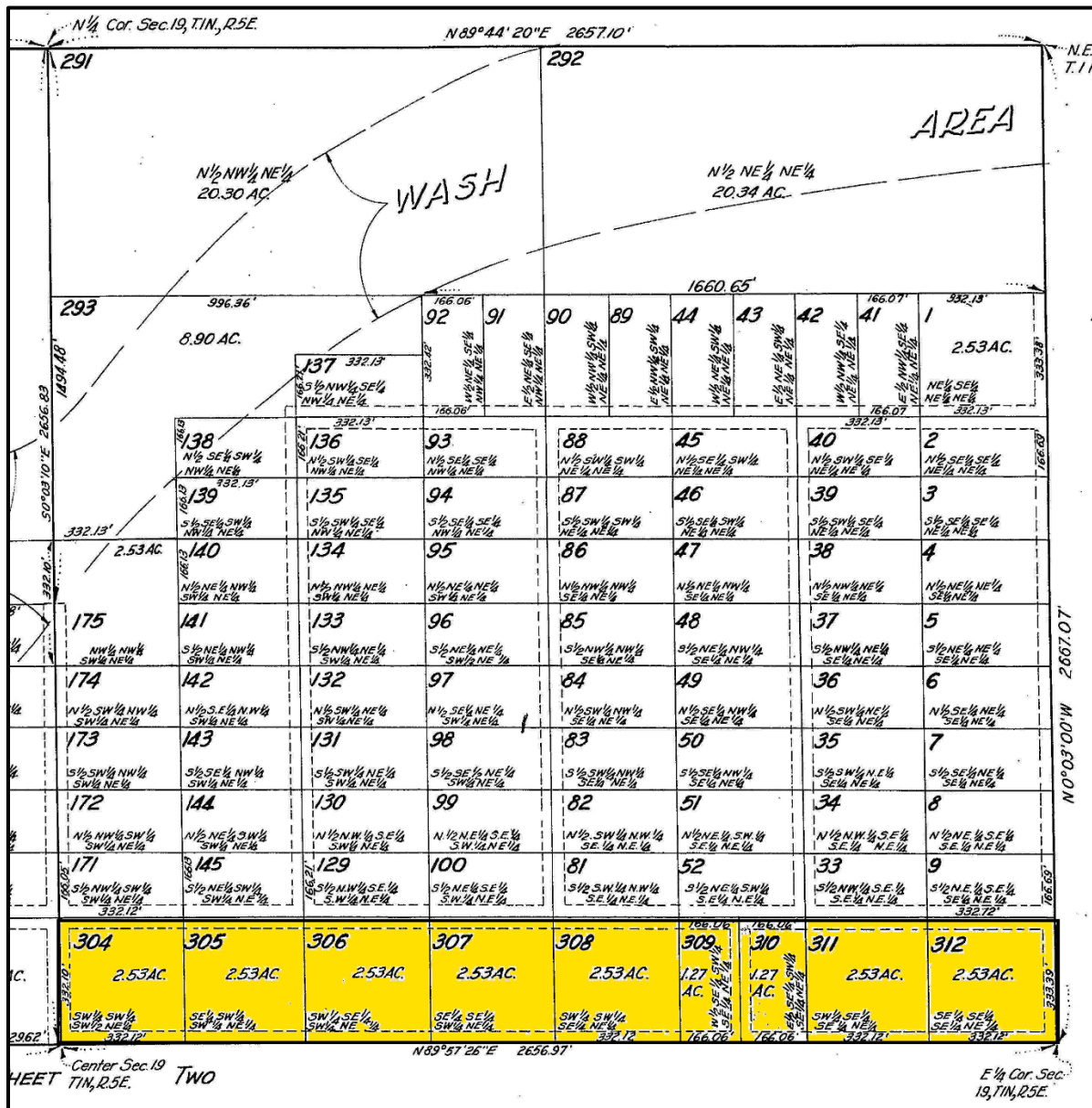


Figure 7. A Portion of Assessor's Map No. 13 Illustrating the Boundaries of the Mane Street Development Alignment.

The proposed “Pioneertown Mane Street Historic District” (Paul 2019) identified forty (40) elements (Figure 8), including:

25 Contributing Elements

8 Recent and Compatible Non-Contributing Elements

1 Original but Altered Non-Contributing Element

6 Non-Contributing-Extant Elements

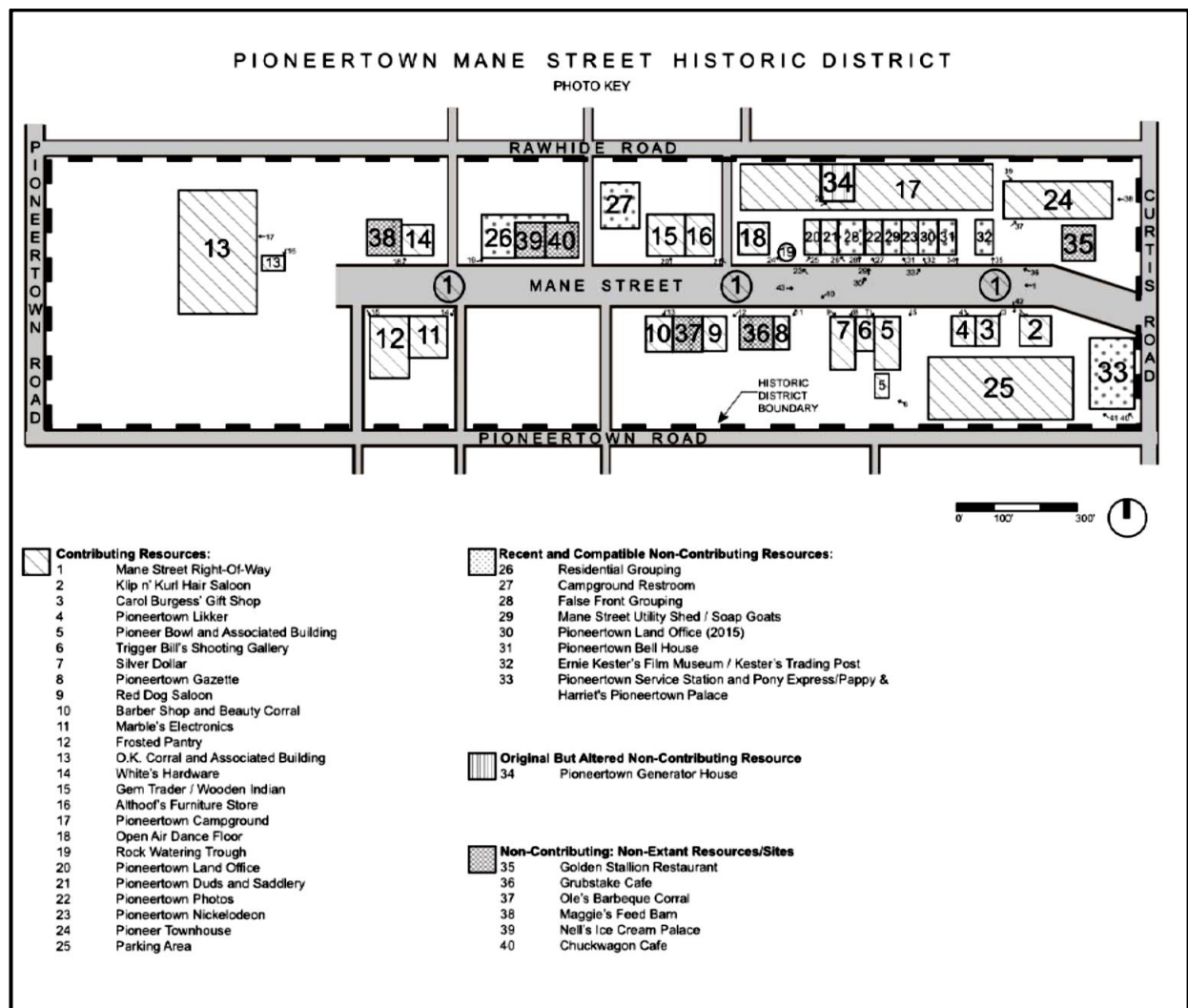


Figure 8. The Proposed “Pioneertown Mane Street Historic District.”

The current project area includes the Pioneer Townhouse (No. 24), also known as the Pioneertown Motel. This feature is considered a contributing element of the District and,

therefore, should not be adversely impacted by any proposed development or redevelopment.

The Pioneertown Motel (originally known as the “Old Pioneer Trail Lodge”) was constructed in 1947, designed to provide housing for visitors, tourists, and/or actors working in the immediate area. As noted, groundbreaking was on September 1, 1946. Gentry (2018:27) states:

“The following months would see the birth of some of the first buildings on Mane Street, starting with the Land Office, which was completed in less than 90 days. Just after that, the temporary Pioneertown Duds & Saddlery building, which was later used as Pioneertown’s second official Post Office, was completed adjacent to the Land Office and operated by Mr. and Mrs. G. Sando. One structure that was built in haste, a block north of Mane Street and well away from the public, was the Generator Building which housed a massive Caterpillar D311 Diesel Electric Generator that powered all the businesses in town. This was one of Pioneertown’s heaviest initial investments, totaling over \$20,000 in parts and labor ...

“On the other side of the Golden Stallion, across Mane Street to the north, was the Old Pioneer Trail Lodge which was built by Cliff and Ginny Priest. It was managed originally by Lilly Thompson and then Mrs. Marvel Lind. They rented by the day, week or month and the daily rates were \$6 for a double or \$8 to sleep three adults. The large rectangular buildings were also constructed out of old railroad ties. The Old Pioneer Trail Lodge served as the local motel and became very well frequented by both celebrities and tourists alike, as it offered the only indoor sleeping quarters in town.

As described in the National Register Registration Form (Paul 2019, Section 7, page 18; Figures 9 through 11):

“The Pioneer Townhouse, presently named The Pioneertown Motel, is a single-story lodging complex consisting of two long rectangular-plan side gabled buildings of multiple connected lodging units, a check-in house, and various landscape elements. The entrance to the property faces south toward the eastern edge of Mane Street, and is announced by a tall, three-story open frame post and lintel entryway of stained wood poles and corner bracketing that appears to be recent. Suspended from its lintel are the

words "Pioneertown Motel: in cut metal against metal backing. The entryway is accompanied by mature coniferous tree specimens set in boulder-lined planters. A recent triple-rail wood fence runs the hotel property at its southern edge, with a solid board fence running along the property's western edge. The entirety of the hotel property is sunken in grade from the rest of the district.

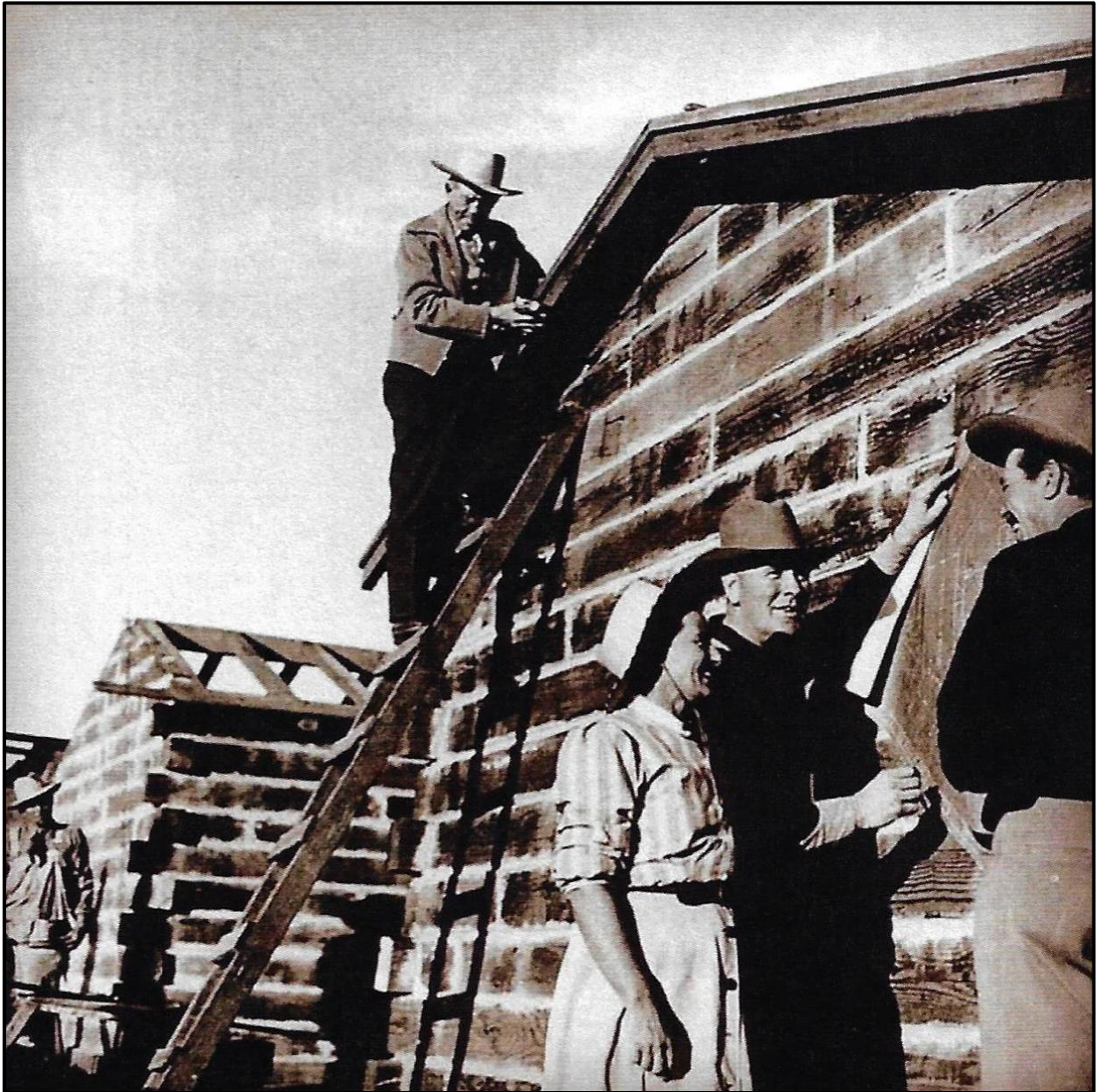


Figure 9. Construction of the Old Pioneer Trail Lodge, 1947, with Dick Curtis, Cliff and Gilly Priest, and Jack Lunden (on ladder).

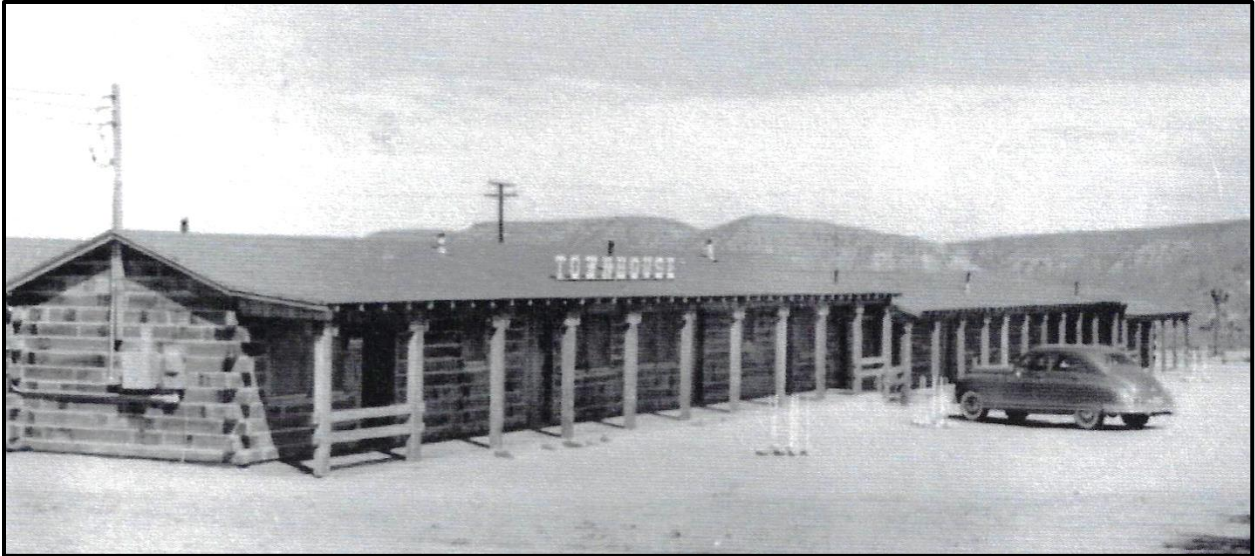


Figure 10. The “Old Pioneer Trail Lodge” as Renamed the “Townhouse”, ca. 1950s.

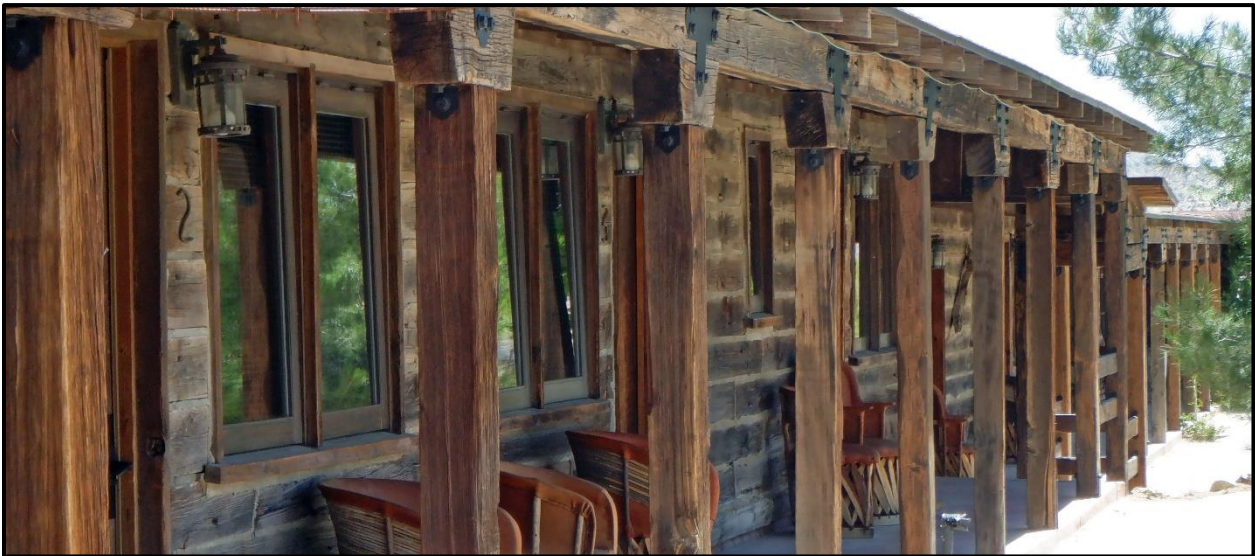


Figure 11. Current Conditions at the Pioneertown Motel, July of 2020.

“Upon the property, the lodging buildings run east-west and are set back from the entrance. Each consists of three connected and lateral, cabin-like components whose gabled roofs slightly jog where they conjoin. The front elevation of the southern lodging building faces south towards Pioneertown, and the front elevation of its matching north building faces north, away from

the rest of Pioneertown. The roofs of the lodging components are side gable with small eaves underscored with wood rafter tails and thin metal flashing, and are clad in red-colored asphalt shingle. Multiple fixed wood frame windows – recent but compatibly replacements – are part of the design, each with a wood sill. Each unit has a recent, rusticated and stained wood board door, and many are accompanied by a coach-style metal lantern porch light.

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

“The standalone check-in building, which is recent, is located at the property’s southwest portion. It is a square plan, with a shed roof, stained T1-11 siding, and a stepped box parapet at its east-facing elevation. Wood cornerboards and plank wood fasciae are part of the design. Centered within the parapet is a Western-themed wood sign reading “Pioneertown Motel.” Its off-center wood door has glazing at its upper panel, set in a painted wood surround, and a double set of 4/4 woodframe double hung windows are also present at the front elevation. The building’s south-side side elevation is windowless and blank, and its north-side elevation has a centered, 4/4 woodframe double hung window. The building has a full-length porch with exposed rafter tails, turned spindle wood posts and a wood lintel beam with switchback tailings. A wood board deck is present beneath the porch. All of the building elements appear to be purposely aged with wood stain and stripped paint.

“The property’s southern edge has an elevated, winding planter lined in irregular course boulder work, and it contains various succulent and tree specimens, along with large decorative boulders. At the property’s west

end, the planter curves around northwest behind the check-in structure, and it contains an antique windmill that appears to have been relocated to the property after the period of significance. Behind the windmill is a recent rectangular-plan wood structure with a side gabled corrugated metal roof. The structure appears to be a covered seating area. The Pioneertown is a contributing resource.”

With the completion of the Old Pioneer Trail Lodge/Townhouse/Pioneertown Motel in 1947, it was available for substantial occupation when filming “began in earnest” at the end of 1947. With some significant (and often frequent visitors), rooms were named: Roy Rogers, Dale Evans, Gene Autry, Barbara Stanwick, Duke, etc. One room was named the “Club” for its use as a recreation room. It is interesting to note the chimney on the east elevation of the southern wing of the motel is not evident in ca. 1950s, indicating it was a later addition.

Not included in the description provided in the National Register application was the use of the room on the southeastern corner (with the chimney) as the “Gene Autry” room and the adjacent unit (No. 9) as his “game” room established by Gene Autry. It may have been Autry’s decision to add the chimney and fireplace. The room at the southwestern corner has now been converted into a small café. This room may have served as the original office/registration room.

With respect to the construction, the complex consists of two similar wings oriented east-west and consisting of 20 units (10 per wing). One unit, as noted, was likely for registration, leaving the remaining 19 as rental units. There is also a cross-wing in the western portion of the complex, connecting the two larger wings and allowing for access from either the north or south elevations (for maintenance, etc.). This wing is not visible from the east or west sides, as wooden fences have been erected to prevent visual access to the areas between the two main wings.

The motel consists of the single story structures built on concrete slabs. The walls consist of used railroad ties that provide a rusting visual effect. The gable roof is relatively low pitched and supported by standard rafters extending from the centered load-bearing beam(s). As noted earlier, the roof is covered in composition shingles (recent), replacing the original roofing material. Photos indicate the roofing was always composition shingles and not wooden shingles or other material.

The covered porches are also poured concrete and the differing floor levels are accessed via the concrete steps accompanying the porches. The posts and bearing beams

comprising the porches are also railroad ties, connected by large metal brackets rough hewn to suggest age. Records indicate the interior of the motel rooms have been periodically upgraded. Examination of the area between the wings (behind the wooded fences) confirmed the addition of individual air conditioning units, upgraded electrical work, and the addition of television antennae and cables. While there is some evidence of attrition to the wood siding and clinker, the motel still exhibits its original design and use.

METHODOLOGY

To adequately address the County of San Bernardino and CEQA data requirements for compliance, McKenna et al. completed the following tasks.

1. Archaeological Records Check: McKenna et al. completed a standard archaeological records check through the California State University, Fullerton, South Central Coastal Information Center, Fullerton, California (Appendix B). This research was completed on July 10, 2020, and was designed to provide baseline information on studies completed within the area (one mile radius, obtain site forms for recorded resources, and compile data pertaining to other significant or listed properties in the area. This data was used to place the proposed project area within a context for the preliminary identification and evaluation in accordance with CEQA criteria.
2. Native American Consultation: McKenna et al. conducted the Native American consultation by contacting the Native American Heritage Commission in Sacramento and inquiring into the presence/absence of significant sites in the general area. McKenna et al. also obtained a listing of Native Americans within San Bernardino County that may have information regarding the area. Responses, if received, have been incorporated into this technical report (Appendix C).
3. Paleontological Overview: A paleontological overview was prepared by Dr. Samuel McLeod of the Natural History Museum of Los Angeles County (Appendix D).
4. Supplemental Research: In addition to the standard archaeological records check, McKenna et al. reviewed previous completed reports, obtained information on the historic development of the area, and assessed the relative level of sensitivity for the project area to yield historic or prehistoric resources. Research included investigations for historic maps through the University of California, Riverside Historic Map Library; historic maps and photograph available on-line via NETR; review of data on file with the Bureau of Land Management General Land Office; and local history resources. McKenna et al. would have completed research at the San Bernardino County Archives, but the facility is

currently not available for in-house research. Supporting research data is presented in Appendix E.

5. Field Survey: McKenna et al. surveyors, Jeanette A. McKenna (M.A.), Breidy Quespe (M.A.), and Ashley Conner (B.A.) completed the field survey on June 17, 2020. Ms. McKenna addressed the Motel property while Mr. Quespe and Ms. Conner completed the intensive pedestrian survey of the three parcels north of the Motel. The intensive pedestrian field survey was accomplished by walking transects at 15 meter intervals until all three were covered (north to south). All four parcels were accessible and examined. The field surveys were supplemented by general field notes (on file, McKenna et al.) and a photographic record (Appendix F). The surveyors carried a Garmin GPS hand-held system to record the locations of any cultural resources identified, as needed.
6. Analysis of the Data Compiled: Upon completion of the field studies and research, McKenna et al. had at least two major data sets available for analysis: 1) the previous research and historic data; and 2) the recently compiled field data. McKenna et al. used these two sets of data to address the sensitivity of the study areas to yield significant cultural resources, including the Pioneertown Motel as part of the proposed National Register historic district.
7. Report Preparation: This technical report was prepared in a format and with data contents requested by the state guidelines, County of San Bernardino, and the Archaeological Information Center at the San Bernardino County Museum. All pertinent data has been included for review and comment.

PREVIOUS RESEARCH

A standard archaeological records check was completed for this particular project area on July 10, 2020 (see Appendix B). This research was completed at the California State University, Fullerton South Central Coastal Information Center, Fullerton, and this research showed only two previous studies have been completed in the vicinity of Pioneertown:

SB-06388 (1066388)	McKenna 2008	Landers to Pioneertown Pipeline Survey
SB-07278 (1067278)	Jones 2009	SCE Pioneertown Transmission Line

Not included in this summary were additional studies completed by McKenna et al., including:

- McKenna 2019 Archaeological/Paleontological Monitoring, Pioneertown Pipeline Project, Yucca Valley to Pioneertown, San Bernardino County, California.
- McKenna 2018 Updated Archaeological Records Search for the Pioneertown Road Pipeline Project, San Bernardino County, California.
- McKenna 2016 A NEPA/CEQA Cultural Resources Investigation of the Proposed Off-Site Water Improvement Pipeline and Associated Booster Stations, Pioneertown to Yucca Valley, San Bernardino County, California.
- McKenna 2013 A Cultural Resources Investigation of the Proposed Pioneertown Road Pipeline, Booster Stations, and Tank Site between the Community Pioneertown and of Yucca Valley, San Bernardino County, California.
- McKenna 2009 Addendum Report: A Phase I Cultural Resources Investigation of an Alternative Pipeline Alignment East of Pioneertown, San Bernardino County, California.

The McKenna et al. studies tended to overlap, but all included studies along the Pioneertown Road alignment. The research also identified the presence of five cultural resources in the area of Pioneertown, including:

P-36-010568 (CA-SBR-010568H)

P-36-010568, the Hayden Ranch, was recorded by Brock and Noel in 1994 for the Morongo Basin Historical Society. This resource was recorded just east/southeast of the community of Pioneertown; east of the Curtis Road alignment and south of Pioneertown Road. Standing structures were reported, but not formally evaluated. The current status is unknown, but this resource is well outside any direct or indirect area of potential impacts with respect to the current project undertaking.

P-36-011293 (CA-SBR-011293H)

Mane Street, Pioneertown, was recorded as P-36-011293 by Brock (2003) as part of Archaeological Associates Group (AAG) and the Morongo Basin Historical Society. Brock

recorded Mane Street as a historic resource, but did not include the improvements on either side of the roadway. His record did not include a formal evaluation of Mane Street, but suggested it may be locally significant.

The actual alignment of Mane Street will not be directly or indirectly impacted by the currently proposed project.

P-36-025902

Pioneertown Road (P-36-025902) was recorded by McKenna in 2013 and included the alignment from Pioneertown to the community of Yucca Valley. Pioneertown Road was established in ca. 1947-48 as a more direct route to Pioneertown from Yucca Valley. It provided a southern route that was considerably shorter than the northern route through Rimrock and eventually was continued through the hills to the Mojave Desert regions of San Bernardino County. This alignment has been widened and improved over the years and McKenna et al. concluded the roadway was old enough to be considered historic, but lacked the necessary integrity to be considered historically significant.

P-36-025903

In conducting research in and around Pioneertown between 2008 and 2013, McKenna et al. recorded the community of Pioneertown, not just the movie set and historic building replicas, as a district qualifying under Criteria A, B, and C of NEPA and CEQA. The establishment of Pioneertown and its surrounding residential community were major events dating to the 1940s and continuing today; significant historical figures were involved in the development of the community; and the integrity of the community appeared (in 2013) to be intact. In completing this recording, McKenna et al. noted that individual improvements were not assessed, but the subsequent work by Gentry (2018) and Paul (2019) support the presence of a district and the eligibility for National and State level recognition. The Mane Street Historic District is within the boundaries of the larger “Pioneertown District” and may be considered under an individual reference number. As an eligible resource, adverse environmental impacts must be avoided.

P-36-030077

Also located with the Pioneertown District and the Mane Street Historic District, the Pioneertown Bowl (P-36-030077) was recorded by Brock in 1999. Brock, a local resident of Pioneertown and a professional archaeologist, identified the Pioneertown Bowl as an individually recognized historical resource. Located at 23613 Mane Street, this resource is currently identified as a contributing element to the proposed Mane Street Historical District. It is near the center of Pioneertown and will not be impacted by the proposed project.

Paleontological Resources

A paleontological overview for Pioneertown was completed by McLeod (2020) of the Natural History Museum of Los Angeles County. This overview identified the project area as consisting of Older Quaternary Alluvium that, in similar contexts, has been known to yield evidence of significant vertebrate fossil specimens. As such, McLeod has recommended any identified fine-grained Older Alluvial deposits be monitored for the presence of paleontological resources and, if present, be subjected to recovery, analysis, reporting, and curation in accordance with policies and protocols of the San Bernardino County Museum Redlands.

RESULTS OF THE INVESTIGATIONS

The current project area consists of four individual parcels and two roadway alignments incorporated into a fifth parcel: APNs 0594-212-27, 0594-212-28, 0594-212-29, 0594-212-30, and 0594-212-38, respectively. Parcels -27, -28, and -29 are essentially vacant parcels (Parcel -29 has some surficial and recent use); Parcel -30 is associated with the Pioneertown Motel complex; Parcel -38 is associated with the roadways (Curtis Road and Rawhide Road). No significant impacts to the roadways are included in the proposed development plan.

APN 0594-212-27

APN 0594-212-27 is the northernmost parcel of the proposed project area and consists of 1.27 acres of vacant land. Historically, this property was defined as Lot 7 of Assessor Map No. 13 and the dimensions of the property have not changed since ca. 1949. The parcel is covered in native desert plants; dominated by Joshua Trees, creosote, and grasses. The available chain of title for this property showed the following:

- | | |
|---------|---|
| 2020 | Pioneertown Motel LLC (Matthew and Michael French) from
Ashely M. and Randee A. Bertussi |
| 2002-19 | Ashley Marie and Randee A. Bertussi |
| 2002 | Bertussi Family Trust Quitclaims to Ashley Marie and Randee A.
Bertussi |
| 1975 | Daniel P. and Avis. C, Keohane to John B. and Helen L. Bertussi |

No information was found to identified Daniel P. or Avis C. Kechane. It is currently unknown when they made to initial purchase of Parcel -27 (Lot 7), but it was certainly after 1949. Regardless, there have been no improvements to this property and the land was left unimproved by the various owners. At the time of this investigation, no paleontological, prehistoric, or historic period resources were identified.

APN 0594-212-28

APN 0594-212-28 was originally identified as Lot 8 of Assessor Map No. 13 and also consists of 1.27 acres of vacant land. As in the case of Lot 7 (APN -27), this land is dominated by desert vegetation (Joshua Trees, creosote and dry grasses) with no evidence of any prior improvements. The boundaries of this parcel have not changed since originally defined in 1949. The chain of title identified the following owners:

2014	Richard C. and Leanne Samuels sell to Pioneertown Motel LLC
2006-14	Richard C. and Leanne Samuels transfer to "Samuels 2005 Trust"
2004-06	Nancy Kennedy-Rollston and Pete Carpenter, Jr. sell to Richard C. and Leanne S. Samuels
1999-04	Nancy (nee Carpenter) Kennedy and Pete Carpenter, Jr. from H. Bud Postil
1998	Death of Trustee Affidavit by H. Bud Postil, Successor Trustee
1986-98	Clarence Edward and Mary Elizabeth (nee Carr) Carpenter Trust (from Clarence E. and Mary Carpenter)
1982-85	Clarence E. Carpenter

Clarence E. "Pete" Carpenter (1914-1987) was a very successful musician with a long history working in the Los Angeles/Hollywood entertainment industry. It is unknown when he actually purchased the property, but he was known in the social circles of many Pioneertown investors and maybe purchased the property relatively early. Despite ownership, no improvements were made to this property and it appears it was primarily an

investment on Carpenter's part. He left the property to his two children, who held it until 2004. When this property was sold to the Pioneertown Motel LLC in 2014, Parcels -29 and -30 were included in the land transfer, attesting to a later consolidation of the properties associated with the Pioneertown Motel and the two lots to the north. No paleontological, prehistoric, or other historic resources identified within the property.

APN 0594-212-29

APN 0594-212-29 is located due north of the Pioneertown Motel and separated from the motel property by Rawhide Road (unpaved). This 1.27 acre property has been recently cleared of much of its native vegetation and some landscaping and outdoor use areas have been established. These improvements are superficial and considered temporary, save one concrete pad for entertaining (e.g. band stand). When originally defined in 1949, this parcel was identified as Lot 9 of Assessor Map No. 13 and the dimensions have not been changed. The chain of title for this property is as follows:

2015-20	Pioneertown Motel LLC (Matthew and Michael French)
2010-14	88 Rubies LLC to Pioneertown Motel LLC
2009	John Fulton and Susan Elizabeth Dingley to the 88 Rubies LLC (Parcels -29 and -30)
2006-09	"Samuels 2005 Trust" to John Fulton and Susan Elizabeth Dingley (along with Parcel -30)
2006	Richard C. and Leanne C. Samuels into the "Samuels 2005 Trust"
2004	Ernest D. and Carole Kester to Richard C. Samuels and Leanne C. Samuels (husband and wife)
1975-04	Richard D. Price and Peggy Price to Ernest D. and Carole Kester (husband and wife)
1975	Rudy H. and Dorothy M. Meier to Doug McGinnis (single), R.D. Price, and Peggy Price (husband and wife)

Research confirmed Ernest and Carole Kester were residents of Pioneertown, having married in Williamsburg, Virginia, in 1958, before relocating to Southern California. Between ca. 1975 and 2004, the Kesters owned Parcel -29, but made no improvements. As noted below, they were also vested in Parcel -30, the Pioneertown Motel property. No paleontological, prehistoric, or historic resources identified within the property.

APN 0594-212-30

When the Pioneertown Motel (originally the Old Pioneer Trail Lodge and/or Townhouse) were originally constructed, it was located within the larger property identified as Lot 312 of Assessor Map No. 13 (ca. 1949). Later, the eastern portion of Lot 311 was incorporated into the property and the current Assessor Description reads:

“Assessors Map No 13 ptn Lots 311 and 312 desc as com at a pt 30 ft W and 115 ft N of SE cor of Lot 312 t N 00 deg 03 min 00 seconds W 178.38 ft th S 89 deg 56 min 36 seconds W 351.37 ft th S 00 deg 03 min 01 seconds E 253 ft th N 89 deg 57 min 26 seconds E 192 ft th N 44 deg 56 min 02 seconds E 106.10 ft th E 85 ft to POB.”

Parcel -30 now consists of 1.87 acres of land north of Mane Street, south of Rawhide Road, and west of Curtis Road. As previously stated, this property is equated with the existing Pioneertown Motel – an improvement dating to 1947 and credited to Cliff and Gilly Priest. Definitive records for Cliff (aka Clifford) Priest were not confirmed, but data suggests he died in San Diego in 1963. Subsequent ownership records list the following owners of the property:

2014+ Pioneertown Motel LLC (Parcels 28, 29, and 30)

2010-13 88 Rubies LLC

2006-09 John F. and Susan Elizabeth James-Dingley (husband and wife;
with Parcel 29)

2004-05 Richard C. and Leanne C. Samuels (husband and wife)

1989-03 Ernest and Carole Lee Kester

1986-88 Claude and Harriett Allen (husband and wife) and Ernest and Carole Lee Kester

1985 Safari Park, Inc. (from Crocker Bank)

1980-84 Rebecca Joan Smeltzer

1975-79 R.C. Ellis

1964-74 Pana Mortgage Corp.

1947+ Cliff and Gilly Priest

Despite the various owners of the Motel, there have been only minor changes to the original construction and these can be associated, primarily, to general maintenance and interior upgrading of electricity, air conditioning, etc. The exterior remains reflective of the original construction – with the possible exception of the added chimney and fireplace on the east elevation and stucco cladding on the west elevation. The majority of upgrades have been attributed to the post-2014 acquisition by Pioneertown Motel LLC, including the modest and surficial improvements on Parcel -29 to the north.

The proposed development plan will include some additional construction on property west of the Motel. The existing Motel, itself, will not be impacted by the project and the additional improvements within the property will be designed to complement to earlier construction and the intent of the maintenance of integrity for the National Register of Historic Places status. With the exception of the Motel, there were no paleontological, prehistoric, or other historic resources identified within the property.

APN 0594-212-38

Parcel 0594-212-38 is associated with the alignments of Curtis Road and Rawhide Road. In this particular area, the legal description reads:

“Assessor Map No 13 por Lots 311 and 312 desc as beg at SE cor of Lot 312 th N alg E li Lot 312 to NE cor sd lot th Wly alg N li Lots 312 and 311 a distance of 381.37 ft th S to a pt which bears N 293.21 ft from S li sd Lot

311 th from sd pt in an Ely direction 351.37 ft th Sly parallel with E li of Lot 312 to S li of sd Lot 312 th E to true POB ex mnl rts reservation of record.”

Both Curtis Road and Rawhide Road are unpaved, but vehicular-accessible. The County Assessor identified the following owners:

2014 +	Pioneertown Motel LLC
2003-14	Orville K. Doyle, Jr.
1999-02	Orville K. and Leona M. Doyle
1998	Orville K. Doyle, Jr. Trust
1982-97	Orville K. and Leona M. Doyle
1979	State of California TC
1978	Westwide Investment Corporation

The recent survey of these roadways yielded no evidence of paleontological, prehistoric, or other historic resources. Any improvements of these alignments will not impact any such resources.

Summary

The proposed project area consists of five individual parcels with improvements identified on three of the five. The two northern parcels (-27 and 028) have not been impacted by any prior improvements and current reflect native vegetation. Parcel -29 has surficial improvements limited to vegetation removal, the establishment of a small concrete pad designed as a band stand, and scattered hay bales designed to provide outdoor seating. Some landscaping has been established in the area of the outdoor theater – primarily on the eastern half of the parcel. Parcel -38 is associated with the two dirt road alignments.

The major improvements are associate with the Pioneertown Motel complex. Here, the original motel is present, along with more modern structures (e.g. registration office and semi-enclosed ancillary structure. There is also more landscaping and antiques have been placed to enhance the setting.

The recent survey of the project area confirmed there was no surficial evidence of paleontological resources. However, the area is still considered sensitive for fossil specimens in a buried context. In concurrence with the findings of D. McLeod (2020; Appendix D), McKenna et al. has concluded the project area is sensitive for fossil specimens and any “substantial” excavations that exceed the presence of the coarse alluvial deposits and impacts the finer-grained alluvial deposits should be monitored.

No evidence of prehistoric Native American resources was found within the project area. It is noted, however, there is a Native American site in the southeastern corner of the community of Pioneertown (on the Hayden Ranch property), attesting to the potential for additional Native American resources to be within the area. The extent of disturbances within Pioneertown likely impacted or destroyed any other Native American resources. However, there may still be resources present in the undisturbed areas (e.g. Parcels -27 and -28). These areas should be considered to have a low level of sensitivity for yielding resources and, should the local Native American representatives request monitoring, the Lead Agency should consider a monitoring program that includes both an archaeological monitor and a Native American representative.

Historic period resources were identified in Parcel -30, only. Here, the 1947 Pioneertown Motel (Old Pioneer Trail Lodge/Townhouse) is present and intact. It has been included within the boundaries of the Pioneertown Historic District nomination as a contributing element and must be protected from adverse impacts. The proposed project, as designed will avoid adverse impacts while allowing for modest maintenance and upgrading. Surrounding development components will be designed to avoid visual or other impacts.

CONCLUSIONS AND RECOMMENDATIONS

Based on the finding presented above, McKenna et al. has concluded there is a moderate level of sensitivity for the presence of paleontological resources; a low level of sensitivity for prehistoric archaeological resources; and significant historic period resources within Parcel -30. To address these findings, McKenna et al. presents the following recommendations with the understanding the Lead Agency may negate, amend, or accept all of some of these recommendations.

1. **Paleontological Monitoring:** A paleontological monitoring program should be initiated in areas where the coarse alluvial deposits give way to the finer-grained alluvium (fossil bearing deposits). These deposits may be identified in relatively shallow contexts and, depending on the development plans, may involve all three of the northern parcels. This paleontological

monitoring plans should be conducted in a manner consistent with policies and protocols of the San Bernardino County Museum, including sampling, recovery, analysis, and curation, as applicable.

2. **Archaeological Monitoring:** There is a low level of sensitivity for the present of Native American archaeological resources in the project area. There is also a low level of sensitivity for historic period archaeological resources. McKenna et al. is not recommending archaeological monitoring at this time. However, local Native American representatives (e.g. Morongo) may request a monitoring program and, should the Lead Agency agree, McKenna et al. is recommending a professional archaeologist oversee the monitoring program for CEQA compliance. The archaeological monitoring program should be conducted in a manner consistent with current professional standards and policies and be managed by a professional archaeologist meeting the Secretary of the Interior standards (per Office of Historic Preservation policies).
3. **Built Environments:** Parcel -30 is associated with the presence of the historic Pioneertown Motel. This complex is also within the boundaries of the Pioneertown Historic District (National Register nomination) and, as such, is also eligible for listing in the California Register of Historical Resources. It is a resource that must be protected from adverse direct and indirect impacts. Any significant changes to the Motel must be avoided and improvements planned for the immediate area should be designed to complement the Motel (and the Mane Street frontage). McKenna et al. recommends the proposed development be reviewed for consistency with the Historic District and, as a National Register/California Register property, any changes to the Motel will require a review by the Office of Historic preservation.
4. **Human Remains:** Though unlikely, there is always a potential for the identification of human remains (prehistoric or otherwise). Should, at any time, evidence of human remains or suspected human remains be uncovered within the project area, the County Coroner must be contacted immediately and permitted to examine the find *in situ*. The area of the remains must be protected with a buffer and left undisturbed until the Coroner examines the find. If the remains are of Native American origin, the Coroner will contact the Native American Heritage Commission and the Commission will name the "Most Likely Descendent" (MLD). In consultation with the property owners, County representatives, consulting archaeologist, and MLD, the disposition of the remains will be determined.

If the remains are determined to be human, but not Native American, the Coroner will determine whether they are of archaeological value or forensic value. If archaeological, the consulting archaeologist will oversee the removal and analysis of the remains. Interment will be the responsibility of the property owner, once research is completed.

If the remains are determined to be of forensic value, the Coroner will take possession and the property owner will have no further liability.

As noted, the Lead Agency may add, remove, or amend any of these recommendations. However, it is the professional opinion of McKenna et al. that these recommendations are appropriate and compliant with the intent of the California Environmental Quality Act, as amended, and presented the necessary recommendations for the protection of a National Register of Historic Places eligible property – the Pioneertown Motel.

CERTIFICATION

I hereby certified that the statements furnished above and in the attached exhibits present the data and information required for this report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Any changes to this report will require the written authorization of the author, Jeanette A. McKenna, Principal Investigator, McKenna et al.

Date: July 27, 2020

Signed: Jeanette A. McKenna
Jeanette A. McKenna, Principal Investigator

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