Interoffice Memo

DATE: November 5, 2026 **PHONE:** 909-387-4110

FROM: **LUIS RODRIGUEZ, CONTRACT PLANNER III**
LAND USE SERVICES DEPARTMENT

TO: **HONORABLE PLANNING COMMISSION**

SUBJECT: AGENDA ITEM #3 - PROJ-2022-00191 / DAVID CORSO, PIONEERTOWN LAND COMPANY, LLC

Since the distribution of the staff report, Staff has received additional comments for the above-referenced Project. These additional comments are attached for your consideration.

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From: Ben Loescher
To: Rodriguez, Luis
Cc: Toomey, Paul
Subject: Re: Sound Stage Proposal
Date: Monday, October 12, 2026 11:27:46 AM
Attachments: image001.png

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Hey Luis, thanks for that - I obtained a lightly revised site plan through a Public Records Request. I just want to confirm that the project going before the Planning Commission picks up the corrections necessary and previously identified so that it conforms with the Development Code:

- Parking quantity needs to be calculated and provided per Table 83-15, and account for all uses per § 83.11.030 (d). I am having a really hard time understanding how they are able to provide all of that program with only 38 parking spaces. By my math:
  - Coffee Shop (831 SF). 1 per 100 SF of GLA, 10 Minimum: **10 Required**
  - Outdoor Dining (3024 SF): 1 per 100 SF of GLA OR 1 for every 50 sq. ft. of floor area where seats may be placed OR 10 Minimum: **30 spaces.**
  - Sound Stage (6,223 SF): 1 per 100 SF of GLA OR 1 for every 50 sq. ft. of floor area where seats may be placed OR 10 Minimum: **62** OR 124.
  - In aggregate, the project as shown should have **no less than 102 Parking spaces**. Please also note that Pioneertown in general is underparked. A major contributor to this is that this Applicant provides no required parking for for his other unpermitted uses on the adjacent and related parcels. They are parking on my property and contributing to parking shortages for my business, as well as the businesses of others. Any relief from strict compliance with based on non-simultaneous use (the project application indicates that uses will be simultaneous) under 83.11.030 needs to be supported by a parking study and approved findings.
- All structures need to conform to the Mane Street prevailing setback. The Mini Horse kiosk is an existing, unpermitted structure without a foundation which can easily be moved to align with the other buildings. This is required to avoid negative impact to the Historic District and clearly indicated in the character defining features.
- Please ensure that the project design conforms with the County's Development Criteria within Scenic Areas **§82.19.040**
- Please ensure that the wastewater disposal system as proposed conforms to SBC EHS and State standards. EHS has confirmed in writing that composting toilets and holding tanks are not permissible for private projects. The applicant has suggested that the potential Pioneertown Public Restroom Project will be used to satisfy the toilet facility requirements. This is part of a potential assessment district - I don't think it's likely that other Mane Street property owners will be willing to take on fractional maintenance and operational costs to allow the Soundstage to avoid construction costs related to normal compliance; no approval should be granted without a conforming conventional or advanced wastewater treatment system design.

Please do keep me in the the County's notice list for all future updates, notices, and materials associated with the Project.

Best,

Ben

On Mon, Oct 5, 2026 at 2:35 PM Rodriguez, Luis <Luis.Rodriguez@lus.sbcounty.gov> wrote:

> Hi Ben,
>
> Per the responses to comments, there has been an updated site plan, updated letter of intent, and the response to comments contains an erratum to the ISMND. All are undergoing management review with the staff report, findings, and conditions of approval. Let me know if you have any specific questions.
>
> Take care,
>
> **Luis Rodriguez Jr.**
> Contract Planner
> Land Use Services Planning
> 909-387-4106
>
> ---
>
> **From:** Ben Loescher <b.loescher@terrain.la>
> **Sent:** Saturday, October 3, 2026 3:53 PM
> **To:** Rodriguez, Luis <Luis.Rodriguez@lus.sbcounty.gov>
> **Subject:** Re: Sound Stage Proposal
>
> **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 Luis, I understand from David Corso that the Sound Stage Planning Commission hearing will be held on November 5th. Have any revised site plans, environmental documents, or a new letter of intent been submitted in response to public comment?
>
> Best,
>
> Ben
>
> On Thu, Feb 26, 2026 at 8:30 AM Ben Loescher <b.loescher@terrain.la> wrote:
>
> > Thanks Luis,
> >
> > One Immediate question: The trip report appears to suggest no additional trips generated by the nightclub/event us, and while no parking calculation is provided, I cannot see anyway, that the quantity of parking in the proposed plan can serve the proposed uses in compliance with the development code standards. The owner's current use of this facility for this purpose has not been legally established, (County records indicates the established Use as Retail, the prior owner was issued Notices of Violation for unpermitted event uses. The current property owner might have a dozen or so unpermitted events per year - On what basis is this being considered Existing for purposes of this application? There is no history of ongoing events in anything close to what is proposed here on this site.
> >
> > As I believe you are aware, parking and traffic are major concerns in Pioneertown, and they have been exacerbated by the owner's unpermitted and intensified uses on his other properties.
> >
> > Best,
> >
> > Ben
> >
> > On Wed, Feb 25, 2026 at 07:36 Rodriguez, Luis <Luis.Rodriguez@lus.sbcounty.gov> wrote:
> >
> > > Hi Ben,
> > >
> > > Attached is the latest site plan. We have a meeting today with the applicant to discuss operations and status of the elevations. We currently only have pictures of the buildings. Let me know if you have any questions and/or comments.
> > >
> > > Have a great day,
> > >
> > > **Luis Rodriguez Jr.**
> > > Contract Planner
> > > Land Use Services Planning
> > > 909-387-8311
> > >
> > > ---
> > >
> > > **From:** Ben Loescher <b.loescher@terrain.la>
> > > **Sent:** Tuesday, February 24, 2026 6:30 PM
> > > **To:** Rodriguez, Luis <Luis.Rodriguez@lus.sbcounty.gov>
> > > **Subject:** Sound Stage Proposal

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Hi Luis, I understand the draft IS/MND is now out for the Soundstage festival project. Are revised plans and elevations available?

Best,

Ben

P.S. We rebranded!

Ben Loescher AIA | LEED AP
Founding Principal
(310) 745-9211
b.loescher@terrain.la

Terrain

From: Linda Marais
To: Rodriguez, Luis
Subject: Opposition to the proposed Pioneertown Sound Stage Development
Date: Wednesday, October 28, 2026 7:55:34 AM

You don't often get email from lindamarais@mac.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.

I am writing to express my concern about the proposed Pioneertown Sound Stage development and the adequacy of the public review process.

The project appears to have undergone substantial changes since it was first presented to the community. These changes, affecting both the proposed facilities and their intended uses, raise serious questions about whether the public has been given an accurate and complete picture of what is being proposed. Revised plans and descriptions should be made available for public examination before the Planning Commission considers approval.

I am particularly concerned that the County continues to characterize the Sound Stage as an existing meeting facility, despite the apparent absence of permits authorizing that use and previous code enforcement actions. This raises fundamental questions about the accuracy of the environmental baseline used in the CEQA analysis. Similar concerns apply to the proposed use of the Gazette building, which County records reportedly identify as a residence rather than an established commercial facility.

The potential impacts on Pioneertown should not be underestimated. Residents already experience significant noise, traffic, parking, dust, and safety problems associated with entertainment activities on Mane Street. Any additional event venue must be evaluated in the context of these existing conditions and the cumulative effects of other nearby operations, rather than treated as an isolated development.

I am also troubled by the apparent reliance on a publicly funded restroom facility to accommodate the wastewater needs of a private development. The financial arrangements, responsibility for ongoing maintenance, and implications for local property owners deserve full public disclosure and scrutiny.

Pioneertown's distinctive character and the quality of life of its residents warrant a careful, transparent planning process, not one in which substantial project revisions emerge without adequate opportunity for public consideration.

I therefore urge San Bernardino County Land Use Services to postpone the November 5 Planning Commission hearing, publish a complete and accurate description of the revised project, and revise and recirculate the CEQA Initial Study to reflect the actual proposed uses and their potential impacts. The community deserves a meaningful opportunity to review and comment on the project before any decision is made.

Sincerely

Linda Marais

From:	Ben Loescher
To:	Toomey, Paul; Rodriguez, Luis
Subject:	PROJ-2022-00191
Date:	Wednesday, October 28, 2026 9:26:45 PM
Attachments:	ATT00001.png Research Letter Loescher - P201900197 - Pioneertown 27 Parcels - National Regiser Historic District Nomination.pdf P201900197 Pioneertown Historic Research 27 APN.pdf 261018 Soundstage Aerials Annotated (1).pdf

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Hi Paul and Luis,

Thanks for taking the time yesterday to discuss my concerns. As I mentioned on the phone and in my previous IS comment letter, the Initial Study and supporting reports incorrectly assume prior commerical uses for the Soundstage and the Gazette (a Meeting Facility and a "small office" respectively). This is error: the Soundstage has not had a County recognized commercial Use in our lifetimes. Even for unperitted use, the Soundstage has only hosted a handful of unpermitted events every since 2016, with the frequency increasing to perhaps 8 a year after the Pioneertown Land Company purchased the property in 2021. The Gazette building was used as a single family home since at least 1986; it has never had a Change of Use to commercial. These facts are reflected in the Planning Department's Research memo and table from 2019 (also attached) - neither parcel is noted as having a recognized commercial use. If the applicant wishes to continue with these baselines, they should demonstrate these prior uses by providing historical records.

A timeline on the Soundstage based on historical evidence and personal observation follows. Also attached are some annotated historic aerial photos showing the use pattern of both the North Parcel (proposed as the parking lot) and the Soundstage Property over time.

- Circa 1948 - The Soundstage is constructed.
- 1950-2015 - The Soundstage is used for storage, first film production equipment for Phil Krasne, later vehicles and furniture. In the 1980s it housed the Pioneertown Volunteer Fire Brigade's brush truck.
- 1990 - The Soundstage is declared a Substandard Structure
- 1993 - Still primarily used for storage, the sound stage is used as an impromptu recording studio for Cracker's Kerosene Hat.
- 2012 - Tim Howard purchases the Soundstage, using it initially for storage
- 2013 - A residential reroof permit is issued for the structure
- 2015 - Tim Howard informally opens a book store to pay for improving the structure
- 2015 - The first documented wedding/event occurs at the Sound Stage. Weddings / events are held a few times a year
- c. 2017 - Code Enforcement contacts Tim Howard about unpermitted event use, and tells him that he needs a CUP in order to host weddings.
- 2021 - Tim Howard sells the property to Pioneertown Land Company
- 2021 - Pioneertown Land Company improves the Soundstage for event use.
- 2022 - The Pioneertown International Film Festival is held at the Soundstage. A Temporary Special Event Permit is sought by the promoter and issued to allow temporary event use.

- 2023 - Pioneertown Land Company hosts a DJ event. Code Enforcement issues Pioneertown Land Company a violation for an unpermitted event

You'll note that aerial photos never show vehicle parking in the north lot except associated with camping. At no time since 2002 has it been offered as parking for the Soundstage or Mane Street businesses. Presently, visitors to the Pioneertown Land Company's retail stores park in the parking lots of Pappy and Harriet's, the Pioneertown Church, and the Red Dog Saloon. The Pioneer Bowl had to gate its parking lot in 2025 to prevent other businesses from taking customer spaces.

The Short Version: The CEQA baselines from which change should be measured either need to be proven with documentation or revised as follows:

- The Soundstage baseline should be either a storage facility or a vacant building that hosts very infrequent events
- The Gazette baseline should be a single family home (no commercial use)
- The North parcel baseline should be as corrals / camping (no public parking)

Best.

Ben

Ben Loescher AIA | LEED AP
Founding Principal
(310) 745-9211
b.loescher@terrain.la

Terrain

From: Kaitlyn Dodson-Hamilton
To: Rodriguez, Luis
Cc: david.mlynarski@transtech.org; Toomey, Paul
Subject: Re: PROJ-2022-00191
Date: Thursday, October 29, 2026 11:18:32 AM

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Luis, we have addressed the baseline issue sufficiently in my mind.

Refer to *Riverwatch v. County of San Diego*,[1] which concluded that CEQA is not to be used as enforcement for violation of other environmental laws and existing conditions deemed the proper baseline, despite prior illegal activities.

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[1] https://www.casemine.com/judgement/us/627e1acf714d585d57cb659f

Response to comment states:

2-3 The comment conveys that the events held at the Soundstage are currently unpermitted and requests establishment of a basis for which the County is considering the Soundstage an existing use for the purposes of this Application. The Silver Dollar constructed in 1946, early in its history converted to "the Pioneertown Soundstage." Events and other activities have occurred at this site location for many years.

A list of ongoing activities occurring on-site and throughout the Mane Street corridor:

<!--[if !supportLists]--> <!--[endif]-->John Wayne Charity Run
<!--[if !supportLists]--> <!--[endif]-->Pioneertown Days
<!--[if !supportLists]--> <!--[endif]-->Pioneertown Christmas events
<!--[if !supportLists]--> <!--[endif]-->SB County Sheriffs Association Gala
<!--[if !supportLists]--> <!--[endif]-->APA Workshop's
<!--[if !supportLists]--> <!--[endif]-->Community Outreach events
<!--[if !supportLists]--> <!--[endif]-->Open throughout the year as a visitor 'rest stop'
<!--[if !supportLists]--> <!--[endif]-->Local non-profit events and symposiums
<!--[if !supportLists]--> <!--[endif]-->Private events and ceremonies

This is sufficient, I believe, to support that the events and the use of the site for events is "existing" even if it the site was not properly permitted.

-Kaitlyn

Kaitlyn Dodson-Hamilton
Vice President — Environmental Specialist
Tom Dodson & Associates
Office: (909) 882-3612 Cell: (909) 645-5478
Email: kaitlyn@tdaenv.com | Website: tdaenvironmental.com

On Oct 29, 2026, at 10:54 AM, Rodriguez, Luis <Luis.Rodriguez@lus.sbcounty.gov> wrote:

Hi Kaitlyn,

Please review the following challenges being raised by Ben:

1. The shade structure was not analyzed for parking. If the applicant does not support a covenant to keep the shade structure for public use only, then it leaves the project vulnerable for a challenge that the shade structure should have been analyzed for required parking. (County issue)
2. The baseline for CEQA is being challenged that the facility was never a meeting facility which would reduce the baseline for noise analysis and other impacts.

If we can't resolve this today, there's a chance that we may be directed to address these concerns with a re-circulation of the ISMND. Please advise. We can set up a Teams meeting at 11:30. I'm in rehearsal at 11.

Thank you,

Luis Rodriguez Jr.
Contract Planner
Land Use Services Planning
909-387-4106

From: Ben Loescher <b.loescher@terrain.la>
Sent: Wednesday, October 28, 2026 9:26 PM

To: Toomey, Paul <Paul.Toomey@lus.sbcounty.gov>; Rodriguez, Luis <Luis.Rodriguez@lus.sbcounty.gov>
Subject: PROJ-2022-00191

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Best.

Ben

Ben
Loescher AIA | LEED AP
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Principal
(310)
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<ATT00001.png>

<Research Letter Loescher - P201900197 - Pioneertown 27 Parcels - National Regiser Historic District Nomination.pdf>
<P201900197 Pioneertown Historic Research 27 APN.pdf><261018 Soundstage Aerials Annotated (1).pdf>

From: Kerrie Aley
To: Rodriguez, Luis; Planning Commission Comments
Subject: Soundstage Staff Report Missing Key Information
Date: Monday, November 2, 2026 2:35:16 PM

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SBC Planning Commission
Luis Rodriguez-
After reviewing the Pioneertown SoundStage Staff Report for the upcoming Nov. 5 Planning Commission Hearing, it appears several important agency response letters are missing.

Please provide a list of all state agencies AND key stakeholders such as MDLT, The Wildlands Conservancy, Indigenous Tribes such as Yuhaaviatam of San Manuel Nation (whose land included Pioneertown), Cahuilla Tribe, the Pioneertown Area Firewise Community, and Friends of Pioneertown, who received notification of the project and the CEQA study. If they were contacted, I would like a copy of their response letters. I did see the Mojave Desert Air Quality Management District and the Colorado River Basin Water Quality Control Board letters in the Staff Report.

Did SBC LUS or the applicant contact the following key agencies? If so, please provide the agency's Initial Study response letters.

1. **California Fish and Wildlife (CDFW)**. The Initial Study does not analyze several protected species, including the most recently recognized Le Conte Thrasher and Bendire's Thrasher, and other wildlife that has been seen in this area.
Pioneertown is also considered an environmentally critical area, and a well-established wildlife crossing connectivity path runs near Skyline Rd. Both the SBC Countywide Plan and the CDFW recognize the
SBC Regional Conservation Investment Strategy RCIS as a planning tool, which recognizes the environmental impacts of development intensification in biologically important areas, this document has not been utilized, and no analysis has been provided.
The Staff Report does not include a CDFW Initial Study letter.

2. **Fire Agencies**
CAL FIRE. Pioneertown's Mane St. and most of the community are located in the State Responsibility area.
San Bernardino County Fire District.
The Initial Study should have referenced the Morongo Basin Community Wildfire Protection Plan (CWPP), drafted in conjunction with CAL FIRE and the SBC Fire District, which locates Mane St. and notes that this project is surrounded by a high fire zone with very limited evacuation routes. The County has failed to consider the cumulative impact of recent land use entitlements (and the large number of vehicles) on its ability to evacuate residents, tourists, livestock, employees, and visitors of Pioneertown in the event of a wildfire. Under the California Environmental Quality Act (CEQA), projects in high- or very high-fire-hazard severity zones face strict scrutiny. Lead agencies must evaluate whether a development will exacerbate wildfire risks, expose people to heavy smoke or fire spread, or impair emergency evacuation plans. The Initial Study does not include this analysis or the fire agency responses.

The Staff Report does not include a CAL FIRE or San Bernardino County Fire District Initial Study letter.

3. **San Bernardino County Sheriff Department**
The Staff Report does not include a San Bernardino County Sheriff's Department Initial Study letter.

4. **CALTRANS**
The Staff Report does not include a CALTRANS Initial Study letter.

5. **The Mojave Water Agency**
The Staff Report does not include a Mojave Water Agency Initial Study letter.

6. Yuhaaviatam of San Manuel Nation and the Cahuilla Tribe
The Staff Report does not include any indigenous tribe Initial Study letters.

7. Local Stakeholders
The project description keeps changing, and local stakeholders have been left in the dark about this project.

At times, the applicant has responded to the Initial Study agency/public comments by implying some coordination, yet the Staff Report does not provide this information.

I should also point out that the SoundStage's *COUNTY OF SAN BERNARDINO NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION* was done only for these parcels 0594-391-(06, 07, and 08) and failed to analyze the new remote parking lots and the changing project description.

The Mojave Desert Air Quality Management District letter was drafted using an obsolete Initial Study that did not include remote dirt parking lots or dirt road crossings. Was SBC Public Works Traffic informed of the new remote parking lots? I see NO parking management plan. Similarly, the Colorado River Basin Water Quality Control Board letter was drafted using the obsolete Initial Study that proposed porta-potties, not a new OSWT or Mane St. Public Restroom. In addition, if the Sound Stage's OSWT sizing allows for the new Mane St. public restrooms, this project must be considered under a new Initial Study.

SBC actions such as piecemealing, ignoring cumulative impacts, and failing to enforce existing environmental measures for noise, septic, and dust do not meet the minimum standard to ensure public safety and protect groundwater and our natural environment.

Given this lack of information, the SBC Planning Commission cannot certify the Initial Study, the Mitigated Declaration, the Mitigation & Monitoring Program, or the Findings & Facts as written, nor can I provide substantive public comment for this hearing. Please recirculate the Initial Study / Mitigated Negative Declaration with the current project and include the proper state agencies and local stakeholders in the project review.

Regards,
Kerrie Aley
Pioneertown

Dear Members of the Planning Commission,

As a licensed architect, land-use consultant, and immediate neighbor of the proposed Pioneertown Soundstage project, I support the appropriate rehabilitation and productive reuse of Pioneertown's historic buildings. However, I cannot support approval of this project in its present form.

The Initial Study and subsequent Staff Report contain material discrepancies concerning the existing intensity of land use, the scope of the proposed project, parking arrangements, and anticipated operational impacts. These discrepancies undermine the environmental baseline and the conclusions of the supporting technical studies.

As detailed below and in the accompanying exhibits, the administrative record contains substantial evidence supporting a fair argument that the project may result in significant environmental effects that have not been adequately evaluated or mitigated. Accordingly, I request that the Planning Commission decline to adopt the proposed Mitigated Negative Declaration or approve the Conditional Use Permit until these deficiencies have been resolved through appropriate environmental review.

My objections are not to the adaptive reuse of the Soundstage or Gazette, but to the intensity of development and the adequacy of the environmental review currently presented. A properly defined and evaluated project could provide meaningful benefits to Pioneertown while respecting its historic character and surrounding residential community.

This comment letter addresses errors in Baseline first, as they are foundational for all other aspects of the project. The defects in these alone are enough to prevent approval of the project; additional information detailing errors in the environmental reports and conclusions, as well as the design of the project relevant to the San Bernardino County Development Code appear in subsequent sections. Appendices are referenced to provide more detail on issues covered. This comment letter concludes with necessary additional Conditions of Approval to make the project minimally acceptable.

Requested Commission Action and Principal Finding:

1. Do not adopt the proposed MND or approve the CUP on the present record. Direct staff to reconcile the baseline, project-boundary, and technical-study discrepancies and omission and determine whether a revised Initial Study, recirculated MND, or EIR is required.
2. Require substantiation of baseline assumptions with objective evidence.
3. Require a corrected project description and coordinated site plans encompassing the off-site parking facility.
4. Require updated transportation and noise analyses based on documented existing operating intensity, the final parking configuration, and all authorized operational activities.
5. Require affirmative findings on the Development Code conflicts and complete documentation of the historical-resource treatment and accessible-site design.
6. If a substantially reduced alternative is pursued, the County must identify operational limits clearly and evaluate that revised proposal before approval.

Errors in Baseline:

The information provided to the consultants and Planning Department staff by the applicant on this project are provably false and materially impact the conclusions made in the Initial Study and the Staff Report.[1]

[1] Significant evidence to the contrary is included in this comment letter, but it is worth remembering that the burden of proof lies on the Applicant and Lead Agency, and that proof must consist of “Substantial Evidence”.

1. The Applicant represents that the Soundstage operates and has operated as a Meeting Facility, and uses this assumption to argue a baseline that exempts the most impactful aspect of the project (the proposed 5 day a week 300P Concert Event Use) from analysis. Factually, this structure has never been permitted or even minimally established as a Meeting Facility, and only has been used infrequently for events. The former owner indicates that it was only used for events a few times between 2016-2019, discontinuing when she and her husband received a Notice of Violation. There is no evidence of any events between 1966-and 2014. Events only began in any meaningful way when the Applicant purchased the property, contemporaneous with the beginning of environmental review. (See Appendix A) The baseline for evaluation is incorrect.
2. The Applicant represents the Gazette as an existing Commercial Office. Factually, there is no evidence of this building being used as an Office at any time since 1966, and significant evidence it was used as a Single Family Home, occupied by Linda Mazzarello until her passing in 2020. Since that time it has been entirely vacant. (See Appendix B) The baseline used for evaluation is incorrect.
3. The Applicant represents that parcel 059421215 is presently a Parking Lot, and uses this basis to argue that the off-site parking agreement and the use of this parcel for parking for events and concerts until 2AM represents no increase in environmental impact and no change of use. It is an integral part of the project, but excluded from the Initial Study. Factually, the site is and has been occupied by a lightly frequented campground that generates little traffic and is by nature of the operation dark and quiet at night. It has never operated as a parking lot, and never hosted a use of the intensity proposed. (See Appendix C) The baseline and project boundary used for evaluation are incorrect.

   Historic aerial photos (Appendix H) make these baseline assumptions even more questionable.

   Whether the errors are deliberate or unintentional, the Applicant should be given the opportunity to provide the substantial evidence justifying the baseline conditions assumptions used as required by CEQA. Weddings and Events are typically well documented. Evidence of a long and established pattern of frequent events at the Soundstage could be demonstrated by an accounting of all events their dates held at the facility, the Assessor's Building Record, Permit Histories, historic aerial photography, as well as historical documents of events preceding that purchase. The Applicant requires an agreement for each event - a full accounting of these could be provided for County review.[2] The use of the North parcel for intensive vehicle parking or other more likely uses over a significant period of time could be demonstrated by permit records, the Assessor's Building Record, and historical aerial photography.

   It is uncontested in the Applicant's response to the Initial Study that the Parking Lot nor the Meeting Facility uses were not legally established and the Applicant has received Code Violations for this unapproved Meeting Facility use. While this suggests the Applicant has a pattern of disregarding land use regulation, this is less relevant in this case than the actual pattern and intensity of use when evaluation begins and immediately prior. This is what must be used in establishing a baseline.[3] In this case, those activities are significantly less than represented in the environmental analysis..

Errors, Inconsistencies and Omissions in the Reports and Environmental Studies:

[2] Research conducted during the preparation of the Pioneertown Mane Street National Register Historic District nomination revealed no evidence of any pattern of events at the Soundstage between 1966 and 2014. It appears to have been used for storage.

[3] The responses to Initial Study Comments authored by Dodson attempts to wave this away by citing Riverwatch v. County of San Diego, which concluded that CEQA is not to be used as enforcement for violation. This is beside the point; the relevant caselaw is Communities for a Better Environment v. South Coast Air Quality Management District (2010). This case concluded that a project's effects cannot be concealed by comparing future operations against an unsupported hypothetical level of prior activity - actual levels of activity must be used.

Additionally there are some significant errors and omissions in the environmental studies that also impact those conclusions.

1. The Initial Study does not include any analysis of the activities on parcel 059421215, which is integral to the project, was only added to the project shortly before hearing, and includes unstudied impacts such as noise, traffic, and the removal of existing Joshua Trees for parking which are not clearly indicated in the Applicant's plan. No photos of this parcel are even included in the Staff Report. The proposed layout of the parking lot additionally does not meet Development Code standards, omitting required setbacks and dedications which will significantly reduce the quantity of available parking. See Appendix E.
2. Under CEQA, "Project "means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment"...the term Project "refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term "project" does not mean each separate governmental approval is evaluated independently."[4] Treating the CUP and a subsequent necessarily related Site Plan Permit as separate Projects violates the explicit intent of CEQA.
3. The Noise Report does not evaluate noise from the 3,258 SF uncovered Outdoor Patio which appears intended to be used as part of the events. See Appendix G.
   Figure 4:
4. The Noise Report incorrectly concludes that a 10dB increase in noise relative to ambient conditions is insignificant. Factually, this noise is perceived as roughly twice as loud as the original reference level. Any substantial temporary, periodic, or permanent increase in ambient noise levels in the project vicinity above levels existing without the project must be treated as significant.
5. Based on the use of an inappropriate baseline, the Traffic Study incorrectly concludes that the site is already experiencing traffic equivalent to a 5 day a week Music and Meeting Facility. See Appendix F.
6. The Noise Report models only daytime uses for the Shade Pavillion dining area, while the Project Description notes that this area will be used until 10PM. See Appendix G.
7. The Cultural Resources study did not include sufficient analysis of proposed building designs as no elevations were provided. Elevations are required as part of any discretionary Planning Application, they are a prerequisite for the project being Deemed Complete, and are fundamental to the evaluation of a project within a National Register Historic District. I have gained approval for two CUP projects and one MUP in San Bernardino County in the last year, and in each case elevations were mandated by staff. Staff notes that the required elevations were being requested from the Applicant on February 26th, 2026 but apparently were never provided, and no responsive records were found in a recent Public Records Request.
   No conclusion on the impact of the project to contributing historical resources can be made without elevations depicting the proposed buildings. This was also noted in the comments to the Initial Study authored by the historian who authored the National Register Nomination.
8. The National Register Historic Districts note that all structures maintain a common setback off of the centerline of Mane Street. The plan depicts a Mini-Horse Trailer Kiosk that is behind the prevailing setbacks. The impact of this deviation from the Historic Districts planning standards is not evaluated.
9. The parking calculations in the Staff Report and in the Applicant authored addenda significantly differ without explanation. Consistent with the Development Code requirements, the Applicant's Response Letters to Initial Study Comments authored by Dodson concludes 135 Parking Spaces are required. The Staff Report and drawings indicate 120 required parking spaces, apparently eliminating required parking demand from the Shade Pavillion provided for dining adjacent to the proposed food truck trailer. No explanation is offered. No required parking is provided for the Food Truck or Mini Horse Kiosk as required by the Development Code.
10. In comment to the Initial Study, it was noted that the applicant's Project Narrative (See Appendix J) submitted with the project suggested it was Phase 1 of a two Phase larger hospitality project

[4] Cal. Code Regs. Tit. 14, § 15378

ultimately intended to include adjacent parcels 059421215, 059421234, and 059421236. In the response letter authored by Dodson, they note “Following discussions with County staff the Project as currently proposed is limited to the Soundstage, Gazette, Patio Structure and addition of restrooms”. No mention is made of the subsequent reintroduction of 059421215 to provide parking. CEQA requires the “whole of the action” to be evaluated. This study fails to perform any evaluation of 1.4 added acres integrally related project scope within a project represented as only 1.8 acres in total.

11. The Initial Study and supporting reports evaluated the impact of 70 required parking spaces, the Staff Report suggests the quantity of required parking spaces to be 120; the Dodson response to Comments notes 135. Both higher quantities reflect impacts not evaluated in the Initial Study.
12. The Initial Study notes hours of operation for the pavilion as follows: Closed Monday/Tuesday; operating until 6 p.m. Wednesday/Thursday and 8 p.m. Friday–Sunday. The Staff report notes hours of operation of 7AM-10PM, 7 days a week. The additional days of operation and extended hours into the evening have not been evaluated.
13. The Staff Report suggests that required parking demand will be provided by an offsite parking agreement on a parking lot secured with a Site Plan Permit. This is in conflict with County Development Code Table 82-17, Note 12 which specifically notes that “[Parking Lot use allowed as an accessory use only, on the same site as a retail service, or industrial use allowed by this table. The suggested parcel does not host any retail service or industrial use allowed by the referenced table. County Development Code Table 82-17 additionally notes that Parking lots are not allowed in the SD-RES zone as a primary use.

Errors and Development Code Non-Compliance in the Drawings

14. The depicted Sound Stage and Campground parcels are defined either as *Through-Lot* as defined by 810.01.140 or with a *Front Yard* on Pioneertown Road / Rawhide Road (respectively) per 810.01.270. Per 83.02.070.[5] On through-lot parcels, front setbacks shall be provided on all street frontages. No front yard setback is depicted on the Pioneertown Road or Rawhide Roads side of the two parcels. Per 83.11.030, Parking shall not be allowed in the front yard setback, suggesting that Figure 6 depicts more parking spaces than will be available with a Development Code compliant Site Plan.
15. The Site Plan depicts an unpermitted Shipping Container within the 10 foot side yard setback. Per Table 83-5 storage structures are not permitted in Side Yard setbacks. This Shipping Container is likewise absent from the Initial Study evaluations. See Appendix E.
16. Both Parcels include notations indicating the existence of a Private Road Easement, however the proposed plans depict buildings and parking obstructing the use of that easement. The easement should be shown to have been vacated prior to approval of the project. See Appendices E & F.
17. Development Code Table 82-21B requires 10 foot side yard setbacks. The Shipping Container and Trash Enclosure are impermissible intrusions into this setback (§ 83.02.080), suggesting that Staff Report Figure 6 depicts more parking spaces than can be made legally available. See Appendix D.
18. San Bernardino County requires Accessible Paths of Travel to be depicted in all Planning Application drawings.No Accessible Path of Travel has been depicted as required to serve the proposed Food Truck Kiosk and restroom facility. Accessible paths require paving, suggesting that the project’s impermeable surface calculations are incorrect.

Required Conditions of Approval:

Consistent with County policy on other similar projects, the following Conditions of Approval should be added if the project moves forward:

[5] The 25 foot Front Yard Setback on Pioneertown Road was also imposed on the recently approved in 2023 PROJ-2020-00158 a few hundred feet away on a smaller lot. There are no unique characteristics of the size, configuration, or topography of the site that would limit compliance with the required yard or impose a unique hardship on this parcel.

19. Active and auditable external noise monitoring shall be provided to ensure conformance with San Bernardino County noise requirements. Note: This has been imposed by Planning on recent less intensive CUP projects in the unincorporated desert.
20. Consistent with the assumptions in the Noise Report, Events and amplified music shall be restricted to the interior of the Soundstage except with an approved Temporary Special Event Permit.
21. County funded Public Restroom facilities provided on-site shall not be used to satisfy restroom requirements for the Soundstage, Food Truck, Gazette or other Applicant owned buildings and uses.
22. Access to public amenities for which the Applicant is being granted relief from parking and restroom requirements shall be made available to the public during the proposed hours of operation included in the Staff Report without restriction. This offering shall be confirmed by recorded covenant.
23. Off-site parking agreements shall be memorialized as recorded covenants. Space used to satisfy parking requirements through off-site agreements shall not be used for any other purpose.
24. Required off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other unauthorized use.
25. The mobile snack cart / kiosk shall not sell alcoholic beverages for consumption.

Conclusion:

The Discretionary Approval process only works when it is based on factual information, compliance with the spirit as well as the letter of regulations, and transparency into the true nature of the proposal. This project currently falls short of that standard and requires additional review, study and reconciliation.

Thank you for the opportunity to provide comments on this project.

Best,



K. Ben Loescher, AIA
5641 Bronco Road, Pioneertown

Appendix A - Soundstage Use History

Review of relevant history for this project reveals no evidence prior to the Applicant's ownership to support "Meeting Facility" use as a five day a week 300P event facility as an environmental baseline. The building appears to have been used only a handful of times for events smaller than 300P prior to the applicant's purchase and commencement of environmental review. This does not justify crediting trips generated by an existing Meeting Facility without evidence of actual frequency and intensity of Meeting/Event operations during a representative baseline period.

- 1947: Constructed (per historical and County records).
- 1966-2002: Used as storage; no evidence of commercial use
- 2002 - 2014: Used by owner Tim Howard for storage (see Laura Ransdall comment letter)
- 2015-2019: Used by owner Tim Howard as a book store, hosting a few weddings and similar events over a five year period (see Laura Ransdall comment letter)
- 2019: The National Register Historic District Nomination "The building presently serves as a book and record store." (Section 7, Page 10)
- 2019: A Research Letter authored by Christney Parilla, Senior Planner, San Bernardino County Planning notes the property's use as "Retail Store",
- 2022: A Temporary Special Event Permit PTSEP-2022-00002 for the Pioneertown Film Festival grants authorization for 3 day use as an event site.
- 2023: Code Enforcement issues a Notice of Violation for unpermitted use of the property to hold an Event (see attached).
- 2026: San Bernardino County Assessor records accessed 11/1/2026 note the Use as "Retail Stores (Personal Services, Photography, Travel)

268 W. Hospitality Ln., #300, San Bernardino, CA 92415 | Phone: 909.884.4056
www.SBCounty.gov

SAN BERNARDINO COUNTY

Land Use Services Department

Code Enforcement

NOTICE OF COMPLAINT

PIONEERTOWN LAND COMPANY LLC June 05, 2023

[redacted]

[redacted]

APN: 0594391070000
Case Number: CSE-2023-12903

Location: MANE, PIONEERTOWN, CA 92268

Dear PIONEERTOWN LAND COMPANY LLC,

It has come to the attention of the Code Enforcement Division that a condition may exist at the above referenced property that is in violation of the International Property Maintenance Code and/ or San Bernardino County Code. Our information indicates that the following conditions may exist:

CONDITIONS

SBCC 82.02.020(b) A Planning permit approval is required

Corrective Measures: Use of the vacant lot without land use approval. Cease operation of outdoor sales and entertainment events and apply for a land use permit.

85.16.030(a)(2) Temporary Special Event Permit Required

Corrective Measures: :No person or entity shall advertise, conduct, operate or provide admission for any temporary special event without a permit for each event. Cease all advertised party, show, or rodeo activity immediately. Obtain a permit from Land Use Services for any future event. Entertainment venue is not an approved use for residential property.

If our information is incorrect and the condition(s) listed above do not exist, please disregard this notice. If the conditions do exist, please consider this notice as a request to correct the condition(s) or contact our office to discuss a compliance schedule immediately. A Code Enforcement Officer may be sent out to verify that the condition(s) have been corrected.

Should you have any questions or comments on this matter, please contact our office at (909) 884-4056 and reference the Case Number shown above.

Prepared by: **Un Assigned**

268 W. Hospitality Ln., #300, San Bernardino, CA 92415 | Phone: 909.884.4056
www.SBCounty.gov

June 02, 2023

Land Use Services Department

Code Enforcement

Case Summary Report

Case Number: CSE-2023-12901
APN: 0594391080000
Situs Address: 53585 MANE
Location: PIONEERTOWN 53585 MANE
Latitude/Longitude: 34.16/-116.50
Open Date: 6/2/2023 7:48:00AM

Property Owner: PIONEERTOWN LAND COMPANY LLC

Mail Address: [redacted]

Violation Group	Title	Description	Violation Date	Comply Date	Resolved Date	Corrective Action
Land Use	SBCC 82.02.020	A Planning permit approval is required	5/10/23	6/12/2023		DJ Tennis+Guest pop up party event advertised for May 10, 2023 was not a County Approved Event. No person or entity shall advertise, conduct, operate or provide admission for any temporary special event without a permit for each event. Cease all advertised party, show and activity immediately. Obtain a permit from Land Use Services for any future event. Contact the Planning Division at (909) 884-4056 or (760) 995-8140
Violation	85.16.030(a)(2)	Temporary Special Event Permit Required	5/10/23	6/12/2023		DJ TENNIS + Guest Pop Up Party Event advertised for May 10, 2023 was not County approved. No person or entity shall advertise, conduct, operate or provide admission for any temporary special event without a permit for each event. Cease all advertised party, show and activity immediately. Obtain a permit from Land Use Services for any future event. Contact the Planning Division at (909) 884-4056 or (760) 995-8140

Loggedin	ActionBy	ActionType	Description	Completion Date	Assigned To
06/02/2023	Julie.Reyes	Complaint Received			250245
Unpermitted Music Event					
06/02/2023	curtis.stone	Notice of Violation	GENERATE NOV		250385
At the direction of Code Enforcement Chief I. Nunez, Notice of Violation to be issued of a Pop Up Music event. Fly of event received from reporting party. Advertising " D TENNIS + Guests" May 10 2023 6 pm to 9 pm on Mane St and 9 pm to close at the Sound Stage. NOV issued for the following violations. 82.02.020(b) Planning permit approval required for event. 85.16.030(a)(2) Temporary Special Event Permit Required.					
06/02/2023	curtis.stone	Phone Call	PROPERTY OWNER CONTACT		250400

on 06/01/2023Receive call from David Corso. He admitted to having the event and confirmed the event occurred at this location. He stated that the event was a promotional event for Pioneertown, that was entirely funded by him and only about 75 people were in attendance. He also stated that the event was filmed for additional promotion purposes. Mr. Corso was told that Code Enforcement had received a flyer of the event providing the time, location and no cap on attendance. Given that information a permit for event and also the filming of the event would be required. Mr. Corso indicated that he understood and would obtain permits for such events in the future. Mr. Corso was advise that a Notice of Violation would still be sent out for the event.

06/02/2023	curtis.stone	Letter/Correspondence	NOTICE OF VIOLATION	250404

NOTICE OF VIOLATION - Regular CE

08/28/2023	curtis.stone	Case Closed - Other	270920

No Further complaints case closed.

268 W. Hospitality Ln., #300, San Bernardino, CA 92415 | Phone: 909.884.4056
www.SBCounty.gov

SAN BERNARDINO COUNTY

Land Use Services Department

Code Enforcement

NOTICE OF VIOLATION

PIONEERTOWN LAND COMPANY LLC

June 06, 2023

[redacted]

APN: 0594391080000
Case Number: CSE-2023-12901

Location: 53585 MANE, PIONEERTOWN, CA 92268

Dear PIONEERTOWN LAND COMPANY LLC,

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 05/10/2023.

Violations

SBCC 82.02.020(b) A Planning permit approval is required

Corrective Measures: DJ Tennis+Guest pop up party event advertised for May 10, 2023 was not a County Approved Event. No person or entity shall advertise, conduct, operate or provide admission for any temporary special event without a permit for each event. Cease all advertised party, show and activity immediately. Obtain a permit from Land Use Services for any future event. Contact the Planning Division at (909) 884-4056 or (760) 995-8140

85.16.030(a)(2) Temporary Special Event Permit Required

Corrective Measures: DJ TENNIS + Guest Pop Up Party Event advertised for May 10, 2023 was not County approved.
No person or entity shall advertise, conduct, operate or provide admission for any temporary special event without a permit for each event. Cease all advertised party, show and activity immediately. Obtain a permit from Land Use Services for any future event. Contact the Planning Division at (909) 884-4056 or (760) 995-8140

The indicated violations should be corrected within 6 days from the date of this notice. A re-inspection of this property to verify compliance will be completed after 06/12/2023. 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.

Prepared by: **Curtis Stone**

Gmail

Ben Loescher <b.loescher@terrain.la>

San Bernardino County - Research Letter - Pioneertown

Barilla, Christney - LUS <Christney.Barilla@lus.sbcounty.gov> Fri, May 17, 2019 at 3:02 PM
To: "B@LMA.LA" <B@lma.la>

Dear K. Ben Loescher,

Attached is the research letter and a spreadsheet showing the permits or uses for the parcels. I researched Planning Records, Building and Safety Records and the Assessor's physical description records for all of the parcels.

If you have any questions, please email me. My phone is having issues and sometimes the voice mail is irretrievable.

Please email me that you received the letter and spreadsheet.

Respectfully,

Christney K. Barilla, Senior Planner

Christney K. Barilla

Senior Planner
Land Use Services Department
Phone: 909-387-4373
Fax: 909-387-3223
385 N. Arrowhead Ave

San Bernardino, CA 92415-0187

Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

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2 attachments

P201900197 Pioneertown Historic Research 27 APN.pdf
250K

Research Letter Loescher - P201900197 - Pioneertown 27 Parcels - National Regiser Historic District Nomination.pdf
86K

385 N. Arrowhead Ave, First Floor, San Bernardino, CA 92415 | Phone: 909.387.8311 Fax: 909.387.3223
www.SBCounty.gov

SAN BERNARDINO COUNTY

Land Use Services Department
Planning

Terri Rahhal
Director

May 17, 2019

K. Ben Loescher
P.O. Box 352
Pioneertown, CA 92268 B@LMA.LA

RE: RESEARCH LETTER FOR THE PERMITTED USES AND PERMITS AND USES RECORDS REQUEST FOR 27 PARCELS LOCATED IN PIONEERTOWN, CA REGARDING A NATIONAL REGISTER HISTORIC DISTRICT NOMINATION; ASSESSOR PARCEL NUMBERS: 0597-211-32, 0597-201-46, -48, -50, 0594-391-04, -05, -06, -07, -08, -09, -14, -20, -27, -29, -32, 0594-212-02, -15, -30, -32, -33, -34, -36, 0594-211-23, -25, -26, -29 and -30; P201900197

Dear Mr. Loescher,

This letter is written in response to your request for research regarding permit and use records for 27 parcels APN: 0594-211-32, 0594-201-46, -48, -50, 0594-391-04, -05, -06, -07, -08, -09, -14, -20, -27, -29, -32, 0594-212-02, -15, -30, -32, -33, -34, -36, 0594-211-23, -25, -26, -29 and -30; approximate total acreage of 38.99 acres, located in Pioneertown, CA. The research for land use permits was requested for information regarding a National Register Historic District Nomination.

Currently, the Land Use Zoning Designation for all 27 parcels is Special Development-Residential (SD-RES). 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.

An attachment to this letter provides a spreadsheet of the uses that have applied for permits that have been allowed by right, approved, finaled or withdrawn for the 27 parcels from the Planning Division and the Building and Safety Division. The Assessor's Office column is for the observed uses on these parcels.

Historically the land use zoning was Desert Living District (DL) from 1972 to 1989. The Desert Living District permitted uses in Single-family Residence (R-1) Districts, Two-family Residence (R-2) Districts, Rural-residential (R-R) Districts and the Limited Agricultural (A-1) Districts. Uses requiring a site approval are the following: multi-family residential projects in the Multiple-family Residence (R-3) Districts, Commercial uses as permitted in the Neighborhood Business (C-1) Districts and General Business (C-2) Districts and the Industrial uses as permitted in the Restricted Manufacturing (M-R) Districts.

BOARD OF SUPERVISORS
Robert A. Lovingood, First District | Janice Rutherford, Second District | Dawn Rowe, Third District | Curt Hagman, Chairman, Fourth District | Josie Gonzales, Vice Chair, Fifth District
Gary McBride, Chief Executive Officer

P201900197
K. Ben Loescher
Research Letter
27 PARCELS LOCATED IN PIONEERTOWN

In 1950 the zoning was M-1 (Factory). Then from 1951 to 1972 the zoning was M-1 (Limited Manufacturing). In the Limited Manufacturing (M-1) Districts, any use permitted in the following districts were either allowed by right or needed a site plan approval, they are: Neighborhood Business (C-1) Districts, and Residential Hotels, General Business (C-2) Districts, Single Family Residence (R-1) Districts, Two-family Residence (R-2) Districts, Multiple-family Residence (R-3) Districts, and Motels, Single Family Residence (R-1) Districts or Limited Agricultural (A-1) Districts.

The unincorporated area of San Bernardino County did not require building permits prior to County Ordinance No. 574 which became effective June 1, 1946. Structures built prior to this date would have been exempt from building permits. This exemption is not applicable to those same structures that have been deemed unsafe, had a change of occupancy, or were either altered, added on to, or improved from the original, subsequent to June 1, 1946. Structures built after June 1, 1946 would have required a building permit. The use of the structures may have required a use permit depending on the land use zoning designation at that time, if it was after June 1, 1946.

If you have any questions or concerns, please feel free to contact me at (909) 387-4373 or via email at Christney.Barilla@lus.sbcounty.gov .

Sincerely,

Christney K. Barilla/Senior Planner

CKB/kw/lb

A Portion of Pioneertown - National Register Historic District Nominations - Permit and Use Research -

P201900197 - San Bernardino Counuty Unincorporated Area

Assessor's Parcel Number (APN)	Acreage	Hisotric Element	Land Use Permit Type	Date		Building and Safety	Date	Assessor's - observation
APN 0594-211-32	5.12	OK Corral	General Plan Amendment (GPA) - Withdrawn by County	May-09	General Plan Land Use Zoning District Amendment from Special Development-Residential (SD-RES) to Rural Living (RL) on 663 acres	No final permits		Livestock
APN 0594-201-48	3.45	OK Corral	Notice of Violation	12/09/1988	Recordation of Notice of Violation DS1634-88 APN 594-201-07, -08 were divided into 50, 51 & 48 by Wes wide Investment Corp on 1-28-70. This occurred without County Review and is in violation of County ORD 1349. A Certificate of compliance pre 1972 is required to clear the violation.	No final permits		Livestock
continued			GPA - Withdrawn	May-09	General Plan Land Use Zoning District Amendment from Special Development-Residential (SD-RES) to Rural Living (RL) on 663 acres	No final permits		
APN 0594-201-50	1.25	None	Notice of Violation	12/09/1988	Recordation of Notice of Violation DS1634-88 APN 594-201-07, -08 were divided into 50, 51 & 48 by Wes wide Investment Corp on 1-28-70. This occurred without County Review and is in violation of County ORD 1349. A Certificate of compliance pre 1972 is required to clear the	No final permits		Vacant Land
continued			NONE	09/13/1988	4 lots/7.5 Acres Recorded			
continued			Appeal	Oct-89	unknown			
continued			GPA - Withdrawn	May-09	General Plan Land Use Zoning District Amendment from Special Development-Residential (SD-RES) to Rural Living (RL) on 663 acres			

APN 0594-201-46	5.07	Post Office	No permits			Barrier removal disabled access	09/12/1994	Retail Store
APN 0594-391-23	0.45	None	No permits			No final permits		Vacant Land
APN 0594-391-25	0.77	Constance Walsh Sculpture/Proposed Trailer Motel	A Permit Application was submitted	01/23/2019	Minor Use Permit -A Permit Application was submitted and is in review -To develop a hotel comprised of 12 individual trailers, connecting wood boardwalks, landscaping, perimeter western facades, and parking on approximately 0.77 acres.	No final permits		Vacant Land
APN 0594-391-26	0.77	Constance Walsh House	No permits			Single Wall Heater - final	10/13/2010	Single Family Residential Structure. Built in 1947 prior to permits being required- 459 sq. ft.
APN 0594-391-04	0.77	Red Dog Saloon	Very old use, no land use permits on record			reset electric meter - final	12/19/2005	Retail Store
continued				04/25/2018	Not Approved - Pre-Application Development review to discuss establishing the use of a restaurant, a lot line adjustment and abandonment of public road easement on two parcels totaling 1.18 acres.	roof repair - final	12/19/2005	
APN 0594-391-05	0.42	None - Rancho Burrito	No permits	04/25/2018	Not Approved - Pre-Application Development review to discuss establishing the use of a restaurant, a lot line adjustment and abandonment of public road easement on two parcels totaling 1.18 acres.	No final permits		Vacant Land

APN 0594-391-06	0.38	Pioneertown Gazette	No permits			Replace Septic System - final	02/08/1996	Single Family Residential Structure. with no dates or character-istics, may be very old.
APN 0594-391-07	0.46	Sound Stage	No permits			No final permits		Vacant Land
APN 0594-391-08	0.99	Sound Stage	No permits			Expired Building Permit Interior Walls Plumbing - not finaled		Retail Store
continued			No permits			Reroof Residence	10/30/2013	
continued			No permits			Rehab permit expired	05/28/2014	
continued			No permits			Electric Meter Reset for Storage area	10/07/2005	
continued			No permits			Substandard Structure	08/01/1990	
APN 0594-391-09	0.27	shooting gallery	No permits			No final permits		misc. residential structure
APN 0594-391-14	0.91	Pioneer Bowl	No permits			Remodel Residential Kitchen - final	08/20/1991	Bowling Alley - No Single Family Residential Structure. building date

continued						inspection - investigate and report on whole building - no visual hazards noted - final	11/21/1989	
APN 0594-391-27	1.14	Likker Barn	Data Special Alter form, from Planning stated Liquor store use established. No other Land Use Permits Found	06/15/2006		Commercial Septic Tank Replaced	11/18/2015	Commercial and Single Family Residence. built in 1947 - 600 sq. ft. prior to permits being required-
continued			Residence			Septic Tank Replaced	03/02/2016	
APN 0594-391-20	1.05	Pappy's and Harriet's	Restaurant/ Bar Certificate of Land Use Compliance	09/24/2002				vacant land
continued			Revision - shade/patio outside bar/stage	03/08/2011				

continued			Revision - establish outdoor concerts 40/yr.	10/15/2017				
APN 0594-391-32	1.57	Pappy's and Harriet's	No permits, use is included in - 0594-391-20 site plan					Restaurant
APN 0594-391-29	0.25	-32	No permits, use is included in - 0594-391-20 site plan					vacant land
APN 0594-212-30	1.82	Pioneertown Motel	Motel/Hotel Built in 1947	02/25/2016 last motel business license		Add seep pit	09/03/1991 final	Motel Built in 1947 - 20 units
continued						Upgrade electrical (200 amp)	10/13/2005	
continued						Reroof commercial building	02/22/2012	
continued						Install two gas lines	07/29/2015	
APN 0594-212-36	2.01	General Mercantile, Schnald Mining	no commercial permits			Repair fire damage, add bathroom, enlarge bedroom	04/09/2003	Single Family Residential Structure. Built in 1947 prior to permits being required

APN 0594-212-34	1.26	Saddle Shop	no commercial permits			Add Living room	08/18/2004	2 Single Family Residential structures built in 1947 prior to permits being required
continued						Reroof	01/06/2015	
continued						Vacant structures	04/12/2017	
APN 0594-212-15	1.27	Basketball Court	no commercial permits			no final permits		vacant
APN 0594-212-02	0.95	Pioneertown Church	no commercial permits			Reroof church	10/11/2001 Final	Religious structure
APN 0594-212-33	0.91	Wooden Indian Ranch	no commercial permits			Unreinforced Masonry building		Single Family Residential Structure. Built in 1947 prior to permits being required
continued						Remodel Residence	07/03/1995 Final	
continued						Addition of Family Room, Kitchen, Patio Deck	09/28/1989 Final	
continued						Family Room	08/30/1989 Final	

continued						Convert Garage, Add Garage, Patio	07/02/1996 Final	
APN 0594-212-32	0.66	Shower Building	no commercial permits			No final permits		rec cabin
APN 0594-211-30	0.39	Misc. Residential Build.	no commercial permits			Replace septic final	04/02/2001	1965 single family structure
continued						upgrade electrical	02/03/0993	
APN 0594-211-29	4.63	White's Grocery	no commercial permits			Unreinforced Masonry building reviewed 2011 - No building and safety permits		Retail Store
Total Approx. Acerage	38.99							

Appendix B - Gazette Use History

Review of relevant history for this project reveals no evidence to support “Office” use as an environmental baseline. The Gazette's documented historical use was residential, and the building appears to have been vacant when environmental review commenced. Neither circumstance supports crediting trips generated by an existing commercial office without evidence of actual office operations during a representative baseline period.

- 1947: Constructed (Per historical and County Records)
- 1952: The Pioneertown Gazette concludes publication
- 1986-2021: The property was used by Linda Mazzarello as a single family residence from 1986 until her passing in 2021.
- 2018: The property is noted as a “Private Residence” (page 193). Pioneertown: The Definitive History, Kenneth B. Gentry.
- 2019: The National Register Historic District Nomination notes that “The Pioneertown Gazette is presently a private residence.” (Section 7, Page 10)
- 2019: A Research Letter authored by Christney Parilla, Senior Planner, San Bernardino County Planning notes the property’s use as “Single Family Residence” (See Appendix A, above)
- 2024: The Applicant received a “Residential Alteration” permit (ALTR-2024-00196).
- 2026: San Bernardino County Assessor records access 11/1/2026 note the Use as “Single Family Residential”

Appendix C - Campground Use History

- 2019: The National Register Historic District Nomination locates the area on a map and describes the use as a Campground. (Section 7, Page 15)
- 2019: A Research Letter authored by Christney Parilla, Senior Planner, San Bernardino County Planning notes the property's use as "Vacant Land".
- 2020 - In response to a request by the Applicant, Karen Watkins of San Bernardino County Planning confirms the parcel's Campground use (See below). No mention is made of the parcel being used as Parking. A Site Plan depicting existing conditions included in that email thread (see below) depicts corrals and other features inconsistent with use as a Parking Lot.
- 2026: San Bernardino County Assessor records access 11/1/2026 note the Use as "Vacant Land, General"

From: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Sent: Tuesday, November 16, 2021 9:28 AM
To: Malcom, Melissa - LUS <Melissa.Malcom@lus.sbcounty.gov>; Duron, Heidi - LUS <Heidi.Duron@lus.sbcounty.gov>; Kleinsmith, Paul - LUS <Paul.Kleinsmith@lus.sbcounty.gov>
Cc: David Mlynarski <david.mlynarski@transtech.org>; Daniel Paul <danieldpaul@gmail.com>; Adam Gold <adam@thirty3group.com>; David Corso <dcorso@corsomg.com>
Subject: RE: Notice of Violation: Pioneertown Corrals

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

Good Morning All,

I apologize if we didn't get the final decision out to everyone late last year. After talking with Terri Rahhal last December about the campground and finding County documentation and reviewing documentation from the property owner, Terri determined that there is plenty of evidence to show that this campground has been in use since the movie days. It is therefore a legal non-conforming land use. Terri did talk to Mark Lundquist about this at the same time.

Please let me know if you have any questions.

In Gratitude,

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218

Cell: 909-528-1791
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187



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From: David Corso <dcorso@corsomg.com>
Sent: Friday, November 12, 2021 1:41 PM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Malcom, Melissa - LUS <Melissa.Malcom@lus.sbcounty.gov>; David Mlynarski (David.Mlynarski@Transtech.org) <david.mlynarski@transtech.org>; Daniel Paul <danieldpaul@gmail.com>; Adam Gold <adam@thirty3group.com>
Subject: Fwd: Notice of Violation: Pioneertown Corrals
Importance: High

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 Karen,

It was really great to be a part of the meeting last week that we hosted in the SoundStage, was so amazing to learn about our properties from Dan and furthermore the historical use of the land and buildings. Thank you for leading that symposium and we look forward to more events like that which help all of us keep Pioneertown such a special place. To that point, Melissa with code enforcement, who has been great to worth with on outstanding citations from previous owners, needs further clarification on a few things.

One citation was for an RV the previous owner had behind the SoundStage with someone living in it, we removed the RV so that is rectified.

There is still the issue of camping on the Mane Street parcel which we believe is legal non-conforming (Grandfathered from the 1950's) according many including Dan Paul who's work to identify Pioneertown on the National Historic Register confirmed. Originally as Dan said, the workers from the film sets camped there as no hotels or accommodations were available. Also we know that Christy Anderson maintained it as camping during the term of her ownership and we have also continued without interruption campers staying on the property. We have the utmost respect for your office and that of code enforcement so would love to put this to bed regarding camping 😉

Thanks so much for any input you can provide and what if any thing we can do to support rectifying this outstanding citation.

My very best,

David Corso

Pioneertown Land Co.

415-734-0686

Begin forwarded message:

From: David Corso <dcorso@corsomg.com>

Subject: Re: Notice of Violation: Pioneertown Corrals

Date: July 26, 2021 at 9:59:28 AM PDT

To: David Mlynarski <david.mlynarski@transtech.org>

Cc: Aaron Mlynarski <aaron.mlynarski@transtech.org>, Gianpaolo Altomari <futurebasicworkshop@gmail.com>, Adam Gold <Adam@thirty3group.com>

CITATIONS

1 FOR EACH OF 3 PARCELS

David Corso / CEO/Founder
dcorso@corsomg.com / 415-734-0686

Corso Marketing Group
www.corsomg.com

On Jul 26, 2021, at 9:50 AM, Adam Gold <Adam@thirty3group.com> wrote:

See what was sent re camping by Christy Lee Anderson the former landowner – it has the violation #'s in the letter

I do believe we have the actual violations being scanned.

A woman named Melissa Malcolm from SB County Code Enforcement came by the campground this weekend and asked for updates

Our preference would be to roll campground improvements into our pre-development and long term development plans

From: Adam Gold <Adam@thirty3group.com>
Date: Monday, July 26, 2021 at 9:35 AM
To: David Corso <dcorso@corsomg.com>
Cc: Gianpaolo Altomari <futurebasicworkshop@gmail.com>
Subject: FW: Notice of Violation: Pioneertown Corrals

David,

Looks like the letter and site plan went to Mark Lundquist from SB county November of last year

From: Adam Gold <Adam@thirty3group.com>
Date: Friday, October 30, 2020 at 9:03 AM
To: Christy Lee <privatearts2020@gmail.com>
Cc: David Corso <dcorso@corsomg.com>
Subject: FW: Notice of Violation: Pioneertown Corrals

Thank you for forwarding Christy. Lets all discuss that response to Magda before it goes out but reads okay to me.

In the meantime, did you ever get a digital copy of the original Pre-development application that was submitted?

Talk soon, Adam

310-562-9926 mobile

From: Christy Lee <privatearts2020@gmail.com>
Date: Friday, October 30, 2020 at 8:58 AM
To: Adam Gold <Adam@thirty3group.com>
Subject: Fwd: Notice of Violation: Pioneertown Corrals

Begin forwarded message:

From: Ben Loescher <bloescher@lma.la>

Subject: Fwd: Notice of Violation: Pioneertown Corrals

Date: October 29, 2020 at 2:21:16 PM MST

To: privatearts2020@gmail.com

Hey Christy,

Here's an updated version of the site plan as well as my suggested response to Magda's questions... let me know if these are good to go or if you have any revisions/corrections!

> Number of campers: The number of campers is variable based on the day of the week (weekends are busiest), but maximum capacity is around 140 people total assuming that all available spaces are

used at a maximum of 4P per campsites (this is typically only occur during festivals at Pappy's).

Duration of stay: The maximum stay duration is 29 days, however in most cases individuals only stay a day or two

Type of accomodation: Guests stay in a assortment of shelter; most sleep in tents but many also sleep in cars or in RVs.

Best,

B.

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

Loescher + Meachem Architects, Inc.

353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

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

From: **Gonzalez, Magda**
<Magda.Gonzalez@lus.sbcounty.gov>
Date: Mon, Oct 19, 2020 at 4:37 PM
Subject: RE: Notice of Violation: Pioneertown Corrals
To: Ben Loescher <bloescher@lma.la>
Cc: Christy Anderson <Privatearts@live.com>, Laura Mishkin <lmishkin@lmarchitectsinc.com>

Hi Ben,

I am currently reviewing the PREA documents. Can you provide dimensions for the existing structures associated with the campground and equestrian facility? Also, can you provide more details regarding the campground? How many people? How long is each stay? Where do they stay (i.e. tents, etc)?

Sincerely,

Magda Gonzalez, MPA

Senior Planner
Land Use Services Department
Phone: 760-995-8150
Fax: 760-995-8167
15900 Smoke Tree

Hesperia, CA 92345-0187

<image001.jpg>

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From: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Sent: Monday, October 19, 2020 8:20 AM
To: Ben Loescher <bloescher@lma.la>; Sanchez, Angelita <Angelita.Sanchez@lus.sbcounty.gov>
Cc: Code Enforcement Division <CodeEnforcementDivision@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>; Gonzalez, Magda <Magda.Gonzalez@lus.sbcounty.gov>
Subject: RE: Notice of Violation: Pioneertown Corrals

Good Morning Ben and Angelita,

The project has been given to Magda Gonzalez. We are a little behind in scheduling a Preapplication Review, so please extend the notice of violation if possible so Planning can provide a response to the project.

Please let me know if you have any questions.
In Gratitude, Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

<image002.png>

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From: Ben Loescher <bloescher@lma.la>
Sent: Monday, October 19, 2020 7:01 AM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Code Enforcement Division <CodeEnforcementDivision@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>
Subject: Re: Notice of Violation: Pioneertown Corrals

Hello Karen,

I trust you had a great weekend! Just wanted to check in and see where things were with Planning's review of the submission and a subsequent pre-application meeting. Our extension with Code Enforcement expires on 10/25 so we are anxious to understand if the County will formally recognize the use as established based on the information provided or provide a path towards that end.

Best,

Ben

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

Loescher + Meachem Architects, Inc.

353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

On Mon, Sep 21, 2020 at 8:26 AM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

Good Morning Code Officer Sanchez,

Planning is working with Ben on the Pre-Application Submittal. For some reason, it isn't showing up in the system. We are working with him to get it in the system, so it will take more time for final submittal and review.

Please feel free to contact me with questions.

In Gratitude, Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

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From: Ben Loescher <bloescher@lma.la>
Sent: Thursday, September 17, 2020 8:39 AM
To: Code Enforcement Division <CodeEnforcementDivision@lus.sbcounty.gov>
Cc: Christy Anderson <Privatearts@live.com>; Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>; Laura Mishkin <lmishkin@lmarchitectsinc.com>
Subject: Fwd: Notice of Violation: Pioneertown Corrals

Hello Officer Sanchez,

Planning is still organizing next steps on the correct mechanism for the property owner to obtain recognition or approval for the Pioneertown Corral project (we are awaiting a Pre-application Meeting). Can we please have another 30 day stay on enforcement while this process continues (through 10/25/2020? I have copied Karen Watkins from Planning for purposes of transparency.

Best,

Ben

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

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353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

On Wed, Aug 26, 2020 at 1:00 PM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

> Thank you Ben. Someone will be in touch when the project has been assigned.
>
> In Gratitude, Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

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From: Ben Loescher <bloescher@lma.la>
Sent: Wednesday, August 26, 2020 12:51 PM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Gonzalez, Magda <Magda.Gonzalez@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>; Prusch, David - LUS <David.Prusch@lus.sbcounty.gov>
Subject: Re: Notice of Violation: Pioneertown Corrals

Hi Karen,

Just an FYI that we've uploaded the pre-application materials to the EZOP portal. There is a bunch of supporting information (the historic district nomination, previous use/permit research, a number of newspaper articles, advertisements & ephemera speaking to many decades of continuing use) that might look like a lot at first glance - please let us know if you run into trouble or would like the information formatted differently!

Best,

Ben

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

Loescher + Meachem Architects, Inc.

353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

On Mon, Aug 17, 2020 at 2:14 PM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

> Good Afternoon Ben,
>
> They can go straight to the Pre-Application. We will do additional research when the owner comes in for that.
>
> Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

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From: Ben Loescher <bloescher@lma.la>
Sent: Monday, August 17, 2020 11:44 AM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Gonzalez, Magda

<Magda.Gonzalez@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>; Prusch, David - LUS <David.Prusch@lus.sbcounty.gov>
Subject: Re: Notice of Violation: Pioneertown Corrals

Thank you Karen, will the approval mechanism for Planning (M/C, CUP, Certificate of Land Use Compliance) be known as an outcome of that process, or do we need to pursue a Professional Consultation with Planning over the historical records first?

Best,

Ben

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

Loescher + Meachem Architects, Inc.

353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

On Fri, Aug 14, 2020 at 4:48 PM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

> Happy Friday Ben,
>
> It might behoove the owner to apply for a Pre-Application Development Review and

provide all the information that you already have. That is the best way to find out the development requirements. All the various departments are included in the review, so the owner would get input on everything that is required. The application is at no cost. They can go to the EZOP website to apply: https://wp.sbcounty.gov/ezop/permits/212139/.

In Gratitude, Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

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From: Ben Loescher <bloescher@lma.la>
Sent: Friday, August 14, 2020 3:16 PM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Gonzalez, Magda <Magda.Gonzalez@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>; Prusch, David - LUS <David.Prusch@lus.sbcounty.gov>
Subject: Re: Notice of Violation: Pioneertown Corrals

Hi Karen,

We are having some difficulty obtaining feedback and requirements from EHS, perhaps because this is not associated with a formal application and it is unclear whether this is to be treated as a new or existing use. Do you know if there someone over there that is familiar with this case that we can reach out to?

Best,

Ben

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

Loescher + Meachem Architects, Inc.

353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

On Wed, Jul 22, 2020 at 11:07 AM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

Ben,

EHS will have to answer that question. They are a reviewer on Planning applications. If you can prove it was an existing approved use, then that might change what is required.

Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

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From: Ben Loescher <bloescher@lma.la>
Sent: Wednesday, July 22, 2020 10:52 AM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Gonzalez, Magda <Magda.Gonzalez@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>; Prusch, David - LUS <David.Prusch@lus.sbcounty.gov>
Subject: Re: Notice of Violation: Pioneertown Corrals

Thanks Karen,

We'll continue researching - it's believed that Campground uses were established concurrent with Pioneertown's founding in 1946. We'll keep looking for supporting documentation.

If I understand this correctly, even if we show that the use predates the 1951 Development Code, we will still need to show compliance with current EHS standards? I am not worried about solid waste, but the LAMP standards that went into effect a few years ago for Onsite Wastewater Treatment Systems are extremely onerous for uses that they consider "new".

Best,

Ben

On Wed, Jul 22, 2020, 9:56 AM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

Good Morning Ben,

Sorry it has taken so long to get back. I don't have a definitive answer for you. The first issue to be resolved is requirements for sanitation and water. You will need to go to Environmental Health Services (EHS) for this. You can do that online at: https://wp.sbcounty.gov/dph/programs/ehs/contact-dehs/.

Magda did additional research and the information is provided at the bottom of this email. The code is clear that the

campground use required a Planning Commission approval in 1965 when the use was documented as existing. We would have to do additional research for this unless the property owner had documentation. This would require a Professional Consultation (PCA) of maybe a few hours.

But before you do this, the key is sanitation and water requirements through EHS.

In Gratitude, Karen

Based on the Research Letter, previously provided by Christney, the property was zoned M-1 (Limited Manufacturing) from 1951-1972.

It doesn’t look like camps/campgrounds was approved used. I looked at the 1951 and 1961 Dev Codes:

The 1951 Development Code’s M-1 Limited Manufacturing (and the allowed uses under C-2 and A-1 which are also permitted under M-1) do not allow camping. However, the Dev Code states it could have been a permitted use subject Planning Commission approval.

<image003.png>

The 1961 Development Code's M-1 uses (along with the A-1, C-1, C-2, R-1, R-2 and R-3 permitted uses) do not list camps as a permitted use. However, it does state that it could have been permitted subject to PC approval.

RAWHIDE ROAD

TOM MIX ROAD

APN: 0594-21-215-0000

APN: 0594-21-234-0000

APN: 0594-21-236-0000

24' - 0"
36' - 0"
24' - 0"
24' - 0"
EXISTING HORSE CORRALS
24' - 0"
48' - 0"
EXISTING HORSE CORRALS
EXISTING UTILITY POLE
24' - 0"
24' - 0"

16' - 0"
EXISTING CHECK-IN BUILDING AND SHED STRUCTURE
19' - 0"
30' - 0"
41' - 0"
EXISTING HORSE CORRALS
EXISTING PORTABLE RESTROOM
EXISTING UTILITY POLE

24' - 0"
48' - 0"
12' - 0"
24' - 0"
48' - 0"
12' - 0"
24' - 0"
48' - 0"
EXISTING HORSE CORRALS
EXISTING OUTDOOR BARBEQUE SHELTER
20' - 0"
20' - 0"
EXISTING PORTABLE RESTROOM
EXISTING UTILITY POLE
LOCATION OF EXISTING (2) UNISEX BATHROOMS
12' - 0"
10' - 6"

EXISTING PAVED BASKETBALL COURT

APN:
0594-21-237-0000

MISC. RETAIL, RESIDENTIAL AND ACCESSORY STRUCTURES NOT IN SCOPE

MANE STREET

DESCRIPTION OF SITE PROGRAM: 29 CORRALS; 15 RV SPACES FOR 1-2 DAY STAYS; 20 TENT/CAR SPACES FOR 1-2 DAY STAYS. VISITORS WITH HORSES STAY 2-5 DAYS.

LMA
LOESCHER MEACHEM ARCHITECTS
353 S BROADWAY, SUITE 201
LOS ANGELES, CA 90013

PLOT PLAN

EXHIBIT A

PIONEERTOWN CORRALS
53626 Mane St, Pioneertown, CA 92268
SCALE AT 30 X 42: 1" = 20'-0"
10/29/2020 2:10:06 PM

Appendix D - Sound Stage Site Plan Markups

VICINITY MAP:



PROJECT LOCATION

OFFICIAL USE ONLY:

LANDSCAPE CALCULATIONS:

THE UNPAVED PARKING LOT AREA: 26,720 SQ. FT.; RESULTING IN A MINIMUM LANDSCAPE AREA OF APPROXIMATELY 7,057 SQ. FT (35,285.25 SQ. FT. X 20%).

TOTAL LANDSCAPE AREA PROPOSED: 9,095 SQ. FT.

NATIVE, DROUGHT TOLERANT / XERISCAPE LANDSCAPED AREA

NOTES

1. SEE CIVIL DRAWINGS FOR DRAINAGE DETAILS
2. PARKING AREAS TO BE EXISTING DIRT / DG
3. OUTDOOR LIGHTING TO COMPLY WITH DESERT LIGHTING ORDINANCE
4. COUNTYWIDE PLAN LAND USE IS C (COMMERCIAL)
5. ZONING DISTRICT IS SD RES (SPECIAL DEVELOPMENT RESIDENTIAL)
6. STREET VACATION TO BE COMPLETED PER PARCEL MAP AND FILED.
7. MAINTAIN NATIVE LANDSCAPE ALONG PIONEERTOWN ROAD
8. IMPROVEMENTS WITHIN RIGHT OF WAY TO OBTAIN ENCROACHMENT PERMIT FROM PUBLIC WORKS
9. IF THE ACCESS ROADS / DRIVEWAYS ARE NOT TO BE PAVED WITH A PERMANENT, ALL-WEATHER SURFACE SUCH AS ASPHALT OR CONCRETE, FIRE DEPARTMENT ACCESS ROAD SHALL COMPLY TO SBCOFD STANDARD A-1, REF: SURFACES. FIRE ACCESS ROADWAYS SHALL BE COMPACTED AND CAPABLE OF VEHICLE SUPPORT UP TO 80,000 LBS. AND ROADS MAY BE CONSTRUCTED WITH NATIVE MATERIALS OR GRAVEL, COMPACTED TO 85% COMPACTION.
10. PRIVATE ROAD EASEMENT WILL BE CONDITIONED TO BE VACATED.

PROJECT TEAM:

OWNER:
PIONEERTOWN LAND COMPANY LLC
CONTACT:
DAVID CORSO
DCORSO@CORSOMG.COM
TEL: 415.734.0686

DESIGNER:
BLU HAUS DESIGN STUDIO LLC
ART MARQUEZ
ART@BLUHAUSDESIGN.COM
TEL: (626) 235-8751

CIVIL ENGINEER:
TRANSTECH
DAVID MLYNARSKI
DAVID.MLYNARSKI@TRANSTECH.ORG

ENGINEER OF RECORD:
TBD

PARKING CALCULATIONS:

PARKING LOAD BREAKDOWN

STRUCTURE / USE	SQUARE FOOTAGE	PARKING RATIO	SPACES REQUIRED	SPACES PROVIDED
SOUNDSTAGE (STANDING AREA)	1,575 SQ.FT.	1 space 2.5 guests 300 occupancy limit	94	46
SOUNDSTAGE (FIXED SEATING: 67 SEATS)	6,223 SQ.FT.	1 PER 3 SEATS	22	1
COFFEE SHOP (RETAIL / TRADE: 12 SEATS)	831 SQ.FT.	1 PER 3 SEATS	4	4
MOBILE KITCHEN TRAILER (RETAIL / TRADE)	225 SQ.FT.	N/A	-	-
PUBLIC OUTDOOR DINING AREA (RETAIL / TRADE)	3,024 SQ.FT.	N/A	-	-
KIOSK TRAILER (RETAIL / TRADE)	145 SQ.FT.	N/A	-	-
RESTROOM TRAILER (RETAIL / TRADE)	250 SQ.FT.	N/A	-	-
	TOTAL STANDARD SPACES		120*	51

PARKING BREAKDOWN:

STANDARD SPACES
120 REQ. ..... 51 PROVIDED

ACCESSIBLE SPACES
2 REQ. ..... 5 PROVIDED (4 STANDARD ADA + 1 VAN ADA)

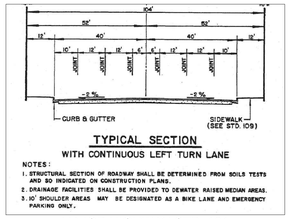
LOADING SPACES
1 REQ. ..... 1 PROVIDED

TOTAL 57 ON SITE

* 63 ADDITIONAL OFF SITE PARKING AVAILABLE NORTH OF MANE STREET ON APN: 0594-212-15 per PARKING LOT AGREEMENT - SEE PARKING AGREEMENT MAP BELOW

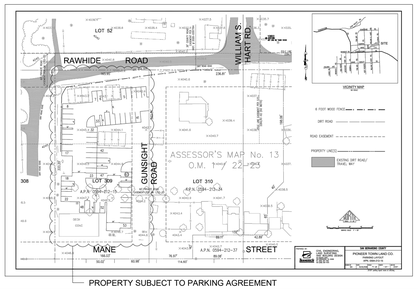
SIGNAGE: NO PROPOSED SIGNS

ROAD SECTION (PIONEERTOWN ROAD) (EXISTING) 01



MAJOR HIGHWAY STD. 101

PARKING AGREEMENT MAP 02



PROPERTY SUBJECT TO PARKING AGREEMENT

PROJECT DESCRIPTION:

DESERT 5 (SOUNDSTAGE)
THIS VENUE NOW KNOWN AS THE SOUNDSTAGE WILL BE USED AS A MULTI-PURPOSE FACILITY FOR COMMUNITY FUNCTIONS, LIVE AND RECORDED MUSIC EVENTS, PRIVATE EVENTS, FOOD & BEVERAGE SERVICE INCLUDING OBTAINING AN ABC LICENSE.

HITCHING POST (COVERED OUTDOOR DINING AREA)
THIS IS A NEW OPEN AIR SHADE STRUCTURE FOR VISITORS AND COMMUNITY TO USE FOR OUTDOOR DINING, MEETINGS, EVENTS.

COWBOY COFFEE & CREAMERY (@ EXISTING GAZETTE)
THE MOST REQUESTED FEATURE ASKED BY VISITORS AND LOCALS, A COFFEE AND ICE CREAM SHOP IN THE OLD PIONEERTOWN GAZETTE.

PIONEERTOWN CAFE (MOBILE KITCHEN TRAILER)
A 30-40' CUSTOM KITCHEN SITUATED BEHIND THE HITCHING POST TO SERVE AS A WALK UP FOOD SERVICE FEATURING HEALTHY SALADS, SANDWICHES AND OTHER FOOD OPTIONS. THIS KITCHEN WILL ALSO SERVE DESERT 5 AND COWBOY COFFEE & CREAMERY.

BATHROOMS (PUBLIC RESTROOM TRAILER)
THESE ERGONOMIC BATHROOMS THAT DO NOT USE SEPTIC OR WATER FEATURE A SYSTEM WHERE WASTE IS TRANSFORMED INTO FERTILIZER. THESE BATHROOMS WILL BE OPEN TO THE PUBLIC AND USED BY DESERT 5, HITCHING POST AND COWBOY COFFEE & CREAMERY.

UTILITIES:

Pioneertown Utilities by Property

Soundstage - 53585 Mane Street, Pioneertown CA 92268

Provider	Account #	Phone #	Address	Details
SB County Special Districts Water & Sanitation	551020	760-955-9885	222 W. Hospitality LN 2nd Floor, San Bernardino CA 92415	Water/Sewer
SoCal Edison	801165456	800-990-7788	PO Box 6400, Rancho Cucamonga CA 91729	Electric
Burrtec	47-SC 210363	760-365-2015		Trash
Fiberbyte	uses address	none/internet	4741 E Palm Canyon Drive STE C PMB 1022, Palm Springs CA 92264	Internet

Gazette - 53543 Mane Street, Pioneertown CA 92268

Provider	Account #	Phone #	Address	Details
SB County Special Districts Water & Sanitation	551018	760-955-9885	222 W. Hospitality LN 2nd Floor, San Bernardino CA 92415	Water/Sewer
SoCal Edison	801318730	800-684-8123	PO Box 6400, Rancho Cucamonga CA 91729	Electric

Retail Shops - 53586 Mane St

SoCal Edison	801180404	800-684-8123	PO Box 6400, Rancho Cucamonga CA 91729	Partially reimbursed from Sarah and Daniel
SB County Special Districts Water & Sanitation	551019	760-955-9885	222 W. Hospitality LN 2nd Floor, San Bernardino CA 92415	Water/Sewer

Retail Shops - 53626 Mane St

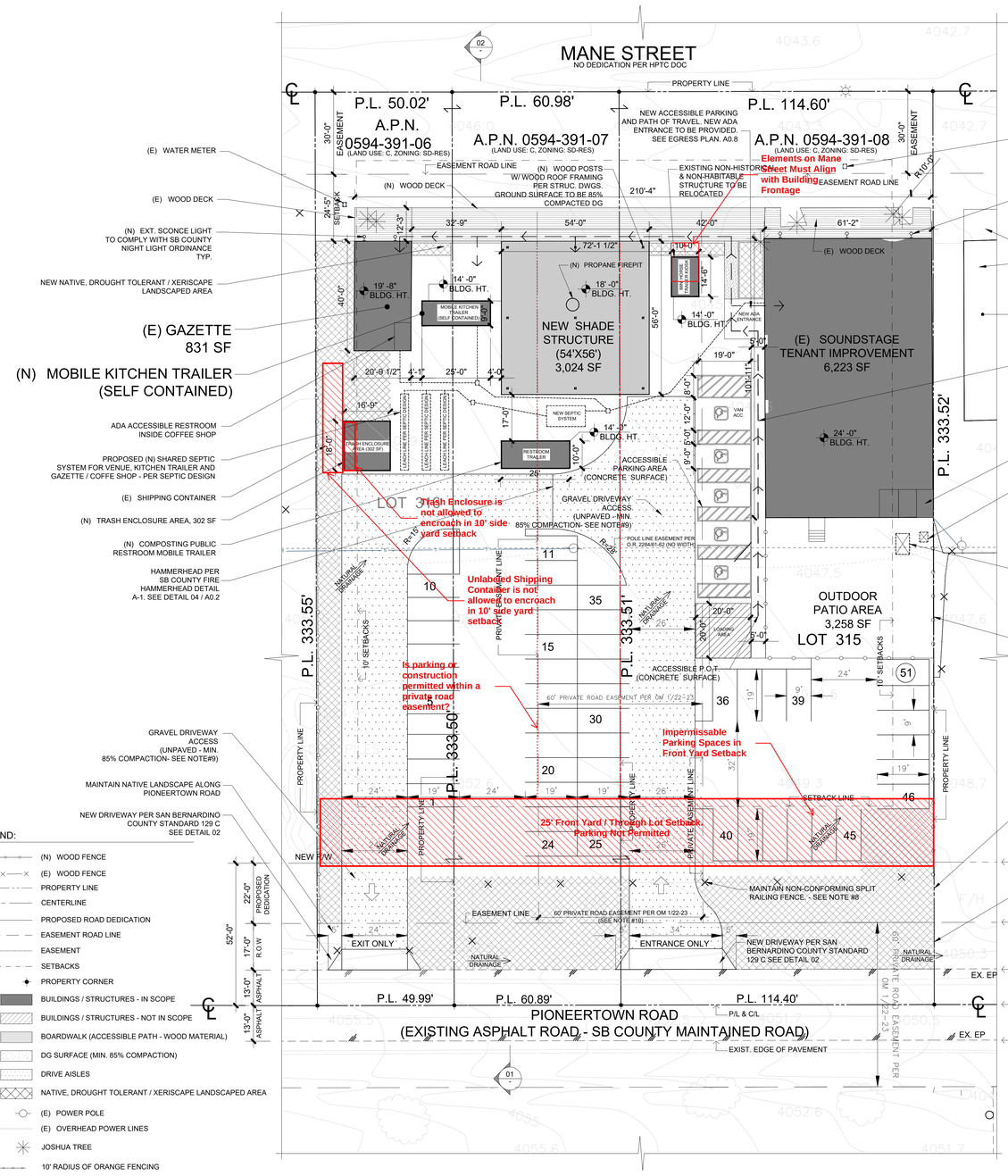
SB County Special Districts Water and Sanitation	551021	760-955-9885	222 W. Hospitality LN 2nd Floor, San Bernardino CA 92415	

Retail Shop - 5099 William S. Hart Rd

SoCal Edison	801483137	800-684-8123	PO Box 6400, Rancho Cucamonga CA 91729	

Camping

SoCal Edison	801090273	800-990-7788	PO Box 6400, Rancho Cucamonga CA 91729	Electric - Street lights
SoCal Edison	801090285	800-990-7788	PO Box 6400, Rancho Cucamonga CA 91729	Electric - Street lights



01 SITE PLAN - MASTER PLAN
PROPOSED DESIGN

scale: 1" = 20'

PROJECT INFORMATION:

APPLICATION TYPE: CONDITIONAL USE PERMIT

PROPERTY ADDRESS:
53585 MANE STREET
PIONEERTOWN, CA 92268

LEGAL DESCRIPTION (SEE GRANT DEED EXHIBITS BELOW):

APN:	059439108, 059439107, & 059439106
LOT AREA:	1.84 ACRES
COUNTYWIDE PLAN LAND USE:	C (COMMERCIAL)
ZONING DISTRICT:	SD RES (SPECIAL DEVELOPMENT - RESIDENTIAL)
OCC. TYPE:	SOUNDSTAGE: A-2 COVERED PATIO: A-2 GAZETTE: GROUP B & GROUP M

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PIONEERTOWN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 60.94 FEET OF LOT 316, AS SHOWN ON ASSESSOR'S NO. 13, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 22 AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING A SUBDIVISION OF SECTION 19, IN TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 1/2 INTEREST IN AND TO ANY AND ALL MINERALS, MINERAL PRODUCTS, CHEMICALS, CHEMICAL SUBSTANCES, ORGANIC AND INORGANIC, METALLIC AND NON-METALLIC, SOLID, LIQUID OR GASEOUS, FISSIONABLE OR NON-FISSIONABLE, RADIOACTIVE OR NON-RADIOACTIVE, ELEMENTS AND COMPOUNDS, AND OIL, GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER OR RECOVERABLE FROM THE SAID PORTION OF SAID PROPERTY, AND ANY AND ALL PARTS THEREOF, AS RESERVED IN DEED RECORDED MAY 22, 1964, BOOK 6154, PAGE 315, OFFICIAL RECORDS.

SAID LEGAL DESCRIPTION IS MADE PURSUANT TO CERTIFICATE OF COMPLIANCE NO. S2021-016A, RECORDED JULY 20, 2021, INSTRUMENT NO 2021-0326313, OFFICIAL RECORDS.

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PIONEERTOWN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOT 315, EXCEPT THEREFROM THE EASTERLY 51.45 FEET THEREOF, AS SHOWN ON ASSESSOR'S NO. 13, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 22 AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING A SUBDIVISION OF SECTION 19, IN TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 1/2 INTEREST IN AND TO ANY AND ALL MINERALS, MINERAL PRODUCTS, CHEMICALS, CHEMICAL SUBSTANCES, ORGANIC AND INORGANIC, METALLIC AND NON-METALLIC, SOLID, LIQUID OR GASEOUS, FISSIONABLE OR NON-FISSIONABLE, RADIOACTIVE OR NON-RADIOACTIVE, ELEMENTS AND COMPOUNDS, AND OIL, GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER OR RECOVERABLE FROM THE SAID FOREGOING PROPERTY, AND ANY AND ALL PARTS THEREOF, AS RESERVED IN DEED RECORDED MAY 22, 1964, BOOK 6154, PAGE 315, OFFICIAL RECORDS.

SAID LEGAL DESCRIPTION MADE PURSUANT TO CERTIFICATE OF COMPLIANCE NO. S2021-016B, RECORDED JULY 20, 2021, INSTRUMENT NO. 2021-0326314, OFFICIAL RECORDS.

BUILDING INFO:

OCCUPANCY GROUPS:	A, B, M
TYPE OF CONSTRUCTION:	V-B
HEIGHT:	24'-0"
FIRE SPRINKLERS:	NO
GRADING QTY:	NONE
JOSHUA TREE:	NO TRENCHING WITHIN 40' OF JOSHUA TREE WITHOUT AN ARBORIST LETTER
DRAINAGE:	SEE CIVIL / DRAINAGE PLANS

AREA SUMMARY:

	(N)	(E)	BONUS	TOTAL
SOUND STAGE	-	6,223 SF	-	6,223 SF
OUTDOOR DINING	3,024 SF	-	-	3,024 SF
GAZETTE	-	831 SF	-	831 SF
ADA PARKING (IMPERVIOUS)	1,976 SF	-	-	1,976 SF
MINI HORSE KIOSK	145 SF	-	-	145 SF
PUBLIC RESTROOM TRAILER	250 SF	-	-	250 SF
			TOTAL:	12,449 SF

LOT COVERAGE:

LAND USE ZONING	PROPOSED LOT COVERAGE	LOT SIZE	MAX. LOT COVERAGE ALLOWED	TOTAL LOT COVERAGE
RURAL COMMERCIAL	12,449 SF	80,150 SF	80%	12,449 / 80,150 = .15

TOTAL LANDSCAPE AREA PROPOSED: 9,095 SQ. FT.: 11.35% OF 80,150 SQ.FT.

SCOPE OF WORK:

PROJECT SCOPE:

1. TENANT IMPROVEMENT OF SOUNDSTAGE VENUE TO INCLUDE NEW ADA RESTROOMS, ADA PARKING, BAR AREA, LOUNGE.
2. NEW COVERED OUTDOOR DINING AREA.
3. MOBILE KITCHEN TRAILER - SELF CONTAINED
4. PUBLIC RESTROOM TRAILER
5. NEW SEPTIC WASTE SYSTEM.
6. NEW COFFEE SHOP @ EXISTING GAZETTE
7. MINI HORSE TRAILER KISOK

SHEET INDEX:

ARCHITECTURAL PLANS:
A-0.1 PROJECT DATA, NOTES & SITE PLAN

BLU HAUS DESIGN INC.
BY ART MARQUEZ

61416 29 PALMS HWY #1953
JOSHUA TREE, CA 92252

626-235-8751
ART@BLUHAUSDESIGN.COM

ART MARQUEZ, B. ARCH
CRC R106 & BUSINESS AND PROFESSIONS CODE 5536.2

DATE	ISSUED FOR
26-0923	COUNTY RESUBMITTAL

DATE	REVISION

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PROJECT:
CUP - TENANT IMPROVEMENT

ADDRESS:
53585 MANE STREET
PIONEERTOWN, CA 92268

SHEET TITLE:
TITLE PAGE
SITE PLAN

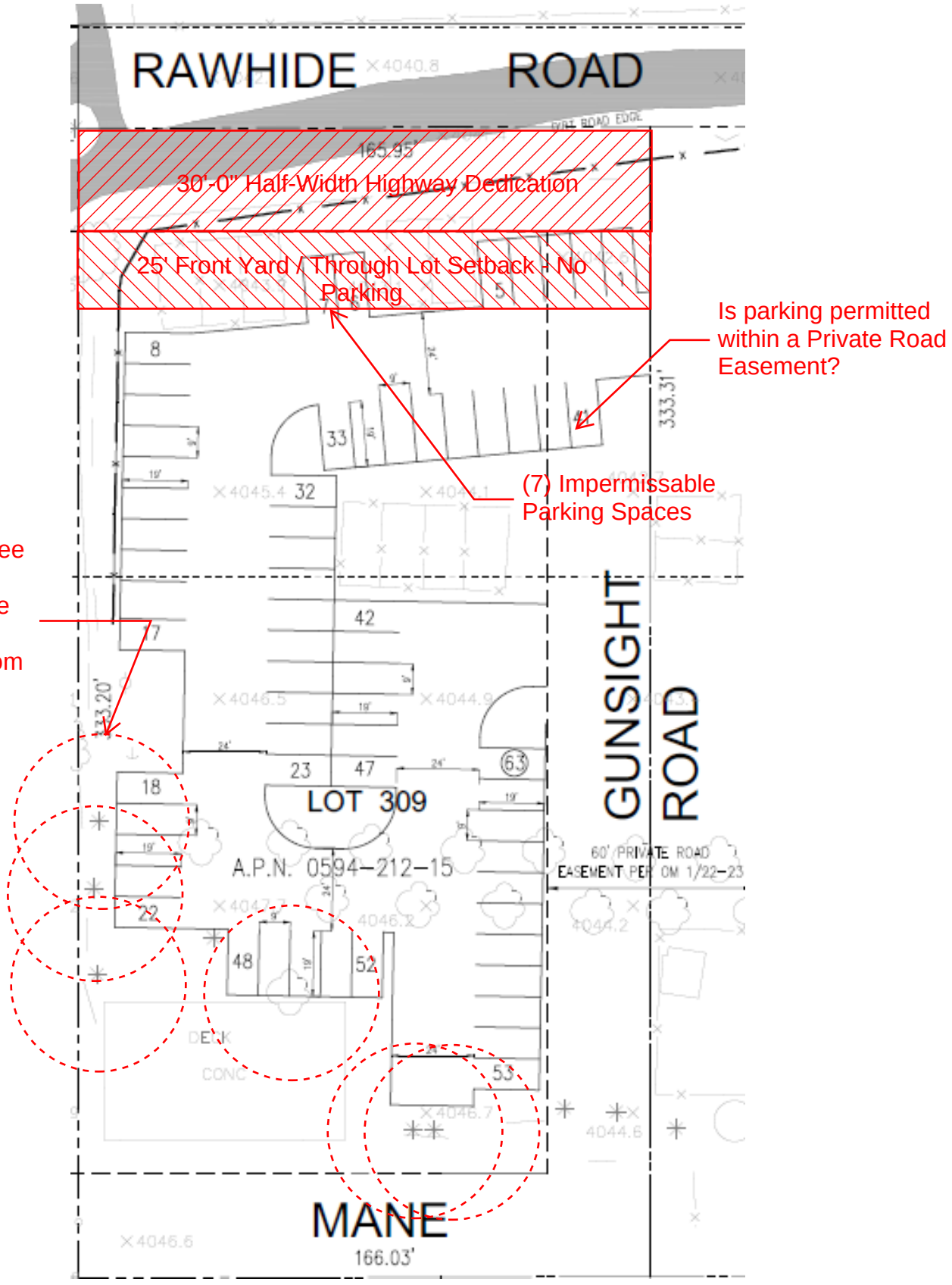
PROJECT: SOUNDSTAGE
DATE: 26-0923
DRAWN BY: ART MARQUEZ
SCALE: AS NOTED

SHEET:
A0.1

PRINT ON ARCH E (30X42)

Appendix E - Campground / Parking Site Plan Markups

Parking Agreement Site Plan:



Appendix F - Traffic Study
The Technical Report authored by Gandinni as part of the project's Initial Study is fundamentally flawed due to the Applicant's mischaracterization of existing uses. Examples follow:

Page 2:
"The continued existing use of the Soundstage is exempt from the transportation screening assessment as an existing use."

Comment: This is false. As demonstrated elsewhere in this comment letter as well as in Appendix A, the Soundstage has no meaningful history of use as an Event Facility prior to the Applicant's purchase of the property, which is contemporaneous with the commencement of Environmental Review.

> *"Table 1 shows the proposed project trip generation forecast is based on average rates obtained from the*
> *Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition, 2025) for Land Use Codes*
> *712 (Small Office), 926 (Food Cart Pod) and 936 (Coffee Donut Shop without Drive Through Window)."*

Comment: The characterization of the Gazette building as a Small Office as a prior use is false and unsupported. Additionally, as demonstrated elsewhere in this comment letter as well as in Appendix B, the Soundstage has no meaningful history of use as an Event Facility prior to the Applicant's purchase of the property, and has not been used for Office purposes at any time since that purchase.

> *"Due to the small-town nature of Pioneertown, the proposed project land uses are primarily anticipated to serve visitors that will already be in the area and capture trips generated by the existing primary on-site uses such as the Soundstage and nearby uses such as Camp Pioneertown and Pioneertown Motel."*

Comment:
This judgement needs justification. Camp Pioneertown has very few visitors in any given week, and the Pioneertown Motel has only 19 rooms at approximately 50% annual daily occupancy. Pioneertown is primarily a dining and music destination, and the provision of new food and beverage options to the town has on all other recent projects proven to be a trip generator. The Applicant maintains records of Campground visitation and should be able to provide data showing the dates and quantities of visitors.

> *"Net New Trip Adjustment*
> *The project trip generation includes a reduction for the existing trips generated by the existing commercial structure (Gazette), which is proposed to be redeveloped as an ice cream/coffee shop."*

Comment: As previously noted, the Gazette building has not been a commercial structure in recent memory. The correct baseline is its most recent use (approximately 1986-2022) as a Single Family Home.

The use of incorrect assumptions for usage and baseline criteria invalidates the conclusions of this report. The actual new number of trips generated for this project needs to be based on a newly established Meeting Facility / Night Club use.

The new community outdoor dining gathering pavilion is anticipated to be staffed by the same 10 full-time employees or as part of the 10 part-time employees that are also staffing the Soundstage and Gazette. The supplemental dining pavilion hours of operation are Wednesday to Thursday from 7:00 AM to 6:00 PM and Friday to Sunday from 7:00 AM to 8:00 PM.

TRIP GENERATION

For the purpose of this report, the net new trips generated by the change in land use of the Gazette from small office to coffee/ice cream shop and the new dining area are reviewed. The continued existing use of the Soundstage is exempt from the transportation screening assessment as an existing use.

Table 1 shows the proposed project trip generation forecast is based on average rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (12th Edition, 2025) for Land Use Codes 712 (Small Office), 926 (Food Cart Pod) and 936 (Coffee Donut Shop without Drive Through Window).

It should be acknowledged that these trip generation rates are based on general urban/suburban settings, as opposed to the rural setting of the project site because of a lack of ITE trip generation in rural settings. Due to the small-town nature of Pioneertown, the proposed project land uses are primarily anticipated to serve visitors that will already be in the area and capture trips generated by the existing primary on-site uses such as the Soundstage and nearby uses such as Camp Pioneertown and Pioneertown Motel. Therefore, the majority of trips to/from the proposed uses are expected to be internal and/or pedestrian trips, and the vehicle trip estimates are likely overstated especially given the use of the general urban/suburban ITE data which provides a conservative estimate.

Pass-by Trip Adjustments

The project trip generation includes pass-by trip adjustments based on average pass-by rates obtained from the ITE *Trip Generation Manual*. Land uses such as shopping centers, restaurants, and coffee shops will often locate next to busy roadways to attract motorists already on the street. When there is no daily pass-by data provided in ITE *Trip Generation Manual Appendices*, the daily pass-by value is determined by the average of the AM peak and PM peak pass-by rates. Pass-by trips are included at the project driveways and applied after internal capture adjustments.

Net New Trip Adjustment

The project trip generation includes a reduction for the existing trips generated by the existing commercial structure (Gazette), which is proposed to be redeveloped as an ice cream/coffee shop.

Project Trips

As shown in Table 1, the proposed project is forecast to generate a total of approximately 380 daily trips, including 24 trips during the AM peak hour and 15 trips during the PM peak hour.

PROJECT TRIP DISTRIBUTION

Figure 1 and Figure 2 illustrate the forecast directional distribution patterns of the project generated trips. The project trip distribution patterns are developed from engineering judgement based on review of existing volume data, surrounding land uses, and the local and regional roadway facilities in the project vicinity.

Table 1
Project Trip Generation

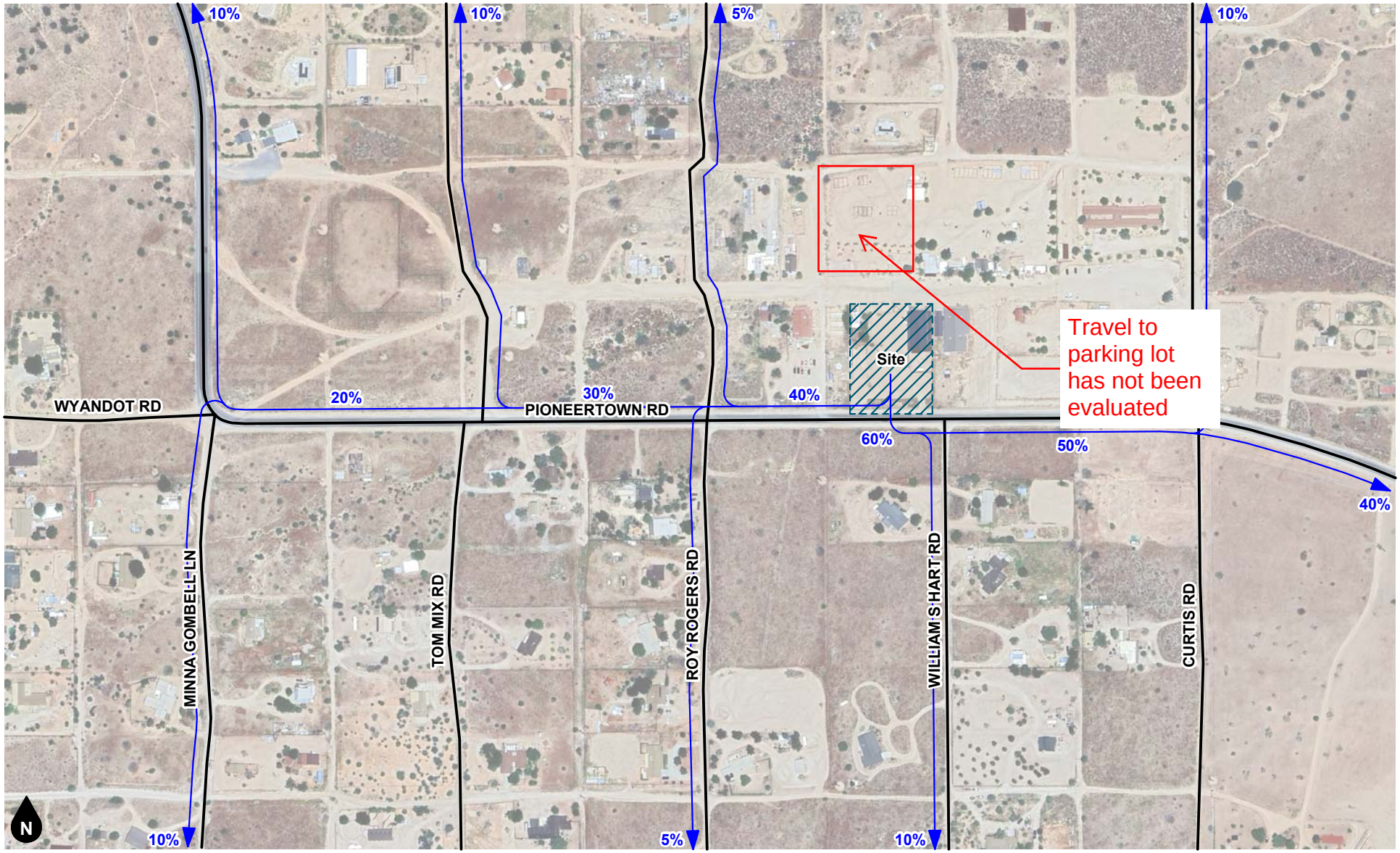
Trip Generation Rates									
						PM Peak Hour			Daily
Land Use	Source[1]	Land Use Variable[2]	% In	% Out	Rate	% In	% Out	Rate	Rate
Small Office Building	ITE 712	TSF	83%	17%	1.64	34%	66%	2.16	14.39
Food Cart Pod	ITE 926[3]	FC	50%	50%	6.16	60%	40%	6.16	77.00
Coffee Donut Shop without Drive-Through Window	ITE 936[3]	TSF	51%	49%	91.02	50%	50%	31.53	485.48

Project Trip Generation for Analysis[5]									
Trips Generated									
			AM Peak Hour			PM Peak Hour			
Land Use	Source	Quantity	In	Out	Total	In	Out	Total	Daily
Existing									
Small Office Building	ITE 712	0.831 TSF	1	0	1	1	1	2	12
Proposed									
Food Cart Pod	ITE 926	2.000 FC	6	6	12	7	5	12	154
Coffee Donut Shop without Drive-Through Window	ITE 936	0.831 TSF	39	37	76	13	13	26	403
Pass-by Trips (83%AM, 81%PM, 41%Daily)	ITE 937		*-32*	*-31*	*-63*	*-11*	*-10*	*-21*	*-165*
Subtotal			*7*	*6*	*13*	*2*	*3*	*5*	*238*
Subtotal Project Trips (Gross)			45	43	88	20	18	38	557
Total Pass-by Trips			-32	-31	-63	-11	-10	-21	-165
TOTAL NEW TRIPS GENERATED			**13**	**12**	**25**	**9**	**8**	**17**	**392**
TOTAL NET NEW TRIPS GENERATED			**12**	**12**	**24**	**8**	**7**	**15**	**380**

Incorrect baseline

Notes:

1. ITE = Institute of Transportation Engineers *Trip Generation Manual* (12th Edition, 2025); ### = Land Use Code. All rates based on General Urban/Suburban setting.
2. TSF = Thousand Square Feet; FC = Food Carts.
3. ITE rates with data from San Diego Association of Governments (SANDAG) *Vehicular Traffic Generation Rates* (April 2002). Where the daily or peak hour rate is not provided by ITE, the SANDAG percentage of peak hour to daily rate is used to calculate the missing data. Where the peak hour distribution is not provided by ITE, the SANDAG peak hour distribution is used.
4. Pass-by trips calculated in accordance with procedures in the ITE Trip Generation Manual (12th Edition, 2025). Daily pass-by is calculated using half of the AM and PM pass-by average rates.



Legend

10% Percent To/From Project

Figure 1
Project Trip Distribution

VICINITY MAP:



OFFICIAL USE ONLY:

PARKING CALCULATIONS:

PARKING LOAD BREAKDOWN

STRUCTURE / USE	SQUARE FOOTAGE	PARKING RATIO	SPACES REQUIRED
SOUNDSTAGE (RETAIL / TRADE)	6,223 SQ.FT.	1:100 SQ.FT.	63
COFFEE SHOP (RETAIL / TRADE)	831 SQ.FT.	1:200 SQ.FT.	5
MOBILE KITCHEN TRAILER (RETAIL / TRADE)	225 SQ.FT.	1:200 SQ.FT.	2
PUBLIC OUTDOOR DINING AREA (RETAIL / TRADE)	3,024 SQ.FT.	N/A	-
		TOTAL REQUIRED	70

PARKING TOTALS:

STANDARD SPACES: 50

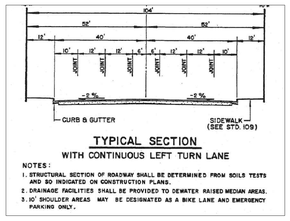
TOTAL: 55

ASSESSABLE SPACES: 5

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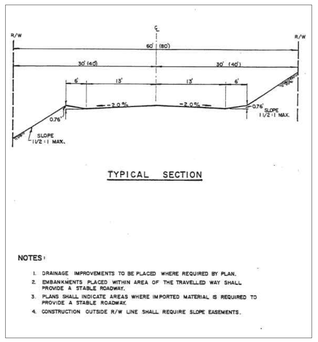
APN:	059439108, 059439107, & 059439106
LOT AREA:	1.84 ACRES
ZONING:	RURAL COMMERCIAL
COUNTYWIDE PLAN LAND USE:	C (COMMERCIAL)
ZONING DISTRICT:	SD RES (SPECIAL DEVELOPMENT - RESIDENTIAL)
OCC. TYPE:	SOUNDSTAGE: A-2 COVERED PATIO: A-2 GAZETTE: GROUP B & GROUP M

ROAD SECTION (PIONEERTOWN ROAD) 01



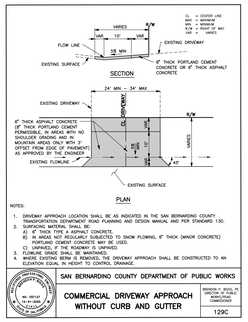
MAJOR HIGHWAY STD. 101

ROAD SECTION (MANE STREET) 02

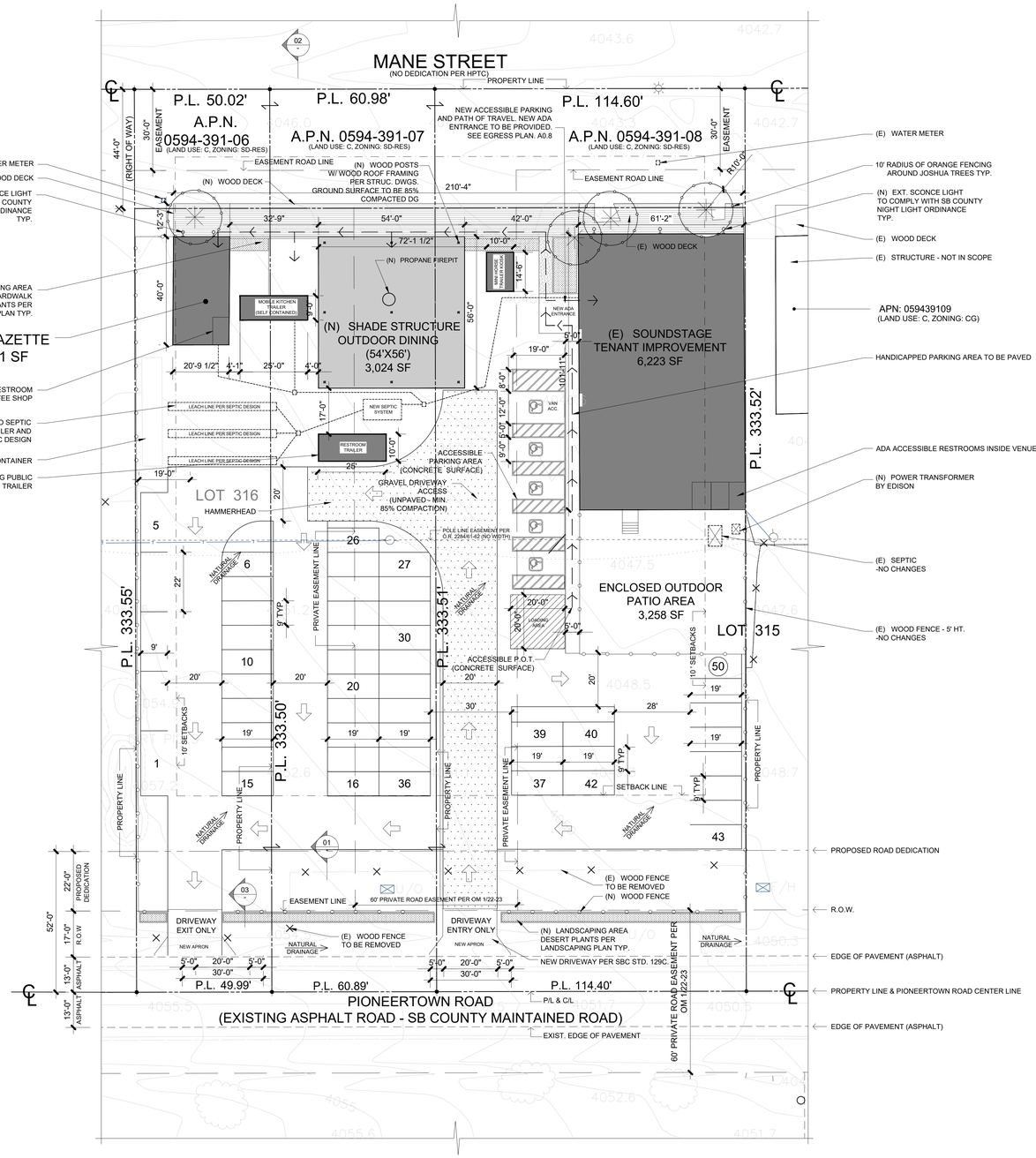


GRADED ROAD STD. 114

COMMERCIAL DRIVEWAY APPROACH W/O CURB 03



STD. 129C



LEGEND:

- (N) WOOD FENCE
- (E) WOOD FENCE
- PROPERTY LINE
- CENTERLINE
- PROPOSED ROAD DEDICATION
- EASEMENT ROAD LINE
- EASEMENT
- SETBACKS
- PROPERTY CORNER
- BUILDINGS / STRUCTURES - IN SCOPE
- BUILDINGS / STRUCTURES - NOT IN SCOPE
- BOARDWALK (ACCESSIBLE PATH - WOOD MATERIAL)
- DG SURFACE (MIN. 85% COMPACTION)
- DESERT LANDSCAPING AREAS
- (E) POWER POLE
- (E) OVERHEAD POWER LINES
- JOSHUA TREE
- 10' RADIUS OF ORANGE FENCING
- LOT TIE
- ACCESSIBLE PATH OF TRAVEL = 5'-0" WIDE
- S STANDARD PARKING SPACE
- C COMPACT PARKING SPACE
- (E) STREET LIGHT

NOTES:

1. SEE CIVIL DRAWINGS FOR DRAINAGE DETAILS
2. PARKING AREAS TO BE EXISTING DIRT / DG
3. OUTDOOR LIGHTING TO COMPLY WITH DESERT LIGHTING ORDINANCE
4. COUNTYWIDE PLAN LAND USE IS C (COMMERCIAL)
5. ZONING DISTRICT IS CG (GENERAL COMMERCIAL)

01 SITE PLAN - MASTER PLAN

PROPOSED DESIGN

scale: 1" = 20'

BLU HAUS
DESIGN | BUILD

BLU HAUS
DESIGN STUDIO

BY ART MARQUEZ

61416 29 PALMS HWY #1953
JOSHUA TREE, CA 92252

626-235-8751
ART@BLUHAUSDESIGN.COM

ART MARQUEZ, B. ARCH
CRC R106 & BUSINESS AND PROFESSIONS CODE 5536.2

DATE	ISSUED FOR
23-0906	COUNTY SUBMITTAL
24-1007	COUNTY RESUBMITTAL

DATE	REVISION

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PROJECT:

CUP - TENANT IMPROVEMENT

ADDRESS:

53585 MANE STREET
PIONEERTOWN, CA 92268

SHEET TITLE:

SITE PLAN

PROJECT: SOUNDSTAGE

DATE: 24-1007

DRAWN BY: ART MARQUEZ

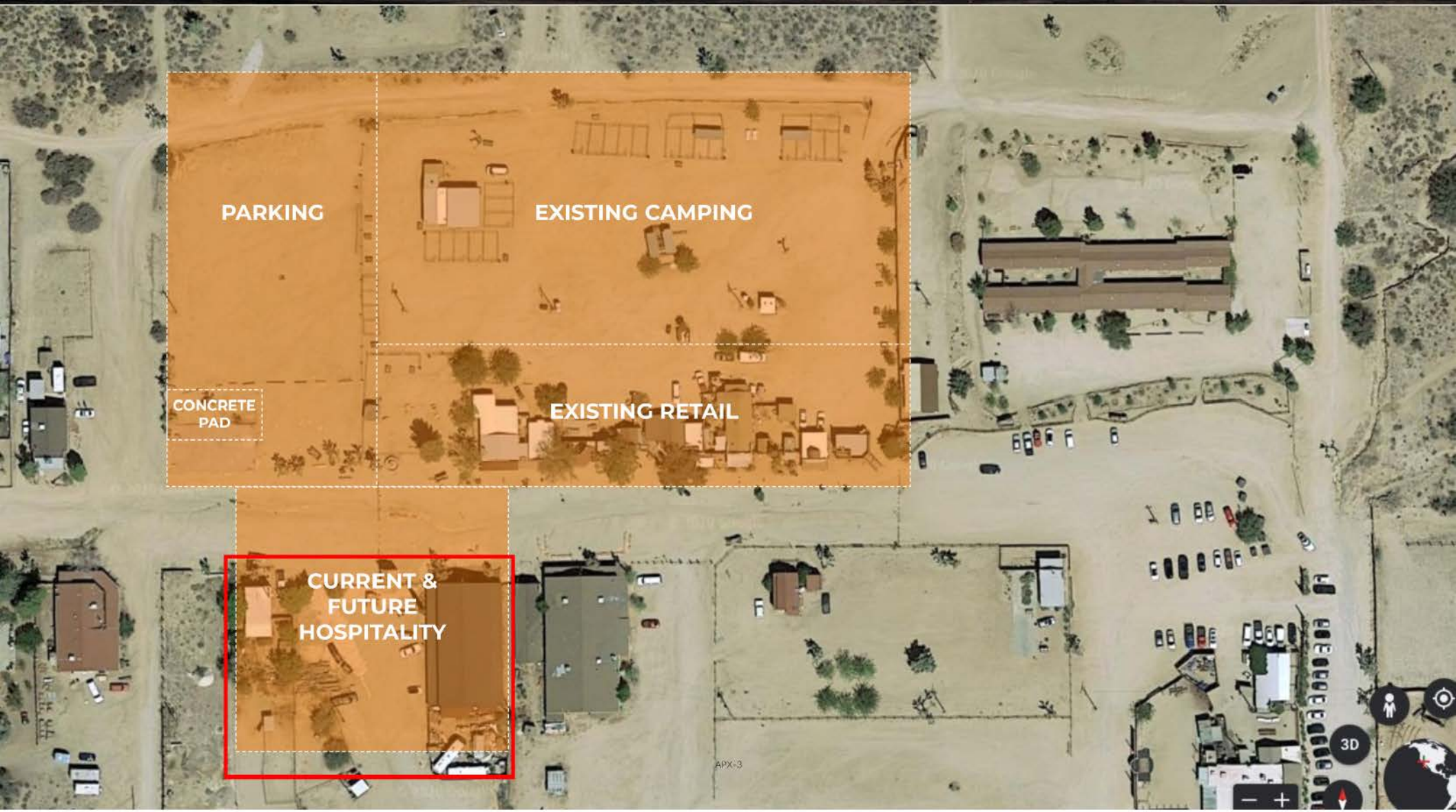
SCALE: AS NOTED

SHEET:

A0.2

PIONEERTOWN LAND CO. PARCEL MAP

ESTABLISHED 1946
PIONEERTOWN
LAND & MANAGEMENT CO.



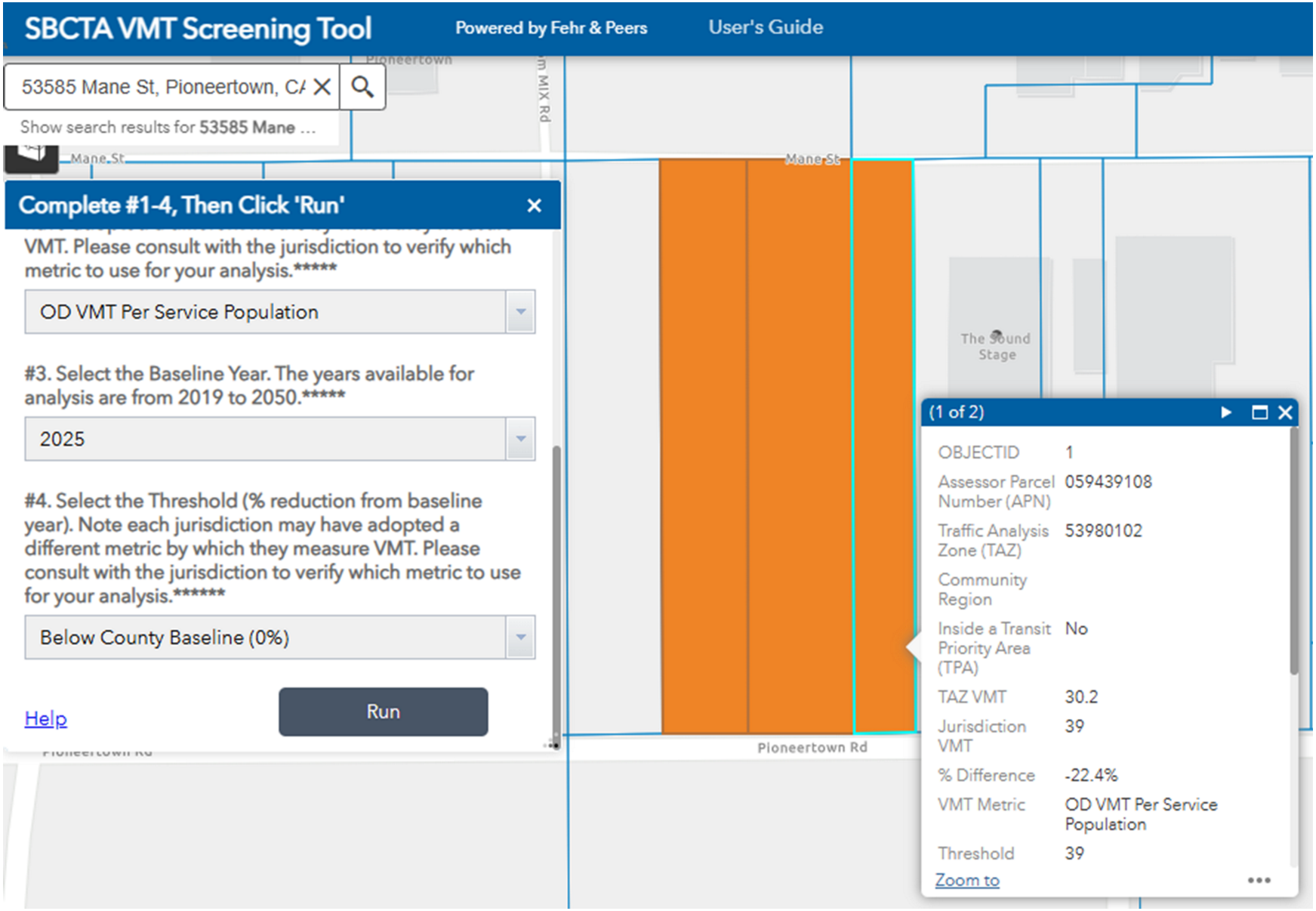
A WESTERN TOWN FULL OF LIFE AS IT WAS MEANT TO BE

ESTABLISHED 1946
PIONEERTOWN
LAND & MANAGEMENT CO.



ATTACHMENT B

VMT SCREENING TOOL RESULTS


SBCTA VMT Screening Tool
Powered by Fehr & Peers
User's Guide
53585 Mane St, Pioneertown, CA
Show search results for 53585 Mane ...
Mane St
Pioneertown
Complete #1-4, Then Click 'Run'
VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*****
OD VMT Per Service Population
#3. Select the Baseline Year. The years available for analysis are from 2019 to 2050.*****
2025
#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.******
Below County Baseline (0%)
Help
Run
Pioneertown Rd
The Sound Stage
(1 of 2)
OBJECTID 1
Assessor Parcel Number (APN) 059439108
Traffic Analysis Zone (TAZ) 53980102
Community Region
Inside a Transit Priority Area (TPA) No
TAZ VMT 30.2
Jurisdiction VMT 39
% Difference -22.4%
VMT Metric OD VMT Per Service Population
Threshold 39
Zoom to

Appendix G - Noise Report
The Noise Impact Study authored by MD Acoustics as part of the project's Initial Study is fundamentally flawed due to the Applicant's mischaracterization of ambient conditions, as well as its failure to include all noise-generating program areas. Examples follow:

Comment: The Noise Contours on Figure 4 show the 3,258 SF Outdoor Patio as not generating any noise. There is no basis for this exclusion - it must be reasonably assumed that an enclosed Outdoor Patio attached to an Event Space will be used and generate significant sound.

Comment: The Noise Report did not perform field testing and fails to adequately assess the impact of the project during the significantly quieter ambient conditions during nighttime, and does not assess impact on the receiving residence immediately South of the project site (also shown but not analyzed in Figure 4).

The Noise Report must show compliance with Development Code section § 83.01.080 Noise for all receiving properties. Further, simple compliance with the Development Code Noise Standard is insufficient to conclude no impact. MD Acoustics estimates the following nighttime increases:

1. +7 dBA at residential Receptor 3.
2. +21 dBA at commercial Receptor 2.
3. +6 dBA at commercial Receptor 1.

In King and Gardiner Farms, LLC v. County of Kern, (2020), The California Court of Appeal recognized 5 dBA as a commonly used significance threshold for an increase in ambient noise. More importantly, it rejected an environmental analysis relying exclusively on absolute noise limits without adequately considering the magnitude of the increase. The Applicant's Noise Report shows an increase of approximately 10dBA. As noted in a Noise Impact Analysis prepared for a project elsewhere in Unincorporated San Bernardino County, Gandinni noted:

> *It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by the California Department of Transportation's Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013).*
>
> Re: Gandinni, Noise Impact Analysis, Chateau Senior Living Facility project, 2020, page 3. (Attached)

A potentially even more relevant case *Keep Our Mountains Quiet v. County of Santa Clara*, (2015). This decision concerned weddings and amplified entertainment at a rural venue. The court recognized that both ambient-noise increases and absolute levels matter, and that compliance with a local noise ordinance does not necessarily eliminate the possibility of significant CEQA noise impacts. The provided Noise Impact Analysis fails to adequately study all likely noise generators, and even with minimizing assumptions appears to erroneously conclude No Impact.

Noise data indicate that the existing ambient noise level is approximately 48 dBA Leq(h). This includes all the current activity from Pioneertown. This corresponds to a minimum nighttime level of 38 dBA Leq(h). Figure 3 shows the measurement location. Additional field notes and photographs are provided in Appendix B.

Figure 3: Measurement Location



Stationary Noise Level Prediction Modeling

SoundPLAN Acoustic Modeling Software (SP) was utilized to model the operational noise levels from the project site. SP acoustical modeling software is capable of evaluating stationary noise sources (e.g., loudspeakers for live events, DJs, parking lots, crowds, loading/unloading, patios, etc.). SP's software utilizes algorithms (based on inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. In addition, SP can model the noise sources as point sources, line sources, and area sources. SP is typically accurate within ± 3 dB.

The future worst-case noise level projections were modeled using measured sound level data for the stationary on-site sources. The model incorporates the topography and buildings and shows how sound propagates to the surrounding area.

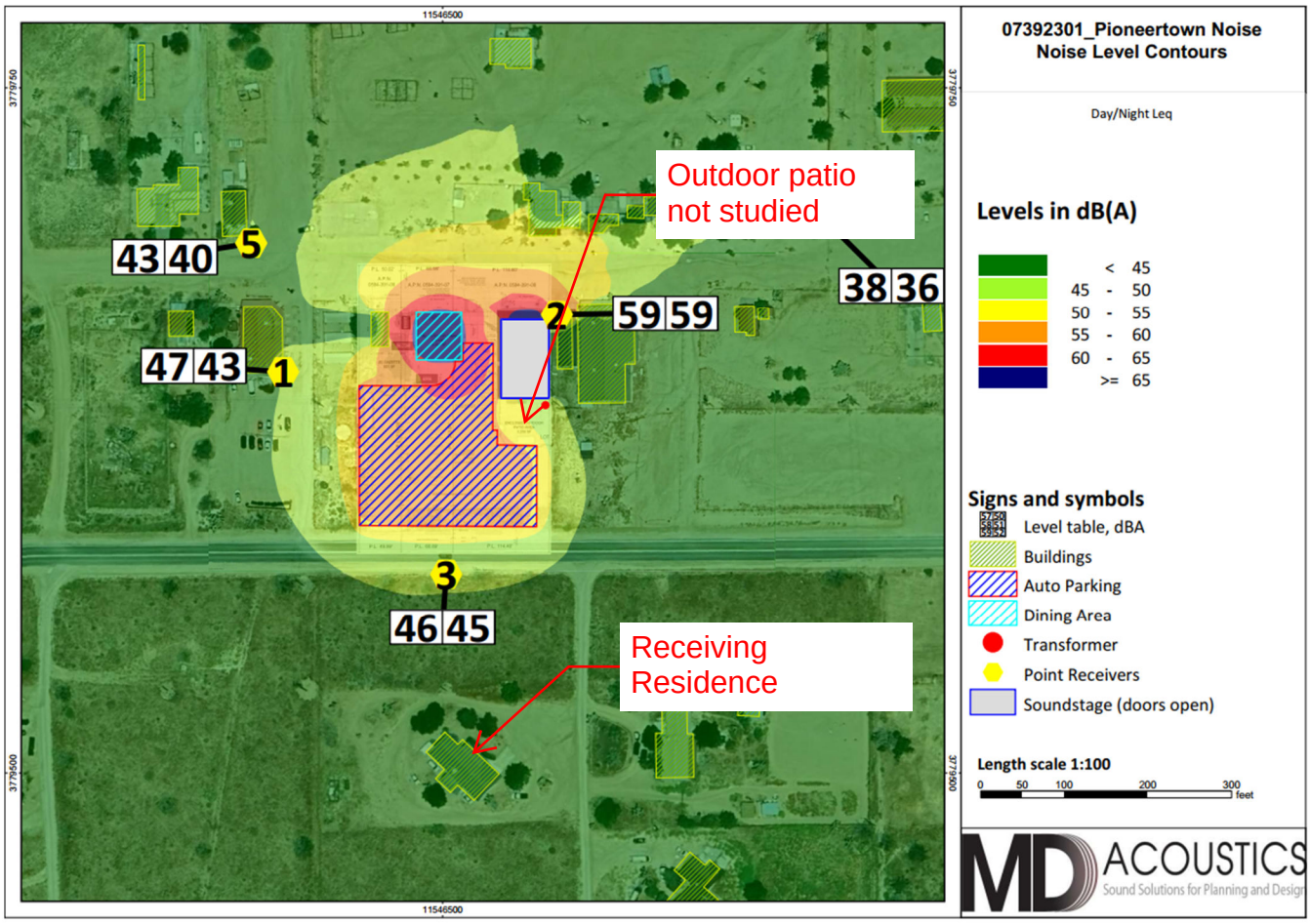
The model includes SoundPLAN defaults for a night club, dance café with very loud music at 92 dBA Lw on the sound stage, with the doors of the soundstage open at all times. The transformer was modeled as a 25-50kVa transformer running constantly at 40 dBA at 8 feet. The outdoor dining area was modeled for daytime only, as the SoundPLAN defaults for a normal beer garden at 66 dBA per square meter, with the outdoor dining area at maximum capacity. Parking was modeled with SoundPLAN defaults, assuming one parking movement per hour for up to 55 spaces. See Appendix C for the modeling inputs and outputs.

North parking lot
noise not evaluated

4.0 Findings and Recommendations

MD evaluated the projected project noise and compared it to the existing condition and development code. Receptor 1 represents the commercially zoned bar to the west. Receptor 2 represents the commercially zoned bowling alley to the east. Receptor 3 represents the unoccupied residentially zoned land to the south. Further south of receptor 3 is an occupied residential property. Receptor 4 represents the commercially zoned motel to the northeast. Receptor 5 represents the commercially zoned church to the northwest.

Figure 4: Noise Contours



Perceived as double / four times as loud as ambient

Table 3: Worst-case Predicted Day/Night Operational Leq Noise Level

Receptor[1]	Day/Night Existing Ambient Noise Level (dBA, Leq)[2]	Day/Night Project Noise Level (dBA, Leq)[3]	Day/Night Total Combined Noise Level (dBA, Leq)	Day/Night Exterior Noise Limit (dBA, Leq)	Day/Night Change in Noise Level as Result of Project
1	48/38	47/43	51/44	**60/60**	3/6
2	48/38	59/59	59/59	**60/60**	11/21
3	48/38	46/45	50/45	**55/45**	2/7
4	48/38	38/36	48/40	**60/60**	0/2
5	48/38	43/40	49/42	**60/60**	1/4

Notes:
1. Receptors 1, 2, 4, and 5 represent adjacent commercial properties. Receptor 3 represents an adjacent vacant residential property.
2. See Appendix A for the ambient noise measurement.
3. See Figure 4 for the operational noise level projections at said receptors.

All projected noise levels meet the County code for daytime and nighttime noise limits. The commercial noise level is the loudest just east of the soundstage doors, up to 59 dBA Leq during day and night hours. The residentially zoned properties will be up to 46 dBA Leq during the day and 45 dBA Leq at night.

5.0 Conclusions

MD is pleased to provide this noise study and recommendations for the proposed Pioneertown Mane Street Preservation and Improvement Plan project located at 53585 Mane Street and 53563 Mane Street.

If you have any questions regarding this analysis, please call our office at (805) 426-4477.

Sincerely,
MD Acoustics, LLC

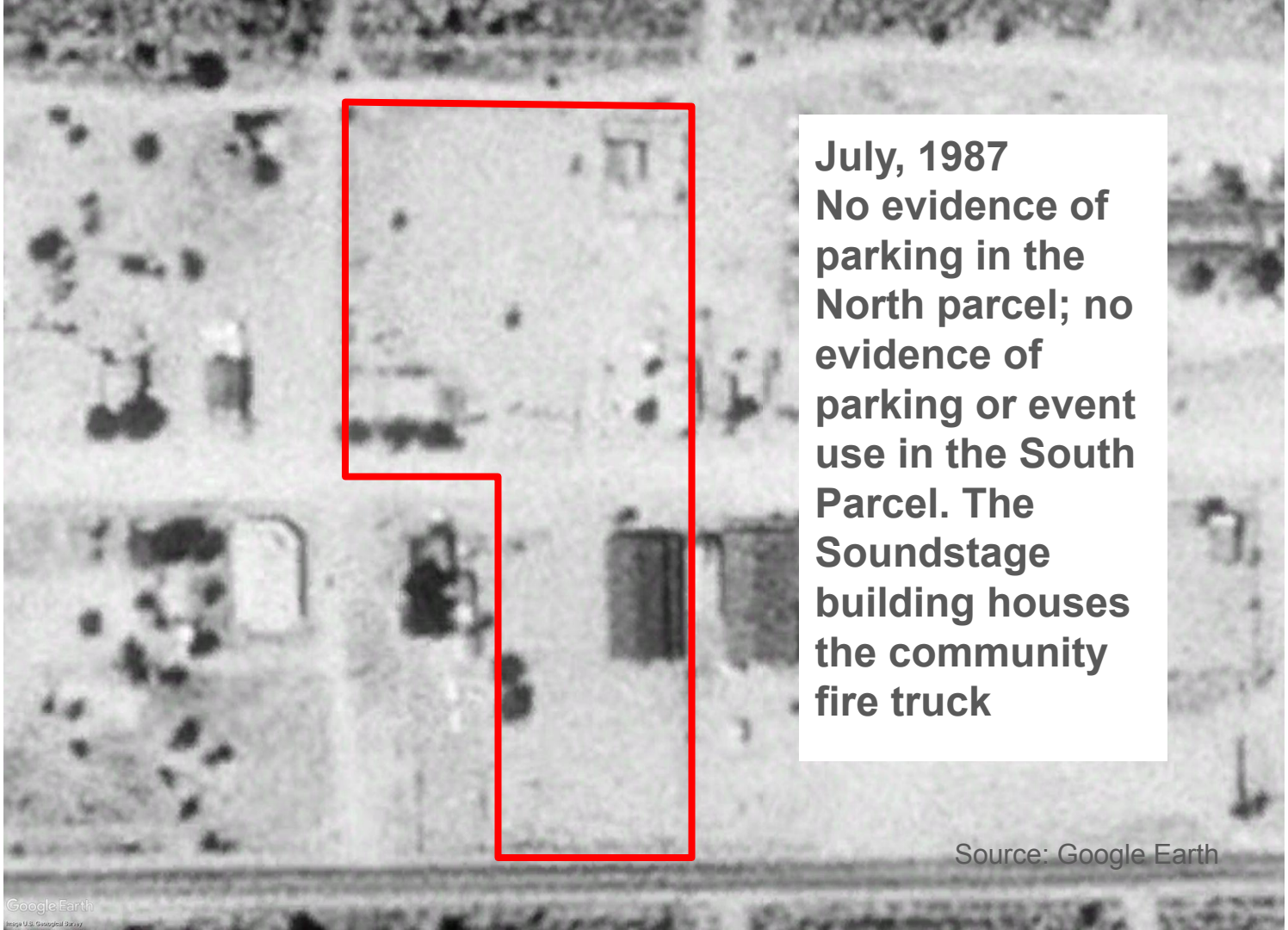
Claire Pincock, INCE-USA
Sr. Acoustical Consultant

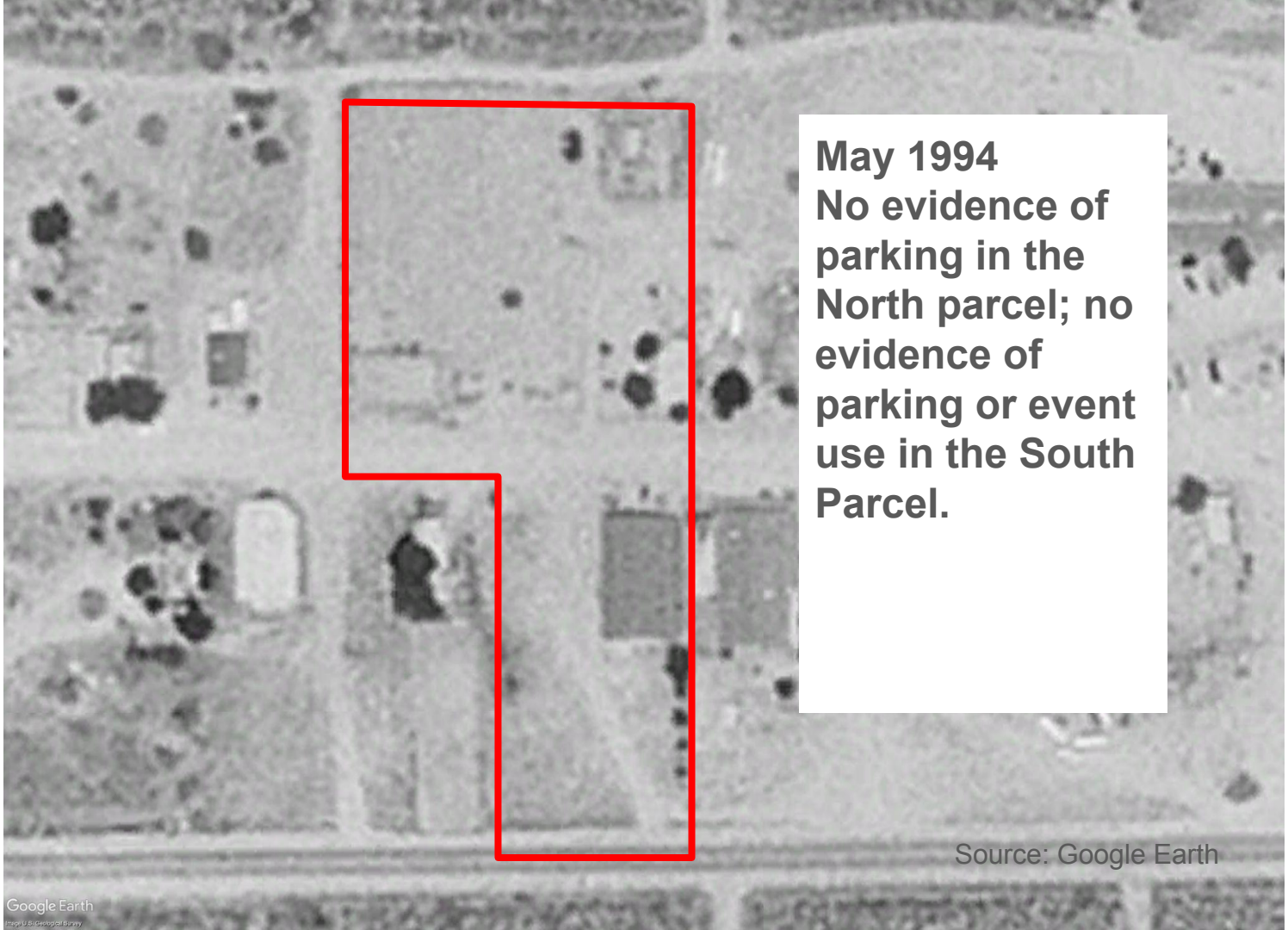
Appendix H - Aerial Photos

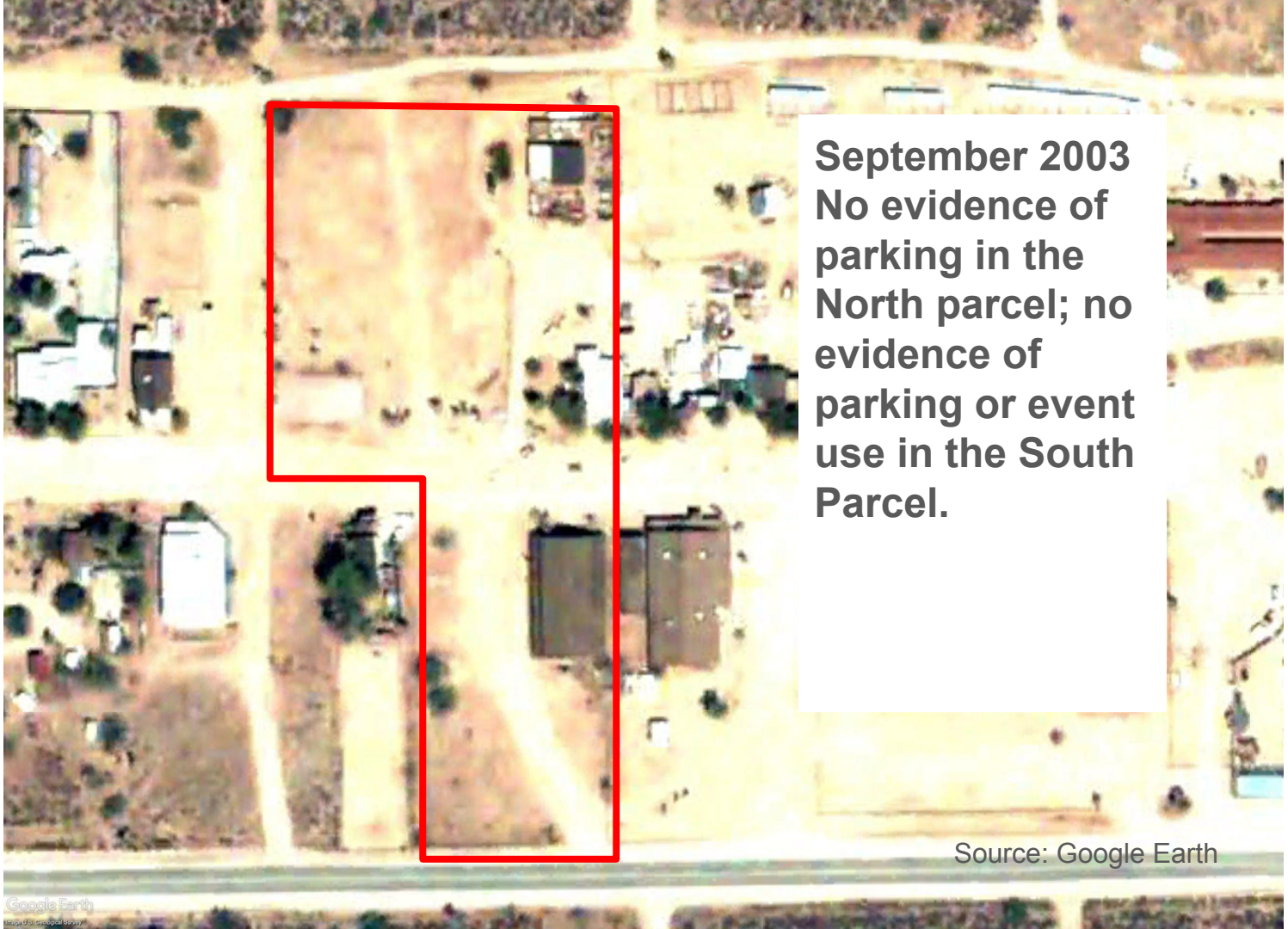


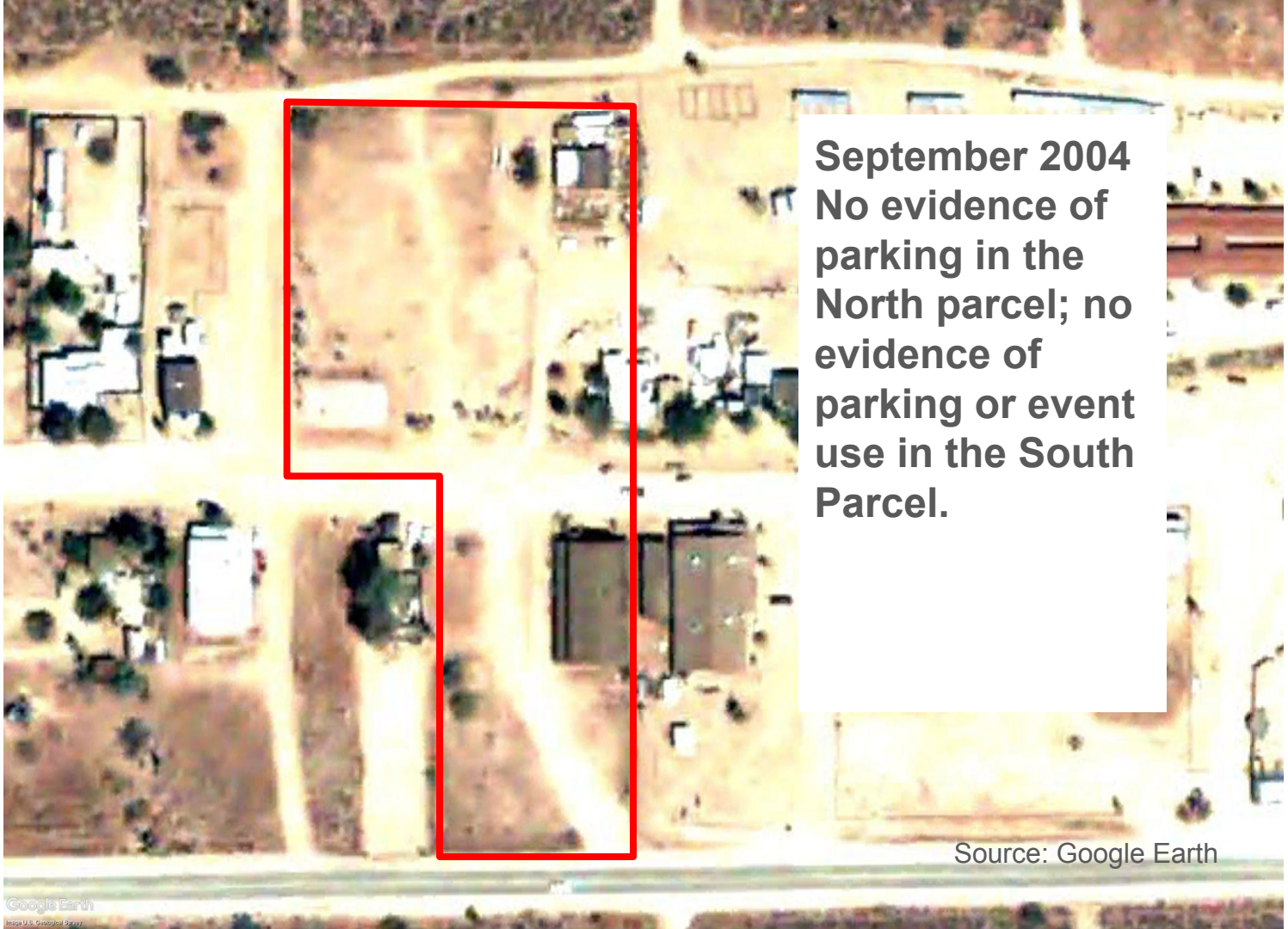
October 1953 North parcel shows no evidence of parking. South parcel shows no evidence of parking or event use.

Source: UCSB

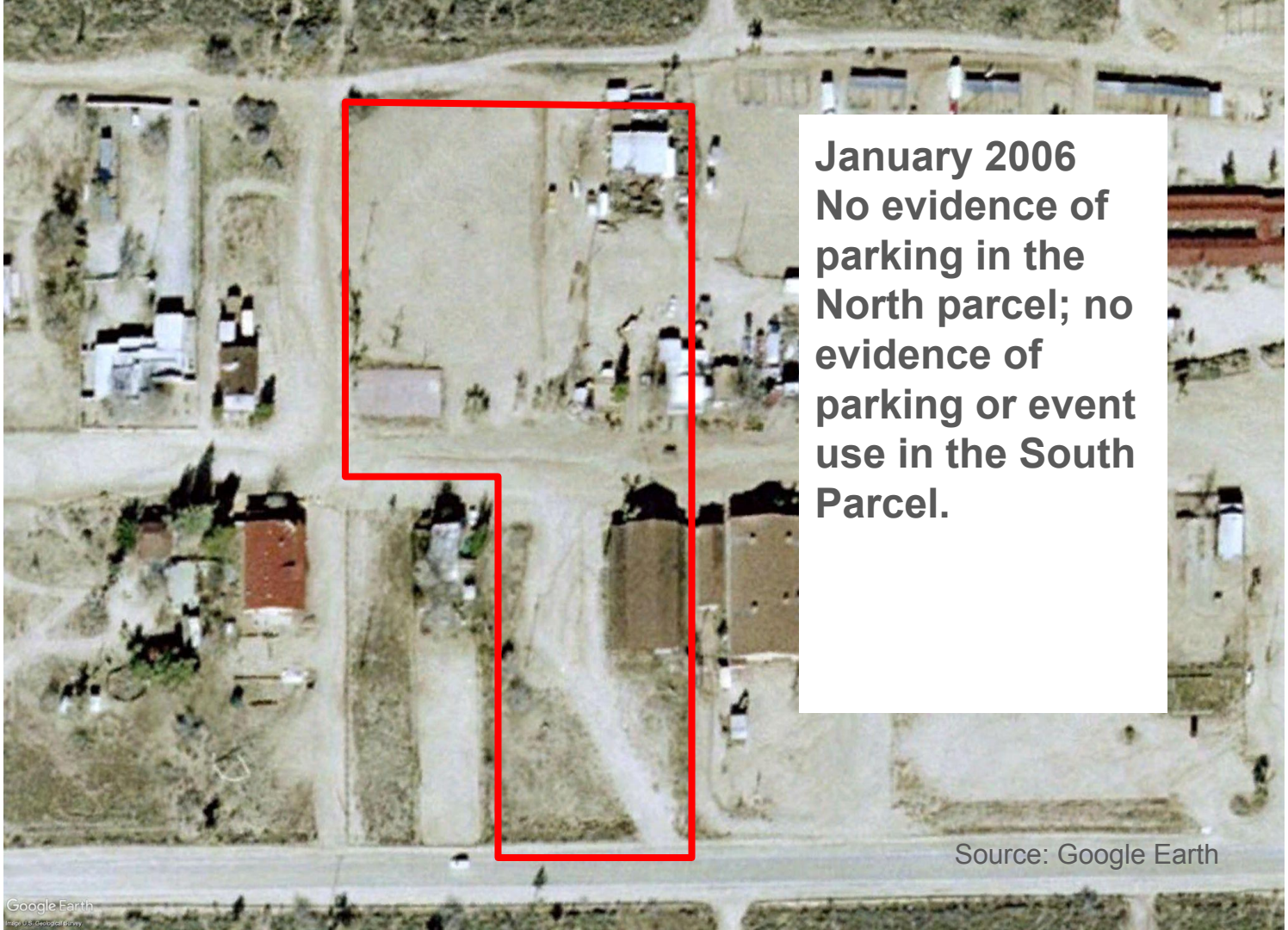

July, 1987
No evidence of parking in the North parcel; no evidence of parking or event use in the South Parcel. The Soundstage building houses the community fire truck
Source: Google Earth
Google Earth

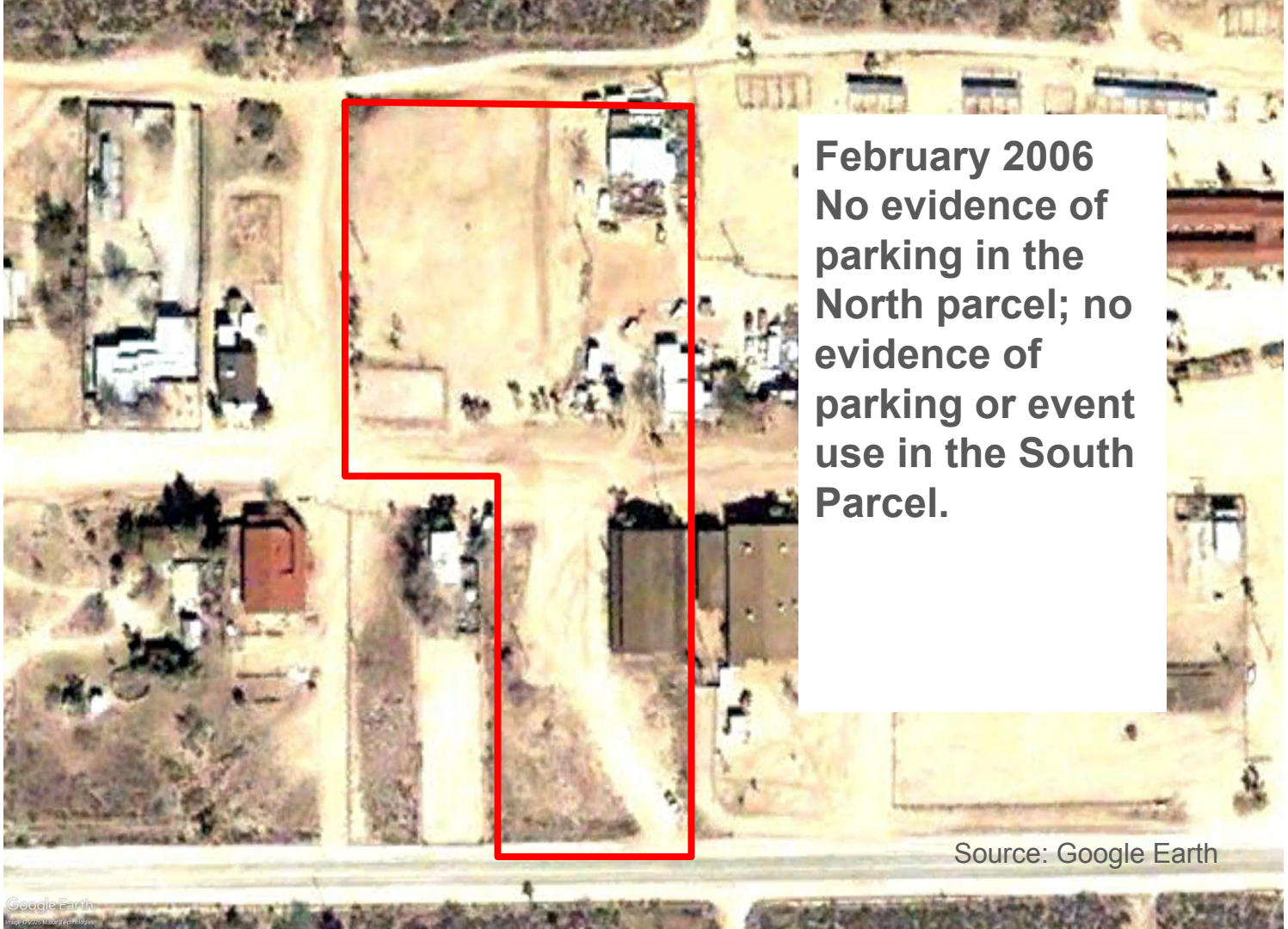

May 1994
No evidence of parking in the North parcel; no evidence of parking or event use in the South Parcel.
Source: Google Earth
Google Earth

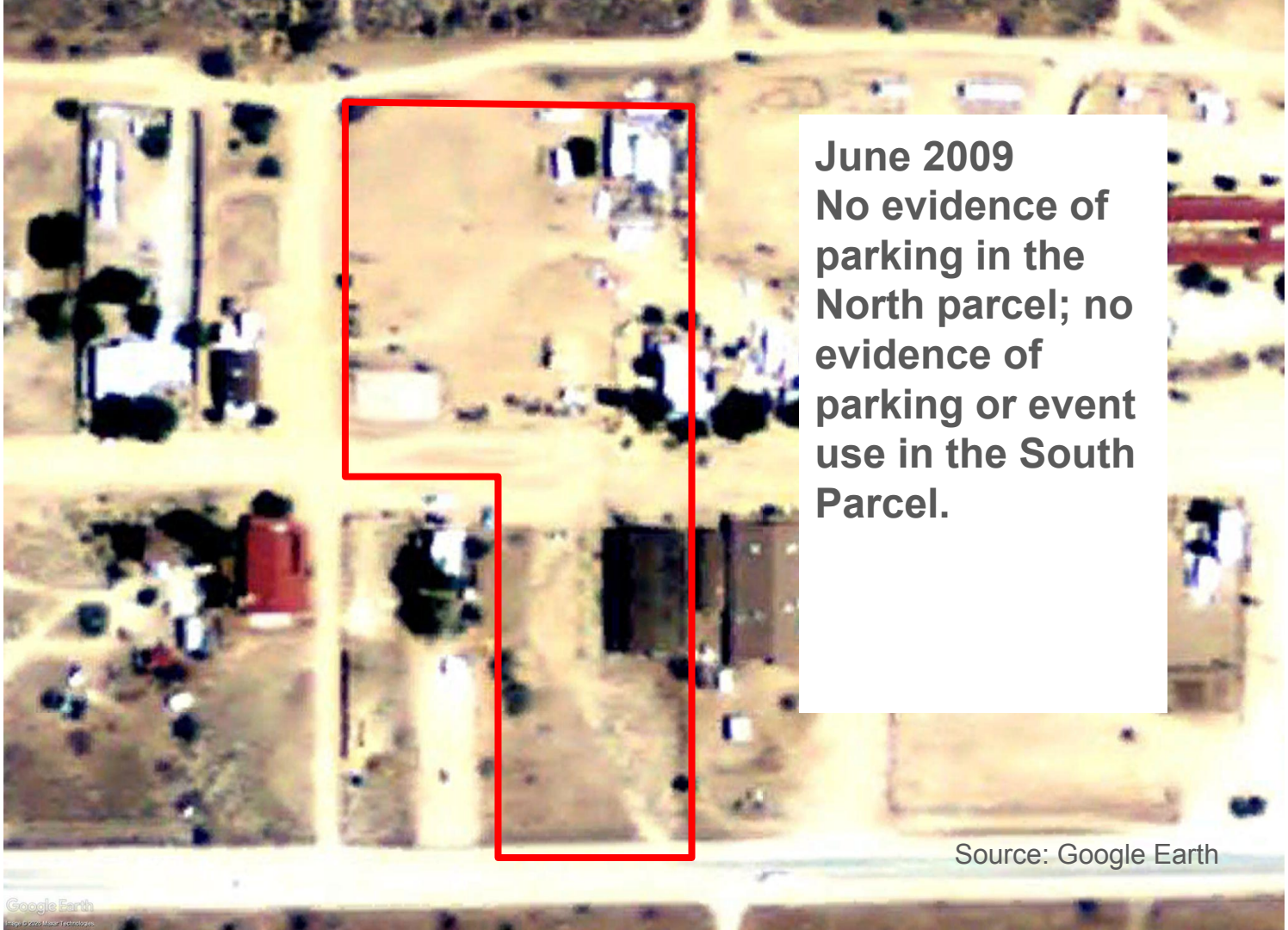

September 2003
No evidence of parking in the North parcel; no evidence of parking or event use in the South Parcel.
Source: Google Earth

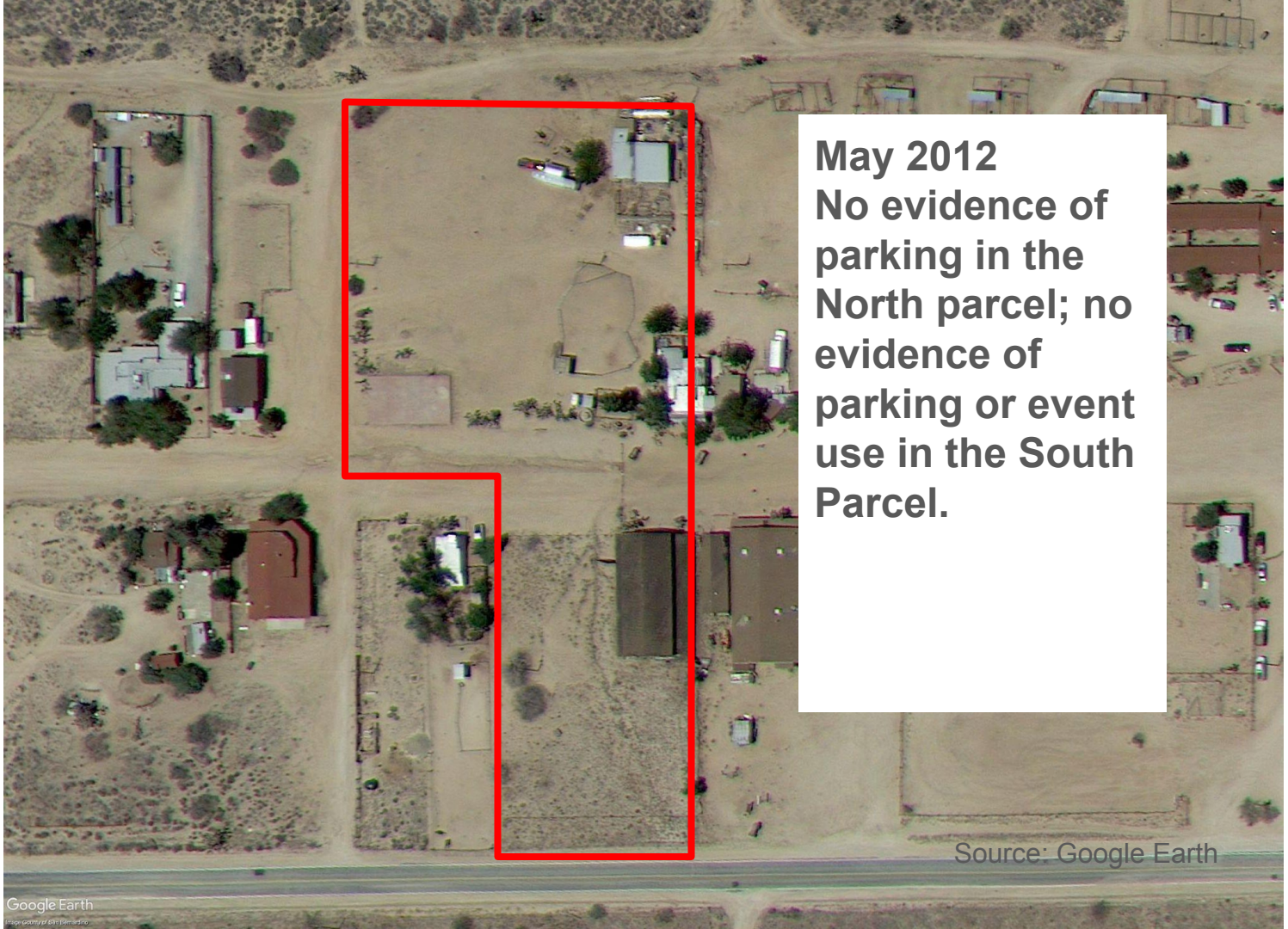

September 2004
No evidence of parking in the North parcel; no evidence of parking or event use in the South Parcel.
Source: Google Earth


November 2005
No evidence of parking in the North parcel; no evidence of parking or event use in the South Parcel.
Source: Google Earth
Google Earth
Image U.S. Geological Survey


January 2006
No evidence of parking in the North parcel; no evidence of parking or event use in the South Parcel.
Source: Google Earth
Google Earth


February 2006
No evidence of parking in the North parcel; no evidence of parking or event use in the South Parcel.
Source: Google Earth


June 2009
No evidence of parking in the North parcel; no evidence of parking or event use in the South Parcel.
Source: Google Earth

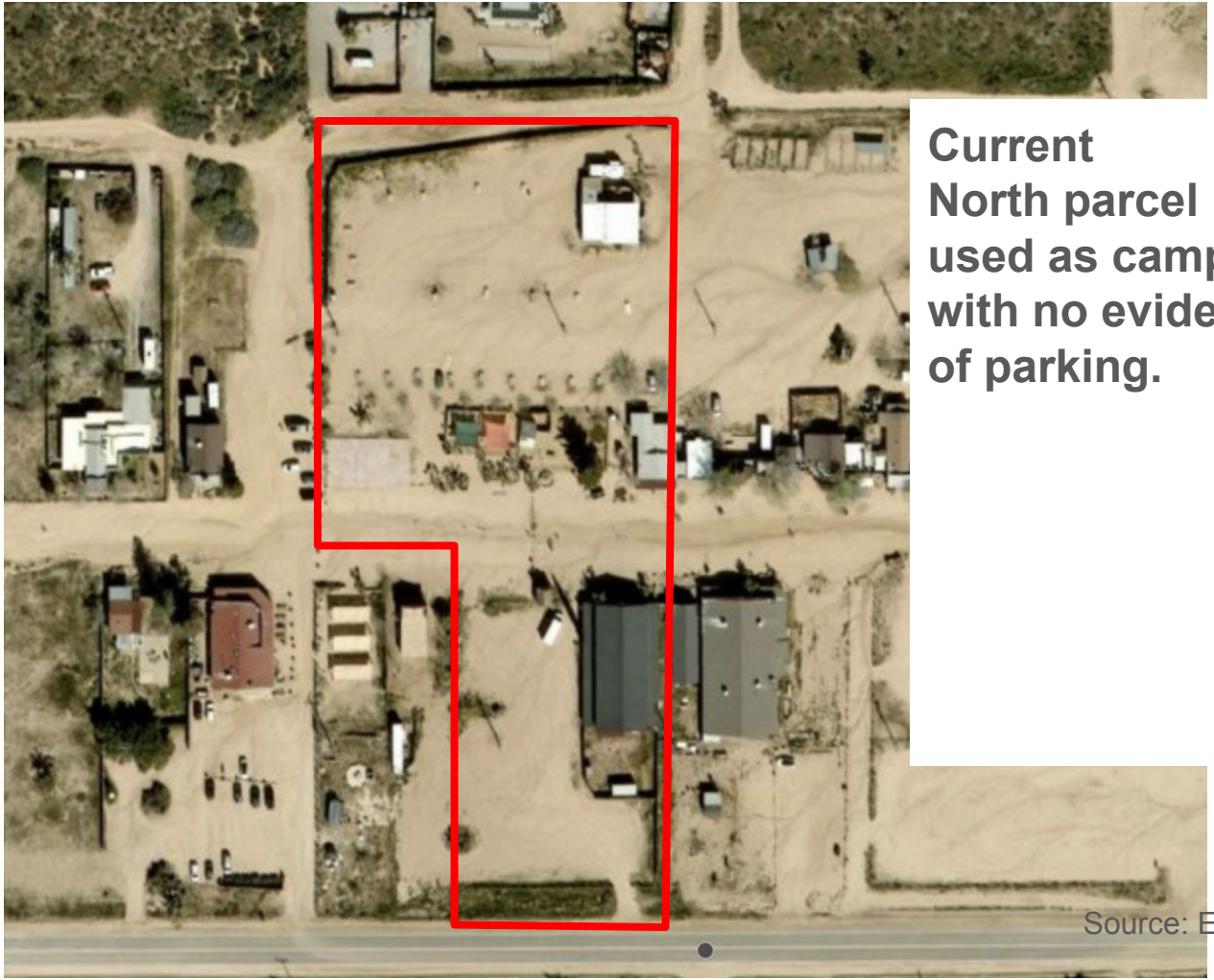

May 2012
No evidence of parking in the North parcel; no evidence of parking or event use in the South Parcel.
Source: Google Earth
Google Earth


March 2013
No evidence of parking in the North parcel; South parcel used as a corral and storage. No evidence of parking or event use.
Source: Google Earth
Google Earth


January 2015
No evidence of parking in the North parcel; South parcel used as a corral and storage. No evidence of parking or event use.
Source: Google Earth
Google Earth


September 2018
No evidence of parking in the North parcel; South parcel used as a corral and storage. Some incidental parking. No evidence of event use.
Source: Google Earth
Google Earth


May 2023
North parcel used as camping/corrals with no evidence of parking.
South parcel has been scrubbed by new owner.
Google Earth



Current North parcel used as camping with no evidence of parking.

Source: ESRI

From: Rodriguez, Luis
To: Kerrie Aley
Cc: Supervisor Rowe; Toomey, Paul; Candelaria, Rachel
Subject: RE: Changes to project ?-PROJ-2022-00191 Pioneertown Soundstage Hearing Date
Date: Thursday, October 22, 2026 7:48:00 AM

Hi Kerrie,

Please see my responses in blue below. Let me know if you have any other questions and/or be of further assistance.

Take care,

Luis Rodriguez Jr.
Contract Planner
Land Use Services Planning
909-387-4106

From: Kerrie Aley <6102ka@gmail.com>
Sent: Saturday, October 17, 2026 3:25 PM
To: Rodriguez, Luis <Luis.Rodriguez@lus.sbcounty.gov>
Cc: Supervisor Rowe <Supervisor.Rowe@bos.sbcounty.gov>
Subject: Changes to project ?-PROJ-2022-00191 Pioneertown Soundstage Hearing Date

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.

Luis Rodriquez-
Could you please tell me if the project description of the Pioneertown Sound Stage and the project drawings have changed since the public's review of the CEQA Initial Study and Mitigated Declaration? The project description has not changed. There was a minor adjustment in the parking area due to Traffic Division and Fire Departments comments to ensure the driveway aisles were addressed for better and safe circulation. The existing and proposed structures remain the same. Will the hearing package include a new errata addendum to the already circulated Initial Study and Mitigated Declaration? Yes. An erratum was prepared in the Response to Comments to correct an erroneous number of 40 full-time employees on the NOC to 10 full time and up to 40 part-time. There is also clarification as to the different total square footage between the NOC and the biological assessment project description in that the NOC included impervious surface from the ADA parking that was not included in the bio study report. This did not

change the conclusion in the ISMND.

I have heard but not been able to confirm that this may be the case. If the project has changed, is this information available today so that the Pioneertown Community may review what is now is being proposed? The staff report and Response to Comments is currently under management review and I cannot release the document yet.

Releasing this information on Friday Oct 30, the week before the Nov 5 Planning Commission hearing does not give the public the opportunity to prepare substantive comments on a changed project (that no-one knows about, and prior public comment letters may be obsolete) . There maybe significant legal issues with this practice. The project has not changed.

If the project description has changed the Initial Study should be revised and recirculated as required by CEQA. Kerrie Aley This would be true if the project has significant changes, but the project has not changed.

On Tuesday, October 13, 2026, Rodriguez, Luis <Luis.Rodriguez@lus.sbcounty.gov> wrote:

> Hi Kerrie,
>
> Attached is NOH and publication. Let me know if you have any questions.
>
> Like the Dry Camp project, the staff report will be published with the agenda. We lost our initial Land Use Coordinator for this project to a promotion, and the replacement went out on medical leave before adding you to the interested parties list. I'll do that now.
>
> Take care,
>
> **Luis Rodriguez Jr.**
> Contract Planner
> Land Use Services Planning
> 909-387-4106
>
> ---
>
> **From:** Kerrie Aley <6102ka@gmail.com>
> **Sent:** Thursday, October 8, 2026 6:36 PM
> **To:** Rodriguez, Luis <Luis.Rodriguez@lus.sbcounty.gov>
> **Subject:** PROJ-2022-00191 Pioneertown Soundstage Hearing Date

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Luis Rodriguez-

David Corso, the applicant on PROJ-2022-00191 Pioneertown Soundstage project, has been telling people that the project hearing date will be November 5 2026.
Could you please confirm so that I can make the community aware of the upcoming November 5 Planning Commission hearing date?

I'd like to also request that the Joshua Tree Remote Public Comment room be available for this item.
During the last hearing in Pioneertown (Pioneertown Motel Expansion) we had a full house in Joshua Tree, the public comment was comprehensive and it allowed the community both residents and business owners to gather outside afterwards and discuss the future of Mane St. We do not have a community center in Pioneertown so this was valuable time spent together.

Kerrie Aley
Pioneertown

From: Curt Sautter - Pioneertownsun.com
To: Rodriguez, Luis
Subject: Re: Formal Objection and Request for Additional Environmental Review — Proposed Parking Lot on APN 0594-212-15-0000, Pioneertown Soundstage, PROJ-2022-00191
Date: Friday, October 30, 2026 9:27:08 AM

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.

October 30, 2026

San Bernardino County Land Use Services Department
Planning Division
385 North Arrowhead Avenue
San Bernardino, CA 92415

Dear Mr. Rodriguez and Land Use Services Staff,

I am writing to express serious concerns regarding the proposed addition of Assessor's Parcel Number 0594-212-15-0000 as a parking lot serving the Pioneertown Soundstage, identified under Conditional Use Permit application PROJ-2022-00191.

This proposal raises substantial questions regarding land-use compatibility, traffic safety, nighttime noise, dust, lighting, emergency access, and the cumulative impacts of commercial entertainment operations on the surrounding residential community.

Of particular concern is the proposed use of Curtis Road and Rawhide Road as access routes to the parking area. These roads serve residential properties and were not evaluated as access routes for a new commercial parking facility in the Soundstage project's February 2026 Initial Study.

I respectfully request that San Bernardino County refrain from approving or authorizing the proposed parking use until its potential impacts have been fully evaluated, applicable land-use requirements have been verified, and the surrounding residents have been provided an opportunity to review and comment on the revised proposal.

1. Historical Use and Existing Land-Use Designation

APN 0594-212-15-0000 has not historically operated as a commercial parking lot.

The property originally contained a concrete slab intended for a dance pavilion that was never completed. It was also used in connection with the Pioneertown Corrals campground.

Neither use establishes that the property was legally approved or operated as a commercial parking lot serving an entertainment venue. A parking lot serving a bar / live music venue has a very noise and impact profile at night than people in campers sleeping.

Available property information identifies the parcel as Special Development–Residential (SD-RES). The County should independently verify the parcel's current zoning, General Plan designation, permitted uses, and historical entitlement records.

The County should not treat the proposed parking operation as a continuation of an existing commercial parking use without substantial documentary evidence supporting that determination as required by CEQA.

I request that Land Use Services provide or identify the permits, site plans, approvals, certificates of occupancy, or other records establishing any prior lawful use of this parcel as a commercial parking facility.

2. Residential Traffic Impacts on Curtis and Rawhide Roads

The introduction of parking for Soundstage events would direct additional commercial activity and vehicle movements onto streets serving the surrounding residential community.

Unlike ordinary daytime parking, entertainment-venue parking creates concentrated periods of vehicle arrivals and departures.

The Soundstage's February 2026 Initial Study identifies operating hours extending until 2:00 a.m. on Fridays, Saturdays, and Sundays.

Consequently, the proposed parking facility could introduce substantial vehicle activity into the residential neighborhood during late-night and early-morning hours.

Potential impacts include:

- Increased traffic on Curtis and Rawhide Roads, particularly immediately before and after concerts.
- Vehicle congestion and queuing near residential driveways.
- Headlight intrusion and engine noise during nighttime hours.
- Increased dust from vehicles traveling on unpaved road surfaces.
- Conflicts involving pedestrians, motorists, and equestrian activity.
- Roadside parking and obstruction of residential access.
- Interference with emergency vehicle access and evacuation routes.

These impacts are substantially different from those associated with the parcel's previous uses.

The November 6, 2025 Transportation Screening Assessment prepared by Ganddini Group for the Soundstage project does not adequately address these concerns.

Importantly, that assessment excludes traffic generated by the only recently and illegally

established Soundstage operation from its net-new trip calculations. It primarily evaluates the proposed Gazette and outdoor dining uses.

The report estimates approximately 380 daily vehicle-trip ends associated with those uses but does not establish the volume or distribution of event-related traffic that would enter and exit a new parking lot through Curtis and Rawhide Roads.

Furthermore, the existing assessment evaluates the original project configuration, not an additional parking facility on APN 0594-212-15-0000.

I request that the County require a revised traffic study specifically evaluating the proposed parking lot and its effects on Curtis and Rawhide Roads, including peak arrival and departure periods for maximum-capacity Soundstage events.

That study should examine road widths, surface conditions, sight distances, turning movements, pedestrian and equestrian safety, traffic queues, emergency access, and impacts on residential driveways.

3. Nighttime Noise and Residential Disturbance

Pioneertown is a rural residential community where quiet evenings and limited nighttime traffic are important characteristics of the surrounding neighborhood.

The proposed parking operation has the potential to introduce recurring nighttime noise from engines, tires on unpaved roads, closing car doors, conversations, alarms, vehicle stereos, and groups gathering before or after events.

These impacts would be especially concerning during the late-night departures associated with Soundstage operations.

The December 2025 Noise Impact Study prepared by MD Acoustics was based on the original project footprint and modeled parking activity for up to 55 spaces. It did not evaluate the proposed additional parking parcel or vehicles traveling along Curtis and Rawhide Roads.

Additionally, the study's ambient noise measurement was conducted during a single daytime period on April 10, 2024. Nighttime background noise levels at the residences nearest the proposed parking lot were not directly established through comparable nighttime measurements.

The existing study also predicted a combined nighttime noise level of approximately 45 dBA at one residentially zoned receptor, corresponding to the nighttime residential standard identified in the study.

These circumstances make an updated, site-specific noise assessment particularly important.

I request that the County require an independent acoustical assessment addressing the proposed parking facility, associated access roads, and the nearest occupied residential properties.

The analysis should include maximum event attendance, concentrated vehicle departures, nighttime operating conditions, and cumulative noise from existing entertainment activity. It should evaluate both average noise exposure and short-duration events, using the applicable County standards.

4. Dust, Air Quality, and Road Conditions

The use of Curtis and Rawhide Roads for recurring commercial event traffic could increase fugitive dust, particularly where roadways or parking surfaces are unpaved.

Dust generated by arriving and departing vehicles could affect nearby residences, outdoor living areas, vegetation, and the general air quality of the neighborhood.

The County's existing air quality assessment was prepared for the original project and its anticipated vehicle activity. The proposed additional parcel and associated residential access routes introduce conditions that were not specifically analyzed.

The County should require an updated assessment of operational dust and particulate emissions, including appropriate road and parking-surface treatments, maintenance requirements, and enforceable dust-control measures.

Dust-control recommendations should not be limited to construction activities. They must address the recurring operational impacts of the parking facility.

5. Artificial Lighting and Preservation of Dark Skies

Protection of Pioneertown's dark skies is an established community priority.

A new commercial parking facility may require security lighting, traffic-control lighting, and illumination for pedestrian circulation.

Even where fixed lighting is limited, headlights from vehicles entering, maneuvering within, and leaving the lot could create repeated glare affecting neighboring residential properties.

I request a lighting and photometric study demonstrating compliance with applicable County exterior-lighting standards, including Development Code §83.07.060.

The review should consider direct illumination, reflected light, vehicle headlights, potential effects on nearby homes, and preservation of the community's rural nighttime character.

6. Cumulative Impacts With the Pioneertown Motel Expansion

The County must also consider cumulative impacts associated with other commercial

development in the immediate area.

The proposed Pioneertown Motel Expansion, PROJ-2020-00077, involves additional hospitality facilities and associated vehicle traffic in the Curtis Road and Rawhide Road vicinity.

The motel project's transportation study estimates approximately 204 additional daily vehicle-trip ends.

Although these are separate projects, their traffic may affect overlapping residential streets and intersections.

The County should determine whether simultaneous Soundstage events and motel operations could create additional congestion, parking demand, pedestrian conflicts, nighttime disturbances, or emergency-access concerns.

Evaluating the Soundstage parking proposal in isolation may fail to account for the combined effects of these developments on the surrounding residential community.

7. Historic and Cultural Resource Considerations

The parcel's historical association with the unfinished dance pavilion and Pioneertown Corrals campground also warrants investigation.

The February 2026 Soundstage Initial Study identifies circumstances in which additional historic-resource investigation may be necessary when development extends beyond previously evaluated areas.

Because APN 0594-212-15-0000 was not included in the original project's identified three-parcel footprint, the County should determine whether the site's historic features, previous uses, and potential cultural resources require additional evaluation before grading, paving, or other physical alterations.

This is particularly important given Pioneertown's historic character and the community's longstanding commitment to preserving its unique cultural landscape.

8. Inadequacy of the Existing Project Description and Environmental Review

Perhaps the most significant concern is that APN 0594-212-15-0000 was not identified as part of the Soundstage project in the February 2026 Initial Study.

That environmental document identifies APNs 0594-391-06, 0594-391-07, and 0594-391-08 as the project parcels and describes access arrangements associated with the original site.

Adding a separate parking facility accessed through Curtis and Rawhide Roads changes the geographic scope of the project and potentially the properties affected by its operation.

The original transportation, noise, air quality, hydrology, and cultural resource studies cannot automatically be assumed to adequately evaluate these additional impacts.

Under the California Environmental Quality Act, the County must consider the whole of the proposed action, including reasonably foreseeable direct, indirect, and cumulative physical environmental effects.

Depending on the timing and status of the project's environmental approval, CEQA Guidelines §15073.5 and other applicable provisions may require additional analysis or recirculation when revisions introduce new potentially significant environmental effects.

I request a written determination explaining how the County intends to address the addition of this parcel under CEQA and whether the change requires a revised Initial Study, supplemental technical analyses, recirculation of environmental documents, or further environmental review.

9. Date of Parcel Addition and Adequacy of Public Notice

I specifically request that San Bernardino County identify the exact date on which APN 0594-212-15-0000 was first proposed for inclusion in the Pioneertown Soundstage project, the date it was formally incorporated into the project application or plans, and whether either action occurred after the February 13–March 16, 2026 CEQA public review period.

The original Initial Study and associated technical studies were publicly circulated for review based on a project description that did not identify APN 0594-212-15-0000 as a proposed commercial parking facility.

The addition of this parcel potentially changes both the physical scope of the project and the residents who would experience its environmental impacts.

Of particular concern is whether property owners and residents along Curtis and Rawhide Roads were given meaningful notice and an opportunity to comment on the proposed use of their residential streets for event parking access.

I request that the County provide the following information:

1. The date APN 0594-212-15-0000 was first identified, proposed, or discussed as a potential parking facility for the Soundstage project.

2. The date the applicant formally submitted revised plans, applications, correspondence, or other documents adding the parcel to the project.

3. Copies of the original and revised project site plans showing when the additional parking parcel was incorporated.

4. Identification of the applicant, consultant, or County representative who initiated or requested the addition.

5. Copies of correspondence between the applicant, consultants, and County departments

concerning the proposed addition, including any discussions regarding environmental review, parking requirements, or land-use approvals.

6. Confirmation of whether the parcel was added before, during, or after the February 13–March 16, 2026 CEQA public review period.

7. If the addition occurred during or after that period, an explanation of why the revised project description and associated potential environmental impacts were not circulated for additional public review, if no such circulation occurred.

8. A written explanation identifying the specific CEQA provisions and factual findings supporting the County's determination regarding whether additional environmental documentation or public notice is required.

9. Identification of any public notices, revised environmental documents, or opportunities for public comment that specifically disclosed the proposed parking use of APN 0594-212-15-0000 and the use of Curtis and Rawhide Roads for access.

The date of the parcel's addition is material to determining whether the public was provided an adequate opportunity to evaluate and comment on the actual project now being considered for approval.

If the parcel was added after the original CEQA circulation period, I request that the County specifically evaluate whether the addition constitutes a substantial revision requiring recirculation under CEQA Guidelines §15073.5 or additional review under other applicable CEQA provisions.

The County should not rely solely on the original environmental findings without first determining whether those findings remain applicable to the expanded project and its newly affected residential surroundings.

10. Community Compatibility and the Pioneertown Communities Action Guide

The 2020 Pioneertown Communities Action Guide reflects the community's priorities regarding preservation of its rural character, protection of residential neighborhoods, dark skies, traffic conditions, and quality of life.

Pioneertown is an unincorporated community without its own municipal government. Residents depend on San Bernardino County to ensure that commercial development is compatible with surrounding residential uses and that approved operating conditions are effectively enforced.

The proposed conversion of a historically low-activity parcel into a recurring nighttime commercial parking facility warrants careful consideration of these community goals.

Although additional designated parking may potentially alleviate parking demand elsewhere, that benefit must be evaluated against the impacts of directing event traffic through residential streets.

The County should require the applicant to demonstrate that the parking proposal would

produce a net improvement in parking and circulation conditions without transferring adverse impacts to nearby residents.

11. Formal Requests Before Any Approval

Based on the foregoing concerns, I respectfully request that San Bernardino County Land Use Services take the following actions before approving, authorizing, or permitting the proposed parking use of APN 0594-212-15-0000:

1. Confirm the parcel's existing legal land use and zoning, including all historical permits, prior approvals, and any claimed entitlement to operate a commercial parking facility.

2. Require a revised project description and site plan identifying the parcel, proposed parking capacity, entrances and exits, hours of operation, circulation routes, improvements, and relationship to the Soundstage Conditional Use Permit.

3. Require a revised traffic and circulation study evaluating Curtis and Rawhide Roads, including actual event-related demand, peak nighttime departures, public safety, pedestrian and equestrian conflicts, and residential access.

4. Require an updated noise impact study including the additional parking lot, the associated residential access routes, nighttime conditions, and the nearest occupied residences.

5. Require updated environmental assessments addressing fugitive dust, air quality, grading, drainage, stormwater runoff, lighting, biological resources, and historic or cultural resources, as warranted by the revised project.

6. Evaluate cumulative impacts involving the proposed Pioneertown Motel Expansion and existing entertainment activities within the surrounding area.

7. Obtain written review from County Fire and Public Works regarding road capacity, access rights, emergency vehicle access, intersection safety, and any required road improvements.

8. Prepare a written CEQA determination explaining whether the proposed addition requires supplemental environmental analysis, recirculation, or other environmental review.

9. Provide public notice and an opportunity for review and comment to the residents and property owners potentially affected by traffic on Curtis and Rawhide Roads before the County acts on the proposed parking use.

10. Include enforceable operational conditions in any approval, addressing parking capacity, operating hours, noise, lighting, dust suppression, traffic management, security, prevention of roadside parking, and procedures for investigating violations.

11. Identify and document the timeline of the proposed parcel addition, including the date APN 0594-212-15-0000 was first proposed, the date it was formally added to the

application, and whether those events occurred after the February–March 2026 CEQA public review period. Provide all relevant project revisions and a written determination regarding the adequacy of the original environmental circulation.

I also request copies of any parking plans, revised applications, environmental amendments or errata, correspondence, preliminary approvals, or technical memoranda already submitted to or prepared by the County concerning the proposed addition of APN 0594-212-15-0000.

If the County determines that the existing studies adequately address the proposed parking facility, I request a written explanation identifying the specific documents, analyses, and findings supporting that determination.

Conclusion

The proposed parking lot should not be viewed simply as additional parking capacity for an existing entertainment venue.

It represents a potentially substantial change in the location and distribution of commercial vehicle activity, introducing event-related traffic into an established residential area through Curtis and Rawhide Roads.

The property has not historically operated as a commercial parking lot, and its proposed use raises distinct environmental, safety, and neighborhood-compatibility concerns that were not specifically evaluated in the original Soundstage studies.

Furthermore, the timing of the proposed parcel addition raises an important procedural question regarding whether the residents most directly affected by the new parking operation were provided an adequate opportunity to participate in the environmental review process.

Pioneertown residents should not be required to absorb additional nighttime traffic, noise, dust, lighting, and safety impacts without adequate environmental review and appropriate protections.

I respectfully request that the County withhold approval or authorization of the proposed parking facility until these issues have been fully investigated, the timeline of the parcel addition has been documented, the required environmental and land-use determinations have been completed, and the public has been afforded an appropriate opportunity to participate in the review process.

Please include this letter in the official administrative record for PROJ-2022-00191 and provide a written response addressing the requests outlined above.

Thank you for your attention to these concerns and for your consideration of the interests of the surrounding Pioneertown residential community.

Respectfully,

Curt Sautter
Pioneertown Property Owner

Pioneertown, California 92268

RE: PROJ-2022-00191 — Proposed Parking Lot, APN 0594-212-15-0000

Referenced Documents:

1. Pioneertown Soundstage Initial Study — February 2026.
2. Ganddini Group Transportation Screening Assessment — November 6, 2025.
3. MD Acoustics Noise Impact Study — December 5, 2025.
4. Pioneertown Soundstage — Official CEQAnet Filing, PROJ-2022-00191
5. Pioneertown Motel Expansion — Environmental Documents, PROJ-2020-00077.
6. Pioneertown Communities Action Guide — 2020.
7. San Bernardino County Development Code §83.01.080 — Noise.
8. San Bernardino County Development Code §83.07.060 — Mountain and Desert Lighting Requirements.
9. San Bernardino County Development Code §83.11.030 — General Parking Provisions.
10. California CEQA Guidelines §15073.5 — Recirculation of a Negative Declaration Prior to Adoption.

-

From:	Curt Sautter - Pioneertownsun.com
To:	Rodriguez, Luis; Planning Commission Comments
Subject:	RE: Formal Objection to Approval of Pioneertown Soundstage Project — PROJ-2022-00191 — Inadequate Residential Noise Analysis and Documented Failures of Noise Enforcement
Date:	Friday, October 30, 2026 3:34:02 PM

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October 29, 2026

San Bernardino County Land Use Services Department
Planning Division
385 North Arrowhead Avenue
San Bernardino, CA 92415

Dear Mr. Rodriguez and Land Use Services Staff,

I am writing to formally object to the approval of the Pioneertown Soundstage Project, PROJ-2022-00191, in its current form.

My objection concerns two fundamental deficiencies that have not been adequately addressed in the project's environmental review:

1. The noise analysis does not adequately demonstrate how amplified entertainment noise will affect the occupied residential properties immediately surrounding the Soundstage, particularly residences located directly behind or adjacent to properties the study identifies as commercial.

2. San Bernardino County has an established history of receiving complaints regarding excessive entertainment noise in Pioneertown without providing timely and effective enforcement sufficient to protect the surrounding residential community.

The County should not approve a project based on predictions of future compliance when the noise analysis does not adequately evaluate the affected residences and the County's existing enforcement practices have repeatedly failed to provide residents with meaningful relief.

1. The Noise Study Fails to Adequately Evaluate Nearby Occupied Residential Properties

The December 5, 2025 Noise Impact Study prepared by MD Acoustics identifies five noise receptors used to evaluate the proposed project.

The study describes these receptors as follows:

- Receptor 1: Commercially zoned bar to the west.
- Receptor 2: Commercially zoned bowling alley to the east.
- Receptor 3: Unoccupied residentially zoned property to the south.
- Receptor 4: Commercially zoned motel to the northeast.
- Receptor 5: Commercially zoned church to the northwest.

The report also acknowledges that an occupied residential property exists farther south of Receptor 3.

The fundamental problem is that four of the five modeled receptors are identified as commercial properties, while the only residential receptor represents vacant land.

The report does not provide separate modeled noise results demonstrating compliance at each of the nearest occupied residential properties immediately beyond these locations.

This is a critical omission.

Residential properties are located directly behind and adjacent to several of the locations classified as commercial. These are the properties where people live, sleep, and are entitled to enjoy their homes without unreasonable disturbance.

Sound does not stop at a commercial property boundary.

Noise generated by amplified music, low-frequency bass, and open Soundstage doors can travel beyond an immediately adjoining commercial parcel and affect occupied residential properties farther away.

Using a commercial property as the primary receiving location, and applying the less restrictive commercial noise standard to that location, does not establish that the residential properties beyond it will comply with the applicable residential standard.

The County should not accept such an analysis as sufficient evidence that nearby residents will be protected.

2. County Noise Standards Specifically Protect Residential Receiving Properties

San Bernardino County Development Code §83.01.080 establishes separate noise standards based on the receiving land use.

Under Table 83-2, the applicable stationary-source noise limits include:

- Residential properties: 55 dB(A) between 7:00 a.m. and 10:00 p.m.
- Residential properties: 45 dB(A) between 10:00 p.m. and 7:00 a.m.

- Other commercial properties: 60 dB(A).

Additionally, §83.01.080(a)(1) establishes that noise shall be measured at the property line of the nearest site occupied by, zoned for, or designated to allow noise-sensitive land uses.

This requirement is particularly relevant to the Soundstage project.

The presence of a commercial property between an entertainment venue and a residence does not eliminate the obligation to evaluate the impact on that residence.

The Soundstage noise study applies the 60 dB(A) commercial standard to four of its modeled receptors. However, the report does not adequately demonstrate how the projected noise affects all of the occupied residential properties directly beyond those receptors.

The appropriate question is not simply whether sound levels comply at the neighboring bar, bowling alley, motel, or church. It is whether the sound reaching nearby residential properties complies with the more restrictive residential standards.

I request that the County identify every occupied residential property potentially affected by the project and require a revised noise analysis evaluating the nearest applicable residential property lines.

The County must also verify the actual land-use designations applied in the study and ensure that no residential property has been overlooked or evaluated under an inappropriate commercial noise standard.

3. The Existing Noise Measurements Are Insufficient to Establish Residential Impacts

The MD Acoustics study relies on a single one-hour ambient noise measurement conducted on April 10, 2024, from approximately 3:05 p.m. to 4:05 p.m.

That measurement was taken at the project site, not at each of the surrounding occupied residential properties.

The study recorded approximately 48.1 dBA Leq during that daytime period and used an estimated nighttime ambient level of approximately 38 dBA Leq.

However, there is a substantial difference between measuring background noise for one afternoon and evaluating how a live entertainment venue affects neighboring homes during nighttime operations.

The Soundstage project proposes operating hours extending until 2:00 a.m. on Fridays, Saturdays, and Sundays.

Residents are most vulnerable to noise disturbances during the evening and nighttime hours, particularly when amplified music and low-frequency bass interfere with sleep and normal residential activities.

The study's single daytime measurement cannot, by itself, establish actual nighttime conditions at the surrounding residences.

Additionally, the report's acoustic modeling relies on assumed source sound levels and operating characteristics rather than a comprehensive set of measurements taken during representative maximum-capacity performances at affected residential locations.

The report's predicted nighttime combined noise level at Receptor 3 is approximately 45 dBA, already corresponding to the County's residential nighttime standard.

This leaves no demonstrated margin below the stated standard at that receptor and increases the importance of validating the modeling assumptions and examining the occupied properties beyond it.

I request that the County require a revised acoustical study incorporating:

- Actual nighttime baseline measurements at nearby occupied residential property lines.
- Representative measurements during live amplified entertainment events, where feasible.
- Modeling of maximum permitted attendance and realistic amplified music levels.
- Evaluation of open Soundstage doors, outdoor gathering areas, and other relevant operating conditions.
- Analysis of low-frequency bass and tonal or impulsive noise where applicable.
- Evaluation of the cumulative contribution from existing entertainment businesses.
- Identification of all nearby residential receptors, including residences immediately beyond the properties described as commercial.
- Assessment of both sustained noise exposure and shorter-duration maximum noise events.

Until these deficiencies are addressed, the County lacks sufficient evidence to conclude that the proposed operations will adequately protect the surrounding residential community.

4. The County's History of Noise Enforcement in Pioneertown Raises Serious Concerns

Even if the applicant's noise study could establish theoretical compliance under carefully controlled conditions, another serious issue remains.

San Bernardino County has repeatedly demonstrated an inability or unwillingness to provide timely, effective noise enforcement when residents report excessive noise from existing Pioneertown entertainment operations.

Residents have spent years submitting complaints, documenting disturbances, hiring professional acoustical consultants, and seeking enforcement of existing County noise regulations and permit conditions.

The County's own Code Enforcement records provide evidence of these longstanding difficulties.

For example, the records associated with Case CCS-2022-7786 document complaints concerning noise from nearby Pioneertown entertainment operations dating back to March 2022.

The case history includes:

- Repeated complaints from residents reporting excessive amplified music.
- An October 4, 2023 entry indicating that staff were still waiting for direction from the Code Enforcement Chief.
- Multiple inspections and sound measurements conducted during 2024.
- An April 2025 notation stating that measurements taken on six dates during October and November 2024 may have been inaccurate for enforcement purposes because the sound meter controls were in an incorrect position.
- Additional complaints in 2025 describing loud bass penetrating residential homes.
- Further enforcement activity and corrective-action entries recorded in 2026.

These records demonstrate that the County has investigated complaints and undertaken some enforcement-related activities. However, they also reveal prolonged delays, measurement problems, and recurring complaints over multiple years.

Residents have also commissioned professional sound measurements at their own expense, documenting substantial noise levels associated with a nearby entertainment venue. Although those measurements concern a separate operation and do not establish the Soundstage's projected noise levels, they demonstrate the seriousness of existing neighborhood noise concerns.

The result has been an unreasonable burden placed on residents who are simply trying to enjoy their homes.

In some instances, residents have been forced to seek legal remedies because ordinary County enforcement has not produced timely or lasting relief.

A noise ordinance that is not effectively enforced provides little practical protection to the residents it is intended to serve.

5. The County Cannot Reasonably Rely on Future Enforcement Without Demonstrating That Enforcement Will Be Effective

The Soundstage proposal would authorize an entertainment use operating late into the night near occupied residential properties.

The County must consider whether the proposed noise protections can actually be implemented and enforced.

Simply including a condition requiring compliance with Development Code §83.01.080 does not address the substantial concerns created by the County's enforcement history.

Similar requirements already apply to existing businesses in Pioneertown.

Nevertheless, residents continue to report excessive noise and difficulty obtaining timely enforcement.

The County should explain how it intends to enforce the proposed Soundstage conditions differently from existing requirements that residents believe have not been effectively enforced.

In particular, the County should address:

- Whether Code Enforcement personnel will be available during nighttime performances.
- How violations occurring late at night or on weekends will be investigated.
- Whether officers will have access to properly calibrated sound-monitoring equipment and appropriate training.
- How measurements will be obtained at affected residential property lines.
- How violations will be documented when the source of noise is intermittent.
- What enforcement action will occur when a violation is verified.
- How repeat violations will be addressed.
- Under what circumstances repeated violations would result in suspension, modification, or revocation proceedings for the Conditional Use Permit.

Without a credible enforcement program, the County would be asking residents to trust that the applicant will voluntarily comply with conditions that the County may be unable to effectively monitor.

That is not an adequate substitute for demonstrating that the project is compatible with the surrounding residential community.

6. Continuous Noise Monitoring Should Be a Mandatory Condition of Any Approval

If the County continues to consider approval of this project, I request that continuous noise monitoring be established as a mandatory, enforceable condition of the Conditional Use Permit.

At minimum, the monitoring program should include:

1. **Permanent, professionally calibrated sound-monitoring equipment** installed at locations representative of the most affected residential properties, with the locations approved by the County and selected using a defensible acoustical methodology.

2. Continuous recording of noise levels during all Soundstage operations, with sufficient data resolution to evaluate applicable County standards and short-duration exceedances.

3. Monitoring capable of distinguishing or appropriately documenting Soundstage-generated noise from unrelated ambient sources.

4. Retention of monitoring records and event logs for County inspection.

5. Public access to appropriate noise-monitoring summaries so that residents can independently assess compliance without having to submit repeated public records requests.

6. Clearly defined thresholds and procedures requiring immediate operational correction when applicable noise limits are exceeded.

7. Mandatory reporting of verified exceedances to County Code Enforcement.

8. An escalating enforcement process for repeated violations, including consideration of administrative penalties, restrictions on amplified entertainment, and suspension or revocation proceedings when legally warranted.

9. Independent verification of equipment calibration, installation, and monitoring procedures.

10. A requirement that the applicant bear the reasonable costs of installation, operation, maintenance, and independent verification of the monitoring system.

These measures would provide the County with objective information concerning actual noise exposure rather than leaving enforcement dependent entirely on residents' complaints.

They would also help protect responsible business operators by creating a consistent and transparent record of operating conditions.

However, continuous monitoring should not be treated as a substitute for adequate environmental review or proof that the proposed venue can comply with County standards.

7. The County Must Evaluate the Cumulative Burden on Pioneertown Residents

The Soundstage does not exist in isolation.

The surrounding residential community is already affected by amplified entertainment noise, commercial activity, visitor traffic, and late-night disturbances associated with existing businesses.

The County must evaluate whether additional permitted entertainment activity would increase the cumulative burden on nearby homes.

Of particular concern is the potential for multiple venues to operate simultaneously.

Even when individual businesses claim to comply with applicable standards, their combined noise emissions may create a substantially different nighttime environment for residents.

The project should not be evaluated as though it were the only source of amplified entertainment noise in Pioneertown.

The County should also consider the effects of repeated disturbances over the course of a week, month, or entertainment season.

Pioneertown residents should not be expected to sacrifice the reasonable enjoyment of their homes simply because multiple entertainment businesses operate nearby.

8. Formal Request to Withhold Approval

Based on these concerns, I formally request that San Bernardino County Land Use Services and the appropriate reviewing authority:

1. **Decline to approve PROJ-2022-00191 in its present form** because the existing noise analysis does not adequately demonstrate compliance at the surrounding occupied residential properties.

2. Require a revised, independent noise impact assessment identifying and evaluating the nearest occupied residential properties in every direction, including those immediately behind properties characterized as commercial in the original study.

3. Require actual nighttime ambient measurements and adequately supported modeling of representative maximum operating conditions.

4. Require the County to verify the land-use classifications and applicable receiving-property noise limits used in the study.

5. Evaluate cumulative noise impacts from the Soundstage and existing Pioneertown entertainment activities.

6. Review the County's history of noise complaints, investigations, Notices of Violation, corrective actions, and enforcement outcomes involving nearby entertainment businesses.

7. Provide a written explanation of how the County intends to ensure timely and effective enforcement of Soundstage noise restrictions, particularly during nighttime and weekend events.

8. Require a permanent, independently verifiable noise-monitoring program with objective enforcement triggers as a condition of any future approval.

9. Consider whether project redesign, operational limitations, reduced capacity, restricted entertainment hours, enhanced sound containment, or other mitigation would be necessary to demonstrate compliance at residential receptors.

10. Reevaluate the project's CEQA noise findings and determine whether additional environmental analysis or recirculation is required before any decision to approve the project.

11. Include this letter and the relevant County Code Enforcement records in the administrative record for PROJ-2022-00191.

I further request that the County provide a written response explaining how the current noise analysis establishes compliance at the nearest occupied residential property lines and why its existing enforcement procedures should be considered adequate to protect these residents.

Conclusion

The central issue is not whether the Soundstage can operate at a noise level that satisfies a computer model at a neighboring commercial property.

The issue is whether the Soundstage can operate without subjecting the people who live immediately beyond those commercial properties to unreasonable noise and disturbances in their own homes.

The current noise analysis has not adequately demonstrated that it can.

Equally troubling is the County's history of responding to noise complaints from Pioneertown residents.

For years, residents have been required to document disturbances, make repeated complaints, pay for professional noise measurements, and seek remedies while excessive entertainment noise has continued to affect their quality of life.

The County should not approve another late-night entertainment operation based on an expectation of compliance without first demonstrating both that the proposed operation can meet the applicable residential noise standards and that violations can and will be effectively addressed.

Pioneertown is a residential community, not simply an entertainment destination.

Residents deserve the same protection from unreasonable noise that the County's Development Code provides to residents in other unincorporated communities.

I respectfully request that PROJ-2022-00191 not be approved as currently proposed. The County should require a defensible residential noise analysis, meaningful mitigation, and an enforceable noise-control program before considering any approval.

Please include this objection in the official administrative record and provide a written response to the concerns and requests identified above.

Respectfully,

Curt Sautter
Pioneertown Resident and Property Owner
Pioneertown, California 92268

Project: PROJ-2022-00191 — Pioneertown Soundstage

Supporting Documents and References

1. MD Acoustics, Pioneertown Mane Street Preservation and Improvement Plan Noise Impact Study, December 5, 2025.

2. Pioneertown Soundstage Initial Study, February 2026.

3. San Bernardino County Code Enforcement Case CCS-2022-7786 — Case Summary Records.

4. San Bernardino County Development Code §83.01.080 — Noise.

TWENTY-NINE PALMS BAND OF MISSION INDIANS

46-200 Harrison Place, Coachella, CA 92236. Ph. 760.863.2444. Fax: 760.863.3449

October 21, 2026

Attention: Luis Rodriguez
Planning Commission
385 N. Arrowhead
San Bernardino, CA 92415

RE: Project Notice – Notice of Public Hearing PROJ-2022-00191

Dear Luis,

This letter is regarding a formal consultation and in compliance with AB-52, for the proposed Project PROJ-2022-00191 that aims to renovate an existing event building as well as construct a new 3,024 sq feet public shade pavilion with picnic area to serve as a rest site for all Pioneertown pedestrians. The location and construction area is 1.84 acres located at 53585 Mane Street, Pioneertown.

After reviewing the proposed project findings and Determinations, the Twenty-Nine Palms Band of Mission Indians (Tribe) has determined: the project is within the Chemehuevi Traditional Use Area (TUA). Presently, there are no known cultural resources located within the project. The Tribe requests that the agency follow specific conditions for all cultural resources on any developmental plans or entitlement applications.

The Twenty-Nine Palms Band of Mission Indians, Tribal Historic Preservation Office (THPO) has reviewed the Project Narrative for the proposed project and recommends the following, Communication with the Twenty-Nine Palms Band of Mission Indians cultural department will be necessary if the discovery of any cultural materials related to prehistoric origins are discovered when ground disturbance occurs during any of the construction phases.

Additionally, the Tribe and THPO request the following: The Tribe and THPO look forward to working with The County of San Bernardino. Additional emails, letters, phone calls, virtual meetings, or in-person meetings may be requested. If you have any questions, please do not hesitate to contact the Tribal Historic Preservation Office at (760) 574-3779 or email at sobrien@29palmsbomi-nsn.gov.

Sincerely,

Darrell Mike

Chairman Darrell Mike,
Twenty-Nine Palms Band of Mission Indians

From:	Kerrie Aley
To:	Rodriguez, Luis; Planning Commission Comments; Supervisor Rowe; EHS Wastewater Land Use
Subject:	Composting Toilet- Sound Stage
Date:	Monday, November 2, 2026 5:26:35 PM

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The Sound Stage project proposes to use a "COMPOSTING PUBLIC RESTROOM MOBILE TRAILER" instead of water waste & bathrooms solely using a traditional OSWT septic system. Last March, I asked SBC EHS whether a permanent facility could use a portable composting restroom. SBC EHS told me that the applicant must obtain an exemption from the Colorado River Regional Water Quality Control Board to approve the permanent use of compostable portable restrooms. At a minimum, the Conditions of Approval should be changed to require the Water Quality Control Board exemption before issuing building permits. See email below.

Given the amount of public defecation currently happening on Mane St. on the sides of buildings and piles in the parking lots, I object to the Planning Commission's approval of this project allowing even more porta-potties. There are already 10 porta-potties at Pappy & Harriets, and visitors go to other businesses to use the indoor bathrooms (to avoid the smelly porta-potties), overloading their septic system and causing overflow, odor, and groundwater contamination.

To permit the Red Dog Saloon, Pioneer Bowl, and the recently approved Pioneertown Motel Expansion projects, SBC LUS and EHS required functioning OSWT systems sized to their business.
Why is SBC LUS allowing this developer to use temporary porta-potties for a permanent installation? It seems to me that an exception is being made that is outside of San Bernardino County's standard practice-WHY?

A core required finding for approval of this Conditional Use Permit is that there are "Adequate Infrastructure and Services" to serve the proposed activity.
Clearly, the proposed project use of a permanent "Composting Public Restroom Mobile Trailer" seven days a week shows that the number of people allowed for this facility is too large, and that Public Health/Safety and Welfare are impacted by public defecation and current septic overloading on Mane St.

CA State and SBC EHS have required standards for cleaning mobile food facilities that require a certified remote facility to clean portable kitchens and cafes. I see no SBC EHS requirement for cleaning in the Conditions of Approval.

The venue's maximum occupancy should be limited to what the OSWT design permits. Given the low level of investment and infrastructure proposed for this project. I see no reason why this property owner cannot instead apply for a temporary event permit if he increases the crowd size to a maximum of 300 people. He can bring in his porta-potties, movable temporary kitchen, and cafe during these

permitted temporary Special Events.

Pioneertown's Mane St. is not a carnival or fairground; there are nearby residential homes, even on Mane St.
We need public bathrooms with an OSWT septic system, not more porta-potties. Please revise the allowable capacity, Initial Study, mitigation, and parking management plan, and require traditional OSWT bathrooms.

Please approve quality projects, not more porta-potties, temporary kitchens, and food truck bars/cafes.

Regards,
Kerrie Aley
Pioneertown

From: **EHS Wastewater Land Use** <EHS.WastewaterLandUse@dph.sbcounty.gov>
Date: Tue, Mar 17, 2026 at 10:18 AM
Subject: Environmental Health Services Contact Form
To: 6102KA@gmail.com <6102KA@gmail.com>
Cc: EHS Wastewater Land Use <EHS.WastewaterLandUse@dph.sbcounty.gov>

Does SBC EHC permit the use of a septic and the use of a permanent composting restroom trailer for a project which includes 500 person venue and food service? *(Project recently changed to 3oo people)*

Hello,

Thank you for reaching out. EHS only approves of septic and sewer service connection for wastewater disposal. Composting toilets have not been approved by San Bernardino County EHS, an exemption can be requested to the Regional Water Quality Control Board for the area. However, I have not seen an exemption for composting toilets provided by the RWQCB as of yet. For temporary events, EHS approved the use of portable restrooms. Please feel free to respond to this email with any questions.

Thank you,

Please take a moment to complete our 1 Minute Satisfaction Survey Customer Service Survey

Ashley Flores, REHS

Environmental Health Specialist III

Department of Public Health

Environmental Health Services

Phone: 800.442.2283

385 N. Arrowhead Ave, 2nd Floor

San Bernardino, CA 92415

From: Laura Ransdell
To: Rodriguez, Luis
Subject: Prior uses of the Pioneertown Soundstage
Date: Wednesday, November 4, 2026 8:22:18 AM

You don't often get email from lauraransdell@hotmail.com. Learn why this is important

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Dear Land Use Services,

I'm writing to you to clarify the use of the Pioneertown Soundstage based on my knowledge of the property. My ex-husband, Tim Howard, previously owned the property known as the Pioneertown Soundstage. Tim purchased the property sometime in 2002, and sold it in August of 2021. For at least the first 10 years Tim owned the building, the soundstage was used for storage. The building needed a new roof and extensive interior and exterior work. After that, Tim used the space to sell used books on weekends and store them. Around 2016 to 2019, Tim allowed an occasional wedding. He held only 2 or 3 a year until he received a notice from San Bernardino Code Enforcement stating the space was not permitted for event use. Since Tim did not want to run afoul of the law, the space was no longer available for weddings or events. For the remaining time, Tim sold used books in the space on weekends. I know it is important to clarify the record, as I understand prior uses are being used in the project's environmental analysis.

Sincerely,

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

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From: Pioneertown Area Firewise
To: Rodriguez, Luis; Planning Commission Comments; Supervisor Rowe
Subject: Sound Stage- Pioneertown Firewise Community Public Comments
Date: Wednesday, November 4, 2026 12:31:24 PM

You don't often get email from firewisepioneertown@gmail.com. Learn why this is important

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SBC Planning Commission Hearing Sound Stage Nov. 5-

Please find attached a lengthy PDF public comment from the Pioneertown Firewise Community on the proposed Sound Stage project. In my opinion, as the group's leader, because Pioneertown is geologically adjacent to identified CAL FIRE Very High and Fire Hazard Severity Zones, and given its history of fire events, the project's CEQA analysis requires further study, potential project changes, and mitigation. Please also send this to the Pioneertown Mane St. Overlay Team, so they have this information.

I will be representing the NFPA/CALFIRE recognized Pioneertown Area Firewise Community remotely, Joshua Tree, tomorrow. Please make sure that the SBC Planning Commissioners have had time to read this important document.

Because of the large number of images and maps, I had to send this PDF via a Google link https://drive.google.com/file/d/10OsEes5b2A_dQ_2uAcyZHdA1Y3wzZAvm/view?usp=sharing to maintain the highest resolution without compression. If you have any trouble accessing it, I can send a compressed copy.

Regards,
Kerrie Aley
Group Leader
Pioneertown Area Firewise Community

Sound Stage, Pioneertown Firewise, CEQA.pdf

From:	Laura Ransdell
To:	Rodriguez, Luis
Subject:	Assessor"s Parcel Number 0594-212-15-0000
Date:	Wednesday, November 4, 2026 1:45:55 PM

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

Dear Mr. Rodriguez,

I have been a resident of Pioneertown for 26 years at 5181 William S. Hart Rd. I have some concerns about this proposal of making a parking lot to serve the Sound Stage in Pioneertown.

My concerns are:

- Night time noise pollution
- Light pollution
- Safety for the numerous people who walk in this town as well as the safety of drivers.
- Dust on the dirt roads due to the dramatically increased volume of vehicles this would create.
- Possible impediment of emergency access.
- The effects of this proposed volume of traffic on dirt roads affecting the land and wildlife.
- The overall effects that ongoing large commercial events will have for all the locals of Pioneertown.

Thank you,

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

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From: Ben Loescher
To: Planning Commission Comments
Subject: PROJ-2022-00191 - Public Comment
Date: Monday, November 2, 2026 4:54:21 PM
Attachments: 261031 Soundstage Comments.pdf

You don't often get email from k.ben.loescher@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.

Members of the Planning Commission,

Please see attached for my comment letter regarding Planning Commission Item PROJ-2022-00191.

Best,

Ben Loescher
5641 Bronco Rd, Pioneertown, CA 92268

Dear Members of the Planning Commission,

As a licensed architect, land-use consultant, and immediate neighbor of the proposed Pioneertown Soundstage project, I support the appropriate rehabilitation and productive reuse of Pioneertown's historic buildings. However, I cannot support approval of this project in its present form.

The Initial Study and subsequent Staff Report contain material discrepancies concerning the existing intensity of land use, the scope of the proposed project, parking arrangements, and anticipated operational impacts. These discrepancies undermine the environmental baseline and the conclusions of the supporting technical studies.

As detailed below and in the accompanying exhibits, the administrative record contains substantial evidence supporting a fair argument that the project may result in significant environmental effects that have not been adequately evaluated or mitigated. Accordingly, I request that the Planning Commission decline to adopt the proposed Mitigated Negative Declaration or approve the Conditional Use Permit until these deficiencies have been resolved through appropriate environmental review.

My objections are not to the adaptive reuse of the Soundstage or Gazette, but to the intensity of development and the adequacy of the environmental review currently presented. A properly defined and evaluated project could provide meaningful benefits to Pioneertown while respecting its historic character and surrounding residential community.

This comment letter addresses errors in Baseline first, as they are foundational for all other aspects of the project. The defects in these alone are enough to prevent approval of the project; additional information detailing errors in the environmental reports and conclusions, as well as the design of the project relevant to the San Bernardino County Development Code appear in subsequent sections. Appendices are referenced to provide more detail on issues covered. This comment letter concludes with necessary additional Conditions of Approval to make the project minimally acceptable.

Requested Commission Action and Principal Finding:

1. Do not adopt the proposed MND or approve the CUP on the present record. Direct staff to reconcile the baseline, project-boundary, and technical-study discrepancies and omission and determine whether a revised Initial Study, recirculated MND, or EIR is required.
2. Require substantiation of baseline assumptions with objective evidence.
3. Require a corrected project description and coordinated site plans encompassing the off-site parking facility.
4. Require updated transportation and noise analyses based on documented existing operating intensity, the final parking configuration, and all authorized operational activities.
5. Require affirmative findings on the Development Code conflicts and complete documentation of the historical-resource treatment and accessible-site design.
6. If a substantially reduced alternative is pursued, the County must identify operational limits clearly and evaluate that revised proposal before approval.

Errors in Baseline:

The information provided to the consultants and Planning Department staff by the applicant on this project are provably false and materially impact the conclusions made in the Initial Study and the Staff Report.[1]

[1] Significant evidence to the contrary is included in this comment letter, but it is worth remembering that the burden of proof lies on the Applicant and Lead Agency, and that proof must consist of “Substantial Evidence”.

1. The Applicant represents that the Soundstage operates and has operated as a Meeting Facility, and uses this assumption to argue a baseline that exempts the most impactful aspect of the project (the proposed 5 day a week 300P Concert Event Use) from analysis. Factually, this structure has never been permitted or even minimally established as a Meeting Facility, and only has been used infrequently for events. The former owner indicates that it was only used for events a few times between 2016-2019, discontinuing when she and her husband received a Notice of Violation. There is no evidence of any events between 1966-and 2014. Events only began in any meaningful way when the Applicant purchased the property, contemporaneous with the beginning of environmental review. (See Appendix A) The baseline for evaluation is incorrect.
2. The Applicant represents the Gazette as an existing Commercial Office. Factually, there is no evidence of this building being used as an Office at any time since 1966, and significant evidence it was used as a Single Family Home, occupied by Linda Mazzarello until her passing in 2020. Since that time it has been entirely vacant. (See Appendix B) The baseline used for evaluation is incorrect.
3. The Applicant represents that parcel 059421215 is presently a Parking Lot, and uses this basis to argue that the off-site parking agreement and the use of this parcel for parking for events and concerts until 2AM represents no increase in environmental impact and no change of use. It is an integral part of the project, but excluded from the Initial Study. Factually, the site is and has been occupied by a lightly frequented campground that generates little traffic and is by nature of the operation dark and quiet at night. It has never operated as a parking lot, and never hosted a use of the intensity proposed. (See Appendix C) The baseline and project boundary used for evaluation are incorrect.

   Historic aerial photos (Appendix H) make these baseline assumptions even more questionable.

   Whether the errors are deliberate or unintentional, the Applicant should be given the opportunity to provide the substantial evidence justifying the baseline conditions assumptions used as required by CEQA. Weddings and Events are typically well documented. Evidence of a long and established pattern of frequent events at the Soundstage could be demonstrated by an accounting of all events their dates held at the facility, the Assessor's Building Record, Permit Histories, historic aerial photography, as well as historical documents of events preceding that purchase. The Applicant requires an agreement for each event - a full accounting of these could be provided for County review.[2] The use of the North parcel for intensive vehicle parking or other more likely uses over a significant period of time could be demonstrated by permit records, the Assessor's Building Record, and historical aerial photography.

   It is uncontested in the Applicant's response to the Initial Study that the Parking Lot nor the Meeting Facility uses were not legally established and the Applicant has received Code Violations for this unapproved Meeting Facility use. While this suggests the Applicant has a pattern of disregarding land use regulation, this is less relevant in this case than the actual pattern and intensity of use when evaluation begins and immediately prior. This is what must be used in establishing a baseline.[3] In this case, those activities are significantly less than represented in the environmental analysis..

Errors, Inconsistencies and Omissions in the Reports and Environmental Studies:

[2] Research conducted during the preparation of the Pioneertown Mane Street National Register Historic District nomination revealed no evidence of any pattern of events at the Soundstage between 1966 and 2014. It appears to have been used for storage.

[3] The responses to Initial Study Comments authored by Dodson attempts to wave this away by citing Riverwatch v. County of San Diego, which concluded that CEQA is not to be used as enforcement for violation. This is beside the point; the relevant caselaw is Communities for a Better Environment v. South Coast Air Quality Management District (2010). This case concluded that a project's effects cannot be concealed by comparing future operations against an unsupported hypothetical level of prior activity - actual levels of activity must be used.

Additionally there are some significant errors and omissions in the environmental studies that also impact those conclusions.

1. The Initial Study does not include any analysis of the activities on parcel 059421215, which is integral to the project, was only added to the project shortly before hearing, and includes unstudied impacts such as noise, traffic, and the removal of existing Joshua Trees for parking which are not clearly indicated in the Applicant's plan. No photos of this parcel are even included in the Staff Report. The proposed layout of the parking lot additionally does not meet Development Code standards, omitting required setbacks and dedications which will significantly reduce the quantity of available parking. See Appendix E.
2. Under CEQA, "Project "means the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment"...the term Project "refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term "project" does not mean each separate governmental approval is evaluated independently."[4] Treating the CUP and a subsequent necessarily related Site Plan Permit as separate Projects violates the explicit intent of CEQA.
3. The Noise Report does not evaluate noise from the 3,258 SF uncovered Outdoor Patio which appears intended to be used as part of the events. See Appendix G.
   Figure 4:
4. The Noise Report incorrectly concludes that a 10dB increase in noise relative to ambient conditions is insignificant. Factually, this noise is perceived as roughly twice as loud as the original reference level. Any substantial temporary, periodic, or permanent increase in ambient noise levels in the project vicinity above levels existing without the project must be treated as significant.
5. Based on the use of an inappropriate baseline, the Traffic Study incorrectly concludes that the site is already experiencing traffic equivalent to a 5 day a week Music and Meeting Facility. See Appendix F.
6. The Noise Report models only daytime uses for the Shade Pavillion dining area, while the Project Description notes that this area will be used until 10PM. See Appendix G.
7. The Cultural Resources study did not include sufficient analysis of proposed building designs as no elevations were provided. Elevations are required as part of any discretionary Planning Application, they are a prerequisite for the project being Deemed Complete, and are fundamental to the evaluation of a project within a National Register Historic District. I have gained approval for two CUP projects and one MUP in San Bernardino County in the last year, and in each case elevations were mandated by staff. Staff notes that the required elevations were being requested from the Applicant on February 26th, 2026 but apparently were never provided, and no responsive records were found in a recent Public Records Request.
   No conclusion on the impact of the project to contributing historical resources can be made without elevations depicting the proposed buildings. This was also noted in the comments to the Initial Study authored by the historian who authored the National Register Nomination.
8. The National Register Historic Districts note that all structures maintain a common setback off of the centerline of Mane Street. The plan depicts a Mini-Horse Trailer Kiosk that is behind the prevailing setbacks. The impact of this deviation from the Historic Districts planning standards is not evaluated.
9. The parking calculations in the Staff Report and in the Applicant authored addenda significantly differ without explanation. Consistent with the Development Code requirements, the Applicant's Response Letters to Initial Study Comments authored by Dodson concludes 135 Parking Spaces are required. The Staff Report and drawings indicate 120 required parking spaces, apparently eliminating required parking demand from the Shade Pavillion provided for dining adjacent to the proposed food truck trailer. No explanation is offered. No required parking is provided for the Food Truck or Mini Horse Kiosk as required by the Development Code.
10. In comment to the Initial Study, it was noted that the applicant's Project Narrative (See Appendix J) submitted with the project suggested it was Phase 1 of a two Phase larger hospitality project

[4] Cal. Code Regs. Tit. 14, § 15378

ultimately intended to include adjacent parcels 059421215, 059421234, and 059421236. In the response letter authored by Dodson, they note “Following discussions with County staff the Project as currently proposed is limited to the Soundstage, Gazette, Patio Structure and addition of restrooms”. No mention is made of the subsequent reintroduction of 059421215 to provide parking. CEQA requires the “whole of the action” to be evaluated. This study fails to perform any evaluation of 1.4 added acres integrally related project scope within a project represented as only 1.8 acres in total.

11. The Initial Study and supporting reports evaluated the impact of 70 required parking spaces, the Staff Report suggests the quantity of required parking spaces to be 120; the Dodson response to Comments notes 135. Both higher quantities reflect impacts not evaluated in the Initial Study.
12. The Initial Study notes hours of operation for the pavilion as follows: Closed Monday/Tuesday; operating until 6 p.m. Wednesday/Thursday and 8 p.m. Friday–Sunday. The Staff report notes hours of operation of 7AM-10PM, 7 days a week. The additional days of operation and extended hours into the evening have not been evaluated.
13. The Staff Report suggests that required parking demand will be provided by an offsite parking agreement on a parking lot secured with a Site Plan Permit. This is in conflict with County Development Code Table 82-17, Note 12 which specifically notes that “[Parking Lot use allowed as an accessory use only, on the same site as a retail service, or industrial use allowed by this table. The suggested parcel does not host any retail service or industrial use allowed by the referenced table. County Development Code Table 82-17 additionally notes that Parking lots are not allowed in the SD-RES zone as a primary use.

Errors and Development Code Non-Compliance in the Drawings

14. The depicted Sound Stage and Campground parcels are defined either as *Through-Lot* as defined by 810.01.140 or with a *Front Yard* on Pioneertown Road / Rawhide Road (respectively) per 810.01.270. Per 83.02.070.[5] On through-lot parcels, front setbacks shall be provided on all street frontages. No front yard setback is depicted on the Pioneertown Road or Rawhide Roads side of the two parcels. Per 83.11.030, Parking shall not be allowed in the front yard setback, suggesting that Figure 6 depicts more parking spaces than will be available with a Development Code compliant Site Plan.
15. The Site Plan depicts an unpermitted Shipping Container within the 10 foot side yard setback. Per Table 83-5 storage structures are not permitted in Side Yard setbacks. This Shipping Container is likewise absent from the Initial Study evaluations. See Appendix E.
16. Both Parcels include notations indicating the existence of a Private Road Easement, however the proposed plans depict buildings and parking obstructing the use of that easement. The easement should be shown to have been vacated prior to approval of the project. See Appendices E & F.
17. Development Code Table 82-21B requires 10 foot side yard setbacks. The Shipping Container and Trash Enclosure are impermissible intrusions into this setback (§ 83.02.080), suggesting that Staff Report Figure 6 depicts more parking spaces than can be made legally available. See Appendix D.
18. San Bernardino County requires Accessible Paths of Travel to be depicted in all Planning Application drawings.No Accessible Path of Travel has been depicted as required to serve the proposed Food Truck Kiosk and restroom facility. Accessible paths require paving, suggesting that the project’s impermeable surface calculations are incorrect.

Required Conditions of Approval:

Consistent with County policy on other similar projects, the following Conditions of Approval should be added if the project moves forward:

[5] The 25 foot Front Yard Setback on Pioneertown Road was also imposed on the recently approved in 2023 PROJ-2020-00158 a few hundred feet away on a smaller lot. There are no unique characteristics of the size, configuration, or topography of the site that would limit compliance with the required yard or impose a unique hardship on this parcel.

19. Active and auditable external noise monitoring shall be provided to ensure conformance with San Bernardino County noise requirements. Note: This has been imposed by Planning on recent less intensive CUP projects in the unincorporated desert.
20. Consistent with the assumptions in the Noise Report, Events and amplified music shall be restricted to the interior of the Soundstage except with an approved Temporary Special Event Permit.
21. County funded Public Restroom facilities provided on-site shall not be used to satisfy restroom requirements for the Soundstage, Food Truck, Gazette or other Applicant owned buildings and uses.
22. Access to public amenities for which the Applicant is being granted relief from parking and restroom requirements shall be made available to the public during the proposed hours of operation included in the Staff Report without restriction. This offering shall be confirmed by recorded covenant.
23. Off-site parking agreements shall be memorialized as recorded covenants. Space used to satisfy parking requirements through off-site agreements shall not be used for any other purpose.
24. Required off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of vehicles and shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other unauthorized use.
25. The mobile snack cart / kiosk shall not sell alcoholic beverages for consumption.

Conclusion:

The Discretionary Approval process only works when it is based on factual information, compliance with the spirit as well as the letter of regulations, and transparency into the true nature of the proposal. This project currently falls short of that standard and requires additional review, study and reconciliation.

Thank you for the opportunity to provide comments on this project.

Best,



K. Ben Loescher, AIA
5641 Bronco Road, Pioneertown

Appendix A - Soundstage Use History

Review of relevant history for this project reveals no evidence prior to the Applicant's ownership to support "Meeting Facility" use as a five day a week 300P event facility as an environmental baseline. The building appears to have been used only a handful of times for events smaller than 300P prior to the applicant's purchase and commencement of environmental review. This does not justify crediting trips generated by an existing Meeting Facility without evidence of actual frequency and intensity of Meeting/Event operations during a representative baseline period.

- 1947: Constructed (per historical and County records).
- 1966-2002: Used as storage; no evidence of commercial use
- 2002 - 2014: Used by owner Tim Howard for storage (see Laura Ransdall comment letter)
- 2015-2019: Used by owner Tim Howard as a book store, hosting a few weddings and similar events over a five year period (see Laura Ransdall comment letter)
- 2019: The National Register Historic District Nomination "The building presently serves as a book and record store." (Section 7, Page 10)
- 2019: A Research Letter authored by Christney Parilla, Senior Planner, San Bernardino County Planning notes the property's use as "Retail Store",
- 2022: A Temporary Special Event Permit PTSEP-2022-00002 for the Pioneertown Film Festival grants authorization for 3 day use as an event site.
- 2026: San Bernardino County Assessor records accessed 11/1/2026 note the Use as "Retail Stores (Personal Services, Photography, Travel)

Gmail

Ben Loescher <b.loescher@terrain.la>

San Bernardino County - Research Letter - Pioneertown

Barilla, Christney - LUS <Christney.Barilla@lus.sbcounty.gov> Fri, May 17, 2019 at 3:02 PM
To: "B@LMA.LA" <B@lma.la>

Dear K. Ben Loescher,

Attached is the research letter and a spreadsheet showing the permits or uses for the parcels. I researched Planning Records, Building and Safety Records and the Assessor's physical description records for all of the parcels.

If you have any questions, please email me. My phone is having issues and sometimes the voice mail is irretrievable.

Please email me that you received the letter and spreadsheet.

Respectfully,

Christney K. Barilla, Senior Planner

Christney K. Barilla

Senior Planner
Land Use Services Department
Phone: 909-387-4373
Fax: 909-387-3223
385 N. Arrowhead Ave

San Bernardino, CA 92415-0187

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2 attachments

P201900197 Pioneertown Historic Research 27 APN.pdf
250K

Research Letter Loescher - P201900197 - Pioneertown 27 Parcels - National Regiser Historic District Nomination.pdf
86K

385 N. Arrowhead Ave, First Floor, San Bernardino, CA 92415 | Phone: 909.387.8311 Fax: 909.387.3223
www.SBCounty.gov

SAN BERNARDINO COUNTY

Land Use Services Department
Planning

Terri Rahhal
Director

May 17, 2019

K. Ben Loescher
P.O. Box 352
Pioneertown, CA 92268 B@LMA.LA

RE: RESEARCH LETTER FOR THE PERMITTED USES AND PERMITS AND USES RECORDS REQUEST FOR 27 PARCELS LOCATED IN PIONEERTOWN, CA REGARDING A NATIONAL REGISTER HISTORIC DISTRICT NOMINATION; ASSESSOR PARCEL NUMBERS: 0597-211-32, 0597-201-46, -48, -50, 0594-391-04, -05, -06, -07, -08, -09, -14, -20, -27, -29, -32, 0594-212-02, -15, -30, -32, -33, -34, -36, 0594-211-23, -25, -26, -29 and -30; P201900197

Dear Mr. Loescher,

This letter is written in response to your request for research regarding permit and use records for 27 parcels APN: 0594-211-32, 0594-201-46, -48, -50, 0594-391-04, -05, -06, -07, -08, -09, -14, -20, -27, -29, -32, 0594-212-02, -15, -30, -32, -33, -34, -36, 0594-211-23, -25, -26, -29 and -30; approximate total acreage of 38.99 acres, located in Pioneertown, CA. The research for land use permits was requested for information regarding a National Register Historic District Nomination.

Currently, the Land Use Zoning Designation for all 27 parcels is Special Development-Residential (SD-RES). 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.

An attachment to this letter provides a spreadsheet of the uses that have applied for permits that have been allowed by right, approved, finaled or withdrawn for the 27 parcels from the Planning Division and the Building and Safety Division. The Assessor's Office column is for the observed uses on these parcels.

Historically the land use zoning was Desert Living District (DL) from 1972 to 1989. The Desert Living District permitted uses in Single-family Residence (R-1) Districts, Two-family Residence (R-2) Districts, Rural-residential (R-R) Districts and the Limited Agricultural (A-1) Districts. Uses requiring a site approval are the following: multi-family residential projects in the Multiple-family Residence (R-3) Districts, Commercial uses as permitted in the Neighborhood Business (C-1) Districts and General Business (C-2) Districts and the Industrial uses as permitted in the Restricted Manufacturing (M-R) Districts.

BOARD OF SUPERVISORS
Robert A. Lovingood, First District | Janice Rutherford, Second District | Dawn Rowe, Third District | Curt Hagman, Chairman, Fourth District | Josie Gonzales, Vice Chair, Fifth District
Gary McBride, Chief Executive Officer

P201900197
K. Ben Loescher
Research Letter
27 PARCELS LOCATED IN PIONEERTOWN

In 1950 the zoning was M-1 (Factory). Then from 1951 to 1972 the zoning was M-1 (Limited Manufacturing). In the Limited Manufacturing (M-1) Districts, any use permitted in the following districts were either allowed by right or needed a site plan approval, they are: Neighborhood Business (C-1) Districts, and Residential Hotels, General Business (C-2) Districts, Single Family Residence (R-1) Districts, Two-family Residence (R-2) Districts, Multiple-family Residence (R-3) Districts, and Motels, Single Family Residence (R-1) Districts or Limited Agricultural (A-1) Districts.

The unincorporated area of San Bernardino County did not require building permits prior to County Ordinance No. 574 which became effective June 1, 1946. Structures built prior to this date would have been exempt from building permits. This exemption is not applicable to those same structures that have been deemed unsafe, had a change of occupancy, or were either altered, added on to, or improved from the original, subsequent to June 1, 1946. Structures built after June 1, 1946 would have required a building permit. The use of the structures may have required a use permit depending on the land use zoning designation at that time, if it was after June 1, 1946.

If you have any questions or concerns, please feel free to contact me at (909) 387-4373 or via email at Christney.Barilla@lus.sbcounty.gov .

Sincerely,

Christney K. Barilla/Senior Planner

CKB/kw/lb

A Portion of Pioneertown - National Register Historic District Nominations - Permit and Use Research -

P201900197 - San Bernardino Counuty Unincorporated Area

Assessor's Parcel Number (APN)	Acreage	Hisotric Element	Land Use Permit Type	Date		Building and Safety	Date	Assessor's - observation
APN 0594-211-32	5.12	OK Corral	General Plan Amendment (GPA) - Withdrawn by County	May-09	General Plan Land Use Zoning District Amendment from Special Development-Residential (SD-RES) to Rural Living (RL) on 663 acres	No final permits		Livestock
APN 0594-201-48	3.45	OK Corral	Notice of Violation	12/09/1988	Recordation of Notice of Violation DS1634-88 APN 594-201-07, -08 were divided into 50, 51 & 48 by Wes wide Investment Corp on 1-28-70. This occurred without County Review and is in violation of County ORD 1349. A Certificate of compliance pre 1972 is required to clear the violation.	No final permits		Livestock
continued			GPA - Withdrawn	May-09	General Plan Land Use Zoning District Amendment from Special Development-Residential (SD-RES) to Rural Living (RL) on 663 acres	No final permits		
APN 0594-201-50	1.25	None	Notice of Violation	12/09/1988	Recordation of Notice of Violation DS1634-88 APN 594-201-07, -08 were divided into 50, 51 & 48 by Wes wide Investment Corp on 1-28-70. This occurred without County Review and is in violation of County ORD 1349. A Certificate of compliance pre 1972 is required to clear the	No final permits		Vacant Land
continued			NONE	09/13/1988	4 lots/7.5 Acres Recorded			
continued			Appeal	Oct-89	unknown			
continued			GPA - Withdrawn	May-09	General Plan Land Use Zoning District Amendment from Special Development-Residential (SD-RES) to Rural Living (RL) on 663 acres			

APN 0594-201-46	5.07	Post Office	No permits			Barrier removal disabled access	09/12/1994	Retail Store
APN 0594-391-23	0.45	None	No permits			No final permits		Vacant Land
APN 0594-391-25	0.77	Constance Walsh Sculpture/Proposed Trailer Motel	A Permit Application was submitted	01/23/2019	Minor Use Permit -A Permit Application was submitted and is in review -To develop a hotel comprised of 12 individual trailers, connecting wood boardwalks, landscaping, perimeter western facades, and parking on approximately 0.77 acres.	No final permits		Vacant Land
APN 0594-391-26	0.77	Constance Walsh House	No permits			Single Wall Heater - final	10/13/2010	Single Family Residential Structure. Built in 1947 prior to permits being required- 459 sq. ft.
APN 0594-391-04	0.77	Red Dog Saloon	Very old use, no land use permits on record			reset electric meter - final	12/19/2005	Retail Store
continued				04/25/2018	Not Approved - Pre-Application Development review to discuss establishing the use of a restaurant, a lot line adjustment and abandonment of public road easement on two parcels totaling 1.18 acres.	roof repair - final	12/19/2005	
APN 0594-391-05	0.42	None - Rancho Burrito	No permits	04/25/2018	Not Approved - Pre-Application Development review to discuss establishing the use of a restaurant, a lot line adjustment and abandonment of public road easement on two parcels totaling 1.18 acres.	No final permits		Vacant Land

APN 0594-391-06	0.38	Pioneertown Gazette	No permits			Replace Septic System - final	02/08/1996	Single Family Residential Structure. with no dates or character-istics, may be very old.
APN 0594-391-07	0.46	Sound Stage	No permits			No final permits		Vacant Land
APN 0594-391-08	0.99	Sound Stage	No permits			Expired Building Permit Interior Walls Plumbing - not finaled		Retail Store
continued			No permits			Reroof Residence	10/30/2013	
continued			No permits			Rehab permit expired	05/28/2014	
continued			No permits			Electric Meter Reset for Storage area	10/07/2005	
continued			No permits			Substandard Structure	08/01/1990	
APN 0594-391-09	0.27	shooting gallery	No permits			No final permits		misc. residential structure
APN 0594-391-14	0.91	Pioneer Bowl	No permits			Remodel Residential Kitchen - final	08/20/1991	Bowling Alley - No Single Family Residential Structure. building date

continued						inspection - investigate and report on whole building - no visual hazards noted - final	11/21/1989	
APN 0594-391-27	1.14	Likker Barn	Data Special Alter form, from Planning stated Liquor store use established. No other Land Use Permits Found	06/15/2006		Commercial Septic Tank Replaced	11/18/2015	Commercial and Single Family Residence. built in 1947 - 600 sq. ft. prior to permits being required-
continued			Residence			Septic Tank Replaced	03/02/2016	
APN 0594-391-20	1.05	Pappy's and Harriet's	Restaurant/ Bar Certificate of Land Use Compliance	09/24/2002				vacant land
continued			Revision - shade/patio outside bar/stage	03/08/2011				

continued			Revision - establish outdoor concerts 40/yr.	10/15/2017				
APN 0594-391-32	1.57	Pappy's and Harriet's	No permits, use is included in - 0594-391-20 site plan					Restaurant
APN 0594-391-29	0.25	-32	No permits, use is included in - 0594-391-20 site plan					vacant land
APN 0594-212-30	1.82	Pioneertown Motel	Motel/Hotel Built in 1947	02/25/2016 last motel business license		Add seep pit	09/03/1991 final	Motel Built in 1947 - 20 units
continued						Upgrade electrical (200 amp)	10/13/2005	
continued						Reroof commercial building	02/22/2012	
continued						Install two gas lines	07/29/2015	
APN 0594-212-36	2.01	General Mercantile, Schnald Mining	no commercial permits			Repair fire damage, add bathroom, enlarge bedroom	04/09/2003	Single Family Residential Structure. Built in 1947 prior to permits being required

APN 0594-212-34	1.26	Saddle Shop	no commercial permits			Add Living room	08/18/2004	2 Single Family Residential structures built in 1947 prior to permits being required
continued						Reroof	01/06/2015	
continued						Vacant structures	04/12/2017	
APN 0594-212-15	1.27	Basketball Court	no commercial permits			no final permits		vacant
APN 0594-212-02	0.95	Pioneertown Church	no commercial permits			Reroof church	10/11/2001 Final	Religious structure
APN 0594-212-33	0.91	Wooden Indian Ranch	no commercial permits			Unreinforced Masonry building		Single Family Residential Structure. Built in 1947 prior to permits being required
continued						Remodel Residence	07/03/1995 Final	
continued						Addition of Family Room, Kitchen, Patio Deck	09/28/1989 Final	
continued						Family Room	08/30/1989 Final	

continued						Convert Garage, Add Garage, Patio	07/02/1996 Final	
APN 0594-212-32	0.66	Shower Building	no commercial permits			No final permits		rec cabin
APN 0594-211-30	0.39	Misc. Residential Build.	no commercial permits			Replace septic final	04/02/2001	1965 single family structure
continued						upgrade electrical	02/03/0993	
APN 0594-211-29	4.63	White's Grocery	no commercial permits			Unreinforced Masonry building reviewed 2011 - No building and safety permits		Retail Store
Total Approx. Acerage	38.99							

Appendix B - Gazette Use History

Review of relevant history for this project reveals no evidence to support “Office” use as an environmental baseline. The Gazette's documented historical use was residential, and the building appears to have been vacant when environmental review commenced. Neither circumstance supports crediting trips generated by an existing commercial office without evidence of actual office operations during a representative baseline period.

- 1947: Constructed (Per historical and County Records)
- 1952: The Pioneertown Gazette concludes publication
- 1986-2021: The property was used by Linda Mazzarello as a single family residence from 1986 until her passing in 2021.
- 2018: The property is noted as a “Private Residence” (page 193). Pioneertown: The Definitive History, Kenneth B. Gentry.
- 2019: The National Register Historic District Nomination notes that “The Pioneertown Gazette is presently a private residence.” (Section 7, Page 10)
- 2019: A Research Letter authored by Christney Parilla, Senior Planner, San Bernardino County Planning notes the property’s use as “Single Family Residence” (See Appendix A, above)
- 2024: The Applicant received a “Residential Alteration” permit (ALTR-2024-00196).
- 2026: San Bernardino County Assessor records access 11/1/2026 note the Use as “Single Family Residential”

Appendix C - Campground Use History

- 2019: The National Register Historic District Nomination locates the area on a map and describes the use as a Campground. (Section 7, Page 15)
- 2019: A Research Letter authored by Christney Parilla, Senior Planner, San Bernardino County Planning notes the property's use as "Vacant Land".
- 2020 - In response to a request by the Applicant, Karen Watkins of San Bernardino County Planning confirms the parcel's Campground use (See below). No mention is made of the parcel being used as Parking. A Site Plan depicting existing conditions included in that email thread (see below) depicts corrals and other features inconsistent with use as a Parking Lot.
- 2026: San Bernardino County Assessor records access 11/1/2026 note the Use as "Vacant Land, General"

From: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Sent: Tuesday, November 16, 2021 9:28 AM
To: Malcom, Melissa - LUS <Melissa.Malcom@lus.sbcounty.gov>; Duron, Heidi - LUS <Heidi.Duron@lus.sbcounty.gov>; Kleinsmith, Paul - LUS <Paul.Kleinsmith@lus.sbcounty.gov>
Cc: David Mlynarski <david.mlynarski@transtech.org>; Daniel Paul <danieldpaul@gmail.com>; Adam Gold <adam@thirty3group.com>; David Corso <dcorso@corsomg.com>
Subject: RE: Notice of Violation: Pioneertown Corrals

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

Good Morning All,

I apologize if we didn't get the final decision out to everyone late last year. After talking with Terri Rahhal last December about the campground and finding County documentation and reviewing documentation from the property owner, Terri determined that there is plenty of evidence to show that this campground has been in use since the movie days. It is therefore a legal non-conforming land use. Terri did talk to Mark Lundquist about this at the same time.

Please let me know if you have any questions.

In Gratitude,

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218

Cell: 909-528-1791
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187



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From: David Corso <dcorso@corsomg.com>
Sent: Friday, November 12, 2021 1:41 PM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Malcom, Melissa - LUS <Melissa.Malcom@lus.sbcounty.gov>; David Mlynarski (David.Mlynarski@Transtech.org) <david.mlynarski@transtech.org>; Daniel Paul <danieldpaul@gmail.com>; Adam Gold <adam@thirty3group.com>
Subject: Fwd: Notice of Violation: Pioneertown Corrals
Importance: High

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 Karen,

It was really great to be a part of the meeting last week that we hosted in the SoundStage, was so amazing to learn about our properties from Dan and furthermore the historical use of the land and buildings. Thank you for leading that symposium and we look forward to more events like that which help all of us keep Pioneertown such a special place. To that point, Melissa with code enforcement, who has been great to worth with on outstanding citations from previous owners, needs further clarification on a few things.

One citation was for an RV the previous owner had behind the SoundStage with someone living in it, we removed the RV so that is rectified.

There is still the issue of camping on the Mane Street parcel which we believe is legal non-conforming (Grandfathered from the 1950's) according many including Dan Paul who's work to identify Pioneertown on the National Historic Register confirmed. Originally as Dan said, the workers from the film sets camped there as no hotels or accommodations were available. Also we know that Christy Anderson maintained it as camping during the term of her ownership and we have also continued without interruption campers staying on the property. We have the utmost respect for your office and that of code enforcement so would love to put this to bed regarding camping 😉

Thanks so much for any input you can provide and what if any thing we can do to support rectifying this outstanding citation.

My very best,

David Corso

Pioneertown Land Co.

415-734-0686

Begin forwarded message:

From: David Corso <dcorso@corsomg.com>

Subject: Re: Notice of Violation: Pioneertown Corrals

Date: July 26, 2021 at 9:59:28 AM PDT

To: David Mlynarski <david.mlynarski@transtech.org>

Cc: Aaron Mlynarski <aaron.mlynarski@transtech.org>, Gianpaolo Altomari <futurebasicworkshop@gmail.com>, Adam Gold <Adam@thirty3group.com>

CITATIONS

1 FOR EACH OF 3 PARCELS

David Corso / CEO/Founder
dcorso@corsomg.com / 415-734-0686

Corso Marketing Group
www.corsomg.com

On Jul 26, 2021, at 9:50 AM, Adam Gold <Adam@thirty3group.com> wrote:

See what was sent re camping by Christy Lee Anderson the former landowner – it has the violation #'s in the letter

I do believe we have the actual violations being scanned.

A woman named Melissa Malcolm from SB County Code Enforcement came by the campground this weekend and asked for updates

Our preference would be to roll campground improvements into our pre-development and long term development plans

From: Adam Gold <Adam@thirty3group.com>
Date: Monday, July 26, 2021 at 9:35 AM
To: David Corso <dcorso@corsomg.com>
Cc: Gianpaolo Altomari <futurebasicworkshop@gmail.com>
Subject: FW: Notice of Violation: Pioneertown Corrals

David,

Looks like the letter and site plan went to Mark Lundquist from SB county November of last year

From: Adam Gold <Adam@thirty3group.com>
Date: Friday, October 30, 2020 at 9:03 AM
To: Christy Lee <privatearts2020@gmail.com>
Cc: David Corso <dcorso@corsomg.com>
Subject: FW: Notice of Violation: Pioneertown Corrals

Thank you for forwarding Christy. Lets all discuss that response to Magda before it goes out but reads okay to me.

In the meantime, did you ever get a digital copy of the original Pre-development application that was submitted?

Talk soon, Adam

310-562-9926 mobile

From: Christy Lee <privatearts2020@gmail.com>
Date: Friday, October 30, 2020 at 8:58 AM
To: Adam Gold <Adam@thirty3group.com>
Subject: Fwd: Notice of Violation: Pioneertown Corrals

Begin forwarded message:

From: Ben Loescher <bloescher@lma.la>

Subject: Fwd: Notice of Violation: Pioneertown Corrals

Date: October 29, 2020 at 2:21:16 PM MST

To: privatearts2020@gmail.com

Hey Christy,

Here's an updated version of the site plan as well as my suggested response to Magda's questions... let me know if these are good to go or if you have any revisions/corrections!

> Number of campers: The number of campers is variable based on the day of the week (weekends are busiest), but maximum capacity is around 140 people total assuming that all available spaces are

used at a maximum of 4P per campsites (this is typically only occur during festivals at Pappy's).

Duration of stay: The maximum stay duration is 29 days, however in most cases individuals only stay a day or two

Type of accomodation: Guests stay in a assortment of shelter; most sleep in tents but many also sleep in cars or in RVs.

Best,

B.

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

Loescher + Meachem Architects, Inc.

353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

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

From: **Gonzalez, Magda**
<Magda.Gonzalez@lus.sbcounty.gov>
Date: Mon, Oct 19, 2020 at 4:37 PM
Subject: RE: Notice of Violation: Pioneertown Corrals
To: Ben Loescher <bloescher@lma.la>
Cc: Christy Anderson <Privatearts@live.com>, Laura Mishkin <lmishkin@lmarchitectsinc.com>

Hi Ben,

I am currently reviewing the PREA documents. Can you provide dimensions for the existing structures associated with the campground and equestrian facility? Also, can you provide more details regarding the campground? How many people? How long is each stay? Where do they stay (i.e. tents, etc)?

Sincerely,

Magda Gonzalez, MPA

Senior Planner
Land Use Services Department
Phone: 760-995-8150
Fax: 760-995-8167
15900 Smoke Tree

Hesperia, CA 92345-0187

<image001.jpg>

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From: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Sent: Monday, October 19, 2020 8:20 AM
To: Ben Loescher <bloescher@lma.la>; Sanchez, Angelita <Angelita.Sanchez@lus.sbcounty.gov>
Cc: Code Enforcement Division <CodeEnforcementDivision@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>; Gonzalez, Magda <Magda.Gonzalez@lus.sbcounty.gov>
Subject: RE: Notice of Violation: Pioneertown Corrals

Good Morning Ben and Angelita,

The project has been given to Magda Gonzalez. We are a little behind in scheduling a Preapplication Review, so please extend the notice of violation if possible so Planning can provide a response to the project.

Please let me know if you have any questions.
In Gratitude, Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

<image002.png>

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From: Ben Loescher <bloescher@lma.la>
Sent: Monday, October 19, 2020 7:01 AM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Code Enforcement Division <CodeEnforcementDivision@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>
Subject: Re: Notice of Violation: Pioneertown Corrals

Hello Karen,

I trust you had a great weekend! Just wanted to check in and see where things were with Planning's review of the submission and a subsequent pre-application meeting. Our extension with Code Enforcement expires on 10/25 so we are anxious to understand if the County will formally recognize the use as established based on the information provided or provide a path towards that end.

Best,

Ben

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

Loescher + Meachem Architects, Inc.

353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

On Mon, Sep 21, 2020 at 8:26 AM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

Good Morning Code Officer Sanchez,

Planning is working with Ben on the Pre-Application Submittal. For some reason, it isn't showing up in the system. We are working with him to get it in the system, so it will take more time for final submittal and review.

Please feel free to contact me with questions.

In Gratitude, Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

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From: Ben Loescher <bloescher@lma.la>
Sent: Thursday, September 17, 2020 8:39 AM
To: Code Enforcement Division <CodeEnforcementDivision@lus.sbcounty.gov>
Cc: Christy Anderson <Privatearts@live.com>; Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>; Laura Mishkin <lmishkin@lmarchitectsinc.com>
Subject: Fwd: Notice of Violation: Pioneertown Corrals

Hello Officer Sanchez,

Planning is still organizing next steps on the correct mechanism for the property owner to obtain recognition or approval for the Pioneertown Corral project (we are awaiting a Pre-application Meeting). Can we please have another 30 day stay on enforcement while this process continues (through 10/25/2020? I have copied Karen Watkins from Planning for purposes of transparency.

Best,

Ben

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

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353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

On Wed, Aug 26, 2020 at 1:00 PM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

> Thank you Ben. Someone will be in touch when the project has been assigned.
>
> In Gratitude, Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

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From: Ben Loescher <bloescher@lma.la>
Sent: Wednesday, August 26, 2020 12:51 PM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Gonzalez, Magda <Magda.Gonzalez@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>; Prusch, David - LUS <David.Prusch@lus.sbcounty.gov>
Subject: Re: Notice of Violation: Pioneertown Corrals

Hi Karen,

Just an FYI that we've uploaded the pre-application materials to the EZOP portal. There is a bunch of supporting information (the historic district nomination, previous use/permit research, a number of newspaper articles, advertisements & ephemera speaking to many decades of continuing use) that might look like a lot at first glance - please let us know if you run into trouble or would like the information formatted differently!

Best,

Ben

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

Loescher + Meachem Architects, Inc.

353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

On Mon, Aug 17, 2020 at 2:14 PM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

> Good Afternoon Ben,
>
> They can go straight to the Pre-Application. We will do additional research when the owner comes in for that.
>
> Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

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From: Ben Loescher <bloescher@lma.la>
Sent: Monday, August 17, 2020 11:44 AM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Gonzalez, Magda

<Magda.Gonzalez@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>; Prusch, David - LUS <David.Prusch@lus.sbcounty.gov>
Subject: Re: Notice of Violation: Pioneertown Corrals

Thank you Karen, will the approval mechanism for Planning (M/C, CUP, Certificate of Land Use Compliance) be known as an outcome of that process, or do we need to pursue a Professional Consultation with Planning over the historical records first?

Best,

Ben

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

Loescher + Meachem Architects, Inc.

353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

On Fri, Aug 14, 2020 at 4:48 PM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

> Happy Friday Ben,
>
> It might behoove the owner to apply for a Pre-Application Development Review and

provide all the information that you already have. That is the best way to find out the development requirements. All the various departments are included in the review, so the owner would get input on everything that is required. The application is at no cost. They can go to the EZOP website to apply: https://wp.sbcounty.gov/ezop/permits/212139/.

In Gratitude, Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

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From: Ben Loescher <bloescher@lma.la>
Sent: Friday, August 14, 2020 3:16 PM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Gonzalez, Magda <Magda.Gonzalez@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>; Prusch, David - LUS <David.Prusch@lus.sbcounty.gov>
Subject: Re: Notice of Violation: Pioneertown Corrals

Hi Karen,

We are having some difficulty obtaining feedback and requirements from EHS, perhaps because this is not associated with a formal application and it is unclear whether this is to be treated as a new or existing use. Do you know if there someone over there that is familiar with this case that we can reach out to?

Best,

Ben

--

Ben Loescher AIA | LEED AP

p: 310-745-9211

e: bloescher@lma.la

Loescher + Meachem Architects, Inc.

353 S. Broadway, #201, Los Angeles, CA 90013

www.lma.la

On Wed, Jul 22, 2020 at 11:07 AM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

Ben,

EHS will have to answer that question. They are a reviewer on Planning applications. If you can prove it was an existing approved use, then that might change what is required.

Karen

Karen E. Watkins

Planning Manager
Land Use Services Department
Phone: 909-387-4218
Fax: 909-387-3223
385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415-0187

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From: Ben Loescher <bloescher@lma.la>
Sent: Wednesday, July 22, 2020 10:52 AM
To: Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>
Cc: Gonzalez, Magda <Magda.Gonzalez@lus.sbcounty.gov>; Christy Anderson <Privatearts@live.com>; Laura Mishkin <lmishkin@lmarchitectsinc.com>; Prusch, David - LUS <David.Prusch@lus.sbcounty.gov>
Subject: Re: Notice of Violation: Pioneertown Corrals

Thanks Karen,

We'll continue researching - it's believed that Campground uses were established concurrent with Pioneertown's founding in 1946. We'll keep looking for supporting documentation.

If I understand this correctly, even if we show that the use predates the 1951 Development Code, we will still need to show compliance with current EHS standards? I am not worried about solid waste, but the LAMP standards that went into effect a few years ago for Onsite Wastewater Treatment Systems are extremely onerous for uses that they consider "new".

Best,

Ben

On Wed, Jul 22, 2020, 9:56 AM Watkins, Karen <Karen.Watkins@lus.sbcounty.gov> wrote:

Good Morning Ben,

Sorry it has taken so long to get back. I don't have a definitive answer for you. The first issue to be resolved is requirements for sanitation and water. You will need to go to Environmental Health Services (EHS) for this. You can do that online at: https://wp.sbcounty.gov/dph/programs/ehs/contact-dehs/.

Magda did additional research and the information is provided at the bottom of this email. The code is clear that the

campground use required a Planning Commission approval in 1965 when the use was documented as existing. We would have to do additional research for this unless the property owner had documentation. This would require a Professional Consultation (PCA) of maybe a few hours.

But before you do this, the key is sanitation and water requirements through EHS.

In Gratitude, Karen

Based on the Research Letter, previously provided by Christney, the property was zoned M-1 (Limited Manufacturing) from 1951-1972.

It doesn’t look like camps/campgrounds was approved used. I looked at the 1951 and 1961 Dev Codes:

The 1951 Development Code’s M-1 Limited Manufacturing (and the allowed uses under C-2 and A-1 which are also permitted under M-1) do not allow camping. However, the Dev Code states it could have been a permitted use subject Planning Commission approval.

<image003.png>

The 1961 Development Code's M-1 uses (along with the A-1, C-1, C-2, R-1, R-2 and R-3 permitted uses) do not list camps as a permitted use. However, it does state that it could have been permitted subject to PC approval.

RAWHIDE ROAD

TOM MIX ROAD

APN: 0594-21-215-0000

APN: 0594-21-234-0000

APN: 0594-21-236-0000

24' - 0"
36' - 0"
24' - 0"
24' - 0"
EXISTING HORSE CORRALS
24' - 0"
48' - 0"
EXISTING HORSE CORRALS
EXISTING UTILITY POLE
24' - 0"
24' - 0"

16' - 0"
EXISTING CHECK-IN BUILDING AND SHED STRUCTURE
19' - 0"
30' - 0"
41' - 0"
EXISTING HORSE CORRALS
EXISTING PORTABLE RESTROOM
EXISTING UTILITY POLE

24' - 0"
48' - 0"
12' - 0"
24' - 0"
48' - 0"
12' - 0"
24' - 0"
48' - 0"
EXISTING HORSE CORRALS
EXISTING OUTDOOR BARBEQUE SHELTER
20' - 0"
20' - 0"
EXISTING PORTABLE RESTROOM
EXISTING UTILITY POLE
LOCATION OF EXISTING (2) UNISEX BATHROOMS
12' - 0"
10' - 6"

EXISTING PAVED BASKETBALL COURT

APN:
0594-21-237-0000

MISC. RETAIL, RESIDENTIAL AND ACCESSORY STRUCTURES NOT IN SCOPE

MANE STREET

DESCRIPTION OF SITE PROGRAM: 29 CORRALS; 15 RV SPACES FOR 1-2 DAY STAYS; 20 TENT/CAR SPACES FOR 1-2 DAY STAYS. VISITORS WITH HORSES STAY 2-5 DAYS.

LMA
LOESCHER MEACHEM ARCHITECTS
353 S BROADWAY, SUITE 201
LOS ANGELES, CA 90013

PLOT PLAN

EXHIBIT A

PIONEERTOWN CORRALS
53626 Mane St, Pioneertown, CA 92268
SCALE AT 30 X 42: 1" = 20'-0"
10/29/2020 2:10:06 PM

Appendix D - Sound Stage Site Plan Markups

VICINITY MAP:



PROJECT LOCATION

OFFICIAL USE ONLY:

LANDSCAPE CALCULATIONS:

THE UNPAVED PARKING LOT AREA: 26,720 SQ. FT.; RESULTING IN A MINIMUM LANDSCAPE AREA OF APPROXIMATELY 7,057 SQ. FT (35,285.25 SQ. FT. X 20%).

TOTAL LANDSCAPE AREA PROPOSED: 9,095 SQ. FT.

NATIVE, DROUGHT TOLERANT / XERISCAPE LANDSCAPED AREA

NOTES

1. SEE CIVIL DRAWINGS FOR DRAINAGE DETAILS
2. PARKING AREAS TO BE EXISTING DIRT / DG
3. OUTDOOR LIGHTING TO COMPLY WITH DESERT LIGHTING ORDINANCE
4. COUNTYWIDE PLAN LAND USE IS C (COMMERCIAL)
5. ZONING DISTRICT IS SD RES (SPECIAL DEVELOPMENT RESIDENTIAL)
6. STREET VACATION TO BE COMPLETED PER PARCEL MAP AND FILED.
7. MAINTAIN NATIVE LANDSCAPE ALONG PIONEERTOWN ROAD
8. IMPROVEMENTS WITHIN RIGHT OF WAY TO OBTAIN ENCROACHMENT PERMIT FROM PUBLIC WORKS
9. IF THE ACCESS ROADS / DRIVEWAYS ARE NOT TO BE PAVED WITH A PERMANENT, ALL-WEATHER SURFACE SUCH AS ASPHALT OR CONCRETE, FIRE DEPARTMENT ACCESS ROAD SHALL COMPLY TO SBCOFD STANDARD A-1, REF: SURFACES. FIRE ACCESS ROADWAYS SHALL BE COMPACTED AND CAPABLE OF VEHICLE SUPPORT UP TO 80,000 LBS. AND ROADS MAY BE CONSTRUCTED WITH NATIVE MATERIALS OR GRAVEL, COMPACTED TO 85% COMPACTION.
10. PRIVATE ROAD EASEMENT WILL BE CONDITIONED TO BE VACATED.

PROJECT TEAM:

OWNER:
PIONEERTOWN LAND COMPANY LLC
CONTACT:
DAVID CORSO
DCORSO@CORSOMG.COM
TEL: 415.734.0686

DESIGNER:
BLU HAUS DESIGN STUDIO LLC
ART MARQUEZ
ART@BLUHAUSDESIGN.COM
TEL: (626) 235-8751

CIVIL ENGINEER:
TRANSTECH
DAVID MLYNARSKI
DAVID.MLYNARSKI@TRANSTECH.ORG

ENGINEER OF RECORD:
TBD

PARKING CALCULATIONS:

PARKING LOAD BREAKDOWN

STRUCTURE / USE	SQUARE FOOTAGE	PARKING RATIO	SPACES REQUIRED	SPACES PROVIDED
SOUNDSTAGE (STANDING AREA)	1,575 SQ.FT.	1 space 2.5 guests 300 occupancy limit	94	46
SOUNDSTAGE (FIXED SEATING: 67 SEATS)	6,223 SQ.FT.	1 PER 3 SEATS	22	1
COFFEE SHOP (RETAIL / TRADE: 12 SEATS)	831 SQ.FT.	1 PER 3 SEATS	4	4
MOBILE KITCHEN TRAILER (RETAIL / TRADE)	225 SQ.FT.	N/A	-	-
PUBLIC OUTDOOR DINING AREA (RETAIL / TRADE)	3,024 SQ.FT.	N/A	-	-
KIOSK TRAILER (RETAIL / TRADE)	145 SQ.FT.	N/A	-	-
RESTROOM TRAILER (RETAIL / TRADE)	250 SQ.FT.	N/A	-	-
	TOTAL STANDARD SPACES		120*	51

PARKING BREAKDOWN:

STANDARD SPACES
120 REQ. ..... 51 PROVIDED

ACCESSIBLE SPACES
2 REQ. ..... 5 PROVIDED (4 STANDARD ADA + 1 VAN ADA)

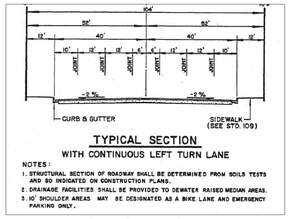
LOADING SPACES
1 REQ. ..... 1 PROVIDED

TOTAL 57 ON SITE

* 63 ADDITIONAL OFF SITE PARKING AVAILABLE NORTH OF MANE STREET ON APN: 0594-212-15 per PARKING LOT AGREEMENT - SEE PARKING AGREEMENT MAP BELOW

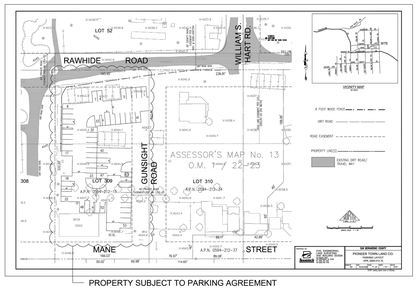
SIGNAGE: NO PROPOSED SIGNS

ROAD SECTION (PIONEERTOWN ROAD) (EXISTING) 01



MAJOR HIGHWAY STD. 101

PARKING AGREEMENT MAP 02



PROPERTY SUBJECT TO PARKING AGREEMENT

PROJECT DESCRIPTION:

DESERT 5 (SOUNDSTAGE)
THIS VENUE NOW KNOWN AS THE SOUNDSTAGE WILL BE USED AS A MULTI-PURPOSE FACILITY FOR COMMUNITY FUNCTIONS, LIVE AND RECORDED MUSIC EVENTS, PRIVATE EVENTS, FOOD & BEVERAGE SERVICE INCLUDING OBTAINING AN ABC LICENSE.

HITCHING POST (COVERED OUTDOOR DINING AREA)
THIS IS A NEW OPEN AIR SHADE STRUCTURE FOR VISITORS AND COMMUNITY TO USE FOR OUTDOOR DINING, MEETINGS, EVENTS.

COWBOY COFFEE & CREAMERY (@ EXISTING GAZETTE)
THE MOST REQUESTED FEATURE ASKED BY VISITORS AND LOCALS, A COFFEE AND ICE CREAM SHOP IN THE OLD PIONEERTOWN GAZETTE.

PIONEERTOWN CAFE (MOBILE KITCHEN TRAILER)
A 30-40' CUSTOM KITCHEN SITUATED BEHIND THE HITCHING POST TO SERVE AS A WALK UP FOOD SERVICE FEATURING HEALTHY SALADS, SANDWICHES AND OTHER FOOD OPTIONS. THIS KITCHEN WILL ALSO SERVE DESERT 5 AND COWBOY COFFEE & CREAMERY.

BATHROOMS (PUBLIC RESTROOM TRAILER)
THESE ERGONOMIC BATHROOMS THAT DO NOT USE SEPTIC OR WATER FEATURE A SYSTEM WHERE WASTE IS TRANSFORMED INTO FERTILIZER. THESE BATHROOMS WILL BE OPEN TO THE PUBLIC AND USED BY DESERT 5, HITCHING POST AND COWBOY COFFEE & CREAMERY.

UTILITIES:

Pioneertown Utilities by Property

Soundstage - 53585 Mane Street, Pioneertown CA 92268

Provider	Account #	Phone #	Address	Details
SB County Special Districts Water & Sanitation	551020	760-955-9885	222 W. Hospitality LN 2nd Floor, San Bernardino CA 92415	Water/Sewer
SoCal Edison	801165456	800-990-7788	PO Box 6400, Rancho Cucamonga CA 91729	Electric
Burrtec	47-SC 210363	760-365-2015		Trash
Fiberbyte	uses address	none/internet	4741 E Palm Canyon Drive STE C PMB 1022, Palm Springs CA 92264	Internet

Gazette - 53543 Mane Street, Pioneertown CA 92268

Provider	Account #	Phone #	Address	Details
SB County Special Districts Water & Sanitation	551018	760-955-9885	222 W. Hospitality LN 2nd Floor, San Bernardino CA 92415	Water/Sewer
SoCal Edison	801318730	800-684-8123	PO Box 6400, Rancho Cucamonga CA 91729	Electric

Retail Shops - 53586 Mane St

SoCal Edison	801180404	800-684-8123	PO Box 6400, Rancho Cucamonga CA 91729	Partially reimbursed from Sarah and Daniel
SB County Special Districts Water & Sanitation	551019	760-955-9885	222 W. Hospitality LN 2nd Floor, San Bernardino CA 92415	Water/Sewer

Retail Shops - 53626 Mane St

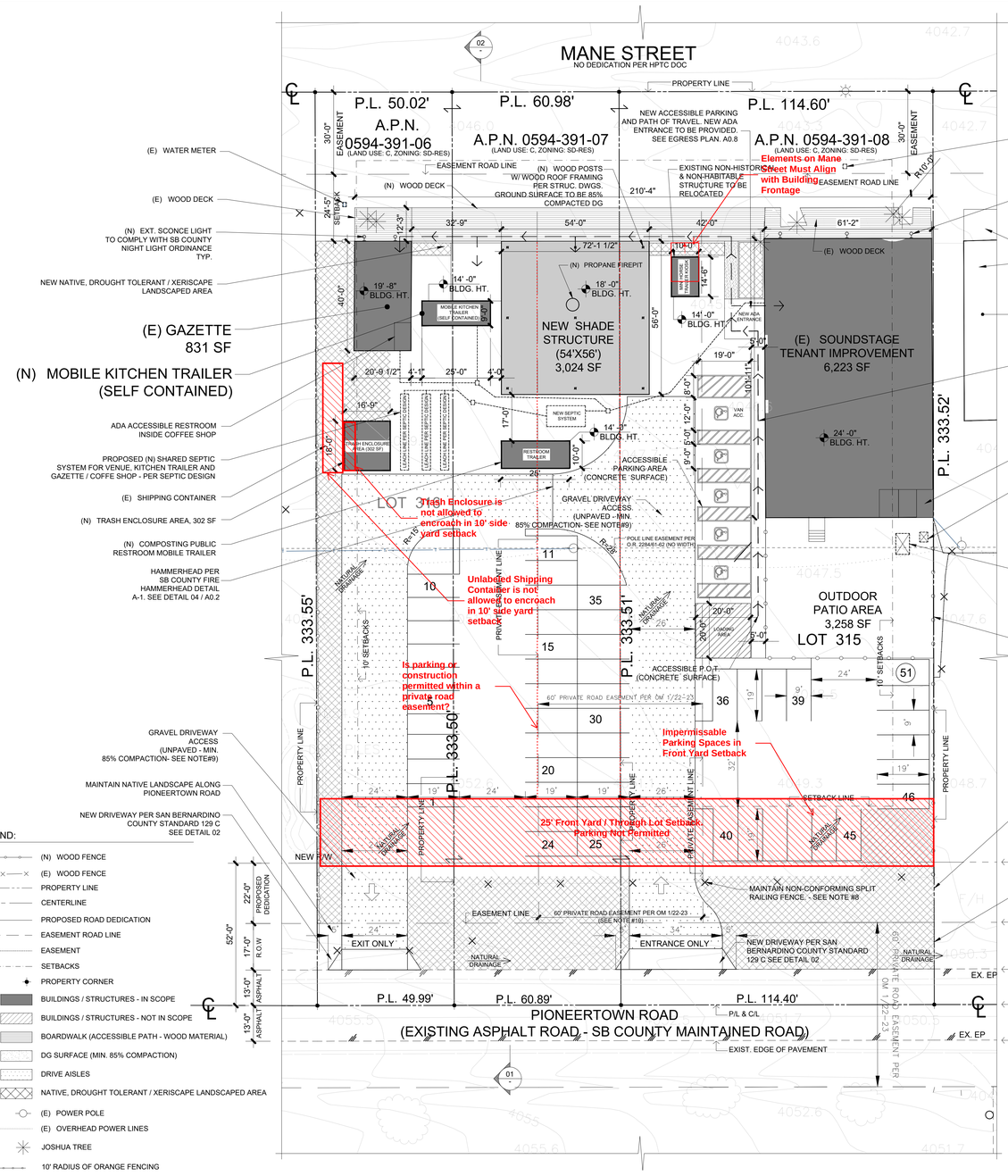
SB County Special Districts Water and Sanitation	551021	760-955-9885	222 W. Hospitality LN 2nd Floor, San Bernardino CA 92415	

Retail Shop - 5099 William S. Hart Rd

SoCal Edison	801483137	800-684-8123	PO Box 6400, Rancho Cucamonga CA 91729	

Camping

SoCal Edison	801090273	800-990-7788	PO Box 6400, Rancho Cucamonga CA 91729	Electric - Street lights
SoCal Edison	801090285	800-990-7788	PO Box 6400, Rancho Cucamonga CA 91729	Electric - Street lights



01 SITE PLAN - MASTER PLAN
PROPOSED DESIGN

scale: 1" = 20'

PROJECT INFORMATION:

APPLICATION TYPE: CONDITIONAL USE PERMIT

PROPERTY ADDRESS:
53585 MANE STREET
PIONEERTOWN, CA 92268

LEGAL DESCRIPTION (SEE GRANT DEED EXHIBITS BELOW):

APN:	059439108, 059439107, & 059439106
LOT AREA:	1.84 ACRES
COUNTYWIDE PLAN LAND USE:	C (COMMERCIAL)
ZONING DISTRICT:	SD RES (SPECIAL DEVELOPMENT - RESIDENTIAL)
OCC. TYPE:	SOUNDSTAGE: A-2 COVERED PATIO: A-2 GAZETTE: GROUP B & GROUP M

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PIONEERTOWN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 60.94 FEET OF LOT 316, AS SHOWN ON ASSESSOR'S NO. 13, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 22 AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING A SUBDIVISION OF SECTION 19, IN TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 1/2 INTEREST IN AND TO ANY AND ALL MINERALS, MINERAL PRODUCTS, CHEMICALS, CHEMICAL SUBSTANCES, ORGANIC AND INORGANIC, METALLIC AND NON-METALLIC, SOLID, LIQUID OR GASEOUS, FISSIONABLE OR NON-FISSIONABLE, RADIOACTIVE OR NON-RADIOACTIVE, ELEMENTS AND COMPOUNDS, AND OIL, GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER OR RECOVERABLE FROM THE SAID PORTION OF SAID PROPERTY, AND ANY AND ALL PARTS THEREOF, AS RESERVED IN DEED RECORDED MAY 22, 1964, BOOK 6154, PAGE 315, OFFICIAL RECORDS.

SAID LEGAL DESCRIPTION IS MADE PURSUANT TO CERTIFICATE OF COMPLIANCE NO. S2021-016A, RECORDED JULY 20, 2021, INSTRUMENT NO 2021-0326313, OFFICIAL RECORDS.

EXHIBIT A
Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED PIONEERTOWN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL OF LOT 315, EXCEPT THEREFROM THE EASTERLY 51.45 FEET THEREOF, AS SHOWN ON ASSESSOR'S NO. 13, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1, PAGES 22 AND 23 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND BEING A SUBDIVISION OF SECTION 19, IN TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM 1/2 INTEREST IN AND TO ANY AND ALL MINERALS, MINERAL PRODUCTS, CHEMICALS, CHEMICAL SUBSTANCES, ORGANIC AND INORGANIC, METALLIC AND NON-METALLIC, SOLID, LIQUID OR GASEOUS, FISSIONABLE OR NON-FISSIONABLE, RADIOACTIVE OR NON-RADIOACTIVE, ELEMENTS AND COMPOUNDS, AND OIL, GAS, PETROLEUM, NAPHTHA AND OTHER HYDROCARBON SUBSTANCES, IN AND UNDER OR RECOVERABLE FROM THE SAID FOREGOING PROPERTY, AND ANY AND ALL PARTS THEREOF, AS RESERVED IN DEED RECORDED MAY 22, 1964, BOOK 6154, PAGE 315, OFFICIAL RECORDS.

SAID LEGAL DESCRIPTION MADE PURSUANT TO CERTIFICATE OF COMPLIANCE NO. S2021-016B, RECORDED JULY 20, 2021, INSTRUMENT NO. 2021-0326314, OFFICIAL RECORDS.

BUILDING INFO:

OCCUPANCY GROUPS:	A, B, M
TYPE OF CONSTRUCTION:	V-B
HEIGHT:	24'-0"
FIRE SPRINKLERS:	NO
GRADING QTY:	NONE
JOSHUA TREE:	NO TRENCHING WITHIN 40' OF JOSHUA TREE WITHOUT AN ARBORIST LETTER
DRAINAGE:	SEE CIVIL / DRAINAGE PLANS

AREA SUMMARY:

	(N)	(E)	BONUS	TOTAL
SOUND STAGE	-	6,223 SF	-	6,223 SF
OUTDOOR DINING	3,024 SF	-	-	3,024 SF
GAZETTE	-	831 SF	-	831 SF
ADA PARKING (IMPERVIOUS)	1,976 SF	-	-	1,976 SF
MINI HORSE KIOSK	145 SF	-	-	145 SF
PUBLIC RESTROOM TRAILER	250 SF	-	-	250 SF
			TOTAL:	12,449 SF

LOT COVERAGE:

LAND USE ZONING	PROPOSED LOT COVERAGE	LOT SIZE	MAX. LOT COVERAGE ALLOWED	TOTAL LOT COVERAGE
RURAL COMMERCIAL	12,449 SF	80,150 SF	80%	12,449 / 80,150 = .15

TOTAL LANDSCAPE AREA PROPOSED: 9,095 SQ. FT.: 11.35% OF 80,150 SQ.FT.

SCOPE OF WORK:

PROJECT SCOPE:

1. TENANT IMPROVEMENT OF SOUNDSTAGE VENUE TO INCLUDE NEW ADA RESTROOMS, ADA PARKING, BAR AREA, LOUNGE.
2. NEW COVERED OUTDOOR DINING AREA.
3. MOBILE KITCHEN TRAILER - SELF CONTAINED
4. PUBLIC RESTROOM TRAILER
5. NEW SEPTIC WASTE SYSTEM.
6. NEW COFFEE SHOP @ EXISTING GAZETTE
7. MINI HORSE TRAILER KISOK

SHEET INDEX:

ARCHITECTURAL PLANS:
A-0.1 PROJECT DATA, NOTES & SITE PLAN

BLU HAUS DESIGN INC.
BY ART MARQUEZ

61416 29 PALMS HWY #1953
JOSHUA TREE, CA 92252

626-235-8751
ART@BLUHAUSDESIGN.COM

ART MARQUEZ, B. ARCH
CRC R106 & BUSINESS AND PROFESSIONS CODE 5536.2

DATE	ISSUED FOR
26-0923	COUNTY RESUBMITTAL

DATE	REVISION

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PROJECT:
CUP - TENANT IMPROVEMENT

ADDRESS:
53585 MANE STREET
PIONEERTOWN, CA 92268

SHEET TITLE:
TITLE PAGE
SITE PLAN

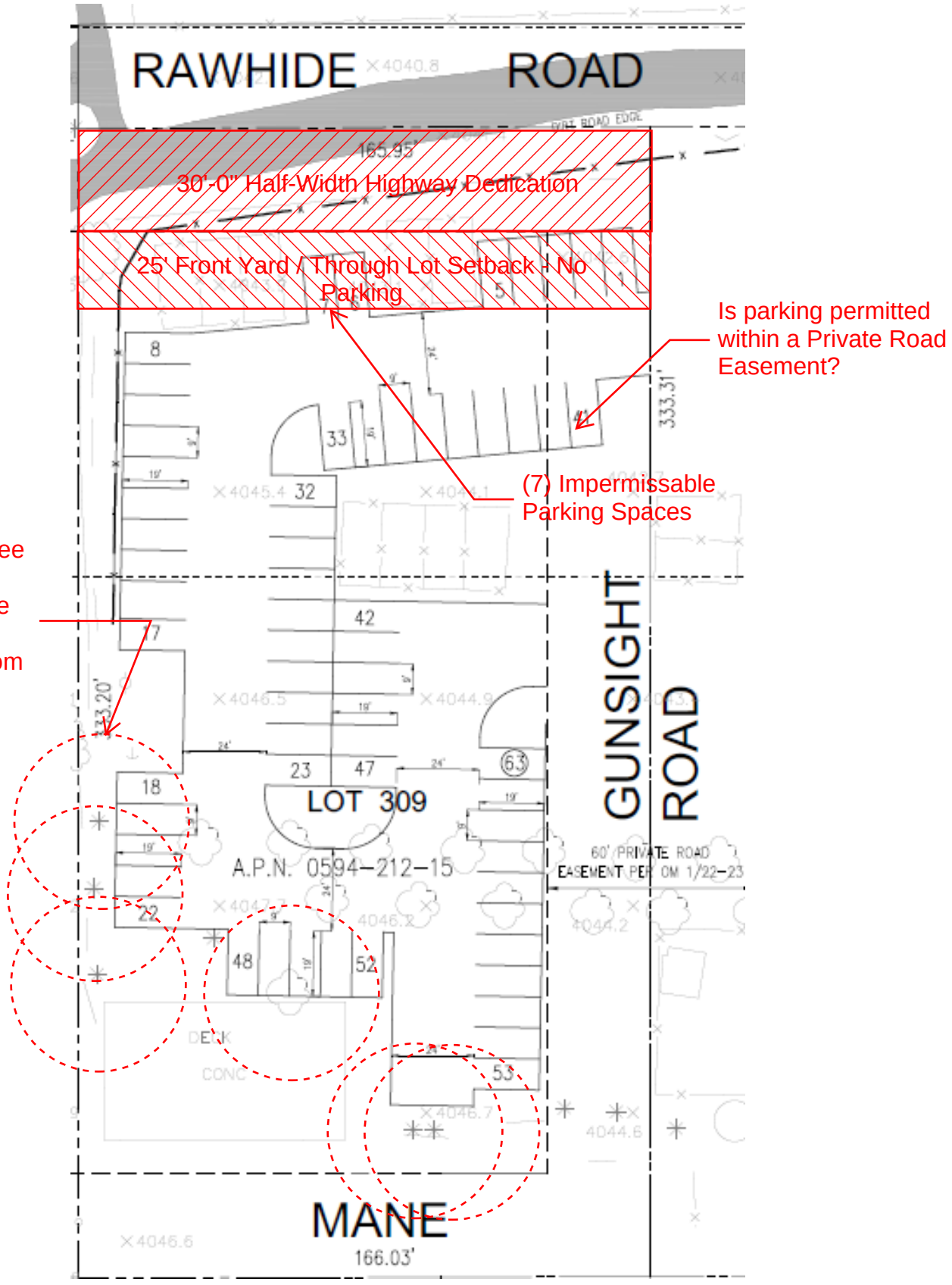
PROJECT: SOUNDSTAGE
DATE: 26-0923
DRAWN BY: ART MARQUEZ
SCALE: AS NOTED

SHEET:
A0.1

PRINT ON ARCH E (30X42)

Appendix E - Campground / Parking Site Plan Markups

Parking Agreement Site Plan:



Appendix F - Traffic Study
The Technical Report authored by Gandinni as part of the project's Initial Study is fundamentally flawed due to the Applicant's mischaracterization of existing uses. Examples follow:

Page 2:
"The continued existing use of the Soundstage is exempt from the transportation screening assessment as an existing use."

Comment: This is false. As demonstrated elsewhere in this comment letter as well as in Appendix A, the Soundstage has no meaningful history of use as an Event Facility prior to the Applicant's purchase of the property, which is contemporaneous with the commencement of Environmental Review.

> *"Table 1 shows the proposed project trip generation forecast is based on average rates obtained from the*
> *Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition, 2025) for Land Use Codes*
> *712 (Small Office), 926 (Food Cart Pod) and 936 (Coffee Donut Shop without Drive Through Window)."*

Comment: The characterization of the Gazette building as a Small Office as a prior use is false and unsupported. Additionally, as demonstrated elsewhere in this comment letter as well as in Appendix B, the Soundstage has no meaningful history of use as an Event Facility prior to the Applicant's purchase of the property, and has not been used for Office purposes at any time since that purchase.

> *"Due to the small-town nature of Pioneertown, the proposed project land uses are primarily anticipated to serve visitors that will already be in the area and capture trips generated by the existing primary on-site uses such as the Soundstage and nearby uses such as Camp Pioneertown and Pioneertown Motel."*

Comment:
This judgement needs justification. Camp Pioneertown has very few visitors in any given week, and the Pioneertown Motel has only 19 rooms at approximately 50% annual daily occupancy. Pioneertown is primarily a dining and music destination, and the provision of new food and beverage options to the town has on all other recent projects proven to be a trip generator. The Applicant maintains records of Campground visitation and should be able to provide data showing the dates and quantities of visitors.

> *"Net New Trip Adjustment*
> *The project trip generation includes a reduction for the existing trips generated by the existing commercial structure (Gazette), which is proposed to be redeveloped as an ice cream/coffee shop."*

Comment: As previously noted, the Gazette building has not been a commercial structure in recent memory. The correct baseline is its most recent use (approximately 1986-2022) as a Single Family Home.

The use of incorrect assumptions for usage and baseline criteria invalidates the conclusions of this report. The actual new number of trips generated for this project needs to be based on a newly established Meeting Facility / Night Club use.

The new community outdoor dining gathering pavilion is anticipated to be staffed by the same 10 full-time employees or as part of the 10 part-time employees that are also staffing the Soundstage and Gazette. The supplemental dining pavilion hours of operation are Wednesday to Thursday from 7:00 AM to 6:00 PM and Friday to Sunday from 7:00 AM to 8:00 PM.

TRIP GENERATION

For the purpose of this report, the net new trips generated by the change in land use of the Gazette from small office to coffee/ice cream shop and the new dining area are reviewed. The continued existing use of the Soundstage is exempt from the transportation screening assessment as an existing use.

Table 1 shows the proposed project trip generation forecast is based on average rates obtained from the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (12th Edition, 2025) for Land Use Codes 712 (Small Office), 926 (Food Cart Pod) and 936 (Coffee Donut Shop without Drive Through Window).

It should be acknowledged that these trip generation rates are based on general urban/suburban settings, as opposed to the rural setting of the project site because of a lack of ITE trip generation in rural settings. Due to the small-town nature of Pioneertown, the proposed project land uses are primarily anticipated to serve visitors that will already be in the area and capture trips generated by the existing primary on-site uses such as the Soundstage and nearby uses such as Camp Pioneertown and Pioneertown Motel. Therefore, the majority of trips to/from the proposed uses are expected to be internal and/or pedestrian trips, and the vehicle trip estimates are likely overstated especially given the use of the general urban/suburban ITE data which provides a conservative estimate.

Pass-by Trip Adjustments

The project trip generation includes pass-by trip adjustments based on average pass-by rates obtained from the ITE *Trip Generation Manual*. Land uses such as shopping centers, restaurants, and coffee shops will often locate next to busy roadways to attract motorists already on the street. When there is no daily pass-by data provided in ITE *Trip Generation Manual Appendices*, the daily pass-by value is determined by the average of the AM peak and PM peak pass-by rates. Pass-by trips are included at the project driveways and applied after internal capture adjustments.

Net New Trip Adjustment

The project trip generation includes a reduction for the existing trips generated by the existing commercial structure (Gazette), which is proposed to be redeveloped as an ice cream/coffee shop.

Project Trips

As shown in Table 1, the proposed project is forecast to generate a total of approximately 380 daily trips, including 24 trips during the AM peak hour and 15 trips during the PM peak hour.

PROJECT TRIP DISTRIBUTION

Figure 1 and Figure 2 illustrate the forecast directional distribution patterns of the project generated trips. The project trip distribution patterns are developed from engineering judgement based on review of existing volume data, surrounding land uses, and the local and regional roadway facilities in the project vicinity.

Table 1
Project Trip Generation

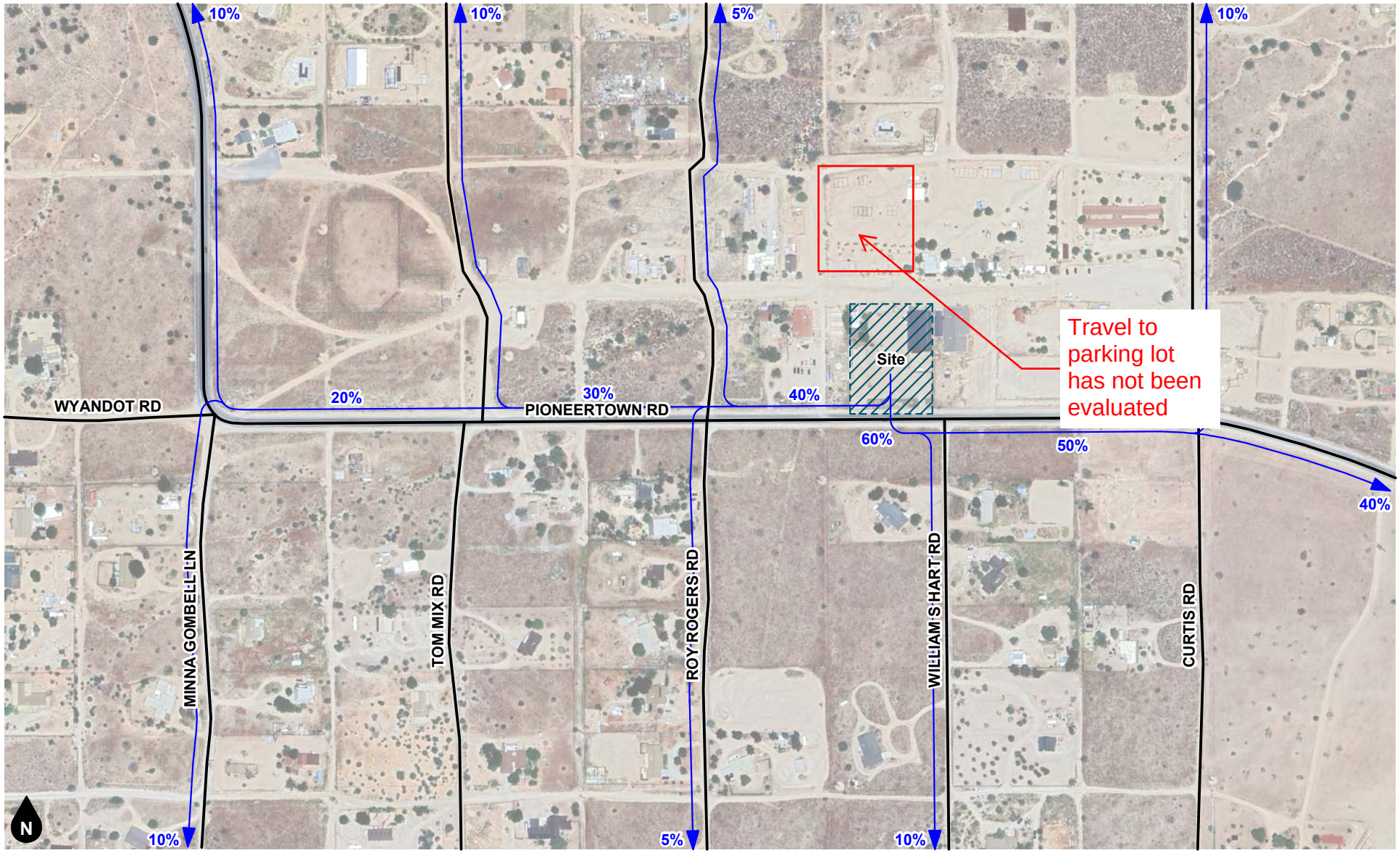
Trip Generation Rates									
						PM Peak Hour			Daily
Land Use	Source[1]	Land Use Variable[2]	% In	% Out	Rate	% In	% Out	Rate	Rate
Small Office Building	ITE 712	TSF	83%	17%	1.64	34%	66%	2.16	14.39
Food Cart Pod	ITE 926[3]	FC	50%	50%	6.16	60%	40%	6.16	77.00
Coffee Donut Shop without Drive-Through Window	ITE 936[3]	TSF	51%	49%	91.02	50%	50%	31.53	485.48

Project Trip Generation for Analysis[5]									
Trips Generated									
			AM Peak Hour			PM Peak Hour			
Land Use	Source	Quantity	In	Out	Total	In	Out	Total	Daily
Existing									
Small Office Building	ITE 712	0.831 TSF	1	0	1	1	1	2	12
Proposed									
Food Cart Pod	ITE 926	2.000 FC	6	6	12	7	5	12	154
Coffee Donut Shop without Drive-Through Window	ITE 936	0.831 TSF	39	37	76	13	13	26	403
Pass-by Trips (83%AM, 81%PM, 41%Daily)	ITE 937		*-32*	*-31*	*-63*	*-11*	*-10*	*-21*	*-165*
Subtotal			*7*	*6*	*13*	*2*	*3*	*5*	*238*
Subtotal Project Trips (Gross)			45	43	88	20	18	38	557
Total Pass-by Trips			-32	-31	-63	-11	-10	-21	-165
TOTAL NEW TRIPS GENERATED			**13**	**12**	**25**	**9**	**8**	**17**	**392**
TOTAL NET NEW TRIPS GENERATED			**12**	**12**	**24**	**8**	**7**	**15**	**380**

Incorrect baseline

Notes:

1. ITE = Institute of Transportation Engineers *Trip Generation Manual* (12th Edition, 2025); ### = Land Use Code. All rates based on General Urban/Suburban setting.
2. TSF = Thousand Square Feet; FC = Food Carts.
3. ITE rates with data from San Diego Association of Governments (SANDAG) *Vehicular Traffic Generation Rates* (April 2002). Where the daily or peak hour rate is not provided by ITE, the SANDAG percentage of peak hour to daily rate is used to calculate the missing data. Where the peak hour distribution is not provided by ITE, the SANDAG peak hour distribution is used.
4. Pass-by trips calculated in accordance with procedures in the ITE Trip Generation Manual (12th Edition, 2025). Daily pass-by is calculated using half of the AM and PM pass-by average rates.



Legend

10% Percent To/From Project

Figure 1
Project Trip Distribution

VICINITY MAP:



OFFICIAL USE ONLY:

PARKING CALCULATIONS:

PARKING LOAD BREAKDOWN

STRUCTURE / USE	SQUARE FOOTAGE	PARKING RATIO	SPACES REQUIRED
SOUNDSTAGE (RETAIL / TRADE)	6,223 SQ.FT.	1:100 SQ.FT.	63
COFFEE SHOP (RETAIL / TRADE)	831 SQ.FT.	1:200 SQ.FT.	5
MOBILE KITCHEN TRAILER (RETAIL / TRADE)	225 SQ.FT.	1:200 SQ.FT.	2
PUBLIC OUTDOOR DINING AREA (RETAIL / TRADE)	3,024 SQ.FT.	N/A	-
		TOTAL REQUIRED	70

PARKING TOTALS:

STANDARD SPACES: 50

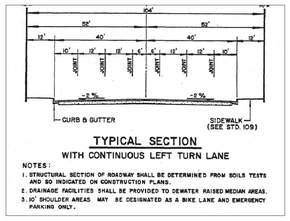
TOTAL: 55

ASSESSABLE SPACES: 5

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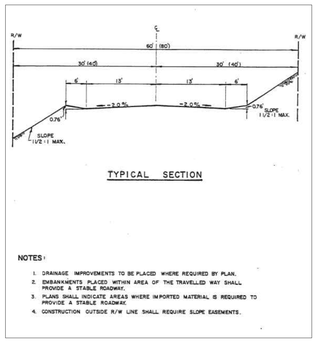
APN:	059439108, 059439107, & 059439106
LOT AREA:	1.84 ACRES
ZONING:	RURAL COMMERCIAL
COUNTYWIDE PLAN LAND USE:	C (COMMERCIAL)
ZONING DISTRICT:	SD RES (SPECIAL DEVELOPMENT - RESIDENTIAL)
OCC. TYPE:	SOUNDSTAGE: A-2 COVERED PATIO: A-2 GAZETTE: GROUP B & GROUP M

ROAD SECTION (PIONEERTOWN ROAD) 01



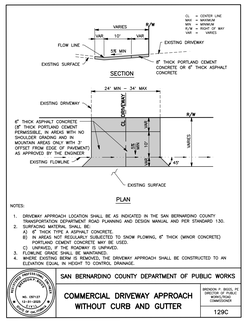
MAJOR HIGHWAY STD. 101

ROAD SECTION (MANE STREET) 02

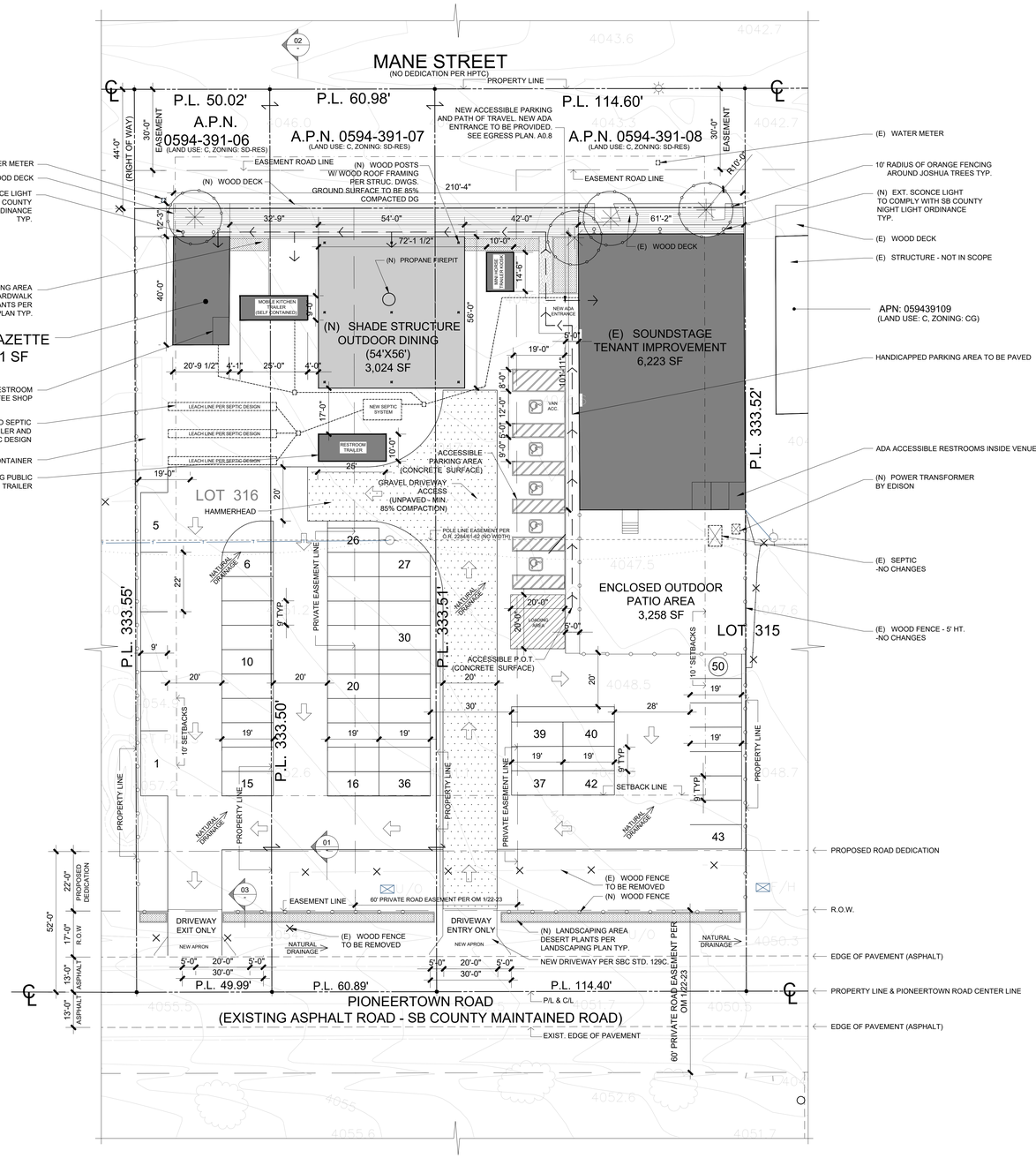


GRADED ROAD STD. 114

COMMERCIAL DRIVEWAY APPROACH W/O CURB 03



STD. 129C



LEGEND:

- (N) WOOD FENCE
- (E) WOOD FENCE
- PROPERTY LINE
- CENTERLINE
- PROPOSED ROAD DEDICATION
- EASEMENT ROAD LINE
- EASEMENT
- SETBACKS
- PROPERTY CORNER
- BUILDINGS / STRUCTURES - IN SCOPE
- BUILDINGS / STRUCTURES - NOT IN SCOPE
- BOARDWALK (ACCESSIBLE PATH - WOOD MATERIAL)
- DG SURFACE (MIN. 85% COMPACTION)
- DESERT LANDSCAPING AREAS
- (E) POWER POLE
- (E) OVERHEAD POWER LINES
- JOSHUA TREE
- 10' RADIUS OF ORANGE FENCING
- LOT TIE
- ACCESSIBLE PATH OF TRAVEL = 5'-0" WIDE
- S STANDARD PARKING SPACE
- C COMPACT PARKING SPACE
- (E) STREET LIGHT

NOTES:

1. SEE CIVIL DRAWINGS FOR DRAINAGE DETAILS
2. PARKING AREAS TO BE EXISTING DIRT / DG
3. OUTDOOR LIGHTING TO COMPLY WITH DESERT LIGHTING ORDINANCE
4. COUNTYWIDE PLAN LAND USE IS C (COMMERCIAL)
5. ZONING DISTRICT IS CG (GENERAL COMMERCIAL)

01 SITE PLAN - MASTER PLAN

PROPOSED DESIGN

scale: 1" = 20'

BLU HAUS
DESIGN | BUILD

BLU HAUS
DESIGN STUDIO

BY ART MARQUEZ

61416 29 PALMS HWY #1953
JOSHUA TREE, CA 92252

626-235-8751
ART@BLUHAUSDESIGN.COM

ART MARQUEZ, B. ARCH
CRC R106 & BUSINESS AND PROFESSIONS CODE 5536.2

DATE	ISSUED FOR
23-0906	COUNTY SUBMITTAL
24-1007	COUNTY RESUBMITTAL

DATE	REVISION

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PROJECT:

CUP - TENANT IMPROVEMENT

ADDRESS:

53585 MANE STREET
PIONEERTOWN, CA 92268

SHEET TITLE:

SITE PLAN

PROJECT: SOUNDSTAGE

DATE: 24-1007

DRAWN BY: ART MARQUEZ

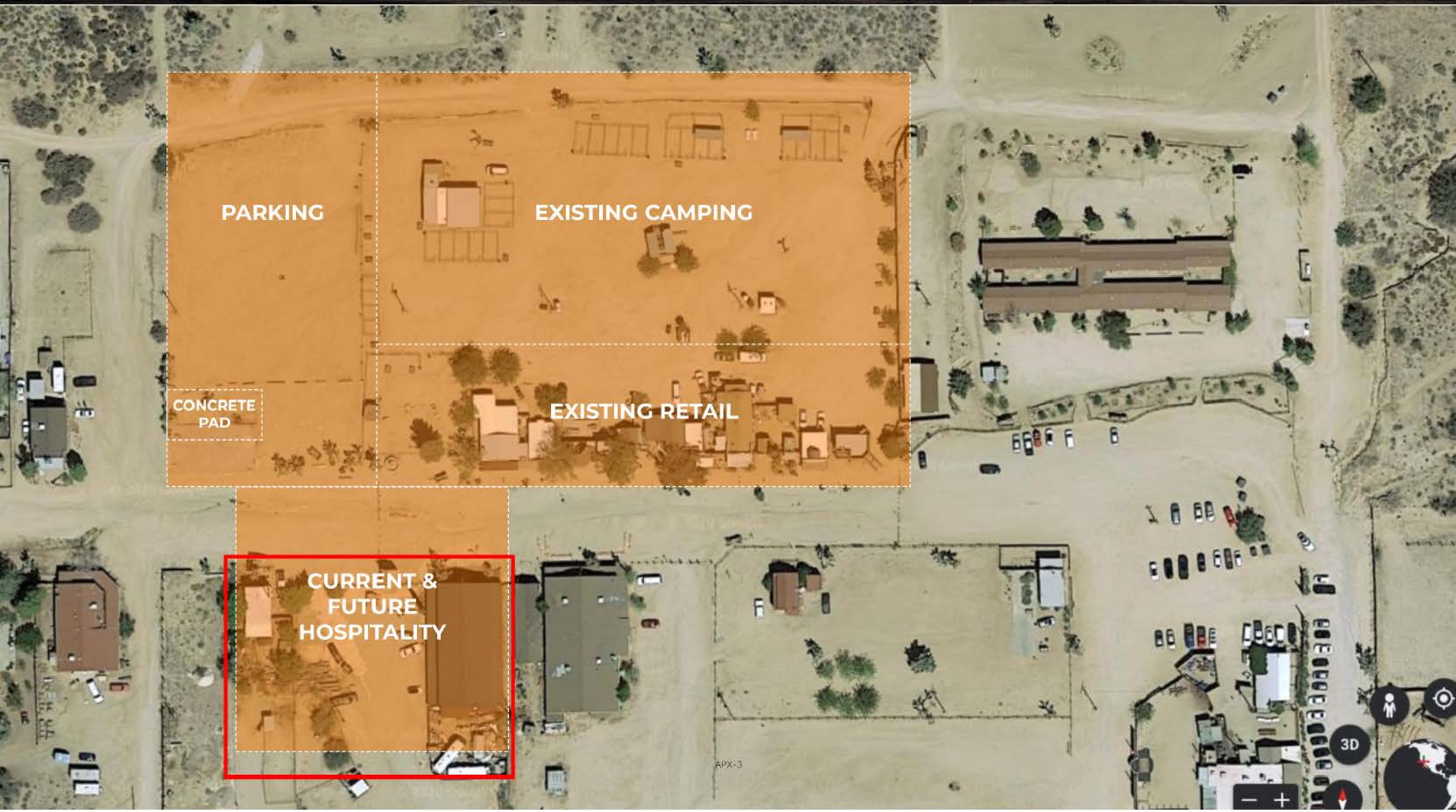
SCALE: AS NOTED

SHEET:

A0.2

PIONEERTOWN LAND CO. PARCEL MAP

ESTABLISHED 1946
PIONEERTOWN
LAND & MANAGEMENT CO.



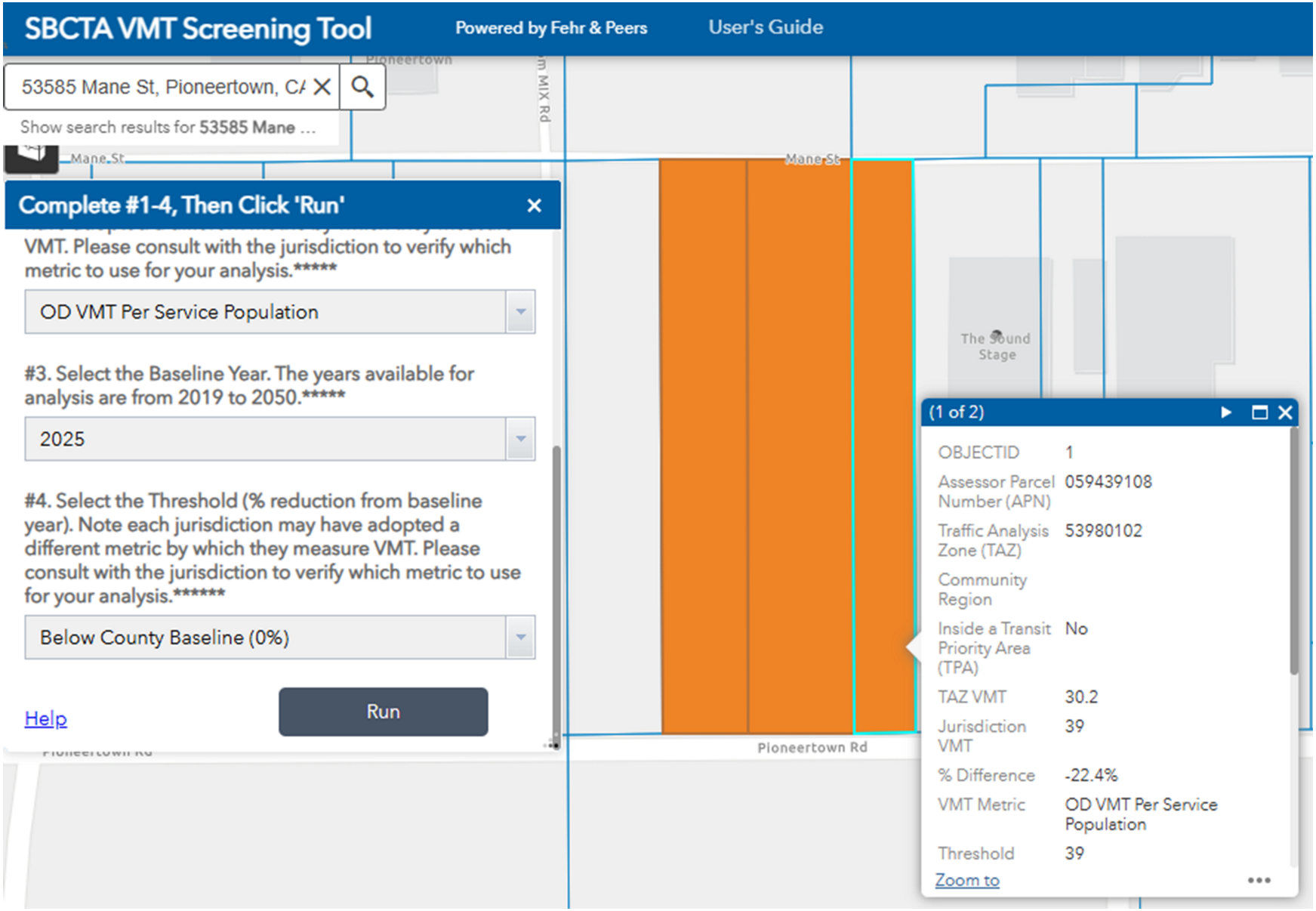
A WESTERN TOWN FULL OF LIFE AS IT WAS MEANT TO BE

ESTABLISHED 1946
PIONEERTOWN
LAND & MANAGEMENT CO.



ATTACHMENT B

VMT SCREENING TOOL RESULTS


SBCTA VMT Screening Tool
Powered by Fehr & Peers
User's Guide
53585 Mane St, Pioneertown, CA
Show search results for 53585 Mane ...
Mane St
Pioneertown
Complete #1-4, Then Click 'Run'
VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.*****
OD VMT Per Service Population
#3. Select the Baseline Year. The years available for analysis are from 2019 to 2050.*****
2025
#4. Select the Threshold (% reduction from baseline year). Note each jurisdiction may have adopted a different metric by which they measure VMT. Please consult with the jurisdiction to verify which metric to use for your analysis.******
Below County Baseline (0%)
Help
Run
Pioneertown Rd
The Sound Stage
(1 of 2)
OBJECTID 1
Assessor Parcel Number (APN) 059439108
Traffic Analysis Zone (TAZ) 53980102
Community Region
Inside a Transit Priority Area (TPA) No
TAZ VMT 30.2
Jurisdiction VMT 39
% Difference -22.4%
VMT Metric OD VMT Per Service Population
Threshold 39
Zoom to

Appendix G - Noise Report
The Noise Impact Study authored by MD Acoustics as part of the project's Initial Study is fundamentally flawed due to the Applicant's mischaracterization of ambient conditions, as well as its failure to include all noise-generating program areas. Examples follow:

Comment: The Noise Contours on Figure 4 show the 3,258 SF Outdoor Patio as not generating any noise. There is no basis for this exclusion - it must be reasonably assumed that an enclosed Outdoor Patio attached to an Event Space will be used and generate significant sound.

Comment: The Noise Report did not perform field testing and fails to adequately assess the impact of the project during the significantly quieter ambient conditions during nighttime, and does not assess impact on the receiving residence immediately South of the project site (also shown but not analyzed in Figure 4).

The Noise Report must show compliance with Development Code section § 83.01.080 Noise for all receiving properties. Further, simple compliance with the Development Code Noise Standard is insufficient to conclude no impact. MD Acoustics estimates the following nighttime increases:

1. +7 dBA at residential Receptor 3.
2. +21 dBA at commercial Receptor 2.
3. +6 dBA at commercial Receptor 1.

In King and Gardiner Farms, LLC v. County of Kern, (2020), The California Court of Appeal recognized 5 dBA as a commonly used significance threshold for an increase in ambient noise. More importantly, it rejected an environmental analysis relying exclusively on absolute noise limits without adequately considering the magnitude of the increase. The Applicant's Noise Report shows an increase of approximately 10dBA. As noted in a Noise Impact Analysis prepared for a project elsewhere in Unincorporated San Bernardino County, Gandinni noted:

> *It is widely accepted that the average healthy ear can barely perceive changes of 3 dBA; that a change of 5 dBA is readily perceptible, and that an increase (decrease) of 10 dBA sounds twice (half) as loud. This definition is recommended by the California Department of Transportation's Technical Noise Supplement to the Traffic Noise Analysis Protocol (2013).*
>
> Re: Gandinni, Noise Impact Analysis, Chateau Senior Living Facility project, 2020, page 3. (Attached)

A potentially even more relevant case *Keep Our Mountains Quiet v. County of Santa Clara*, (2015). This decision concerned weddings and amplified entertainment at a rural venue. The court recognized that both ambient-noise increases and absolute levels matter, and that compliance with a local noise ordinance does not necessarily eliminate the possibility of significant CEQA noise impacts. The provided Noise Impact Analysis fails to adequately study all likely noise generators, and even with minimizing assumptions appears to erroneously conclude No Impact.

Noise data indicate that the existing ambient noise level is approximately 48 dBA Leq(h). This includes all the current activity from Pioneertown. This corresponds to a minimum nighttime level of 38 dBA Leq(h). Figure 3 shows the measurement location. Additional field notes and photographs are provided in Appendix B.

Figure 3: Measurement Location



Stationary Noise Level Prediction Modeling

SoundPLAN Acoustic Modeling Software (SP) was utilized to model the operational noise levels from the project site. SP acoustical modeling software is capable of evaluating stationary noise sources (e.g., loudspeakers for live events, DJs, parking lots, crowds, loading/unloading, patios, etc.). SP's software utilizes algorithms (based on inverse square law) to calculate noise level projections. The software allows the user to input specific noise sources, spectral content, sound barriers, building placement, topography, and sensitive receptor locations. In addition, SP can model the noise sources as point sources, line sources, and area sources. SP is typically accurate within ± 3 dB.

The future worst-case noise level projections were modeled using measured sound level data for the stationary on-site sources. The model incorporates the topography and buildings and shows how sound propagates to the surrounding area.

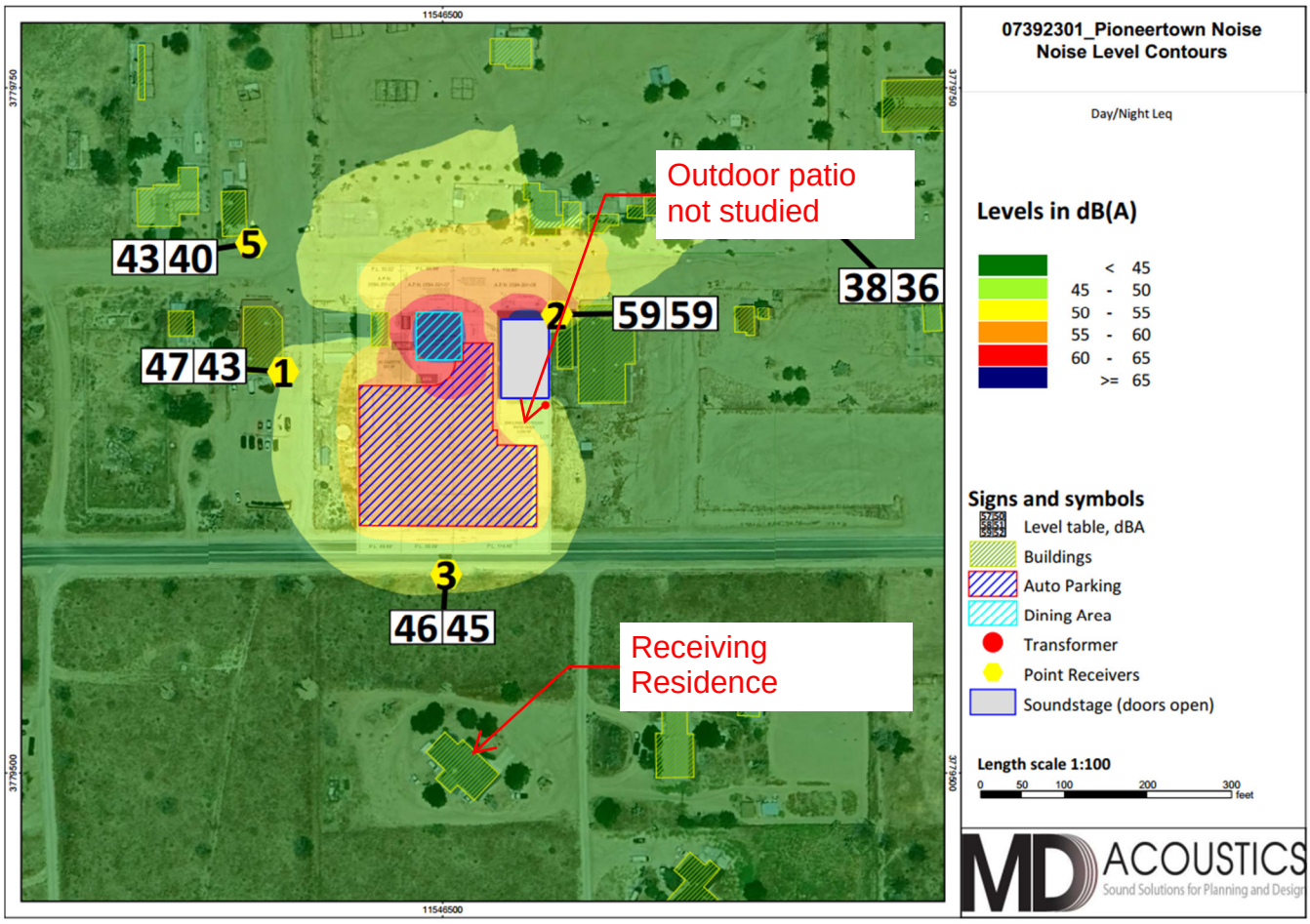
The model includes SoundPLAN defaults for a night club, dance café with very loud music at 92 dBA Lw on the sound stage, with the doors of the soundstage open at all times. The transformer was modeled as a 25-50kVa transformer running constantly at 40 dBA at 8 feet. The outdoor dining area was modeled for daytime only, as the SoundPLAN defaults for a normal beer garden at 66 dBA per square meter, with the outdoor dining area at maximum capacity. Parking was modeled with SoundPLAN defaults, assuming one parking movement per hour for up to 55 spaces. See Appendix C for the modeling inputs and outputs.

North parking lot
noise not evaluated

4.0 Findings and Recommendations

MD evaluated the projected project noise and compared it to the existing condition and development code. Receptor 1 represents the commercially zoned bar to the west. Receptor 2 represents the commercially zoned bowling alley to the east. Receptor 3 represents the unoccupied residentially zoned land to the south. Further south of receptor 3 is an occupied residential property. Receptor 4 represents the commercially zoned motel to the northeast. Receptor 5 represents the commercially zoned church to the northwest.

Figure 4: Noise Contours



Perceived as double / four times as loud as ambient

Table 3: Worst-case Predicted Day/Night Operational Leq Noise Level

Receptor[1]	Day/Night Existing Ambient Noise Level (dBA, Leq)[2]	Day/Night Project Noise Level (dBA, Leq)[3]	Day/Night Total Combined Noise Level (dBA, Leq)	Day/Night Exterior Noise Limit (dBA, Leq)	Day/Night Change in Noise Level as Result of Project
1	48/38	47/43	51/44	**60/60**	3/6
2	48/38	59/59	59/59	**60/60**	11/21
3	48/38	46/45	50/45	**55/45**	2/7
4	48/38	38/36	48/40	**60/60**	0/2
5	48/38	43/40	49/42	**60/60**	1/4

Notes:
1. Receptors 1, 2, 4, and 5 represent adjacent commercial properties. Receptor 3 represents an adjacent vacant residential property.
2. See Appendix A for the ambient noise measurement.
3. See Figure 4 for the operational noise level projections at said receptors.

All projected noise levels meet the County code for daytime and nighttime noise limits. The commercial noise level is the loudest just east of the soundstage doors, up to 59 dBA Leq during day and night hours. The residentially zoned properties will be up to 46 dBA Leq during the day and 45 dBA Leq at night.

5.0 Conclusions

MD is pleased to provide this noise study and recommendations for the proposed Pioneertown Mane Street Preservation and Improvement Plan project located at 53585 Mane Street and 53563 Mane Street.

If you have any questions regarding this analysis, please call our office at (805) 426-4477.

Sincerely,
MD Acoustics, LLC

Claire Pincock, INCE-USA
Sr. Acoustical Consultant

From: Jane Fawke
To: Planning Commission Comments
Subject: PROJECT-2022-00191
Date: Tuesday, November 3, 2026 7:15:38 AM

[You don't often get email from laragna.web@gmail.com. Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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.

This project in Pioneer town would ruin the historic cowboy vibe. The added noise, light pollution and traffic would seriously degrade the peace and quiet in this special little community.
I've been visiting Pioneer town for thirty plus years, enjoying the hiking as well as Pappy & Harriet's.
It should not be ruined and disneyfied.
Our beloved Morongo basin is being ruined by air bnb's, vanity projects and outlandish buildings.
Please record my resounding NO to this awful project.
Respectfully,
Jane "Spider" Fawke

From: millerc22@aol.com
To: Planning Commission Comments
Subject: Pioneertown Soundstage (PROJ-2022-00191)
Date: Tuesday, November 3, 2026 10:50:07 PM

You don't often get email from millerc22@aol.com. Learn why this is important

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My name is Carol Miller, 2922 Acacia Ave Pioneertown. I am here to express my opposition to the project and request this application be denied.

Pioneertown does not need another night club friday thru sunday until 2 a.m.. The staff report provides no cumulative noise and traffic impact of this proposal along with the regular music events at Pappy and Harriets and the Red Dog Saloon on the surrounding residential community. These impacts go far beyond adjacent properties as referenced in the staff report.

The appearance of a permanent food truck and portable bathroom building is contrary to the historical appearance of Mane Street.
The staff reports mention of the portable bathrooms in partnership with the County. This reads as a conflict of interest. If the county is going to turn Pioneertown into the next Calico Ghost town then how about requiring the necessary restroom facilities to support 300 patrons as mentioned in the staff report at the developer's expense not by the tax payers money. Parking is required per code but allow a business of this scale to not provide the necessary permanent restroom facilities? If the porta potties for Pappy and Harriets wasn't bad enough, let's allow a modular building that is supposed to blend in.

The project description as provided in the staff report is very misleading with vague statements as "hospitality event". A Conditional Use Permit, as a discretionary permit should be very detailed as to the exact uses being considered. As a discretionary application for consideration, the staff report should highlight what discretion/ analysis has been applied that leads to this recommendation. It provides little to no evidence to support this recommendation other than reference to Development Code Sections. This report reads as if the proposal is permitted as a matter of right.

Contrary to the consistency findings, the project is not consistent with surrounding land uses. The staff report cannot even state the project is consistent with surrounding land uses. The staff report indicates the project is "generally" consistent. Therefore, based on the definition of "generally", the project is not always consistent, and therefore this finding cannot be made. Further, the staff report provides no evidence that the existing use of the sound stage building was ever a legally permitted land use but yet the basis for not requiring certain studies or further analysis is based on the existing use. You can't grandfather a land use if there is no evidence it was ever legally established.

The impacts of this proposal as well as the new proposals of Red Dog Saloon, Pappy and

Harriets, and the motel will forever change Pioneertown to just another Calico Ghost town tourist attractions. It is a travesty of what the town has become because of what the County has allowed to be developed or allowed to happen without Code Enforcement action. Pioneertown was once a thriving small residential community with small incidental commercial businesses. The changes that have been allowed to occur by recent approvals and proposed are not even in scale with the size of the community. Calico Ghost town doesn't even have uses of this scale and it is a tourist destination.

In closing I request this proposal be denied.

Sent from my Galaxy

Sent from my Galaxy

From: Ed Donnelly
To: Planning Commission Comments
Subject: PROJ-2022-00191 Pioneertown Sound Stage
Date: Wednesday, November 4, 2026 9:19:24 AM

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November 4, 2026

To: San Bernardino County Planning Commission
Email- PlanningCommissionComments@lus.sbcounty.gov

Public Comment Conditional Use Permit Application
PROJ-2022-00191 Pioneertown Sound Stage
LOCATION: 53585 Mane Street Pioneertown, CA 92268

Commissioners,

My name is Ed Donnelly, I am writing to express my concerns about this conditional use permit.
My wife and I own 5585 Roy Rogers Rd in Pioneertown. I can see the Sound Stage building from my yard. I can also hear concerts at Pappy & Harriets, both indoors and outdoors, as well as loud conversations on the patio at The Red Dog Saloon. Mane Street is close to my house.

I welcome the revitalization of the Sound Stage, it will be a great new addition to town. However, there are four important considerations.

<!--[if !supportLists]-->1) <!--[endif]-->Operating Hours. The proposed Friday and Saturday operating hours until 2am are unacceptable. The Bowling Alley, Red Dog and Pappy & Harriet's are all quiet long before midnight. Adding late night noise beyond this will be disruptive to the nearby residents. I propose last call for alcohol and no amplified music after 11PM with a close time of midnight.

<!--[if !supportLists]-->2) <!--[endif]-->Porta-Potties. Porta-Potties for a one-time, large event make sense. They are not a permanent sanitation solution. Appropriate PERMANENT toilet facilities

should be required that can accommodate the proposed 500 person capacity (300 inside, 200 on patio).

<!--[if !supportLists]-->3) <!--[endif]-->Food Trucks. The “mobile kitchen” is a disingenuous term at best. Food trucks should be limited to temporary special event use, not a permanent fixture onsite.

<!--[if !supportLists]-->4) <!--[endif]-->PUBLIC SAFETY. Without considering any of the other businesses on Mane Street this CUP proposes to effectively double the population of Pioneertown during each event without adding a single paramedic, firefighter or police officer that can respond to an emergency in under twenty minutes. If you take the aggregate number of attendees at all nightlife businesses on Mane Street the local population balloons from a few hundred people to nearly 2000 people without any Public Safety resources. While this is not an obligation for the business owner, it most certainly is irresponsible of the County to allow the safety and well-being of local residents as well as the attendees of these events to be placed in jeopardy. In addition, there needs to be an evacuation plan in the event of a large scale wildfire like the Sawtooth Fire in 2006. Moving 1000+ cars down the single lane of Pioneertown Road in the chaos of a wildfire is a recipe for tragedy if there is no solid plan for evacuation.

Thank you for considering these concerns. I hope you will keep the local residents of Pioneertown in mind as you deliberate the terms of this Conditional Use Permit.

Sincerely,

Ed Donnelly
5585 Roy Rogers Rd Pioneertown, CA 92268

From: Ruieta Dasilva
To: Planning Commission Comments
Subject: Pioneertown development
Date: Wednesday, November 4, 2026 9:55:54 PM

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I am asking the Planning Commission to stop the development of these music/entertainment venues or perhaps greatly limit it.
Pioneertown has charm, quaintness, quietness and calmness. And we need to preserve this.
I am not in opposition to some development as that is the natural order of things with a growing population that doesn't want to live in a jam packed city and why deny them peacefulness and what we all came here for.
But before we proceed, more meetings with the people who live in pioneertown full-time need to happen.
Will these venues increase the value of properties or decrease the value, I don't know, but it is coming to an area they call home.
Why don't they stick to areas like the lower desert that is already developed or have a music venue in one of the many vacant buildings in Yucca Valley?
People come to Pioneertown because of it's quaintness, but they won't when the music venues get to big. Maybe they still will come because it is hip.
Predicting and deciding the future is risky business. Good luck and may the best decisions be made.

Ruieta Da Silva
Resident of Yucca Valley.

From: Vene Freysen
To: Planning Commission Comments
Subject: Formal Opposition to Pioneertown Soundstage Project, PROJ-2022-00191, November 5 Hearing
Date: Wednesday, November 4, 2026 9:30:26 PM

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Dear Members of the Planning Commission,

I am writing as a full-time resident of Pioneertown to **formally oppose the proposed Pioneertown Soundstage Project** (PROJ-2022-00191) and **respectfully request that the County deny the Conditional Use Permit in its current form.**

Pioneertown is not simply a tourist attraction or commercial entertainment district. It is a small, rural community where people have established homes and lives, surrounded by wildlife, open desert, and a fragile natural environment. While responsible tourism and the preservation of our historic buildings are important, commercial development must not come at the expense of the residents and environment that give Pioneertown its character.

My concerns are as follows:

1. Noise pollution and residential quality of life. The project's December 2025 noise study relies on a single hour of daytime monitoring and estimated nighttime conditions. Four of its five modeled receptors are commercial properties, while the only residential receptor is vacant land. The predicted nighttime noise level at that residential receptor is 45 dBA, precisely the County's nighttime residential limit under Development Code §83.01.080. This provides little assurance that nearby occupied homes will be adequately protected, particularly given modeling uncertainties, amplified bass, and overlapping noise from existing entertainment venues. Authorizing events extending until 2:00 a.m. raises serious concerns about sleep, health, and the peaceful enjoyment of residential properties.

2. Traffic, public safety, and wildfire preparedness. The project's transportation assessment treats the Soundstage as an existing use and excludes its event operations from estimates of additional vehicle trips. I

question whether this adequately reflects the consequences of a venue accommodating up to 300 attendees, particularly during late-night departures. The County should examine event-related congestion, parking, pedestrian safety, emergency vehicle access, and evacuation conditions in this rural, fire-prone area before granting approval.

3. Wildlife, animals, and the rural environment. Pioneertown's natural surroundings support wildlife and form part of a community where residents also keep domestic animals and livestock. Increased noise, artificial lighting, traffic, and late-night human activity warrant careful consideration beyond the immediate project boundaries. Protecting the desert's natural rhythms, dark skies, and the welfare of animals must be part of evaluating whether this development is appropriate.

4. Cumulative development and community character. This proposal cannot reasonably be considered in isolation from existing entertainment establishments and other development in Pioneertown. The combined pressures on infrastructure, public safety, residential tranquility, and the environment deserve meaningful evaluation. The County is also developing a Pioneertown Special Development District intended to address the community's distinctive character. Approving an intensive entertainment use before that planning process is complete risks undermining its purpose.

5. 5. Existing noise concerns and enforcement accountability. Pioneertown residents have already raised longstanding concerns about amplified entertainment noise from existing venues, particularly Pappy & Harriet's, and the effectiveness of County enforcement. These concerns have included repeated complaints and independent sound monitoring commissioned by nearby residents. While these reports do not, by themselves, establish code violations, they raise legitimate questions about whether existing protections are sufficient. Before authorizing another late-night entertainment venue, the County should review its enforcement record, assess the cumulative noise burden on surrounding homes, and demonstrate how compliance will be independently monitored and violations promptly addressed. Residents should not have to bear the financial and administrative burden of repeatedly documenting disturbances in order to enjoy their homes peacefully.

I respectfully ask the Commission to withhold approval of this project and reconsider whether the proposed Mitigated Negative Declaration

adequately addresses these concerns under CEQA. Further independent assessment of residential noise exposure, cumulative impacts, event-related traffic, wildlife disturbance, and emergency safety is warranted before any approval.

Above all, I urge the Commission to give meaningful weight to the voices of Pioneertown's permanent residents. We are the people who live here year-round, care for this land, and experience the lasting consequences of land-use decisions. Our homes, our animals, our safety, and our quality of life deserve the same consideration as commercial interests.

Pioneertown's history and appeal are inseparable from its rural setting. Preserving that character means protecting the community that lives here, not simply increasing the number of people who visit it.

Sincerely,

Vené Chatwin
Full-Time Resident of Pioneertown, California

Letters of Support

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From: Edo Brizio
To: Planning Commission Comments
Subject: Support for Pioneertown Soundstage, PROJ-2022-00191 November 5, 2026 Hearing — Agenda Item 3
Date: Wednesday, November 4, 2026 3:44:24 PM
Importance: High

You don't often get email from edobrizio@me.com. Learn why this is important

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November 4, 2026

San Bernardino County Planning Commission
c/o Land Use Services Department
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Dear Chair Stoffel and Members of the Planning Commission:

My name is Edward Brizio, and I own the property at 5256 Williams S Hart Road in Pioneertown, adjoining property owned by The Pioneertown Land Company. I am writing to express my strong support for the Pioneertown Soundstage project at 53585 Mane Street and to urge the Commission to approve its Conditional Use Permit.

As an adjoining property owner, I welcome this investment in Pioneertown. Renovating existing buildings and creating places for gatherings, refreshments, and community activity can contribute to a lively and welcoming Mane Street. I see the proposed Soundstage, coffee and ice cream shop, and public shade pavilion as positive additions for residents, visitors, and local businesses.

Pioneertown's history and distinctive character are central to its appeal. I believe those qualities can continue to thrive through active use, thoughtful investment, and opportunities for people to come together. This project offers a promising way to support the upkeep of existing properties while contributing to the community's future.

I welcome the opportunity for more cultural, social, and economic activity in Pioneertown. As a neighboring property owner, I want the Commission to know that there is support for this proposal among those who own property nearby.

I respectfully ask you to approve PROJ-2022-00191. Please include this letter in the public record and distribute it to all Commissioners before the hearing.

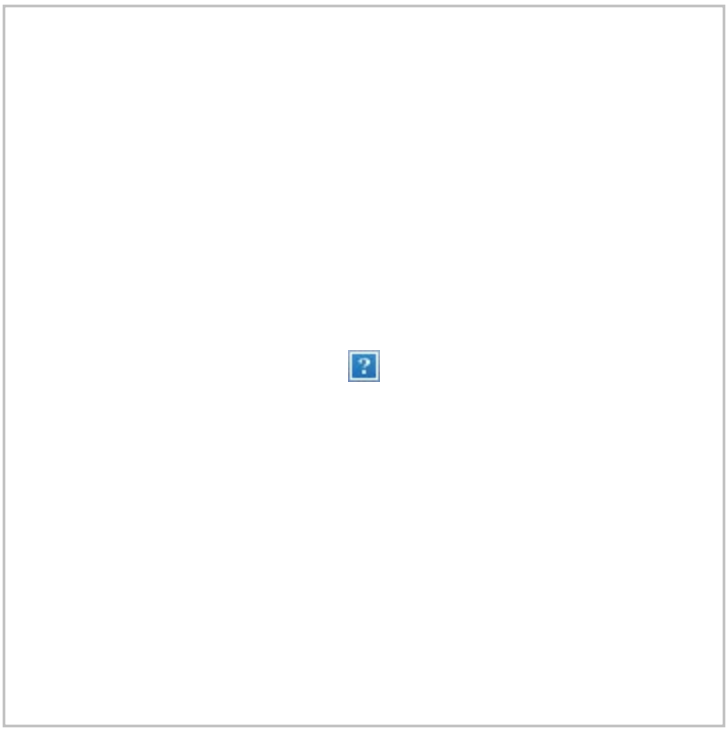
Thank you for your consideration.

Respectfully,

Edward Brizio
Property Owner
5256 Williams S Hart Road

Pioneertown, California 92268

—



County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Luis Rodriguez Jr.
Contract Planner III
909-387-4106
Luis.Rodriguez@lus.sbcounty.gov

To Whom It May Concern:

I am writing this communication in support of a proposed project referred to as PROJ – 2022 – 00191 (Conditional Use Permit) for the Pioneertown Mane Street Preservation and Improvement Plan, which is an event and community gathering space and hospitality project lot located at 53585 Mane St. Pioneertown, CA 92268, and 53563 Mane St. Pioneertown, CA.

In review of the proposed materials submitted, we feel that the style and character of Pioneertown is embodied in the modest enhancements and thoughtful design aspects of the Soundstage and adjoining area and structures. The low-impact elements of the proposed improvements are in keeping with the Mane Street theme of dirt roads and simple pedestrian pathways.

We are in support of this project as it will add to the preservation of Pioneertown and its many resources of the old town hospitality. Preserving and adding to this experience is vital for the survival of existing businesses, annual special events; like the John Wayne Run and others; and providing financial stability and opportunities for the many stakeholders in and around this community.

Like so many others, we are supportive of maintaining, expanding and sustaining the Pioneertown lifestyle and experience for today and for the future.

Thank you for your support of this project.

Sincerely,

Ashton Ramsey
Resident of Pioneertown
Owner, Ramsey 29 Motel

cc:

Land Use Services Department
385 N. Arrowhead Ave.
San Bernardino, CA, 92415-0187
Elie Raad, Senior Coordinator
Phone: 909-387-4133

Cell Phone: 909-601-4545
Elie.Raad@lus.sbcounty.gov

County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Luis Rodriguez Jr.
Contract Planner III
909-387-4106
Luis.Rodriguez@lus.sbcounty.gov

To Whom It May Concern:

I am writing in support of the proposed project PROJ – 2022 – 00191 (Conditional Use Permit) for the Pioneertown Mane Street Preservation and Improvement Plan, located at 53585 Mane St. and 53563 Mane St., Pioneertown, CA.

Having reviewed the submitted materials, I believe the modest enhancements and thoughtful design elements of the Soundstage and surrounding spaces are well aligned with the historic character of Mane Street. The low-impact approach, which respects dirt roads and pedestrian pathways, ensures that the project preserves the authenticity and unique charm of Pioneertown while enhancing its function as a community and hospitality hub.

The proposed improvements are not only in keeping with Pioneertown's heritage but will also strengthen its economic and cultural vitality. By supporting existing businesses, annual events such as the John Wayne Run, and creating opportunities for local stakeholders, this project will play a vital role in ensuring the sustainability of the Pioneertown lifestyle for current and future generations.

On a personal note, I wish to highlight that the applicant is a longtime colleague with whom I have collaborated on numerous large-scale projects. In those ventures, my company, BOMME GROUP, provided apparel manufacturing services, and I have witnessed firsthand his commitment, professionalism, and ability to deliver meaningful projects that serve both community and culture.

I respectfully urge your support of this project, which represents both preservation and progress for Pioneertown.

Sincerely,

Bo Metz
CEO & Co-Founder, BOMME GROUP
bomme@bommestudio.com | bommestudio.com
3480 S. Broadway
Los Angeles, CA 90007

cc:
Land Use Services Department
385 N. Arrowhead Ave.
San Bernardino, CA 92415-0187
Elie Raad, Senior Coordinator
Phone: 909-387-4133
Cell: 909-601-4545
Elie.Raad@lus.sbcounty.gov

County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Luis Rodriguez Jr.
Contract Planner III
909-387-4106
Luis.Rodriguez@lus.sbcounty.gov

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We are in support of this project as it will add to the preservation of Pioneertown and its many resources of the old town hospitality. Preserving and adding to this experience is vital for the survival of existing businesses, annual special events; like the John Wayne Run and others; and providing financial stability and opportunities for the many stakeholders in and around this community.

Like so many others, we are supportive of maintaining, expanding and sustaining the Pioneertown lifestyle and experience for today and for the future.

Thank you for your support of this project.

Sincerely, 760-250-1525

PO Box 561

cc: PIONEERTOWN 92268

Land Use Services Department
385 N. Arrowhead Ave.
San Bernardino, CA, 92415-0187
Elie Raad, Senior Coordinator
Phone: 909-387-4133
Cell Phone: 909-601-4545
Elie.Raad@lus.sbcounty.gov

County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Luis Rodriguez Jr.
Contract Planner III
909-387-4106
Luis.Rodriguez@lus.sbcounty.gov

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Like so many others, we are supportive of maintaining, expanding and sustaining the Pioneertown lifestyle and experience for today and for the future.

Thank you for your support of this project.

Sincerely,

Cody Kennedy
PO Box 82 Pioneertown CA 92268
Phone (848) 448 8097

cc:

Land Use Services Department
385 N. Arrowhead Ave.
San Bernardino, CA, 92415-0187
Elie Raad, Senior Coordinator
Phone: 909-387-4133
Cell Phone: 909-601-4545
Elie.Raad@lus.sbcounty.gov

County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Luis Rodriguez Jr.
Contract Planner III
909-387-4106
Luis.Rodriguez@lus.sbcounty.gov

To Whom It May Concern:

I am writing this communication in support of a proposed project referred to as PROJ – 2022 – 00191 (Conditional Use Permit) for the Pioneertown Mane Street Preservation and Improvement Plan, which is an event and community gathering space and hospitality project lot located at 53585 Mane St. Pioneertown, CA 92268, and 53563 Mane St. Pioneertown, CA.

In review of the proposed materials submitted, we feel that the style and character of Pioneertown is embodied in the modest enhancements and thoughtful design aspects of the Soundstage and adjoining area and structures. The low-impact elements of the proposed improvements are in keeping with the Mane Street theme of dirt roads and simple pedestrian pathways.

We are in support of this project as it will add to the preservation of Pioneertown and its many resources of the old town hospitality. Preserving and adding to this experience is vital for the survival of existing businesses, annual special events; like the John Wayne Run and others; and providing financial stability and opportunities for the many stakeholders in and around this community.

Like so many others, we are supportive of maintaining, expanding and sustaining the Pioneertown lifestyle and experience for today and for the future.

Thank you for your support of this project.

Sincerely,

Jesse Rogg
Mack Sennett Studios
StrataSonic Records
jesserogg@gmail.com

cc:

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As a business owner and real estate developer, I understand what it takes to achieve projects that are accretive to a community while being sensitive to its unique character, and I personally know the developers of this project, the quality of their work, and the integrity with which they execute. For these reasons, I provide my full support to them and this important effort.

Like so many others, we are supportive of maintaining, expanding and sustaining the Pioneertown lifestyle and experience for today and for the future.

Thank you for your support of this project.

Sincerely,

Justin Bain
UMusic Hotel Deveopment LLC
Co-Founder
jb@umhd.com

cc:

Land Use Services Department
385 N. Arrowhead Ave.
San Bernardino, CA, 92415-0187
Elie Raad, Senior Coordinator
Phone: 909-387-4133
Cell Phone: 909-601-4545
Elie.Raad@lus.sbcounty.gov

From: pitowngirl@gmail.com
Subject: RE: Pioneertown Historic Designation
Date: June 18, 2025 at 7:16 PM
To: David Corso dcorso@corsomg.com
Cc: David Mlynarski david.mlynarski@transtech.org, Susan Price Suprice61@outlook.com



Hi David,
I have always been impressed with your diplomatic style. I know you never had any issue with the boys, and I know you have tried to reach out to them on several occasions. They are truly amateurs. High school boys. Not businessmen. Their bar is nothing but a pickup joint. Food is expensive and terrible. In my opinion they lose lots of revenue because of the way it's run.

I remember when Curt reached out to Jack and I for the groundbreaking reenactment. They wanted horses and riders. But they wanted us to ride on the dirt road behind your buildings on Mane St. and end up at the Red Dog. Huhhh? What kind of reenactment is that? Jack & I refused. I told Curt if it's a reenactment we ride down the entire distance of Mane St. or there will be no riders. And if that was not agreeable to his group, I told him to recruit people that could ride a broom because that would be as close to his reenactment as he would get. So, Jack & I prevailed, and we road down the entire length of Mane Street with a large group of riders.

David, you have done your utmost to be kind to Ben & the French Bro's. I would be so mad at them, I would get caught letting the air out of their tires or shooting my paintball gun at their vehicles! LOL

It's so great to have Pappy & Harriet's back and with your persistence our town we will have the charm it deserves.

I am behind you 100% and I will engage my neighbors, friends and family to help you get it done. I continue to serve on the Friends of Pioneertown board but only because of you. It allows me to get inside information and discourage some of their childish behavior. The Friends does not include or serve the community. It's a good old boy club that serves themselves. We need to reach out to the community to have functions for the locals i.e. pancake breakfast, 4th of July party, BBQ's etc. Friends does nothing for the community and is run by Ben. There has been some recent criminal activity that should have been detected by Ben. I will enlighten you about that in a private conversation. Most of the Board Members of the Friends have a conflict of interest i.e. Ben the President and Mike French as a board member

and Mike French as a board member.

I love you David and what you represent. You have a vision while others are wasting time trying to make your life miserable. You can do this because we will back you and you have the necessary resources.

Below is Sue's contact information and I have copied her on this email. So you can reach out to her directly. She is as professional as they come, and she owns a new home on William S. Hart in Pioneertown. Her primary residence is in Huntington Beach. What could be better?

Susan Price
Suprice61@outlook.com
562-895-6642

Thanks again for including me in your plans.
Happy Trails,
Jill Endicott
pitowngirl@gmail.com

From: David Corso <dcorso@corsomg.com>
Sent: Wednesday, June 18, 2025 4:56 PM
To: Jill Endicott <pitowngirl@gmail.com>
Cc: David Mlynarski <david.mlynarski@transtech.org>
Subject: Re: Pioneertown Historic Designation

Not a chance I ever want to be on the wrong side of Jill Endicott.

Let me be clear, I never had issue with the Red Dog, French Brothers or Ben, they had issues with me when I made the investment in Pitown. We send our wedding parties to Red Dog when they leave Soundstage, I tried to hire Ben to be our architect but I am not OK with an overlay that takes away my land rights as an owner and furthermore excludes land owned/worked on by French's and Ben. Otherwise I support the hotel, it will be good to have more folks staying in town, I do not agree with them creating a new "Mane St" and diverting Visitors just into their hotel compound but that's their style, wanting it all for them and not for the town.

We would love to speak to Sue, she has my respect and could be a great advocate.

Let us know how to proceed.

XO
David

From: Daniel & Rachel Olvera <info@xebabotanica.com>
Subject: Local Support PROJ – 2022 – 00191 (Conditional Use Permit)
Date: October 2, 2025 at 8:18:16 PM PDT
To: Luis.Rodriguez@lus.sbcounty.gov
Cc: Elie.Raad@lus.sbcounty.gov, David Corso <david@pioneertownlandco.com>

To Whom It May Concern,
I'm writing in support of PROJ – 2022 – 00191 (Conditional Use Permit) for the Pioneertown Mane Street Preservation and Improvement Plan at 53585 and 53563 Mane St. in Pioneertown, CA. This project will serve as an event and gathering space while carrying forward the hospitality that's always been at the heart of Mane Street.

Looking through the proposed plans, I feel they honor the style and character that make Pioneertown so special. The Soundstage and nearby structures have been designed with care - modest enhancements that respect the history of the town while providing thoughtful improvements. The simplicity of dirt roads, the quiet pathways, and the low-impact approach all stay true to what makes this place unique.

I believe this project will help preserve Pioneertown while adding to its future. It protects the spirit of hospitality that has defined the town for decades and creates opportunities for local businesses, community events like the John Wayne Run, and the many people whose livelihoods are tied to Mane Street.

Like so many others, I want to see Pioneertown not just maintained, but supported and allowed to thrive - today and for the generations to come.

Thank you for your time and for supporting a project that helps keep the heart of this community alive.

Sincerely,

Daniel and Rachel Olvera

Pioneertown Business Owners / Co-Founders

XēBA BOTáNICA

From: Pioneer Bowl
To: Rodriguez, Luis
Subject: Pioneertown Coffee Shop
Date: Thursday, October 2, 2025 10:19:41 PM

You don't often get email from pioneerbowl@yahoo.com. Learn why this is important

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County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

Luis Rodriguez Jr.
Contract Planner III
909-387-4106
Luis.Rodriguez@lus.sbcounty.gov

Dear Mr. Rodriguez Jr, planning commission and Land Use Department:

I am writing this letter in support of a proposed project referred to as PROJ – 2022 – 00191 (Conditional Use Permit) for the Pioneertown Coffee Company/ Ploneertown Gazette building project on Mane Street.

I feel that the style and character of Pioneertown is evident in the building, which I have passed many times on my way to the Red Dog. The low-impact elements of the current improvements are in keeping with the town's charter (no paving of Mane street) which was actually painted on the wall murals of my business in 1946. (No cars on Mane street) The founders were firm on keeping dirt roads and simple pedestrian pathways for Pioneertown.

In my research and reading of Pioneertown history, I feel the original intent of the founders of our small unincorporated town was to build a vibrant western town alive with different trades and business connected by boardwalks as in the old West.

While the “Golden Empire” envisioned by the town’s founders was never realized when the Western movie era ended, I think more activity and shops are beneficial in providing a good experience to visitors. When my husband and I purchased our business in 2000, Pioneertown was a ghost town with no shops and only one other business, Pappy and Harriets which was owned by Harriet at that time.

As a fellow business owner, I know that bringing in more small shops and different venues only improves the curb appeal and attraction for tourists to our area. Having a coffee shop in Pioneertown would be a boon.

As long as parking, dust control and the number of event participants/tourists in any given day are considered and controlled in the plan, which they appear to be, I think adding more business venues to Mane Street can be beneficial for local residents, visitors and fellow

business owners.

Sincerely,

Valerie Lee, CEO
Pioneer Bowl
circa 1946

53613 Mane Street
Pioneertown CA 92268
landline 760.365.3615

"bring yer ma bowlin'!
@ pioneerbowl
www.pitownbowl.com

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San Bernardino, CA 92415

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Like so many others, we are supportive of maintaining, expanding and sustaining the Pioneertown lifestyle and experience for today and for the future.

Thank you for your support of this project.

Sincerely,

Morgan Margolis
Morgan Margolis
Owner / Operator (Music Integrity GP LLC) Pappy & Harriets
53688 Pioneertown Rd, Pioneertown CA, 92268
cc:
Land Use Services Department
385 N. Arrowhead Ave.
San Bernardino, CA, 92415-0187
Elie Raad, Senior Coordinator
Phone: 909-387-4133
Cell Phone: 909-601-4545
Elie.Raad@lus.sbcounty.gov