

# PIONEERTOWN

## COMMUNITIES ACTION GUIDE



SAN BERNARDINO  
COUNTY

COUNTYWIDE PLAN

Pioneertown Communities Action Guide



# Table of Contents

Introduction.....3  
 Where Did the Goals, Policies, and Land Use Map for My Community’s Plan Go? ..... 4  
 Relationship of the Community Plan to the Countywide Plan ..... 4  
 The Draft Community Plan for Public Review ..... 4  
 How to Use This Plan ..... 5  
 How to Implement the Plan..... 6  
 Values Statement.....9  
 Aspirations Statement ..... 10  
 Plan Framework ..... 12  
 APPENDIX A ..... 15  
 Pioneertown Community Profile ..... 15  
 APPENDIX B..... 16  
 Action Plan Template ..... 16

# Introduction

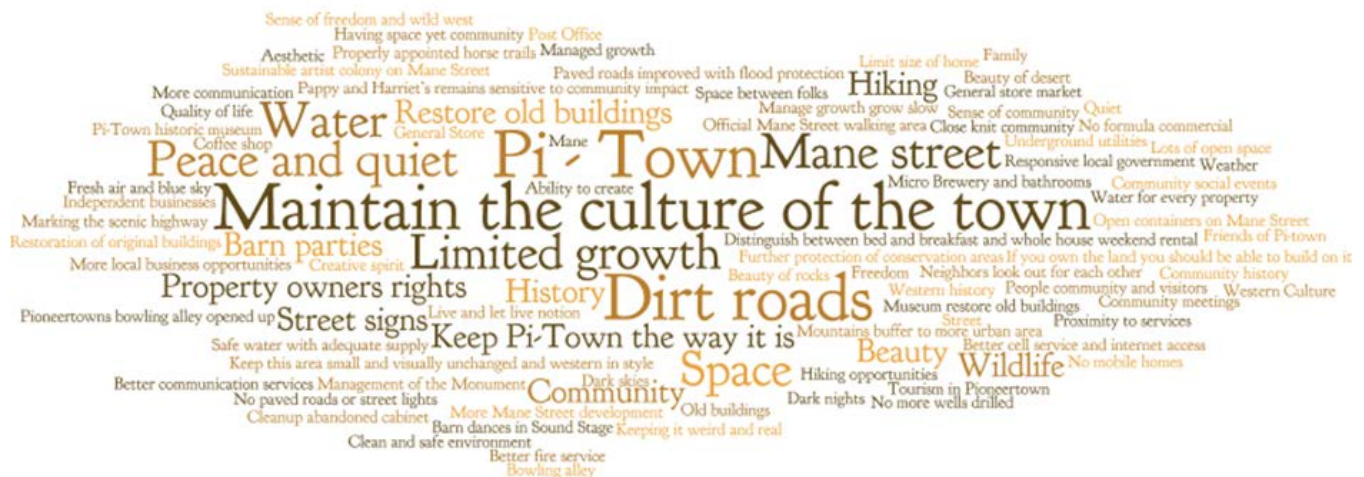
Pioneertown Communities value the fresh, clean air, wide open spaces, peace and quiet, and natural physical buffer from more urban areas than their rural setting provides. Residents promote sustainable growth and development within the community that creates a balance between creating economic opportunities and maintaining the small-town feel. This small-town feel is further enhanced by friendly neighbors who look out for each other and form the core of the Pioneertown Communities.

In 2016, the community embarked on a planning process to develop a community plan. Two public workshops were held on September 13, 2016 and November 15, 2016. These workshops, open to any Pioneertown resident, business, or property owner addressed strengths and weaknesses of the community, the community’s values, and what Pioneertown aspires to be in the future. Workshop participants brainstormed areas of focus and actions to help the community move forward to achieve its aspirations.

This Community Action Guide is a framework of actions identified by the community and supports implementation of the actions by the community.

## Strengths and Opportunities

Community workshops were conducted in each community as part of the engagement process. In addition, input was gathered through the Countywide Plan website. As part of the process, participants defined the strengths of and opportunities for their community. The word cloud below was created using the input provided during the Strengths, Opportunities, Values and Aspirations exercises and served as part of the base information utilized to develop the Focus and Action Statements of the Community Action Guide. The word cloud quickly informed participants of key issues and focus areas that could be addressed in the guide. The more a word or phrase was articulated, the larger the word appears in the cloud. The full results of the strengths, weaknesses, opportunities and threats gathered as a part of the engagement process is found in the Community Profile located in the Appendix.





## Where are the Goals, Policies, and Land Use Map for My Community?

Goals, Policies and Land Use Map will be adopted as part of the County Policy Plan. The content of the Community Action Guide focuses on those actions identified by the community that the community is willing to take to make desired changes to their community. The County Policy Plan and the Community Action Guide will be web-based, with adoption of the Countywide Plan in 2019.

## Relationship of the Community Action Guide to the Countywide Plan

In 2010, the San Bernardino County Board of Supervisors set out to establish a vision for the future of the county as a whole, and subsequently adopted a Countywide Vision in 2011 after two years of input from the community and the county's 24 cities and towns. Following the adoption of the Countywide Vision, which calls for the creation of a "complete county", the Board adopted the County paradigm and job statements in 2012.

In 2015, the County of San Bernardino launched an effort to go further than any county or city has ever gone with a general plan by creating a web-based comprehensive "complete county" plan. General plans are almost always strictly rule books for guiding development and growth. The County's General Plan update, last updated in 2007, goes well beyond a traditional general plan to become a comprehensive Countywide Plan that complements and informs the Countywide Vision by taking into account all services—not just land-use planning—provided by County Government, and the unique values and priorities of each unincorporated community.

The Countywide Plan serves as a guide for County decision-making, financial planning, and communications. Its web-based format provides a wealth of easily accessible data on how the County operates, and allow independent research using County data and information.

The Countywide Plan includes:

- A County Policy Plan, which serves in part as the County's General Plan for the unincorporated areas and also provides guidance for regional county services. The Policy Plan establishes goals and policies for the entire county as well as specific sub regions and communities.
- A County Business Plan, which contains governance policies and operational metrics that outline the County's approach to providing municipal and regional services.
- A Regional Issues Forum, which is an online resource for sharing information and resources related to issues confronting the entire county.
- A Community Plans Continuum of 35 Community Action Guides, which articulates what is important to each Community; sets out an Action Plan based on community input, and for the most part, would be implemented by the community; and provides a Community Profile. Links will also be provided for maps, goals, and policies in the Countywide Plan.

## The Draft Community Action Guide for Public Review

The final format of the Community Action Guide will be web-based and provided online. This printed version of the Draft Community Action Guide is provided as a courtesy for simplifying community review, but may not be

available once the online version of the guide is finalized. A draft version of the web-based Community Action Guide can be found at [www.countywideplan.com/cp](http://www.countywideplan.com/cp). This printed version includes the information provided on the website under each tab except for the information included under the “Maps and Links” tab. A separate Community Profile can be printed from the website.

This Draft Community Action Guide was created by the community members who attended workshops, provided comments online or sent in written comments. It is written in the words of those participating in the public engagement process. Therefore, the Community Action Guide retains the voice and future image of the community presented by the community members participating in the public engagement process. However, the implementation of each Action Statement is an opportunity for additional discussion by community members and modification of the statement and action steps may be made by the community and Action Teams.

## How to Use This Community Action Guide

Overall, the Community Action Guides are a framework for communities to create the future character and independent identity, as identified in the workshops as community values and aspirations through completion of community actions. As stated at the community workshops, these Community Action Guides are focused on community self-reliance, grass-roots action, and local implementation. Goals, policies, land use, and infrastructure decisions are addressed in the Policy Plan of the Countywide Plan. The County Development Code will still regulate zoning and land development.

The Community Action Guide is organized into three sections – the community’s Values, Aspirations, and Plan Framework. The Community Action Guide outlines clear Values, Aspirations, Focus Statements and Action Statements identified by the community at community workshops or online surveys. An appendix has a Community Profile with a summary of the social, cultural, economic and historic dimensions of the community as well as the communities input on strengths, weaknesses, opportunities and threats.

Values – Those shared assets, principles, and in the judgment of the community, what is important to the lives of its residents and businesses (Identified in Workshop #1 and reviewed and finalized in Workshop #2).

Aspirations – A written narrative illustrating the community’s desired look and function once the Community Action Guide is fully implemented. This is a long-term view of 10 to 20 years. They are written as if the community’s desired changes have already occurred (identified in Workshop #1 and reviewed and finalized in Workshop #2).

Plan Framework – Outlines clear Focus Statements and Action Statements identified by the community.

- The Focus Statement provides general direction toward realizing the community’s aspirations and helps organize the plan (Identified and finalized in Workshop #2).
- The Action Statement is a measurable statement providing critical information on the program, initiative, or project to complete (Identified and finalized in Workshop #2).

Through the identification of Focus Statements and Action Statements, the community can work toward creating Action Plans and eventually implementing the Community Action Guide.

## How to Implement the Community Action Guide

### Community's Next Steps

The Community Action Guide identifies the Focus Statements and Action Statements. The Community may want to meet to identify the top three to five priority Action Statements to work on first. Some of these may be those actions that the community believes could be completed quickly and easily. Completion of one Action Statement will provide the community and local groups with the motivation to move forward with another Action Statement.

Once an Action Statement is selected for implementation, the community identifies a Champion for that Action Statement to initiate activities, identify those responsible for carrying out action steps, identify and secure resources that will be required, and develop a timeline. The champion is not responsible for completing the action, but serves to facilitate and guide the Action Team.

To initiate Action Statements in the community, the Champion should gather community volunteers, groups and organizations to develop Action Plans and identify the specific steps required to accomplish the Action Statement. Volunteers (e.g., individuals, businesses, property owners, etc.), community groups (e.g., chamber of commerce, non-profits, etc.) and organizations (e.g., scouts, community service districts, churches, schools, etc.) can change for each Action Plan or some groups could work on more than one related Action Plans.

Creating an Action Plan helps better prepare the community by identifying the steps to be accomplished, the resources needed, and who will be responsible for each action step. Some action steps may require guidance by a County department, but the community must take the lead in moving the action forward, scheduling meetings, or requesting information from specific County departments.

The Action Plans should be used to guide community actions and should not be “set in stone”. Each Action Plan is a general set of tasks that can be modified if necessary. If needed, the community can find alternatives and make changes as they progress.

### How to Create an Action Plan

Appendix B contains the Action Plan template that can be used to create the Action Plan. You may request a Word version of the document from [CommunityPlans@lus.sbcounty.gov](mailto:CommunityPlans@lus.sbcounty.gov). The community should first identify a champion for the Action Statement. The action champion can be an individual or organization that will help oversee the execution of the Action Plan and ensure steps are completed. It is important to note that the champion is not responsible for carrying out each action step, but is responsible for coordinating communications and ensuring the steps are completed.

After the champion is identified, the community or group can develop action steps. The focus should be on what action steps will occur, who will carry out each action step, when it will take place, and an approximate duration. Again, these are guidelines, and may change, but this planning helps identify resources needed, people or organizations that must be engaged or will lead each action step, and manage expectations on how long it will take to implement each Action Statement.



After completing the action steps, resources should be identified. Resources may include governmental agencies needed to help carry out the action, community and external funding sources, and potential assistance from other communities who implemented similar programs.

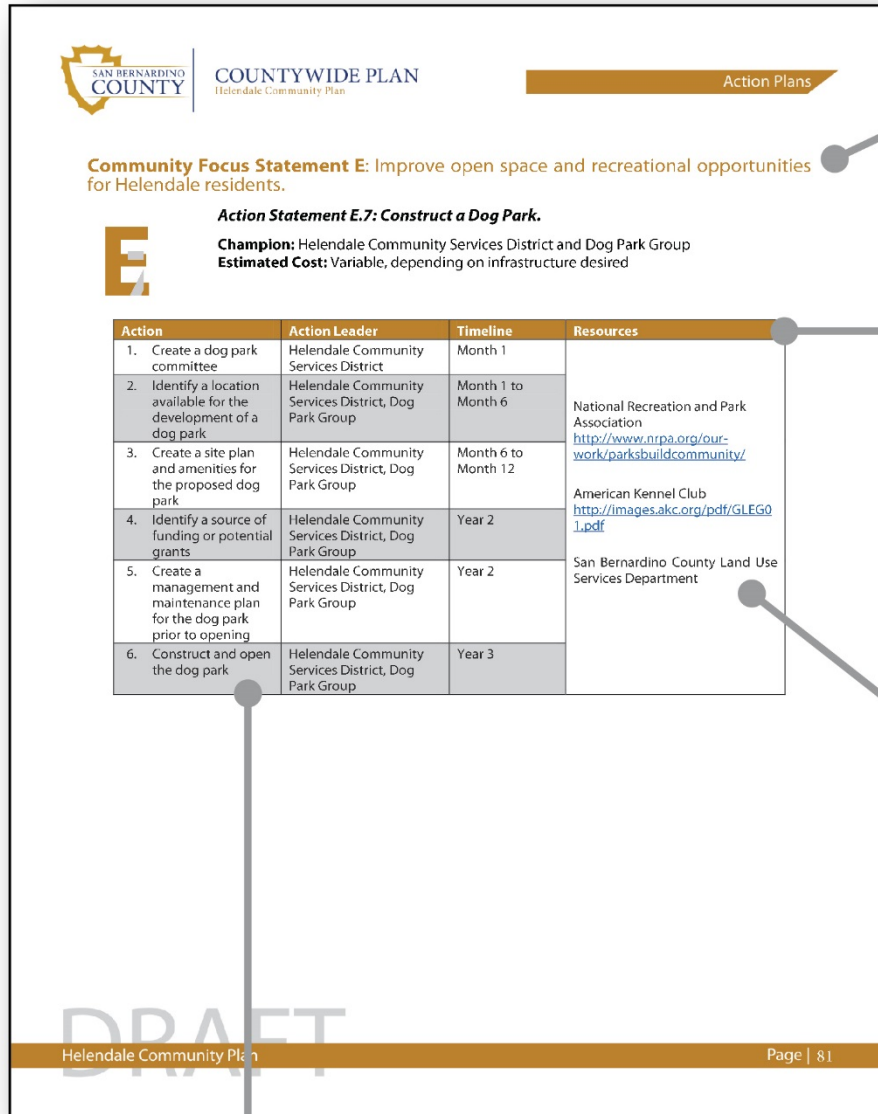
Reviewing a Detailed or Framework Plan can assist in providing examples of Action Plans and may have similar actions that can be used or modified to meet identified Foundation Plan actions. In addition, the San Bernardino County Land Use Services Planning Division is preparing a Community Development Toolkit with tools on several topics to help local groups make positive changes in their community. When complete, the Community Development Toolkit will be available at [www.countywideplan.com](http://www.countywideplan.com). Other resources and contacts will be provided on the same website.

### **Placing your Action Plan in the Community Action Guide**

Any modifications of the Community Action Guide or Action Plans can be sent to San Bernardino County Land Use Services Planning Division for future updates to your Community Action Guide. The County will provide information on specific contacts for Community Planning assistance. It will be the responsibility of the community to provide requested updates and modifications to the County.

*This following page is an example of an Action Plan from the Helendale Community Action Guide.*

Each Action Statement Champion and Action Team should review and refine the Action Statement and Action Steps before moving forward.



**Community Focus Statement E:** Improve open space and recreational opportunities for Helendale residents.

**Action Statement E.7: Construct a Dog Park.**  
**Champion:** Helendale Community Services District and Dog Park Group  
**Estimated Cost:** Variable, depending on infrastructure desired

Action	Action Leader	Timeline	Resources
1. Create a dog park committee	Helendale Community Services District	Month 1	National Recreation and Park Association <a href="http://www.nrpa.org/our-work/parksbuildcommunity/">http://www.nrpa.org/our-work/parksbuildcommunity/</a>  American Kennel Club <a href="http://images.akc.org/pdf/GLEG01.pdf">http://images.akc.org/pdf/GLEG01.pdf</a>  San Bernardino County Land Use Services Department
2. Identify a location available for the development of a dog park	Helendale Community Services District, Dog Park Group	Month 1 to Month 6	
3. Create a site plan and amenities for the proposed dog park	Helendale Community Services District, Dog Park Group	Month 6 to Month 12	
4. Identify a source of funding or potential grants	Helendale Community Services District, Dog Park Group	Year 2	
5. Create a management and maintenance plan for the dog park prior to opening	Helendale Community Services District, Dog Park Group	Year 2	
6. Construct and open the dog park	Helendale Community Services District, Dog Park Group	Year 3	

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Helendale Community Plan Page | 81

*The Action Statement is a measurable component used to accomplish the overall focus statement.*

*The Action Plan should be created by the community prior to implementation, including the addition of people and organizations involved.*

*Resources including stakeholders, human resources, and capital that may be required or provide assistance to implement the action statement.*

*Steps to implement the Action Statement, along with potential leaders for each step and a timeline of when it should occur in the process.*



## Values Statement

The Values are those shared assets, principles, standards, mores, and in the judgment of the community, what is important in the lives of its residents and businesses. A community's values are an important consideration in shaping its aspirations, focus and actions.

As a community we value:

***Western History and Culture.*** The Pioneertown Communities residents value the storied history and Old West culture that embodies the community.

***Quality of Life.*** The Pioneertown Communities residents value the high quality of life provided by the rural setting and established community – a safe environment with fresh, clean air, wide open spaces, peace and quiet, and a natural physical buffer between Pioneertown Communities and the more urban areas nearby.

***Natural Environment.*** The Pioneertown Communities residents value the natural beauty of the desert, including scenic vistas, wildlife, beautiful sunrises and sunsets, and dark starry nights.

***Managed Growth.*** The Pioneertown Communities residents value limited, sustainable growth and development that increase business opportunities for independent operators while striking a balance between the rights of property owners and the community's desire to maintain the small town character of Pioneertown Communities.

***Community.*** The Pioneertown Communities residents value community feel and unique place that is Pioneertown and surrounding communities. Friendly neighbors with shared interests look out for each other and form the core of the Pioneertown Communities.

## Aspirations Statement

The Aspirations Statement is a written narrative illustrating how the community desired look and function once the Community Focus Statements and Action Statements are accomplished. This is a long term view of 10 to 20 years. The Aspirations Statement serves as a foundation for developing Community Focus Statements and Action Statements.

In the Pioneertown Communities, we aspire to have:

### *A Preserved Old West Setting*

Pioneertown's storied Old West-Hollywood past has left an indelible mark on the community, particularly characterized by the building facades along Mane Street and the ingrained western riding culture found within the community. These traditions remain unchanged even as Pioneertown communities continues to grow and evolve. Although the community is forward thinking, the Old West culture that has historically embodied Pioneertown remains uncompromised.

### *An Improved Water Supply*

Water availability is a critical element to life in Pioneertown communities with the prosperity of the community dependent upon access to adequate clean water supplies. A water management committee consisting of engaged community members is set up to advocate for the sustainability of community water supplies and to provide input to the County of San Bernardino on solutions to water accessibility, with the proposed water pipeline, hauled water, and other solutions remaining options.

### *Balanced Growth and a Viable Town Center around Mane Street*

There is a delicate balance between expanding business opportunities in Pioneertown communities and maintaining the rural desert lifestyle that residents of the community value. The community's approach to responsible development that is primarily focused in the town center along Mane Street has achieved that equilibrium. Independent businesses that conveniently provide goods and services for the local community, while supporting sustainable tourism, have established themselves. These businesses have given the town center vibrancy and provide local jobs and additional tax revenue. The new investment in the area has also led to a restoration of the original buildings on Mane Street.



*A Connected Community*

Although the broad spaces between people in the Pioneertown Communities is often what attracts individuals to live in the area, the stretches of open space can also hinder neighbors from getting to know one another. The residents of Pioneertown communities proactively counter this by organizing local events and activities that continue to grow each year, in an effort to build a cohesive community. A social committee was formed to plan quarterly events, from barbeques to trail riding, where residents have the chance to come together to meet their neighbors and exchange ideas. The expanded use of social media keeps the Pioneertown Communities residents in the know and provides an easy way for neighbors to connect.



# Plan Framework



### **Community Focus Statement A: Preserve the historic western themed rural lifestyle.**

**Action Statement A.1:** Preserve and restore original buildings in the community.

**Action Statement A.2:** Collaborate with the County to maintain the Old West theme of the community by creating architectural design guidelines for new construction.

A

**Action Statement A.3:** Keep dirt roads in the community.

**Action Statement A.4:** Promote community history awareness.

**Action Statement A.5:** Install street and wayfinding signage consistent with the western theme.

**Action Statement A.6:** Protect residential equestrian uses that are part of the Old West heritage.

**Action Statement A.7:** Protect, maintain, and expand open spaces in the community.

### **Community Focus Statement B: Promote balanced growth and a viable Town Center around Mane Street.**

**Action Statement B.1:** Advocate with the County to establish a commercial zoning overlay on Mane Street that restricts big box retail, encourages neighborhood commercial scale retail and lodging, and establishes flexibility for locally-grown businesses.

B

**Action Statement B.2:** Provide public restroom facilities on Mane Street and explore local funding options for design and construction.

**Action Statement B.3:** Advocate for a sustainable water supply system accessible by local businesses.

### Community Focus Statement C: Manage tourism in Pioneertown.

**Action Statement C.1:** Prepare a traffic and parking plan to better manage traffic and parking issues due to visitors and tourists.

**Action Statement C.2:** Promote compliance with dark sky regulations and noise regulations.

**Action Statement C.3:** Encourage the County to prepare and enforce regulations for short-term rentals (e.g., Airbnb).

**Action Statement C.4:** Coordinate and design a pamphlet educating visitors and residents on the rural desert lifestyle.

**Action Statement C.5:** Advocate with the County to reduce the speed limit on Pioneertown Road.

**Action Statement C.6:** Promote tourism via a Pioneertown website.

### Community Focus Statement D: Strive to be an environmentally sustainable community.

**Action Statement D.1:** Promote communication between residents and conservation agencies such as The Wildlands Conservancy.

**Action Statement D.2:** Provide community educational materials regarding recycling.

**Action Statement D.3:** Educate the community about restricting off-highway vehicle (OHV) usage and increase awareness.

**Action Statement D.4:** Promote and educate residents and visitors about the Sand to Snow National Monument.

**Action Statement D.5:** Educate residents about invasive weed and plant species.

**Action Statement D.6:** Protect wildlife found in the community.

### Community Focus Statement E: Become a more connected community.

**Action Statement E.1:** Establish a “Friends of Pioneertown Communities” social committee to organize local events and activities, including barbeques, barn dances, and trail rides.

**Action Statement E.2:** Promote expanded use of social media such as Nextdoor to keep residents informed and connected.



# APPENDIX A

## Pioneertown Communities Profile

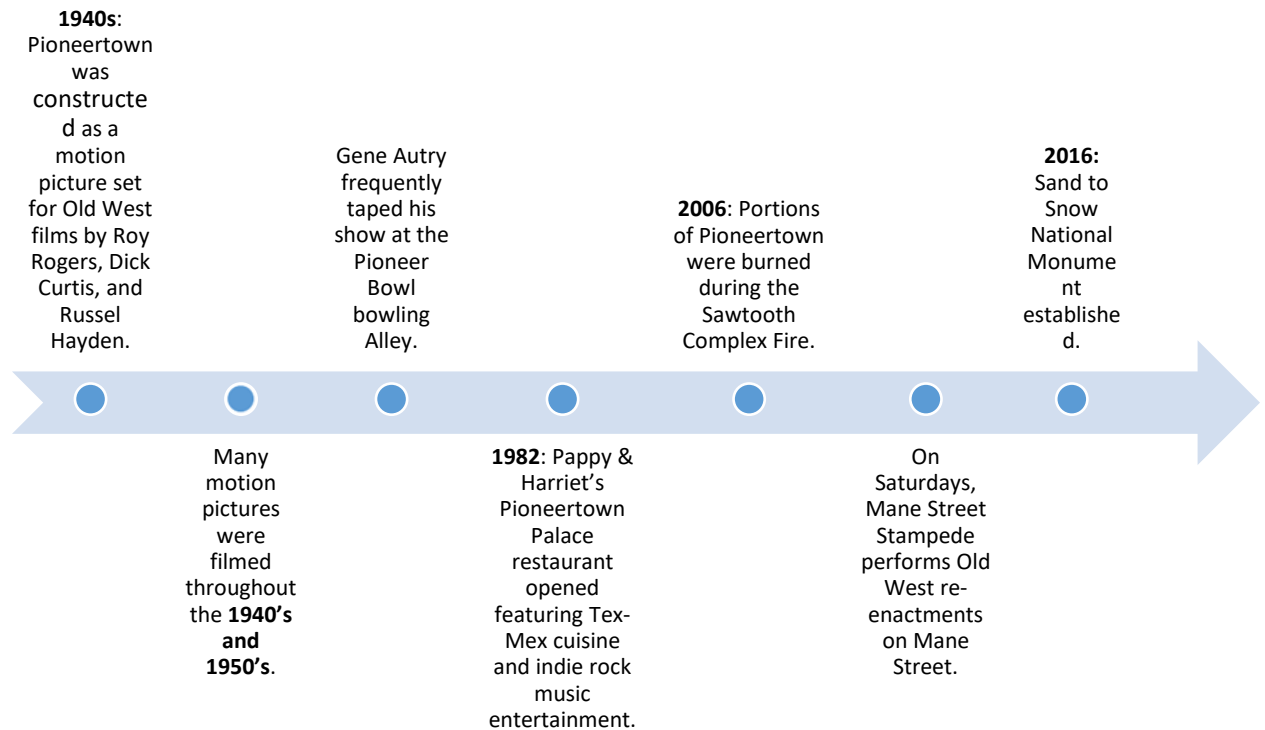
Pioneertown Communities, San Bernardino County

# Community Profile

## Overview

The community profile is a summary of the social, cultural, economic, and historic dimensions of the community. It is a gathering of objective data collected through secondary sources meant to inform and help facilitate discussion during the community meetings. The profile, together with future studies and information gathered from residents during the community meetings, will highlight essential facets and “tell the story” of Pioneertown.

## History



In the 1940's, Pioneertown was developed by Roy Rogers, Dick Curtis and Russel Hayden to serve as a motion picture set for Old West films and a place where actors could live while filming. Most of the structures with Western facades doubled as functional buildings, to house or entertain film crews and actors/actresses. Many films were shot in Pioneertown throughout the 1940's and 1950's, and Gene Autry frequently taped his show at the Pioneer Bowl bowling alley.

In 1972, the Cantina biker bar served Pioneertown until it was reopened as Pappy & Harriet's Pioneertown Palace restaurant and bar in 1982, featuring family style Tex-Mex cuisine and indie rock music entertainment. In 2006, portions of Pioneertown were burned during the Sawtooth Complex fire. Many of the historic movie-set buildings were saved, but much of the surrounding desert habitat was damaged.



Points of interest include the Pioneertown Motel, an 18-room lodge that is still in use today. On Saturdays, the Mane Street Stampede performs Old West shoot out re-enactments on Mane Street.

Source(s) Mane Street Stampede Wild West Show, Pappy and Harriet's Pioneertown Palace, Wikipedia.

### Location & Geography

The Pioneertown communities are located along in the southern portion of the county near the border between Riverside County and San Bernardino County. The community is in the foothills of the San Bernardino National Forest, located northwest of Yucca Valley and Joshua Tree, north of Morongo Valley, and south of Homestead Valley.

Source(s): ESRI, San Bernardino County LUS



Figure 1: Pioneertown Location Source(s): ESRI, San Bernardino County LUS

### Key Census Data

Category	Pioneertown		San Bernardino County		California		United States	
	Number	% of Total	Number	% of Total	Number	% of Total	Number	% of Total
<b>Population</b>								
Total Population	492		2,078,586		38,066,920		314,107,084	
2022 Population Forecast	509 (+3.4%)		2,227,066 (+7.1%)		40,619,346 (+6.7%)		334,503,000 (+6.5%)	
Total Households	256		607,604		12,617,280		116,211,092	
Average Household Size	1.92		3.34		2.95		2.63	
Median Age	58.6		32.2		35.6		37.4	
<b>Education</b>								
High School Diploma	171	39.5%	330,613	26.3%	5,153,257	20.7%	58,440,600	27.95%
Education Past High School	147	33.9%	417,953	33.3%	7,400,714	29.8%	60,821,634	29.1%
Bachelor Degree or Higher	98	22.7%	336,315	26.8%	7,708,909	31.0%	61,206,147	29.3%
<b>Housing</b>								
Total Dwelling Units	349	n/a	703,737	n/a	13,781,929	n/a	132,741,033	n/a
Homeowner Occupied Units	215	60.9%	370,032	52.58%	6,908,925	50.1%	74,787,460	56.3%
Renter Occupied Units	41	10.3%	237,572	33.76%	5,708,355	41.4%	41,423,632	32.2%
Vacancy*	93	28.7%	96,133	13.7%	1,164,649	8.5%	16,529,941	12.5%
Median Year Structure Built	N/A	n/a	1976	n/a	1974	n/a	1976	n/a
<b>Income</b>								
Median Household Income	\$31,910	n/a	\$54,100	n/a	\$61,489	n/a	\$53,482	n/a
Persons Below Poverty Level	N/A	N/A	199,451	12.7%	3,354,518	11.2%	26,235,361	10.6%
Employed	N/A	N/A	812,707	86.1%	16,890,442	89.0%	143,435,233	90.2%
Unemployed	N/A	N/A	131,293	13.9%	2,084,564	12.3%	14,504,781	9.2%
Note: N/A indicates that the data is not available; n/a indicates that the category is not applicable								
*This figure may include seasonal households								

Table 1: Key Census Data Source(s): ESRI 2017

## Community Structure (Physical Characteristics)

The Pioneertown community consists entirely of single-family residential. The homes in this area are zoned Special Development-Residential and Rural Living with smaller homes on large lots and a large amount of open space in between the homes. The northwestern portion of the community contains very few erected buildings, while a small commercial area is within the central portion of the community.

The major roadway is Pioneertown Road, a two-lane paved road, which connects with Twenty-nine Palms Highway (SR-62). The local roads and privately owned roads are predominantly unpaved.

The Walk Score rating for the community is 0 to 7, indicating that most errands would require a vehicle to be completed. The community does not have pedestrian or bicycle amenities and is not currently served by public transit.

*Source(s): Google Earth, County of San Bernardino Zoning Map, Walkscore.com.*

## Topics Important to Quality of Life

The most common issue noted in the community is the housing issue of short term rentals. Pioneertown has been identified as a destination in both national and international publications monthly due to Pappy and Harriet's as a one of a kind venue. This level of attention can affect quality of life if not managed properly.

*Source(s): San Bernardino County Code Enforcement*

## Community Amenities

Pioneertown offers various recreation and hiking opportunities in the surrounding area including Sand to Snow National Monument, the Wildlands Conservancy, Mojave Desert Land Trust, the 25,500-acre Pioneertown Mountains Preserve, the conservancy-owned volcanic mesas, the Sawtooth Mountains, and the preserve lands leading to the San Bernardino National Forest. The closest hospital is

Hi-Desert Medical Center in Joshua Tree and the closest police station is the Morongo Basin Station located in Joshua Tree. Other services in Pioneertown include:

<b>Hospitals/ Medical Services</b>	Hi-Desert Medical Center Morongo Basin Healthcare District
<b>Fire Protection</b>	San Bernardino County Fire Station #38, response time 10 minutes if staffed, and Station #41, response time 11 minutes.
<b>Police</b>	San Bernardino County Sheriff's Department Morongo Basin Station
<b>Schools</b>	Yucca Valley Elementary School, Yucca Valley High School

*Table 2: Community Services*

*Source(s): Google Maps, The Wildlands Conservancy, San Bernardino County Sheriff's Department, San Bernardino County Fire & Rescue Station Map.*

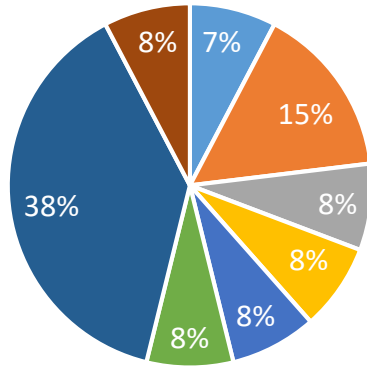
## Community Groups

<b>Friends of Pioneertown</b> <a href="https://friendsofpioneertown.org/">https://friendsofpioneertown.org/</a>	<b>Wildlands Conservancy Pioneertown Mountains Preserve</b> <a href="http://wildlandsconservancy.org/preserve_pioneertown.html">http://wildlandsconservancy.org/preserve_pioneertown.html</a>
<b>The Mojave Desert Land Trust</b> <a href="https://www.mdlt.org/">https://www.mdlt.org/</a>	<b>California Desert Coalition</b> <a href="http://www.cadesertcoalition.org/">http://www.cadesertcoalition.org/</a>
<b>American Food Supplies, Inc.</b>	<b>Sand to Snow National Monument</b> <a href="https://www.fs.fed.us/visit/sand-to-snow-national-monument">https://www.fs.fed.us/visit/sand-to-snow-national-monument</a>

*Table 3: Community Groups*

## Business Services

A 2016 ESRI Community Analyst report showed that Pioneertown has approximately 13 businesses in 8 categories (with a total of 46 employed in those businesses):



- Agriculture and Mining
- Construction
- Transportation
- Wholesale Trade
- Retail
- Finance, Insurance and Real Estate
- Services
- Government

Figure 2: Businesses in the Pioneertown Communities

Source(s): 2016 ESRI Community Analyst

## Public Health

**Chronic Disease:** The leading causes of death in 2012 were heart disease and cancer. Due to the size of the Pioneertown Communities, there is insufficient data available to determine the rates of chronic disease hospitalization and emergency room visits.

Source(s): 2016 Healthy San Bernardino County Report

**Air Quality:** Table 4 below shows the air quality near the Pioneertown Communities, measured at the Joshua Tree – National Park monitoring site, in terms of the number of days that area exceeded the federal standards for pollutants (exceedance days). The table shows that the monitoring site near the Pioneertown Communities had fewer exceedance days for ozone than that of the overall South Coast and Mojave Air Basins, in which the Pioneertown Communities are located.

## Community Events

Many of the arts and entertainment events are located at Pappy and Harriet’s Pioneertown Palace, a longtime local club that offers live music concerts, open mic nights, dancing, and the Desert Stars Festival. A list of events can be found: <http://www.pappyandharriets.com/calendar/>. Another popular attraction is the Mane Street Stampede Wild West Show for weekly Old West re-enactments.

Pioneertown Motel hosts events and weddings and is located on Mane Street.

Source(s): Pappy and Harriets, Desert Stars Festival, Mane Street Stampede, Wikipedia.

## Public Health Indicators

Several key indicators point to potential issues in Pioneertown in terms of residents’ overall health. The leading causes of death in 2012 were heart disease and cancer. Additionally, Pioneertown has poor access and availability to healthy food options in the area. The nearest community gardens, Earthwise Organic Farms and Boulder Community Gardens Sunfair are located in Joshua Tree.

Source(s): 2016 Healthy San Bernardino County Report, Modified Retail Food Environment Index Score Map, Earthwise Organic Farms.

Air pollution is one of the contributing factors linked to the development of chronic diseases such as stroke, heart disease, lung cancer, and respiratory diseases. By reducing levels of ambient pollution (outdoor air pollution), communities can lessen the impact that it has on resident’s health.

	Joshua Tree – National Park Monitoring Site			South Coast Air Basin			Mojave Air Basin		
	2012	2013	2014	2012	2013	2014	2012	2013	2014
Ozone Federal 8-hour standard	48	26	37	111	88	92	81	66	86
Course Particulate Matter (PM <sub>10</sub> ) Federal 24-hour standard	*	*	*	0	2	1	1	1	1
Fine Particulate Matter (PM <sub>2.5</sub> ) Federal 24-hour standard	*	*	*	17	13	15	2	6	2

Table 4: Air Quality Exceedance Days

Source: California Air Resources Board

\* Indicates insufficient data

**Modified Food Index:** The Modified Food Index maps the availability of healthy food in a census tract. The lower the score, the less available healthy options are in the area.

The entire community area of the Pioneertown Communities ranks within the lowest categories for food access, meaning that there are access to 5 or less healthy food outlets within that area.

Source(s): Modified Retail Food Environment Index Score Map

### Community Engagement Summary

As a part of the Community Plans Continuum process, community members from the Pioneertown Communities were invited to participate in two community workshops. The first workshop, titled “What We Value”, took place on September 13<sup>th</sup>, 2016 from 6:00 – 8:30pm at the Pioneertown Motel. This workshop was attended by 34 community members. Workshop participants performed a SWOT analysis to identify strengths, weaknesses, opportunities, and threats within the community. Following that exercise, participants used that information to share what they valued about the community (Values) and what they want to see the community become in the future (Aspirations). Lastly, workshop participants worked on forming the draft focus and action statements that form the backbone of the community plan.

The second workshop, titled “Our Roadmap to Making it Happen”, took place on November 15<sup>th</sup>, 2016 from 6:00 – 8:30pm at Pappy & Harriet’s Pioneertown Palace. This workshop was attended by 59 community members. The purpose of this workshop was to continue to develop the draft focus and action statements created in workshop #1. The project team provided word for word summaries of the SWOT and Values and Aspirations exercises to use during the goal setting process. The workshop was primarily used to help prioritize the focus statements developed in the previous workshop while also identifying possible champions for each effort.



Information was also made available on project websites made specifically for each community. This information included:

- Background materials on the project
- Materials developed for each workshop
- Summaries of the information collected from past workshops
- Surveys developed to follow the process of each meeting and allow for further input

## Community Identified Issues

### SWOT Analysis

This section contains the results of the SWOT analysis conducted during the first workshop. A SWOT exercise stands for strengths, weaknesses, opportunities, and threats and is used to help gain insight into the community through local knowledge. In the first part, participants identify their communities' biggest strengths, such as community assets like a library or community center, along with their biggest weaknesses, which could be a lack of open space or high rates of internal crime. Next, workshop participants looked at opportunities that the community could take advantage of as part of the community plans process. This builds off of what was identified in the strengths and weaknesses portion. Lastly, participants identify external threats to the community. These are generally concerns that are outside of the control of community members, such as natural disasters or changes in economic conditions. This information was then compiled and used throughout the rest of the community plans process to inform the values and aspirations exercises conducted at workshop #1, as well as the focus and actions statements.

#### Strengths

- Creativity
- Diversity
- Good neighbors
- Diverse population
- Not much County in
- Proximity to major cities such as Palm Springs and Apple Valley
- No apartments-condos
- Environment
- Quiet
- Starry skies
- Rustic area
- Peaceful Setting
- Unique History
- Small, rural
- Not much crime
- Private lands w/BLM outskirts & dirt roads
- Unique place
- Good people here
- Weather
- History
- Sense of freedom
- Non commercial
- Beautiful
- The people
- Independent spirit
- Natural surroundings
- Live and let live community
- Surreal geography
- Look and feel of the place dirt roads
- Has been safe
- Wildlife
- Light Pollution (porch and flood lights left on after dark). Turn them off when the dog is done going potty or you have gone back into the house. Don't leave on overnight. Cover the light so it doesn't cause light pollution. We moved out here to see the stars in the sky.

#### Strengths (continued)

- No Airbnb or other similar companies, it causes more traffic, and people building

houses just for Airbnb and party noise past 10:00 PM

- Legalize electric golf carts to drive in Pioneertown
- No franchise or chain stores. No Dollar General either.
- We pay Special Districts Water \$76.00 every two month and standby fees from homeowners that don't have meters. We are pure profit to them, and for 20 some years can't get water to Pioneertown. The money for the bottle water should come out of CSA-W4 funds to cover the cost of the water. ½ gallon a day per person isn't enough water for one person to drink and cook with
- The person driving sideways on private property to widen our roads (Minna Gombell, Annie Oakley, Mountain View and Wyandot Road) needs to stop. The roads are wide enough to pass each other and we like the country look!
- Community (independent, tight knit, diverse, engaged, competent)
- Dark skies
- Open space
- Privacy
- Quiet
- Low crime
- Own post office
- Iconic landscape
- Clean air
- Western heritage
- Town history
- Tradition of water conservation
- Low traffic
- County Scenic Byway
- Dark skies (night)
- Peace
- Peace and quiet
- Sparse population
- Unity
- Mane street good

- Low (very) crime
- Sense of community – small town neighbors
- Old western town
- Pappy & Harriet's
- Tourism

#### *Weaknesses*

- H2O
- Water
- Waters
- Vehicles drive too fast
- County used to leave dirt at PT rd. to regrade-fill our dirt roads
- Poor roads
- Fire station not 'manned' (open w/vol.) insurance rates
- Community as a whole is not informed and counted in
- No covenants or restrictions of property
- Newbies – rentals don't like, 'get', respects the town as is
- Slow police response
- Illegal dumping
- Communication community spirit
- No road maintenance
- Road boundary restored
- Mane Street flooding
- Water supply issues
- Fire protection
- Lack of organization
- Lack of voice
- No organization against unwanted progress
- Neglected by County
- Too many bright lights at night
- No recycle pickup
- Slow response times for emergency services
- Insufficient land use protections/zoning
- Special district drinking water moratorium
- High desert sphere of influence
- Non maintained dirt roads

#### *Weaknesses (continued)*

- Getting too popular – losing local feel, safety

- Lack of enforcement of existing regulations (Noise, Dark sky)
- No local EMS (response time)
- Cell/internet service
- Illegal trespassing (OHU, hikers)
- None if we don't get water which has been years in the works and still no water
- Like to have city water. Been waiting 20+ years
- Prolonged medical assistance (response to "911" calls)
- No bathrooms for tourists
- Too much division about how the community operates
- No parking on both sides of the streets for Pappy & Harriett's

#### *Opportunities*

- Keep growth smaller
- Small scale community
- Community driven business
- Bowl
- Bowling alley
- Crafts downtown
- H2O
- Fire station
- Non-profit community group
- Celebrate existing culture
- Hiking
- Mom and Pop shops
- Tourist areas and restrictions
- Opportunity to protect the land
- Community events
- Birding
- More appropriate small businesses on Mane
- World class horseback riding
- Better conditions of approval on CUP (local focus)
- Better GIS information
- Rural desert standards
- Water survey
- Wildlife corridor studies
- Better zoning (more appropriate density)

- Recognizing existing commercial
- Local planting Plans
- Better dark sky ordinance
- Restrict Pioneertown boundary
- Keeping the town looking old west as it was planned
- Golf cart friendly opportunity
- Include suburbs
- No paved streets
- No streetlights
- Repair and restore old business for new businesses
- The right for people who own property to be able to build on them with water or without water – growth is good
- We need all the committees to be able to have a voice. We all have the same Post Office and talk to each other
- Need a better community the way it was

#### *Threats*

- Box stoves
- Motels
- Apts. , condos halfway housing
- Airbnb, CampBNB regulation
- Lack of regulations of property use
- Low income designation
- People coming in don't get or respect this town – atmosphere peace
- Lack of Fire stations
- Fire!
- Weed abatement lacks
- No solar fields, towers, electrical poles
- Protected Joshua trees are being cut
- Unprotect Joshua trees
- Light pollution
- Big \$ interference from outside interest
- Big development
- Off road vehicles
- Water supply
- Fire

#### *Threats (continued)*

- Danger of inappropriate development

- Snow storm
- Growth
- Too much tourism risks displacing permanent community
- Tourism
- Invasive species (mustard, hipsters) increases fire damage
- BLM – visitor – management
- Illegal OHU
- Renewable energy/corridor
- Isolation during flood – protect roadbed
- Fire
- Wildfires
- Increased building
- Decreased groundwater
- Increase traffic
- Water drainage on Mane Street
- Lot of outsiders for B&B (weekend party houses)
- Don't want persons outside Pioneertown speaking for Pioneertown
- No dirt bikes
- Trespassing on personal property at anytime
- No Solar fields
- No boundary expansion Pioneertown residents only<sup>7</sup>
- Abandoned buildings must be open for business
- Threat of annexation
- Threat concern annexation by Yucca Valley
- No big business or franchises
- Airbnb in residential areas no consistent with town
- No Airbnb's





# APPENDIX B

## Action Plan Template



### Community Focus Statement:

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**Action Statement:**

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**Champion:**

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**Estimated Cost:**

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Action	Action Leader	Timeline	Resources
1.			
2.			
3.			
4.			
5.			