



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

Notice of Preparation

May 19, 2015

**RECEIVED**

MAY 26 2015

San Bernardino County  
Planning Division

To: Reviewing Agencies

Re: Joshua Tree General Retail Project  
SCH# 2012081071

Attached for your review and comment is the Notice of Preparation (NOP) for the Joshua Tree General Retail Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Heidi Duron  
San Bernardino County  
385 N. Arrowhead Avenue, 1st Floor  
San Bernardino, CA 92415-0182

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**DEPARTMENT OF TRANSPORTATION****DISTRICT 8****PLANNING (MS 722)**

464 WEST 4th STREET, 6th FLOOR

SAN BERNARDINO, CA 92401-1400

PHONE (909) 383-4557

FAX (909) 383-5936

TTY 711

www.dot.ca.gov/dist8

*Serious Drought.  
Help save water!*

May 27, 2015

**File: 08-SBd-62-PM 18.65**

Heidi Duron  
Land Use Services  
County of San Bernardino  
385 North Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0182

**Subject: Joshua Tree Dollar General Store; NOP for DEIR; SCH 2012081071**

Dear Ms. Duron:

The California Department of Transportation (Caltrans) has received the Notice of Preparation (NOP) for the Draft Environmental Impact Report (DEIR) for the Joshua Tree Dollar General Store. The proposed project is located on the northwest corner of SR-62 (Twentynine Palms Highway) and Sunburst Street. The project proposes to construct a general retail store of 9,100 square feet.

As the owner and operator of the State Highway System, it is our responsibility to coordinate and consult with local jurisdictions when proposed development may impact our facilities. As the responsible agency under the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project.

The information provided to our office at this time is inadequate for a thorough review of potential impacts to the nearby State transportation facilities. In order to fully assess the impacts, please provide two (2) hard sets and one (1) CD containing the following documents:

**Traffic Study**

- A Traffic Impact Study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities and to propose appropriate mitigation measures. The study should be based on Caltrans' *Guide for the Preparation of Traffic Impact Studies (TIS)* which is located at the following website:  
[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)
- Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide.

Ms. Duron  
May 27, 2015  
Page 2

**Site Plans**

- Please submit full size site plans showing the project site, existing and proposed roadway geometrics, sidewalks, curb and gutter, proposed driveways, and dimensions. Distances of proposed driveways from edge of State Right of Way should also be indicated.

**Drainage Plans**

- Please submit full size drainage plans and (if applicable) a hydrology study.

Issuance of an encroachment permit will be required for any work or activity performed within, under, or over State Right of Way. The above comments should be addressed prior to proceeding to the Office of Encroachment Permits. Detailed information regarding the permit application and submittal requirements is available at:

Caltrans Office of Encroachment Permits  
464 West Fourth Street, MS 619  
San Bernardino, CA 92401-1400  
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

If you have any questions regarding this letter, please contact Rena Tang at (909) 806-3927 or myself at (909) 383-4557.

Sincerely,

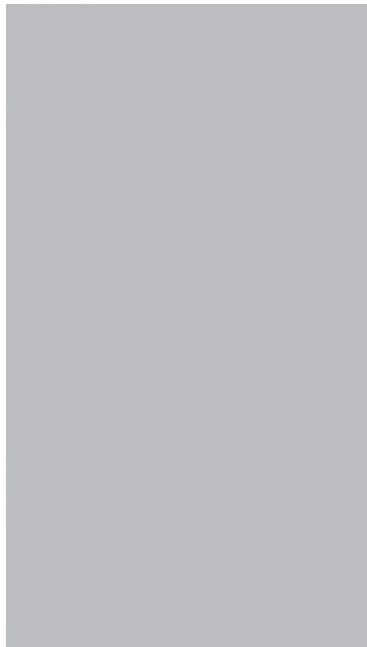


MARK ROBERTS  
Office Chief  
Intergovernmental Review, Community and Regional Planning

Dollar General.

I do not authorize the use of my name or my companies in my opinion. You are welcome to share my opinion anonymously.

I feel this will be a positive addition to our community. There is a need for the poorer residence of Joshua Tree. I have heard that 50% of the population are actually on welfare of some form. There is a small fringe rich population that wants Joshua Tree to be a "hipster" location full of art, music and restaurants. I believe property owners should have the right to build on their property if they are in the correct zoning. Dollar General has followed normal building procedures, and because a small group chooses to fight it, doesn't make it right. Thank you for your time.



**"Life is not about surviving the storm but rather learning to dance in the rain"**



June 16, 2015

San Bernardino County  
Land Use Services Department  
Attention: Heidi Duron, Supervising Planner  
385 N. Arrowhead Ave., First Floor  
San Bernardino, CA 92415-0187  
(909) 387-8311  
Email: [hduron@lusd.sbcounty.gov](mailto:hduron@lusd.sbcounty.gov)

SUBJECT:

Notice of Preparation

Date: May 18, 2015

To: Responsible Agencies and Interested Parties

Subject: Notice of Preparation of a Draft Environmental Impact Report

Project Title: Joshua Tree General Retail Project

Dear Ms. Duron and members of the Lead Agency,

My name is Julia Buckley and I am a full time resident in the Village of Joshua Tree. I am an interested party in this matter and I ask that my comments herein be reviewed and considered by the Lead Agency for the Project described above in the Subject line.

Per the NOP, I understand that the following has to date occurred in this regard;

- In 2012 the County prepared a Mitigated Negative Declaration (MND) which was then modified with minor revisions recirculated between November 13 2012 – December 12 2012 after which time the County adopted the MND and approved the Project in early 2013.
- A Lawsuit was filed in Superior Court which challenged the adequacy of the MND, specifically;
  - Item a. County violated CEQA by failing to value potential “urban decay” impacts related to the project
  - Item b. Project description presented in MND inadequate in not listing Dollar General as tenant
  - Item c. Inconsistency with County General Plan and Joshua Tree Community Plan
  - Item d. Inadequacy of Traffic Generation Analysis.

I further understand that the Court ruled in favor of County regarding items b, c and d. However the Court ordered further analysis in item a. Therefore the EIR is being prepared based on item a. My thoughts on item a are as follows:

First I was compelled to try and figure out why a desert village is considered urban at all (?) so I looked up the definition of “urban”.

**urban** ( 'ʊ:bən  )

#### Definitions

adjective

1. of, relating to, or constituting a city or town
2. living in a city or town

Then I looked up “Urban Decay”

**urban decay** ( 'ʊ:bən dɪ'keɪ ) or *urban blight*

#### Definitions

noun

1. (*sociology*) the decay and deterioration of an urban area due to neglect or age ⇒ The district is an enclave of high unemployment, urban decay and crime.

It's obvious that Joshua Tree isn't a bustling city or a metropolitan area. But some people say “our town” so I looked up the difference between an unincorporated village area and a town:

**village** ( 'vɪlɪdʒ  )

#### Definitions

noun

1. a small group of houses in a country area, larger than a hamlet
2. the inhabitants of such a community collectively
3. an incorporated municipality smaller than a town in various parts of the US and Canada
4. a group of habitats of certain animals
5. (*New Zealand*) a self-contained city area having its own shops, etc
6. (*modifier*) of, relating to, or characteristic of a village ⇒ a village green

**community** (kə'mju:nɪtɪ  )

#### Definitions

noun

(*plural*) -ties

1. the people living in one locality
2. the locality in which they live
- c. (*as modifier*) ⇒ community spirit
2. a group of people having cultural, religious, ethnic, or other characteristics in common ⇒ the Protestant community
3. a group of nations having certain interests in common
4. the public in general; society
5. common ownership or participation
6. similarity or agreement ⇒ community of interests

7. (in Wales since 1974 and Scotland since 1975) the smallest unit of local government; a subdivision of a district
8. (*ecology*) a group of interdependent plants and animals inhabiting the same region and interacting with each other through food and other relationships

**town** (taʊn )

#### Definitions

noun

1.
  1. a densely populated urban area, typically smaller than a city and larger than a village, having some local powers of government and a fixed boundary
  2. (*as modifier*) ⇒ **town life** *related adjective* urban
2. a city, borough, or other urban area
3. (in the US) a territorial unit of local government that is smaller than a county; township
4. the nearest town or commercial district

**rural** (ˈrʊərəl )

#### Definitions

adjective

1. of, relating to, or characteristic of the country or country life
2. living in or accustomed to the country
3. of, relating to, or associated with farming

**Okay so what are we? Joshua Tree is unincorporated and is rural desert.**

Sorry, no results for “rural desert” in the Collins English Dictionary.

**Unincorporated desert?**

Sorry, no results for “unincorporated desert” in the Collins English Dictionary.

**Let's try the Websters dictionary...**

**urban**

*adjective* ur·ban \ ˈər-bən \

: of or relating to cities and the people who live in them

**village**

*noun, vil·lage often attributive* \ ˈvi-lij \

: a small town in the country

: the people who live in a village

**community**

*noun, com-mu-ni-ty often attributive* \kə-ˈmyü-nə-tē\

: a group of people who live in the same area (such as a city, town, or neighborhood)

: a group of people who have the same interests, religion, race, etc.

: a group of nations

## **town**

*noun* \ˈtaʊn\

: a place where people live that is larger than a village but smaller than a city

: the people in a town

the town : the government of a town

## **rural**

*adjective* ru·ral \ˈrūr-əl\

Full Definition of RURAL

: of or relating to the country, country people or life, or agriculture

**Rural Desert – Not Found**

**Unincorporated Desert – Not Found**

**Urban Decay – Not Found**

There is no term for when a chain store that is more than twice the size of an existing shop moves in to a village against the community plan. Perhaps there should be. Perhaps it would be called “Commercial Blight”.

I may propose this new definition;

***Commercial decay* or *commercial blight***

## **Definitions**

**noun**

1. (*sociology*) the decay and deterioration of a ~~n-urban~~ village area due to neglect or ~~age~~ commercial enterprise which diminishes village and community reputation and desirability based on a business plan that is contrary to village community plan.  
⇒ ~~The district is an enclave of high unemployment, urban decay and crime.~~

**Something like that; I'll work on the wording. Thank you for the inspiration by the way.**

**Water is another area that needs to be analyzed seeing as we are in a drought.**

**The Traffic Study that was originally down is seriously outdated at 2012. I know personally of one fatality that occurred on the road where the store would be located**

(Sunburst) which sadly occurred in the last month. Also a near fatality occurred close by on Hwy. 62 last Saturday night. And those are only two that I personally know of; I understand there are more. A traffic study is seriously delinquent in this regard.

There are so many areas that this project is in conflict with the JT Community Plan that I'm going to paste the entire JT Community Plan just to be sure I don't miss one of them.

This is my letter and I ask that it be included in it's entirety into the NOP responses which are due June 17, 2015. I will sign my name at the very bottom after I have posted the Joshua Tree Community Plan and I will also indicate here my name is Julia G. Buckley of Joshua Tree. Thank you. This is page 5 of 23.

# Joshua Tree Community Plan

Adopted March 13, 2007

Effective April 12, 2007

*2 April 12, 2007*

## **Acknowledgements**

The following persons contributed to the preparation of the Joshua Tree Community Plan

## **Board of Supervisors**

Brad Mitzelfelt, First District

Paul Biane, Second District, Chairman

Dennis Hansberger, Third District

Gary Ovitt, Fourth District, Vice Chairman

Josie Gonzales, Fifth District

## **Planning Commissioners**

Ken Anderson, First District

Michael Cramer, Second District

Bill Collazo, Third District

Mark Dowling, Vice Chairman, Fourth District

Audrey Mathews, Chair, Fifth District

## **General Plan Advisory Committee**

Mark Bulot, Redlands

Ted Dutton, Lake Arrowhead

Scott Frier, Helendale

Matt Jordan, Redlands

Michael Kreeger, Chino Hills

Jornal K. Miller, Muscoy

Ken Morrison, Yucca Valley

Kathy Murphy, Fawnskin

Mark Nuaimi, Fontana

Marvin Shaw, Lake Arrowhead

Doug Shumway, Apple Valley

Jean Stanton, Bloomington

Eric Swanson, Hesperia

**Joshua Tree Community Plan Committee**

Mindy Kaufman

Iona Chelette

Celeste Doyle

Julian Gonzalez

Nancy Karl

*April 12, 2007 3*

**Additional Contributors**

Joshua Tree Municipal Advisory Committee

Joshua Tree Chamber of Commerce

Local Homeowners Associations

Joshua Tree Community Advocates

Joshua Tree National Park and Joshua Tree National Park Association

Joshua Basin Water District

Morongo Basin Transportation Authority

The Citizens of Joshua Tree

**County Staff**

Julie Rynerson Rock, AICP, Director, Land Use Services Department

Randy Scott, AICP, Deputy Director, Advance Planning

Jim Squire, AICP, Supervising Planner

Carrie Hyke, AICP, Supervising Planner

Dave Prusch, AICP, Senior Associate Planner

Ron Matyas, Senior Associate Planner

Matt Slowik, REHS, Senior Associate Planner

**Consultants to the County**

**URS Corporation**

Frank Wein, DPDS, FAICP, Project Director

Jeff Rice, AICP, Assistant Project Manager

Brian Smith, AICP, Environmental Manager

Kavita Mehta, Urban and Environmental Planner

Cynthia Wilson, Environmental Planner

Mari Piantka, Senior Environmental Planner

Michael Greene, INCE Bd. Cert., Senior Project Scientist

Joseph Czech, Senior Project Engineer

Jun Wang, Senior Water Resources Engineer

Cynthia Gabaldon, Senior Engineer

Veronica Seyde, Senior Scientist

Tom Herzog, Senior Biologist

Bryon Bass, Senior Archaeologist

Paul Nguyen, Senior Air Quality Scientist

Chris Goetz, Senior Project Geologist

Jerry Zimmerle, Principal Engineer

Joe Devoy, GIS Specialist

Matt Eimers, GIS Analyst

Vidas Sekas, GIS Analyst

Wendy Lamont, Word Processor

Wayne Lim, Senior Graphic Designer

**Hogle-Ireland, Inc.**

Paul Ireland, Partner

Mike Thiele, AICP, Principal

Kimiko Lizardi, Project Manager

Ron Pflugrath, AICP

**Jacobson and Wack**

Bruce Jacobson, AICP, Principal

**RBF Consulting**

Laura Stearns, Planner

**Stanley R. Hoffman Associates, Inc.**

Stanley R. Hoffman, FAICP, President

Debbie L. Lawrence, AICP, Project Manager

Bravishwar Mallavarapu, Planner

4 April 12, 2007

**ISMS, Inc.**

Doug Mende, Vice President

**Economics Politics, Inc.**

John Husing, Vice President

**Meyer, Mohaddes Associates**

Viggen Davidian, P.E., Project Manager

Matthew Simons, T.E., Senior Transportation Engineer

Adolfo Ozaeta, Project Engineer

Yim Tse, Graphics Technician

**Psomas**

Dan McCroskey, PLS, Project Manager

Duane Haselfeld

Sergio Sanchez

**Moore, Iacofano & Goltzman (MIG)**

Pat McLaughlin, Office Manager

Esmeralda Garcia, Project Associate

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Theresa Kwappenberg, Past Third District Planning Commissioner

Michael E. Hays, AICP, Past Director, Land Use Services Department

Sam Gennawey, Past Project Manager for MIG

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## **INTRODUCTION**

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# **1 INTRODUCTION**

## **JT1.1 PURPOSE OF THE COMMUNITY PLAN**

The primary purpose of the Joshua Tree Community Plan is to guide the future use and development of land within the Joshua Tree Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for the Joshua Tree community that are distinct from those applied countywide, the Community Plan outlines how the County of San Bernardino will manage and address growth while retaining the attributes that make Joshua Tree unique.

Community plans focus on a particular community within the overall area covered by the General Plan of a jurisdiction. As an integral part of the overall General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Joshua Tree Community Plan builds upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies defined within the overall General Plan that adequately address the conditions of the community will not be repeated in this or other community plans. Instead, the policies that are included within the community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances within individual communities.

## **JT1.2 COMMUNITY BACKGROUND**

### **JT1.2.1 LOCATION**



Joshua Tree is nestled in the foothills in southeastern California's Mojave Desert and is located in southcentral San Bernardino County. The Joshua Tree plan area covers approximately 93.6 square miles. The plan area is generally bordered on the north by the Twentynine Palms Marine Corps Base, partially on the east by the City of Twentynine Palms and Copper Mountain, on the south by the Joshua Tree National Park, on the southwest by the Town of Yucca Valley and on the northwest by the eastern boundary of the Homestead Valley Community Plan area. Joshua Tree is located approximately 76 miles east of San Bernardino and 32 miles northeast of Palm Springs. The plan area is bisected by State Route 62, known as Twentynine Palms Highway (see Figure 1-1, Vicinity/Regional Context).

Joshua Tree is near the center of the Morongo Basin region that stretches along Highway 62 from Morongo Valley through Homestead Valley, and includes area north along Highway 247 to Landers and surrounding communities.

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### **JT1.2.2 HISTORY**

The first known inhabitants of the Joshua Tree area were the hunting and gathering Serrano Tribes. Although the Spanish and the Mormons both explored the area in later years, neither group settled permanently. The 1850's brought settlements by ranchers and miners as the area continued to be a primary cattle drive route to Arizona. Development began to accelerate somewhat when an access route to the Mojave Basin was developed. In 1963, this access route grew to its current highway status (now the Twentynine Palms Highway) and opened up the area to continued development. In the past several decades, the community has continued to grow with the help of increased recreational travel on the Twentynine Palms Highway to the Colorado River and the nearby Joshua Tree National Park, which was established in 1936 as a National Monument. Joshua Tree National Monument, now a well known tourist attraction, became a wilderness area airshed station in 1977 and a world biosphere reserve in 1984. In 1994 it was named a National Park, resulting in an additional 234,000 acres and 163,000 wilderness acres added to the park's holdings. Total holdings are approximately 800,000 acres.

Other developments from the 1900s include the: Hi-Desert Airport established in 1928-29, Joshua Tree Branch of the County Library established in 1945, the Joshua Tree Chamber of Commerce formed in 1947, and the establishment of the Joshua Tree Fire Protection District in 1948. The Joshua Basin Water District was chartered in 1963. The 1970's brought the Joshua Tree Community Center and Hi-Desert Playhouse. In 1984, The Joshua Tree Campus of College of the Desert, now known as Copper Mountain College, was built in the Panorama Heights area. While development has gradually increased in the Joshua Tree community, it has been slow; with growth from 7,439 residents in 1990 to about 8,016 in 2000.

The original Joshua Tree Community Plan was adopted in September, 1980. The plan was intended as a short range plan to implement those portions of the General Plan that directly affected the community of Joshua Tree. The 1989 General Plan update proposed that comprehensive community plans be incorporated into the General Plan and Development Code, however full incorporation was not completed due to budget and staff constraints. The Phase I Scoping of the 2006 General Plan update, recommended that the Community Plan program be reinstated to help fulfill the need for development guidance within certain unique communities within the County. The Joshua Tree Community was selected as one of 13 areas that would have a community plan prepared in conjunction with Phase II of the San Bernardino County General Plan update.

### **JT1.2.3 DESCRIPTION OF THE STUDY AREA**

The Joshua Tree Plan Area is located approximately 76 miles east of San Bernardino, and 32 miles north and east of Palm Springs. Joshua Tree has an average elevation between 2,500 and 3,500 feet above sea level. Its

climate is mild to moderate. The area is cooler in the summertime than the low desert areas and warmer in winter than the nearby mountains. Local temperatures can range from a high of 110 degrees Fahrenheit, or higher, to a low of about 32 degrees Fahrenheit. Precipitation is usually in the winter months and is less than 6 inches per year, although sporadic thunderstorms are not uncommon. With the occasional storms, several inches of rain may fall in a single event and can cause erosion of hillside areas and flash-flooding. The high elevation brings occasional winter snows. The planning area has soil composition that ranges from sandy to rocky. The east-west trending Pinto Mountain Fault divides the planning area roughly in half.

Joshua Tree provides a preferred habitat for the Joshua tree plant that grows extensively throughout the plan area. The Joshua tree is a defining characteristic of the plan area that bears its name. The vegetative cover for the plan area also consists of yucca and bunchgrass, creosote, juniper, manzanita, catsclaw, sage, cactus and annual wildflowers. Wildlife that are native to the area include desert tortoise, jack and cottontail rabbits,

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coyote, ground squirrels, chuckwalla, pinion jays, eagles, quail, roadrunners a variety of lizards including collared, leopard, fringe-toed, spiny, fence, side-blotched, night and desert horned lizards, a variety of snakes including colubrid, race, patch-nosed, leaf-nosed, gopher blind snakes and boas, and a variety of migratory bird species. For a detailed list of the sensitive species associated with the various habitats within the plan area. See the Conservation Background Report of the General Plan.

## **JT1.3 COMMUNITY CHARACTER**

### **JT1.3.1 UNIQUE CHARACTERISTICS**

Nearby, Joshua Tree National Park, internationally recognized for its rock climbing opportunities, is a popular destination for many tourists interested in recreation opportunities such as hiking, camping and desert nature viewing. The community plan area shares many of the same rural characteristics of the National Park; as it is characterized by an abundance of open space and natural resources. The community plan area has historically been predominantly a retirement and second home community, with limited commercial development. Increased homebuilding and increased full-time population are more recent trends in the community.

### **JT1.3.2 ISSUES AND CONCERNS**

A series of public meetings for the preparation of the plan were held in 2003 and 2004. The issues and concerns identified in this section are based on input from those meetings. Several issues set Joshua Tree apart from other desert communities suggesting that different strategies for future growth may be appropriate. Among these are:

#### **A. RELATIONSHIP TO THE JOSHUA TREE NATIONAL PARK**

The Park is a significant natural resource that provides residents and visitors with ample scenic, recreation, economic and cultural opportunities. Joshua Tree is a gateway community that serves as an entry point to the Joshua Tree National Park. The west entrance to the Park is located in the southeast portion of the Joshua Tree plan area. In 2001, according to the National Park Service, Joshua Tree National Park had 1,280,917 recreational visitors. Of that total, 1,024,733 were non-local day, hotel and camp visitors. According to the 2001 National Park Service, it was one of the most visited National Parks in California. Joshua Tree National Park attracted more visitors than Sequoia National Park and Redwood National Park, which had 846,895 and 291,264 non-local day, hotel and camp visitors respectively. Many residents believe that as a gateway community, the plan area is ideal for establishment of visitor services, including lodging, food, fuel and automotive services, emergency services and visitor information. Many of the residents in Joshua Tree would like to enhance the availability of goods and services oriented to both local needs and that of visitors; however, in appreciation and recognition of the Park as a vital resource, the community is adamant that the Park be protected.

#### **B. PRESERVATION OF COMMUNITY CHARACTER**

Residents feel that the high quality of life experienced in their community should not be degraded by unmanaged growth and the subsequent impacts of traffic congestion, strains on infrastructure and threats to natural resources. The community's natural beauty is characterized by an abundance of open space, scenic vistas and natural vegetation. As was mentioned previously the National Park is a

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valuable characteristic of the community. The community itself shares many of the same rural, peaceful, scenic and environmentally appealing qualities. Residents are concerned about the conversion of open space to development, particularly to a type of development that detracts from the natural setting and rural character currently enjoyed by the community. Residents have expressed the desire to retain their community character based on the following principles: to be vigilant about the preservation of the natural environment, and to create a central downtown core to enhance their tourist-based economy, without tarnishing the natural beauty of their community.

### **C. INFRASTRUCTURE**

Like much of San Bernardino County, Joshua Tree faces the potential for significant growth. Residents understandably want to ensure that quality services and amenities are provided to meet the needs of a growing full-time population. Residents are particularly concerned about water supply, water quality, and traffic circulation.

### **JT1.3.3 COMMUNITY PRIORITIES**

The community's common priorities that have influenced the goals and policies included within this Community Plan are:

#### **• ENVIRONMENT**

A key consideration in developing this Plan has been acknowledging the potential impacts that future development will have on the area's natural resources. The goals and policies included in this Community Plan emphasize the protection of these sensitive resources, the integration of natural vegetation, open space and development designed to enhance the natural surroundings. In public workshops held to develop the General Plan and this Community Plan, the public has identified the following principal planning issues and concerns to be addressed in the Plan:

- A. Preservation of open space.
- B. Conservation and protection of native wildlife and vegetation.
- C. Protect and conserve water resources.
- D. Visual and physical harmony between the natural and manmade environment.

#### **• COMMUNITY CHARACTER AND QUALITY OF LIFE**

The Joshua Tree Community Plan area will continue to experience growth as a variety of factors continue to drive people to migrate from more urban areas to areas attractive for their rural nature. As the plan area develops, it will be imperative that adequate services and infrastructure are provided, all improvements reflect the needs of locals as well as visitors, and all development maintains a sense of connection to the natural environment. Relating to community character and quality of life, the public has identified the following issues and concerns to be reflected and addressed in the Community Plan:

- A. Acknowledge the service and infrastructure capacity and limitations of the area.
- B. Promote economic development that generates sustainable revenues, benefits the local people as well as visitors, is compatible with the natural environment and surrounding uses, and supports conservation.
- C. Develop Joshua Tree as a small town with a concentrated commercial and service core.

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- D. Promote the development of community-oriented uses and public gathering places that will create a local gathering place, serve the commercial needs of the community and are designed with the rural character of the community in mind.
- E. Maintain the value of Joshua Tree's scenic and natural resources as the foundation of their community character and quality of life.

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## **2 LAND USE**

### **JT2.1 LAND USE - INTRODUCTION**

The purpose of the land use element is to address those goals and policies that deal with the unique land use issues of the Community Plan area that are not addressed by the overall County General Plan. Land use, and

the policies that govern it, contribute fundamentally to the character and form of a community. With the continuing growth in many of the county's rural areas, the importance of protecting valuable natural resources and preserving the rural character of these unique areas has become increasingly important. The purpose of the Land Use Policy Map is to provide provisions for orderly growth that will preserve the small town desert character of the community and protect the plan areas natural resources. The Joshua Tree Land Use Policy Map is provided in Figure 2-1.

The Joshua Tree Community plan area contains some Bureau of Land Management lands. Those portions of the Bureau of Land Management lands that are within the Joshua Tree Community Plan area comprise 10,199.18 acres, which equates to approximately 17% of the total land area within the plan area. The Bureau of Land Management lands are not under the jurisdiction of the County of San Bernardino. Table 1 provides the general plan land use district distribution for the Joshua Tree Plan area. As shown in Table 1, the most prominent County land use district within the plan area is Rural Living (RL), which makes up approximately 74% or 37,101 acres of the total land area that is under the County's jurisdiction. The second and third most prominent land use districts within the plan area are Resource Conservation (RC) and Single Residential (RS), which make up approximately 12% and 10% of the total land area under County jurisdiction, respectively. The Joshua Tree plan area also contains Multiple Residential, Community Industrial, Institutional (IN), and several commercial land use districts; however these land use districts only make up a small percentage of the total plan area. The majority of the commercial and industrial land use districts are concentrated along Highway 62 in the southwestern portion of the plan area.

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## **LAND USE**

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### **Table 1: Distribution of General Plan Land Use Districts**

#### **Land Use Districts Area (Acres) 1 Percent of Total Land**

##### **Area**

|                                    |        |     |
|------------------------------------|--------|-----|
| Resource Conservation (RC)         | 5,886  | 12% |
| Rural Living (RL)                  | 17,636 | 35% |
| Rural Living 5 (RL-5)              | 18,882 | 37% |
| Rural Living 10 (RL-10)            | 205    | <1% |
| Rural Living 20 (RL-20)            | 378    | <1% |
| Single Residential (RS)            | 670    | 1%  |
| Single Residential 10,000 (RS-10M) | 1,259  | 3%  |
| Single Residential 14,000 (RS-14M) | 710    | 2%  |
| Single Residential 20,000 (RS-20M) | 324    | <1% |
| Single Residential 1 ac (RS-1)     | 1,787  | 4%  |
| Multiple Residential               | 895    | 2%  |
| Office Commercial (CO)             | 64     | <1% |
| Neighborhood Commercial (CN)       | 44     | <1% |
| General Commercial (CG)            | 363    | <1% |
| Service Commercial (CS)            | 88     | <1% |
| Community Industrial (IC)          | 350    | <1% |
| Institutional (IN)                 | 261    | <1% |
| Floodway (FW)                      | 128    | <1% |

#### **Total Land Area Within Community Plan Boundary**

**49,930 100%**

Source: URS Corporation

### **A. Community Character (Land Use Issues/Concerns)**

One of the primary concerns expressed by residents was the impact of growth on the character of the community. The rural desert character of the Joshua Tree Community is defined in part by the geographic location, desert environment and low-density residential development. Residential development within the plan area is characterized by large lots, the varied placement of homes, and open spaces around the homes. The character of the community is further defined by the natural environment and by the limited commercial and industrial uses.

Input gathered from residents of the Joshua Tree Community plan area suggests that the primary land use concerns in the Joshua Tree Community are that the rural desert character of the area and the predominance of low-density residential land uses are preserved. Residents also articulated that there is a need to enhance the downtown core to provide a more pedestrian- friendly setting and more opportunity for community interaction. Residents further articulated a desire for commercial services and recreation oriented uses that are compatible with existing development and that will promote tourism and enhance the role of Joshua Tree as a gateway community to the Joshua Tree National Park. However, residents within the plan area perceive the community as lacking adequate

<sup>1</sup> Non-jurisdictional lands within the Joshua Tree Community Plan area were extracted from the areas included within the table.

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infrastructure and services, particularly water, paved road network, and stormwater and flood control facilities.

Table 2 provides the Land Use Policy Map Maximum Potential Build-out for the Joshua Tree Community plan area. This build-out scenario provides the maximum build-out potential of the Community Plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential. However, the southwest corner of the community plan area, is within the Fire Safety Overlay. In this area, stricter building codes and limits to residential density constrain the development potential.

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### **Table 2: Land Use Policy Map Maximum Potential Build-Out**

#### **Land Use Policy Map**

#### **Maximum Potential Build-Out**

#### **Land Use Designation Area**

**(Acres)**

**Density**

**(D.U.**

**Per Acre)**

#### **Maximum Policy**

#### **Map Build-Out**

**(D.U. 's)**

#### **Residential Land Use Districts**

Resource Conservation (RC) 5,886 0.025 147

Rural Living (RL) 17,636 0.4 7,055

Rural Living 5 (RL-5) 18,882 0.2 3,776

Rural Living 10 (RL-10) 205 0.1 21

Rural Living 20 (RL-20) 378 0.05 19

Single Residential (RS) 670 6 2,678

Single Residential 10,000 (RS-10M) 1,259 4 5,038

Single Residential 14,000 (RS-14M) 710 3 2,131

Single Residential 20,000 (RS-20M) 324 2.18 647

Single Residential 1 (RS-1) 1,787 1.0 1787

Multiple Residential 895 16.0 14,320

**Total Residential 48,632 -- 37,619**

**Non-Residential Land Use Districts FAR<sub>1</sub> SQUARE FEET<sub>2</sub>**

Office Commercial (CO) 64 .5:1 1,393,920  
Neighborhood Commercial (CN) 44 .25:1 479,160  
General Commercial (CG) 363 .5:1 7,906,140  
Service Commercial (CS) 88 .3:1 1,149,984  
Community Industrial (IC) 350 .4:1 6,098,400  
Institutional (IN) 261 .5:1 5,684,580  
Floodway (FW) 128 .3:1 1,672,704

**Total Non-Residential 1,298 24,385,148**

Source: Stanley R. Hoffman Associates, Inc. and URS Corp.

Notes:

(1) Floor Area Ratio (FAR) is a measure of development intensity. FAR is defined as the gross floor area of a building permitted on a site divided by the total area of the lot. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5. A two story building that covers 1/2 of a lot has an FAR 1.0.

(2) The total square feet for the non-residential land use designations was calculated by multiplying the area (acres) by the FAR and then converting the total acres to square feet. 43,560 square feet = 1 acre

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Table 3 outlines the projected growth in the Community Plan area over the period 2000-2030 and compares that growth to the maximum potential build-out shown in Table 2. The table includes population, households, and employment projections based on the Land Use Policy Map Maximum Potential Build-out and a General Plan projection. The Land Use Policy Map Maximum Potential Build-out is a capacity analysis (with no specific build-out time frame) based on the County's Land Use Policy Map and density policies. The General Plan projection provides estimates of population, households and employment growth from 2000 to 2030 based on an analysis of historic and expected growth trends.

The comparison of the 2000-2030 projections to the maximum potential build-out provides a method for testing the projected growth against ultimate build-out. The projection and maximum potential build-out can be used to assess land use policies, existing infrastructure capacity, and the need for additional infrastructure, particularly for roads, water and sewer facilities.

The General Plan projection is based on the assumption that the Joshua Tree Community Plan area will continue to grow. Based on long-term trends, this would provide a population of 9,387 people by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum population of 98,284 based on the Land Use Policy Map. The number of households is projected to reach 4,170 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 34,365 households based on the Land Use Policy Map. These numbers imply that the plan area will only reach 11 percent and 9 percent of its potential population and household capacity, respectively, by the year 2030.

However, recent local trends in growth indicate ever greater numbers of full-time residents are moving to Joshua Tree. The original estimate described above relied on long-term historic trends, resulting in a fairly minimal increase. The growth rate in nearby Coachella Valley cities currently far outstrips Joshua Tree and the Morongo Basin area, but may well influence the future. Thus, further refinement of the growth estimates was performed, using 2002-2005 building permit data, and resulted in an estimate of approximately 15,500 residents by 2030.

**Table 3: Population, Households and Employment Projection 2000-2030**

**1990 2000 Projection**

**2030**

**Average**

**Annual**

**Growth**

**Rate:**

**1990-2000**

**Projected**

**Average  
Annual  
Growth**

**Rate:**

**2000-2030**

**Maximum**

**Policy Map**

**Build-Out**

**Ratio of 2030**

**Projection to**

**Land Use**

**Policy Map**

**Build-Out**

**Population** 7,675 8,103 **9,387 to**

**15,500**

0.5% 0.5% to

0.9%

88,405 0.11 to 0.16

**Households** 3,230 3,465 **4,170 to**

**6,625**

0.7% 0.6% to

0.9%

37,619 0.11 to 0.20

**1991 2002 1991-2002 2002-2030**

**Employment** 545 1,426 **1,651 to**

**2,728**

9.1% 0.5% to

0.9%

27,725 0.06

Source: Stanley R. Hoffman Associates, Inc. 2-17-05 (rev 11-10-05)

Note: The population estimates for 1990 and 2000 were based on the U.S. Census. The employment estimates for 1991 and 2002 were based on data from the California Employment Development Department (EDD).

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**JT2.2 GOALS AND POLICIES**

**Goal JT/LU 1. Retain the existing rural desert character of the community.**

Policies

JT/LU 1.1 Require strict adherence to the land use policy map unless proposed changes are clearly demonstrated to be consistent with the community character.

JT/LU 1.2 In recognition of the community's desire to preserve the rural character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts or zones within the plan area should only be considered if the following findings can be made:

A. That the change will be consistent with the community character. In determining consistency the entire General Plan and all elements of the Community Plan shall be reviewed.

B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.

C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there exist or are assured services and infrastructure, including but not limited to water, wastewater, circulation,

police, and fire, to accommodate the increased densities.

JT/LU 1.3 Development shall be required to maintain, conserve and be complementary to environmentally sensitive areas and elements, including but not limited to: Joshua trees, Mojave yuccas, creosote rings and other protected plants, protected fauna, hillsides, scenic vistas, drainage areas, habitat, and unique geological features.

JT/LU 1.4 Reevaluate existing development standards relative to building heights, standards for screening mechanical equipment and storage areas, lot coverage, hillside preservation and locational criteria for mechanical installations and infrastructure facilities to ensure adequate protection of scenic vistas and the rural desert character of the plan area.

JT/LU 1.5 Maintain a buffer between adjacent cities and the Joshua Tree community by maintaining existing Rural Living (RL) districts at the outer edges of the plan area, and by including open space areas and/or conservation easements in new development within and along the perimeter of Joshua Tree.

JT/LU 1.6 Utilize Rural Living (RL) areas to buffer Resource Conservation (RC) areas from more intensive land uses.

JT/LU 1.7 Provide adequate screening such as walls, berms, xeriscape and desert landscape areas in new developments.

JT/LU 1.8 Require screening of storage containers.

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JT/LU 1.9 Develop locally specific landscaping and xeriscaping standards that encourage the use of native materials such as desert vegetation, boulders, and rustic wood elements.

JT/LU 1.10 Establish rural desert development standards that allow and encourage alternative housing types and construction methods, and that do not impose urban level requirements on rural development.

JT/LU 1.11 Limit future industrial development to those uses which are compatible with the Community Industrial District or zone, are necessary to meet the service, employment and support needs of the Joshua Tree Community, do not have excessive water requirements, and do not adversely impact the desert environment.

## **Goal JT/LU 2 Support development of the existing downtown commercial area of Joshua Tree as a focal point and core activity center within the community.**

### **Policies**

JT/LU 2.1 Support revitalization of the existing downtown commercial area by encouraging tourist services and recreation-oriented retail uses that retain the natural desert character.

JT/LU 2.2 Integrate pedestrian-friendly walkways and public transit stops into downtown areas and other areas such as schools, hospital and clinics, and shopping areas.

## **Goal JT/LU 3 Enhance commercial development within the plan area that is compatible in type and scale with the rural desert character, is located appropriately, and meets the needs of local residents and visitors.**

### **Policies**

JT/LU 3.1 Support the development of existing core areas within the community. Evaluate appropriate uses for location within and adjacent to these core areas, including retail and service commercial, recreation, and higher density residential uses. Consider the following locations as core areas within the community:

- A. The existing downtown area,
- B. The College/Panorama Heights area,
- C. The Hospital, and

D. In the existing commercially designated area, in the Sunfair area, located north of the Roy Williams (Hi-Desert) Airport.

JT/LU 3.2 Consider location of a commercial node in northern Joshua Tree when residential development is sufficient to create a market for such services, and with sufficient buffering to prevent conflict with existing residential uses.



## **LAND USE**

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JT/LU 3.3 Avoid strip commercial development by encouraging the expansion of commercial uses within well-defined core areas of the community.

JT/LU 3.4 In coordination with the community, develop site design standards for commercial development to ensure that architectural detailing and signage are compatible with the desert character of the community and contribute to a unifying theme, to ensure that sites are designed to be more pedestrian-friendly and provide adequate parking and buffers between commercial and adjacent residential uses.

JT/LU 3.5 Encourage the development or expansion of commercial uses that are compatible with adjacent land uses and respect the existing positive characteristics of the community and its natural environment, and that provide buffering from environmentally sensitive areas.

JT/LU 3.6 Discourage regional commercial facilities within Joshua Tree. To avoid “big box” commercial developments that are out of character with the rural desert community, establish development standards that restrict the size and scale of retail buildings.

JT/LU 3.7 Require desert-type vegetative landscaping or xeriscaping for all commercial and industrial areas through the development review process.

### **Goal JT/LU 4 Establish locational criteria for future development within the plan area to ensure compatibility between uses.**

#### **Policies**

JT/LU 4.1 Provide transitional land uses and buffer residential and commercial uses from the highway corridor and environmentally sensitive areas.

JT/LU 4.2 Concentrate development in the existing core areas and discourage urban land use types and densities in the outer regions. This can be accomplished by maintaining concentrations of Resource Conservation (RC) and Rural Living (RL) land use zones along the boundaries of the plan area, in particular those areas that are adjacent to the National Park.

JT/LU 4.3 Control commercial and industrial traffic impacts by:

A. Locate commercial districts in areas along well-traveled streets and divert commercial traffic away from residential streets.

B. Orient commercial and industrial driveways away from residential areas whenever possible.

JT/LU 4.4 Limit “high density” residential development to areas compatible with adjacent land uses and with adequate, convenient commercial, public services and infrastructure.

JT/LU 4.5 Industrial land uses shall be located in areas where industrial uses will best serve the needs of the community and will have a minimum adverse effect upon surrounding property with minimal disturbance to the natural environment and the total community.

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### **Goal JT/LU 5. Enhance residential and commercial development by encouraging and accommodating mass transit facilities.**

#### **Policies**

JT/LU 5.1 Where projects are located on or in close proximity to a transit route, work with the Morongo Basin Transit Authority to incorporate site design features to accommodate and to access mass transit facilities, such as bus stops, bus turn-outs and other passenger amenities.

## **CIRCULATION AND INFRASTRUCTURE**

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# **3 CIRCULATION AND INFRASTRUCTURE**

## **JT3.1 INTRODUCTION**

The quality of life and the rural desert character of the community are dependent on the services that are provided. Residents in Joshua Tree expect that services such as water, roads, fire and police protection, and park and recreation facilities are provided at levels that meet their needs. At the same time, it is understood that acceptable levels of service should be provided in accordance with the rural character that is desired.

Provisions for services in Joshua Tree should be commensurate with the rural lifestyle and low-density development. The impact of land development on services must be managed to ensure a balance between providing for population growth and preserving the rural character of the community.

### **JT3.2 CIRCULATION – INTRODUCTION**

One of the overriding goals expressed by residents of Joshua Tree is to maintain the existing character of the community. The character of the community can be significantly impacted by roads and the traffic generated from the region and the community.

The Joshua Tree Community Plan area is located along the southern edge of San Bernardino between the United States Marine Corps Air Ground Combat Center and Joshua Tree National Park. Twentynine Palms Highway (SR-62) provides access from both the Yucca Valley to the west and Twentynine Palms to the east. Old Woman Springs Road (SR-247) is located in close proximity to the western boundary of the plan area and provides access to Lucerne Valley. The vast majority of travel trips in the plan area are made by automobile, using the existing network of state highways and County roads.

#### **A. Roadway System**

The existing roadway system in Joshua Tree is characterized by a combination of a state highway and local roadways (see Figure 3-1, Circulation). A brief description of the local roadway network follows:

Twentynine Palms Highway (SR-62) is a four-lane state highway that originates as an interchange with I-10 in Riverside County and travels north into San Bernardino County. After passing through the community of Morongo Valley, it continues eastward along the southern edge of the county before terminating at Parker Dam Road and the Arizona State Line.

Aberdeen Drive<sup>1</sup> is a two-lane secondary arterial that begins as an interchange with Old Woman Springs Road (SR-247) and extends east to Border Avenue.

Alta Loma Drive is a two-lane primary arterial that extends westward from Park Boulevard/Quail Springs Road. This facility provides a direct connection to the community of Yucca Valley located west of the Joshua Tree Community Planning Area.

<sup>1</sup> Traffic counts were not available for this roadway therefore it is not included in Table 4.

### **CIRCULATION AND INFRASTRUCTURE**

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Winters Road<sup>2</sup> is an unpaved two-lane roadway that extends eastward from Coyote Valley Road to Timothy Canyon Road. It is currently classified as a secondary highway.

Border Avenue is a two-lane secondary arterial that extends southward from Reche Road to Golden Street.

Coyote Valley Road<sup>3</sup> is an unpaved, two-lane secondary highway that extends from Sunfair Road northwest then turns northeast into the United States Marine Corps Air Ground Combat Training Center.

Golden Street is a two-lane secondary arterial that extends between Sunburst Avenue and Border Avenue.

La Contenta Road is an two-lane secondary highway that extends from SR-62 to Vermiculite Mine Road. Between Alta Loma Road and Vermiculite Mine Road, it is unpaved.

Park Boulevard is a two-lane primary arterial that extends southward between SR-62 and Alta Loma Drive.

Quail Springs Road is a two-lane primary arterial that begins at the southern terminus of Park Boulevard and continues southeast before entering the Joshua Tree National Park. This facility is one of the two primary entrances to the park.

Rice Avenue<sup>4</sup> is an unpaved, two-lane secondary highway that extends from Broadway to SR-62.

Sunburst Avenue is a two-lane secondary arterial that extends south from Golden Street to SR-62.

Sunever Avenue<sup>5</sup> is an unpaved, two-lane secondary highway that extends from Broadway to SR-62.

Sunfair Road is a two-lane secondary arterial that travels north-south from SR-62. It is located immediately east of and used as the primary access to the Roy Williams (Hi Desert) Airport, as well as Copper Mesa Road

Sunny Vista Road is a two-lane secondary arterial that extends between SR-62 and Alta Loma Drive.

Yucca Mesa Road is a two-lane secondary arterial that travels southward from Aberdeen Drive into

the community of Joshua Tree.

2 ibid

3 ibid

4 ibid

5 ibid

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## **CIRCULATION AND INFRASTRUCTURE**

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During meetings held by the County, residents expressed concerns regarding future traffic congestion, particularly traffic congestion on SR-62, and emphasized the need for alternate routes to SR-62 in the downtown core. SR-62 not only accommodates traffic from the local population but also serves as a major circulation route between the adjacent cities of Twentynine Palms and the Town of Yucca Valley. Identifying and implementing future improvements will be a challenge that will have to address: a) a lack of local control over state-highway improvements and b) improvements that may be in conflict with the community's desire to maintain the area's scenic and natural resources and rural desert character.

In addition, residents articulated the need for maintenance and improvements to the existing roadway system, particularly to those roads that are currently subject to frequent flooding. However, residents also emphasized their primary concern, to maintain the rural character of the community. Improvements to the circulation system within the community will need to be compatible with the community's goal of maintaining the area's character and scenic and natural resources. Residents expressed a preference that urban improvements such as sidewalks and street lighting be provided only as needed for safety.

The operating condition of the roadway system within the plan area was examined in terms of congestion and delay. Table 4 provides the existing and future 2030 roadway operating conditions for major County roads and highways within the Joshua Tree Community Plan area. The operating conditions include: Average Daily Trips (ADT) data, Volume to Capacity (V/C) ratios and Level of Service (LOS) data. The Average Daily Trips (ADT) data was provided by the County Public Works Department. Most of the trips data was collected within the past one to two years. The Volume to Capacity (V/C) ratio was calculated using the traffic counts (or ADT) and is a standard tool for describing the typical operating conditions of a roadway. The Level of Service data is based on the V/C ratio and helps to categorize and describe the degree of congestion on the roadways.

### **Table 4: Mobility Statistics**

#### **Existing 2004 Operating**

#### **Condition**

#### **Future 2030**

#### **Operating Conditions**

#### **Facility Begin-End ADT V/C LOS ADT V/C LOS**

Alta Loma Drive Sunny Vista Rd – Park Blvd 3,050 0.244 A 3,890 0.311 A

Border Avenue Aberdeen Dr – Golden St 300 0.026 A 1,798 0.156 A

Golden Street Sunburst Ave – Border Ave 1,450 0.116 A 1,497 0.120 A

La Contenta Road SR-62 – Yucca Tr 2,250 0.180 A 2,976 0.238 A

Park Boulevard SR-62 - Alta Loma Dr 2,450 0.196 A 2,562 0.205 A

Quail Springs Road Alta Loma Dr – Rainbow Ridge Rd 1,200 0.096 A 1,527 0.122 A

Sunburst Avenue Golden St – Crestview Dr

Crestview Dr – SR-62

2,900

4,400

0.232

0.440

A

B

2,948

4,980

0.236

0.463

A

B

Sunfair Road Broadway – SR-62 900 0.078 A 3,607 0.336 A

Sunny Vista Road SR-62 – Prescott Tr 1,000 0.071 A 1,233 0.088 A

Yucca Mesa Road Buena Vista Dr – SR-62 3,500 0.280 A 3,935 0.315 A

### **State Highways**

SR-62 Yucca Mesa Rd – Sunfair Rd 16,600 0.553 C 23,600 0.787 D

Source: Meyer, Mohaddes Associates

## **CIRCULATION AND INFRASTRUCTURE**

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According to Table 4, most roads within the Community Plan area are operating at a level of service A. A level of service A is described as low-volume, free-flow traffic conditions with little or no delay throughout the day. Sunburst Avenue, between Crestview Drive and State Route 62, is operating at a level of service B, and State Route 62 between Yucca Mesa Road and Sunfair Road is operating at a level of service C. Both levels of service B and C are described as stable flow operations with relatively low volumes and acceptable delays experienced throughout the day. However there may be some peak hour congestion

Future 2030 conditions for the Joshua Tree Community Plan Area indicate that major County roads within the plan area are projected to continue to operate at levels of service A. Sunburst Avenue, between Crestview Drive and State Route 62 is projected to continue to operate at a level of service B. Traffic conditions on State Route 62 are projected to worsen to a level of service D. A level of service D is described as approaching unstable flow with poor yet tolerable delays experienced throughout the day. During peak hours, significant congestion and delays may be experienced.

### **B. Pedestrian and Bicycle Improvements and Public Transit**

The plan area lacks appropriate pedestrian and bicycle improvements. Residents have expressed a desire to improve the pedestrian and bicycle circulation system within their community to appeal to both locals and visitors and to create a pedestrian friendly downtown. Creating a pedestrian environment requires provisions for walking and bicycle pathways as well as an inviting streetscape. Creating a pedestrian oriented downtown would provide a focal point for a future system of bike lanes and pedestrian pathways that could extend into the surrounding residential neighborhoods, other activity centers such as the hospital and the college, recreational areas and the entrance to Joshua Tree National Park. Rather than introducing curb, gutter, and sidewalk, the design concept should emphasize use of pervious materials and emulate a rural desert look.

Public transit is provided by the Morongo Basin Transit Authority. The downtown area is lacking in transit amenities such as centralized bus stops, shelters and benches that also recognized the use of mobility devices and senior needs.

### **C. Scenic Routes**

Joshua Tree has outstanding desert scenery. The rugged mountains and desert landscape are two examples that characterize these scenic values. Scenic routes play an important role in the preservation and protection of environmental assets and encouraging the growth of tourism - both important aspects of the Joshua Tree community. County Scenic Route designation recognizes the value of protecting scenic resources for future generations and places restrictions on adjacent development including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics, and vegetation removal. Joshua Tree contains two County Scenic Routes, SR-62 and Park Boulevard/Quail Springs Road. It is important to maintain the quality of views along these scenic corridors.

## **CIRCULATION AND INFRASTRUCTURE**

## **JT3.3 GOALS AND POLICIES - CIRCULATION**

### **CIRCULATION**

**Goal JT/CI 1. Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the desert landscape and rural character.**

#### **Policies**

JT/CI 1.1 Ensure that all new development proposals do not degrade Levels of Service (LOS) on State Routes and Major Arterials below LOS C.

JT/CI 1.2 Establish a circulation system within the plan area that is consistent with adopted land use patterns, provides adequate connections to regional transportation facilities and provides emergency access, traffic and access control, traffic system management and other improvements in keeping with the desert character and scenic sensitivity of the plan area.

JT/CI 1.3 Design roads to follow natural contours, minimize cuts and fills and disturbance of natural resources and native protected vegetation wherever possible.

JT/CI 1.4 Preservation and protection of sensitive habitats shall have priority over road location, relocation or realignment, when other practical alternatives are available.

JT/CI 1.5 Preserve the status of Twentynine Palms Highway (SR-62) and Park Boulevard/Quail Springs Road as County scenic routes and ensure protection of their scenic values through the following methods:

A. Require compliance with the provisions of the Open Space Overlay; and

B. Support the creation of a Hillside Preservation Ordinance that will include standards for hillside development to regulate densities, address allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships, building foundations, and the like.

JT/CI 1.6 Seek State support and assistance for the designation of Twentynine Palms Highway (SR-62) as an official State Scenic Highway.

JT/CI 1.7 Ensure that new developments are coordinated with the construction of appropriate streets and highways by encouraging development in the vicinity of existing road systems, to minimize the creation of additional roads until such time that they are needed.

JT/CI 1.8 Where feasible, prohibit the subdivision of land smaller than 2 ½ to 5 acres in size where adequate paved access cannot be provided for by private or public means.

JT/CI 1.9 Consider the ability of existing roads to handle projected traffic increases when reviewing new development proposals.

### **CIRCULATION AND INFRASTRUCTURE**

34 April 12, 2007

JT/CI 1.10 Coordinate with Caltrans and the local community to identify priorities and establish a plan for repairs and improvements to Twentynine Palms Highway (SR-62). Priority shall be given to those roadways in need of flood safety improvements. The following roadways have been identified by Joshua Tree residents as requiring flood improvements:

A. The intersection of Yucca Mesa/La Contenta and SR-62. Improvements to this intersection will require coordination with the Town of Yucca Valley; and

B. Sunburst Ave, north of SR-62.

C. Aberdeen Avenue.

D. The intersection of Sunfair Road and SR-62.

JT/CI 1.11 Coordinate with the local community to:

A. Identify priorities and establish a schedule to pave certain roads.

B. Provide improved maintenance of dirt roads within the plan area. As part of this review, Public Works shall evaluate establishment of private road maintenance districts for unpaved roads not maintained by the County.

JT/CI 1.12 The general priorities for road paving as of the date of adoption of this plan will be determined by factors such as public safety and access to schools and other facilities. Current community priorities include the following improvements (priority, exact locations and

timing to be established through coordination with the community by County Department of Public Works) :

- A. Extend and improve Commercial Way between Sunset and Hallee Road.
- B. Pave Sunburst Avenue between Golden and Aberdeen Avenues.
- C. Pave either Center or Rice from SR-62 north to Golden Avenue.
- D. Pave either Sunflower or Broadway between Sunburst and Sunfair Avenues.
- E. Select and improve a road south of and parallel to SR-62, between Sunburst Circle and Hallee Road.

JT/CI 1.13 Street lighting shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards. Streetlighting shall be designed so as not to interfere with star-gazing opportunities locally and in the National Park.

## **Goal JT/CI 2. Ensure safe and efficient non-motorized traffic circulation within the community.**

Policies

JT/CI 2.1 Provide pedestrian improvements in the downtown area to enhance safety, provide a high quality visitor experience, enhance the character of the area and reduce the need for vehicular travel. Work with Caltrans to provide a pedestrian crossing at Hallee Road and SR-62. Where feasible, separate pedestrian and bicycle traffic from vehicular traffic particularly along SR-62.

JT/CI 2.2 Maintain and improve existing sidewalks, and provide additional sidewalks along main, paved streets in the central district, such as Park Boulevard, Commercial Street, El Reposo, Sunset Road, and Sunburst Avenue, and Hallee Road.

## **CIRCULATION AND INFRASTRUCTURE**

*April 12, 2007 35*

JT/CI 2.3 Encourage new commercial developments to provide convenient pedestrian, handicap, and bicycle access, and bicycle parking.

JT/CI 2.4 Where feasible, establish and coordinate a separate system of bikeway and pedestrian trails connecting residential areas, recreational facilities, activity centers, downtown Joshua Tree and the entrance to the National Park.

JT/CI 2.5 Promote safe and attractive pedestrian and bicycle crossings at logical points on SR-62, and pursue opportunities to separate pedestrian and bicycle traffic from vehicular traffic.

JT/CI 2.6 Provide bicycle lanes adjacent to Twentynine Palms Highway and throughout the planning area, with safe crossing areas.

JT/CI 2.7 Review site plans to determine if residential and commercial developments are designed for pedestrian use. Future developments shall contain an internal system that connects to local through streets, and considers access to surrounding residential areas, recreational facilities, activity centers, downtown Joshua Tree and the entrance to the National Park.

## **Goal JT/CI 3. Improve safety on Twentynine Palms Highway (SR-62) in Joshua Tree for vehicles, pedestrians, cyclists, the handicapped and others, while avoiding unnecessary interference with through traffic.**

Policies

JT/CI 3.1 Minimize the traffic load on SR-62 by the following:

- A. Minimize the number of additional streets and direct access points to SR-62;
- B. Encourage traffic to enter and exit SR-62 at signalized intersections by providing protected left turn lanes and a protected left turn in the light sequence;
- C. Synchronize traffic lights to maximize the flow of through traffic on SR-62 at the posted speed limit;
- D. Encourage shared driveways for adjacent commercial and/or industrial uses to minimize turning movements;
- E. Provide parallel, alternate routes to SR-62 in the downtown area.
- F. Request Caltrans review the speed limits and encourage the 45-mph speed zone to be extended east of Sunburst intersection with SR-62

JT/CI 3.2 Work with Caltrans to provide a continuous center turn lane on SR-62 from Sunny Vista

Road to Hallee Road and from Sunburst to Rotary Way (aka entrance to Copper Mountain Community College)..

JT/CI 3.3 Encourage traffic to enter and exit SR-62 at lighted intersections by providing left turn lanes and a protected left turn in the light sequence.

JT/CI 3.4 Encourage installations of traffic signals on SR-62 to improve safety at the intersections of Rotary Way and Sunset Road, dependent upon traffic studies.

**Thank you for reading my 23 page letter and including it in the NOP responses. Please send to me any follow-up information and notices in regards to this project..**

**Sincerely,**

**Julia G. Buckley**

**HC 1 Box 376**

**Joshua Tree, CA 92252**

**[Tujie7@gmail.com](mailto:Tujie7@gmail.com)**

Dear County Leaders:

By now I'm sure you've heard us loud and clear in Joshua Tree -- we do not think Dollar General belongs here. Here are the reasons as I see them.

1. Joshua Tree is a village, a tourist town. In order for tourists to feel like they've gone somewhere different than where they live, we do not need to fill up Joshua Tree with franchise stores. Those stores can easily be found in the towns that bookend Joshua Tree.
2. The traffic is already problematic here and a huge retail business like that will contribute to worsening traffic. Plus, it will likely contribute and worsen blight (already occurring with the Circle K).
3. There are already Mom and Pop locally-owned and operated stores existing in Joshua Tree (Sam's and Mike's). They will likely be put out of business by Dollar General.
4. Here is an opportunity for county leaders to make decisions that ensure Joshua Tree as an up and coming tourist destination, akin to Taos or Sedona. We cannot achieve that by turning Joshua Tree into another Yucca Valley. Help us create that vision!

Most sincerely,

Stacy Doolittle  
7088 Sunnyhill Road  
Joshua Tree, CA 92252



June 17, 2015

Ms. Heidi Duron  
Supervising Planner  
Land Use Services Department  
San Bernardino County  
hduron@lusd.sbcounty.gov

Re: Notice of Preparation of a Draft Environmental Impact Report  
For the "Joshua Tree General Retail Project"

Ms. Duron

Please accept these comments into the record regarding the above-referenced matter.

Although litigation is still pending regarding the adequacy of the county's initial approval of a conditional use permit (CUP) and a mitigated negative declaration (MND) for the "Joshua Tree General Retail Project," the Land Use Services Department has resolved to move ahead with a new, albeit limited, CEQA process. Regarding the CUP, I remind the county that the court order invalidated that as well as the MND. The county must re-evaluate this project pursuant to the CUP procedures and standards, including consistency with the Joshua Tree Community Plan. Regarding the NOP, the county must address at least the following as part of the Environmental Review Report:

- Urban decay impacts, as required by the court order.
- Neighborhood impacts, due to changes in circumstances.
- Traffic Impacts, due to changes in circumstances.
- Access and parking, due to changes in circumstances.
- Domestic Water, due to changes in circumstances.
- Sanitary Sewer, due to changes in circumstances.

Regarding Neighborhood and Traffic impacts, and access and parking, changes in circumstances since the previous CEQA review include new businesses opening in the central Joshua Tree commercial district as well as an increase in district-wide events, re-location of the Joshua Tree Elementary School, the opening of the casino in Twentynine Palms, the National Park Service actively encouraging visitors to pass through Joshua Tree because that entrance is so busy and go to Twentynine Palms instead, increased use of the Morongo Basin Transit Authority services,

expanding programs at the Sunburst Community Center, and increases in the residential population in Joshua Tree north of Highway 62.

All of these changes affect the pattern and timing of residential activity in and around the neighborhood and intersections near the project site, including pedestrian and bicycle activity, the timing, direction and density of vehicle traffic, the frequency and duration of bus stops, and the frequency and duration of cycles at the traffic light at Sunburst and Highway 62. Neither the county nor the California Department of Transportation has done a traffic study at that intersection for over ten years. Given the changes in circumstances since the last CEQA review for this project, it is not possible for the county to declare the project will have no impact on the neighborhood, or local or highway traffic without studying at least the Sunburst/Hwy 62 intersection. The project will bring additional vehicle traffic, delivery trucks, pedestrian traffic, bicycle traffic and an increase in the frequency and duration of bus stops, all affecting an already over-burdened intersection and impacting adjacent neighborhoods on both sides of the Highway.

In addition, Highway 62 has been identified as one of the deadliest highways in the country,<sup>i</sup> with Joshua Tree identified as a “hot spot.” Consultation with the California Highway Patrol will show that vehicle-on-vehicle and vehicle-on-pedestrian accidents happen as a routine matter. Increased vehicle, bicycle and pedestrian use on Sunburst has resulted in more accidents on that road as well.

These changes in circumstances require the county to re-evaluate the impacts this project will impose on the neighborhoods, traffic and how access and parking will contribute to these impacts.

Regarding Domestic Water, the county is well-aware that California is facing an extended drought. As part of its response, the State has imposed mandatory water-use reductions. Joshua Basin Water District is required to lower water-use by 28%. It has recently tabled a request for a “Will Serve” letter for a proposed housing development in Joshua Tree because of this mandate.

This change in circumstances requires the county to re-evaluate the impacts this project will have on domestic water resources.

Regarding Sanitary Sewer, the Colorado Water Quality Management District has made it known that it is concerned about aquifer contamination from septic tanks in the Joshua Tree area, and may soon consider imposing limitations in Joshua Tree similar to those facing the Town of Yucca Valley. This change in circumstances requires the county to re-evaluate the impacts this

project may have on sanitary sewer in the area. (For example, it may increase the need for such limitations.)

Additionally, CEQA requires that the intended occupant be identified as part of the review process. The county persists in identifying this as the ambiguous “Joshua Tree General Retail Project,” even though the real party in interest in the litigation, Dynamic General, has stated in its brief to the California State Appellate Court that the occupant will be Dollar General. Any further notices, reports or other CEQA documents (or CUP review documents) should identify Dollar General as the intended occupant.

Please enter these comments in the record of this matter.

Please notify me of any proceedings, reviews or reports (CEQA or otherwise) regarding this matter. Finally, pursuant to the California Public Records requirements, I request the list of all agencies and individuals provided any form of notice of the above-referenced NOP.

Thank you.

Celeste Doyle  
Joshua Tree  
[Celestedoyle12@gmail.com](mailto:Celestedoyle12@gmail.com)  
61707 29 Palms Hwy  
Joshua Tree, CA  
92252

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<sup>i</sup> <http://www.desertsun.com/longform/news/investigations/2014/11/13/highway-62-deadliest/16004104/>

I opened my own business in Joshua Tree 21 years ago. I am very invested in the town.  
I am opposed to the Dollar General Store coming to Joshua Tree for many many reasons.

Just a few of the reasons that I am opposed:

The building does not suit Joshua Tree - it is ugly and does not fit the tourist-based theme that the town is striving for.

It would open the doors for more disrespect of the Joshua Tree Community Plan and more formula retail.

A Dollar General diffuses the unique Community Identity of Joshua Tree that has a regional, national and international draw

A Sams Market in Joshua Tree has close to similar pricing on mutually carried items (compared to YV Dollar General)

There's already three Dollar General stores in the Morongo basin, there's six dollar stores in the Morongo basin

There's a Walmart SuperCenter four miles to the West and four additional major grocery stores slightly further West

Thank you for your time and consideration.

Ethan Feltges

owner of Coyote Corner

6535 Park Blvd

Joshua Tree, CA 92252

**Ms. Heidi Duron**  
**Supervising Planner**  
**Land Use Services Department**  
**San Bernardino County**  
**hduron@lusd.sbcounty.gov**

**Notice of Preparation of a Draft Environmental Impact Report**  
**For the "Joshua Tree General Retail Project" er.....Dollar General**  
**June 17th, 2015**  
**Ms. Duron**

My name is David Fick and I've been a resident of Joshua Tree for over three decades. I've been interactive with County Planning since 1993. I've been a boardmember of Joshua Tree Community Association since 1998 and was on the Joshua Tree Municipal Advisory Council - Land Use for seven years (2006-12). I'm a business owner (Fine Art Screen Printing Studio) and an active member of the Joshua Tree Downtown Business Alliance even though I'm five miles East of downtown Joshua Tree.

Since I was JT MAC - Land Use in 2011, I was the first Joshua Tree community member contacted in regards to this project on Oct. 14th, 2011. I supplied the Dynamic Development Architect/Engineer Tim Saivar with the incomplete Joshua Tree Community Design Guidelines (the only version there is) ten days before the November 17th, 2011 Joshua Tree Community meeting that was the Dollar General presentation.

There were over eighty people with complete opposition to the proposed DG project at that meeting and the Dollar General agent from Tennessee said if the people there were representative of the Joshua Tree Community, he wouldn't recommend Dollar General going forward with this project. Obviously, Dollar General and Dynamic Development have proceeded against their better judgement.

There has been no major modification or adjustment to the design of the project site or atrocious run-of-the-mill out-of-place 9,100 sq. ft building other than the reluctant accommodation of a MBTA bus stop that was sited there before the Dollar General was proposed.

The Planning Commission meeting met with simular opposition of over sixty Joshua Tree residents traveling those eighty miles to register their opposition to this project for many reasons. On January 17th, 2013 the Planning Commission (our 3rd District Commissioner was absent) approved the project 4-0. That PC decision was appealed by the Joshua Tree Community and this issue went to the Board of Supervisors. A strong presentation of the facts were presented by JT DBA and the appeal was denied by the B.O.S. 4 -1 (Supervisor Ramos represented our concerns) on June 4th, 2013. This time, there was input from two sources - one being the downtown San Bernardino Chambers and one being the new Joshua Tree video conferencing from the JT County building that was set-up at my insitigating request May 1st, 2012. In that meeting, Dynamic Development said there were no plans to sell liquor at this site, but that changed in less than a month when they posted intent for a liquor license (as required by law). Here's the youtube link to their less than truthfull statements: <https://www.youtube.com/watch?v=MWkTtgaGuwA>

That B.O.S. decision was taken to CEQA Court by Joshua Tree Downtown Business Alliance. Since Supervisor Ramos decided to have a Morongo Basin Municipal Advisory Council (not a Joshua Tree one) and I was in litigation on this issue - I did not apply for appointment to the MB MAC. I did represent JT DBA in the September 12th, 2013 Court required Settlement meeting (our San Luis Obispo CEQA lawyer was on speakerphone conference) and was present at the January 17th, 2014 CEQA court hearing of the Dollar General issue in downtown San Bernardino.

In short, I've been involved with this proposed project literally since the beginning. Now for the Overview.

Joshua Tree has been fighting for its community identity for well over three decades. In 1981, the County wanted to plop a self-contained retirement community called the Joshua Tree Planned Unit Development. That was the Western edge (a square mile) adjacent to Yucca Valley and having a high-density rezoning and then a bonus 25 % increase due to parcel flatness and hosting old people. That would be 3400 housing units. Joshua Basin Water District didn't have the water availability to serve such a huge development and the little community of Joshua tree would have been overshadowed immensely by such a development.

That was also very much against the Joshua Tree Community Plan of 1980 which a County Environment Review Officer remarked on back then in the JT P.U.D. EIR on the confusing conflict with the JT Community Plan. Joshua Tree still had that high density zoning though to threaten no buffer to Yucca Valley.

Not much happened to threaten Joshua Tree's identity until the 2004-7 Joshua Tree Community Plan Update that didn't allow any downzoning of the previous careless up-zoning twenty-five years earlier. Then Deputy Planner Randy Scott decreed "NO DOWN ZONING", so there was none. By this time, Joshua Tree has been strongly identified as an "Arts Community"

In 2007-2010 Along comes a Pennsylvania Developer based in Yucca Valley with the proposal of 2700 housing units and thirty acres of commercial buildings called Joshua Tree Villas. That proposed project would have been annexed to Yucca Valley due to the sewage treatment requirements for such a high-density project (and Yucca Valley's sewage treatment desperation). Again, Joshua Tree's identity is threatened by a monstrous proposal that would be a continuous string of development of nine miles from the Yucca Grade to the West, six miles through solid Yucca Valley development and then Joshua Tree Villas commercial development, another mile of sporadic sparse development and then the little village of downtown Joshua Tree. The developer over extended himself, the project was failing to deal with 12,667 Joshua Trees in any credible manner (the project was red-tagged till EIR approval) and the 2008 Recession killed that threat. The Developer went bankrupt and the Mojave Desert Land Trust and the Marine Base stepped up and bought that entire square mile of Section 33 as a wildlife linkage area in 2011-12. Almost needless to say - that Joshua Tree Villas project did not fit the Joshua Tree Community Plan of 2007 at all and had met with almost complete opposition.

In the meantime (since about year 2000), the Joshua Arts Community has grown to national and international recognition and is probably the largest and most recognized Art Community in San Bernardino County. Right now (June -Sept, 2015),

the Noah Purifoy show "Junk Dada" is in the Los Angeles County Museum of Art. Noah Purifoy Foundation maintains a ten acre site in Northern Joshua Tree that Code Enforcement tried to bulldoze under in 2005. How long a journey we have to educate San Bernardino County on the assets of Joshua Tree and the Art...a long, long journey. Here's the link to Noah's Place: <http://noahpurifoy.com/>

And here's the show: <http://www.lacma.org/art/exhibition/noah-purifoy-junk-dada>

After the Joshua Tree Community Plan was adopted in 2007, it's respect from the Planning Staff has been non-existent. The Altamira Gated Community Housing Project proposed by YV 105, LLC (please notice the YV stands for Yucca Valley) in 2009 has been straddling along for almost a decade (they started in 2005) with the Planning Staff recommending approval before even seeing the Joshua Tree MAC meeting of February 19th, 2009, that's the Altamira presentation and there's a youtube of the complete meeting since the Planning Department never viewed and lost the DVD - twice. This little monstrosity is due to the 1981 up-zoning for the Section 33 as a favor to the Hoffman Family Trust that also owned all of Section 33 and most of Section 34 where the Altamira project is located. By the way, the County Planning Staff is trying to have this as a Mitigated Negative Declaration and recommending approval for a project that clearly requires an EIR. Why?

In late 2011, there was also a renegade Indian Casino attempt by the 29 Palms Band of Mission Indians trying to turn 130 acres of land into Trust (therefore Sovereign) land about two miles East of downtown Joshua Tree. This was an attempt at placing a 20,000 sq. ft gambling casino more centrally located to the population of all the Morongo Basin. That concern didn't get to the County in notice, but Joshua Tree did have a letter of support and concern from Senator Diane Feinstein. The 29 Palms Band of Mission Indians decided their 160 acres of trust land in 29 Palms would host their 30,000 sq. ft. Tortoise Rock Casino. Again, Joshua Tree didn't become a "casino town" and it's community identity as an arts community has been preserved.

Here comes the Dollar General proposal in late 2011. Dollar General is making a major effort to cover California and Dynamic Development is it's Engineering Firm/Permitting Advocate for the greater Southern California area. There are now three Dollar General Stores in the Morongo Basin - all uncontested. The one in Flamingo Heights was driven through that little community with little notice and as a M.U.P. so the Planning Commission didn't even see it. Yucca Valley's was the first approved and built incongruently in the West End of "Old Town Yucca Valley" with no accommodation to the surrounding 1950-60's architecture. It's also offered for sale to the first \$5.2 million dollars that buys it (what a scam).

Then there's the 29 Palms Dollar General....er..Retail Store...in mid-stream, Dollar General decided to call their Dollar General a Retail Store before approval by the 29 Palms Planning Commission and Town Council. The name changing in all those documents (except the third party verbatim quotes) led to great confusion of what both boards were approving. This is where the deceitful complicity starts. The Town Council was re-assured in their Chambers by Dynamic Development Architect/Engineer Tim Saivar that they were voting for a Dollar General. Why the deceit? Why the complicity by 29 Palms Planning Staff with this deceit?

So now your Planning Staff is calling this EIR a N.O.P. for a Joshua Tree General Retail Project. We all know it's Dollar General. The 29 Palms Dollar General is a



Dollar General. The Liquor License application posted at the proposed Dollar General address in Joshua Tree in early July 2013 was by DoGen California, LLC which is the California subsidiary of Dollar General. The legal fees being paid as re-imbursement to the County's litigation with it's own citizens is paid by Dollar General.

To affirm my certainty about this being Dollar General, let me quote the Introduction to the opening legal brief of the Dynamic Development/County Appeal of JT DBA's lawsuit. Please notice in the later part of the introduction "operated by Dollar General in downtown Joshua Tree". A PDF of the complete opening brief will be included for your review. Which brings the messy question "Why is this N.O.P. Dollar General E.I.R. being started when the Appeals Court decision hasn't been made?"

## I.

### INTRODUCTION

Real Party in Interest, Dynamic Development, LLC ("Dynamic") applied to the County of San Bernardino for the necessary entitlements to construct a run-of-the-mill 9,100 square foot retail store to be operated by Dollar General in downtown Joshua Tree on vacant land already zoned for such use. (The "Project")

So the E.I.R. has been started before the Appeals Courts findings which makes for a messy complication if there are more findings in the problems than the Urban Decay issue. Nothing unusual coming from this County and this deceitful proponent. I can understand Dollar General not wanting to deal with the stigma of their identified business. There are more employee lawsuits against Dollar General than employee lawsuits against Walmart. We also know the employee average for a Dollar General that size is no more than seven employees (contrary to input from the landowner trying to sell the Joshua Tree parcel to Dollar General - she said fourteen employees would be at that store). Affirmed that Dollar General has a bad reputation but why does the County Planning Staff agree to the deceit? You can't say it might be something else like Dynamic Development Tim Saivar says. Why the complicity? Who's side is this County on? I know, I know -it's sadly a rhetorical question.

Now I'm going to present the II. Statement of Facts A. The Environmental Review from the Opening Brief of the Appeals document. As mentioned earlier, I was the first and only contact of the Joshua Tree Community by Dynamic Development Architect/Engineer Tim Saivar. I had two maybe three phone calls and two emails to him. After reviewing the site Plans and building rendition, I told him there were no eaves or shade structures on the design and that this being a desert - the building and people would greatly benefit from those additions. I also told him that I had some familiarity about architecture since I went to a multi-disciplinary art school (California Institute of the Arts -Cal Arts-the Disney School). with Leslie Gehry, daughter of Frank Gehry (yes-that Architect Frank Gehry, who is well known in Santa Monica) and that my



dear friend of twenty years who owned the vacation home that we now own next to us in Joshua Tree was Eric Schindler - grandson of R.M. Schindler, who was the right hand man of Frank Lloyd Wright Sr. on the West Coast and a very famous and noted architect in his own right. I told Mr. Saivar that there was a Joshua Tree Guidelines that was in existence (they were not complete or approved - but this gave some guidance to architecture concerns in Joshua Tree. I told him that something like the Joshua Tree Saloon would be a model target. I provided Mr. Saivar with the Joshua Tree Guidelines worked up by a County Consultant ten days before the November 17th, 2011. I saw the architectural adjustments with the rest of the eighty people at that meeting. I didn't (like the rest of the JT residents) agree with the chintzy building modifications.

## II.

### STATEMENT OF FACTS

#### A. The Environmental Review

What is at issue here is simply "a Conditional Use Permit to construct a 9,100 square foot general retail store on 1.45 acres with related site improvements such as parking and landscaping." [AR:661].

The Project is the result of over twenty months of a collaborative planning process, commenced in August 2011 by the filing of a Land Use Application, which clearly identified "Dollar General" as the anticipated tenant of the retail store. [AR:1645; 1646; 1651; 1653; 1656].<sup>2</sup>

The Project was specially designed to complement the community features of Joshua Tree. In fact, the retail store's design was created based upon input from community members of Joshua Tree attending a community meeting which was held in November 2011 that solicited the community's guidance in designing the Project to best reflect the Joshua Tree community. [AR:618]. "The proposed architecture is intended to complement the surrounding community and structures with a rural, western 'Mining Town' theme that is carried through on all sides of the building." [AR:618]. In addition, the retail store's landscaping will

Now, besides this portion reinforcing the Land Use Application, which clearly identified "Dollar General" as the anticipated tenant of the retail store (Does ANYBODY still have ANY doubt this is a Dollar General???) their statements trying to show a give

and take architectural adjustment of the building design is false. There was no such thing. In simple terms, I saw the building as first presented on the initial plans- I told the architect it needed shade structure (s), I sent him the Joshua Tree Guidelines File and we saw the single adjustment on November 17th, 2011. The reaction of the Joshua Tree residents at that meeting barely addressed the "good qualities" of the building design. The architect did say there were budget concerns on the building modifications therefore the modest and inexpensive adjustments to an out of place run-of-the-mill box.

Speaking of "box", this is a mid-size box in the development world lingo. Relative to Joshua Tree's scale - it's huge. The twenty-four foot sheer walls are monolithic in effect on the East entrance to downtown Joshua Tree village and out of scale.

Now, for the actual parcel itself - Caltrans regulations don't allow a driveway within 110 feet of a signaled intersection making all traffic access on the North-South Mountain View Rd. on the West side and West-East Commercial St. on the Northside. The Northside of Commercial St. is residential and the Westside of Mountain View St. is a vacant commercial lot. These are uncontrolled intersections and all traffic coming or going has to make a left turn for access to the Dollar General store. The Commercial St. and Sunburst Rd. intersection is visually constrained to the North because of trees on the Northern residential parcel. Traffic coming South on Sunburst Rd. is coming to the Hwy signal and that is demanding the drivers attention when approaching the Dollar General area. This would be a very troublesome intersection if the proposed Dollar General is built. Dollar General historically doesn't care what traffic problems it causes. Case in point in reference to the New Dollar General in Flamingo Heights: "As for the perilous turn lane configuration in front of the new Dollar General store, Caltrans faults the county, promising that section will be reconfigured. That change can't come soon enough for residents who described it as an accident waiting to happen." link to news story reference:

<http://www.z1077fm.com/caltrans-meets-with-disgruntled-landers-area-residents/>

The "traffic study" for the Joshua Tree Dollar General C.U.P. avoided any real study as it fabricated a lessening of the threshold numbers that would trigger a real traffic study. Both of those Hwy/Mountain View and Sunburst/Commercial intersections will be troublesome traffic problems for decades if this project goes forward.

The parking lot and Westside building loading dock relationship requires the Dollar General delivery truck to negotiate with an empty Western half /two-thirds of the parking lot therefore requiring that action to be in the early or late store off hours.

As far as the current use of the mostly vacant lot, the proponents have claimed that there's Southbound people cutting across the lot to avoid the signal on the Hwy. There is a full asphalt raised curb along the entire Sunburst side of the parcel - so any vehicle "cutting across" would be damaging it's wheels, tires and/or rims doing so. These people just can't help themselves in wanting to lie. The parcel does usually have one or two cars being offered for sale there but as far as cutting across- nope. The current parcel owners know about what you can find on Wikipedia about Joshua Tree since they're just land barons in the Low Desert.

When Dynamic Development Architect/Engineer Mr. Tim Saivar was trying to get approval for the 29 Palms Dollar General - he told the board that accommodation of the MBTA bus stop was not needed by Dollar General because Dollar General

doesn't encourage pedestrian customers (or bus riders) since all their customers arrive in cars. The Joshua Tree local residents within convenient walking distance of this proposed Dollar General Store are no more than four hundred people at the most and that's less than five percent of the Joshua Tree population. That's including two mobile home parks with no more than a hundred mobile homes total and within five blocks of the proposed Dollar General location (there's a Circle K almost adjacent to one). There is also the concern for pedestrians on the Southside of the highway (including one mobile home park) being exposed to crossing the highway which has been a topical and major problem for the Joshua Tree Community. It makes for a lot of fingerpointing between County and Caltrans.

Many of the old 2012 Dollar General studies are the checklist required studies. A traffic study addressing the unique traffic problems presented by two uncontrolled intersections as the only access were not covered as well as the traffic level at the intersection of Hwy 62 and Sunburst Rd. which services most all the Northern population of Joshua Tree ( about seventy square miles) as the North-South corridor including the new Joshua Tree Elementary School.

I'll wait for the Draft Environmental Report for further comments as many of us Joshua Tree residents are busy doing those artsy things including me.

What this Dollar General issue has done is have this community draw a line in the sand. There's a facebook page with over 1800 members, there's a webpage for this fight and the little artist community has raised over thirty thousand dollars in legal funds to fight THEIR OWN COUNTY. I can understand a greedy corporation like Dollar General trying to foist themselves no matter what on a little unincorporated low income community ( Gawd knows they have the money to do it), but it's hard to understand a County that refuses to respect the Community Plan that it helped forge through three years of input , then softens the language and blames us for the softening (I was there-don't tell me otherwise). Then interprets the Joshua Tree Community Plan in a contemptable way as to allow this little monster of Corporate Greed to go forward on too small a lot. I'm also aware of the sixty-two page Altamira Gated Community Housing Project's Initial Study skirting the issue entirely by not even mentioning the Joshua Tree Community Plan. This County owes the current residents, taxpayers and property tax payers a fair respect in all development and not give preference to every entrepreneur coming down the pike with fresh money.

We know Joshua Tree far better than an eighty mile distant Planner and we should be listened to. You're hands aren't tied, you can deny this project for many good reasons.

David Fick  
Joshua Tree  
(760) 366-9862  
[www.idavidgraficks.com](http://www.idavidgraficks.com)

**From:** Thomas Fjallstam [<mailto:totalunity@gmail.com>]

**Sent:** Wednesday, June 17, 2015 4:27 PM

**To:** Duron, Heidi - LUS

**Cc:** Supervisor Ramos; Paule, Philip; Hudson, Tom; [JoshuaTreeDBA@gmail.com](mailto:JoshuaTreeDBA@gmail.com)

**Subject:** Comments on the NOP of a Draft EIR for 'Joshua Tree General Retail Project'

To whom it may concern,

Below please find my comments on the NOP of a Draft EIR for 'Joshua Tree General Retail Project' AKA Joshua Tree Dollar General

Despite what the project proponents have stated about having the potential for the building being three separate units - the building cannot be divided into three separate units. There is only one restroom facility, located in the corner of the building. Therefor this project should be considered as one continuous 9100 sq ft business structure.

Three separate parcels are being merged to build this one building project on. This will prevent properly scaled businesses from building in the future. The three lots were created for three separate uses. This project will significantly negate that possibility.

Project building is out of character in scale with the downtown Joshua Tree area and will be nearly 3 times larger in floor area than the biggest convenience store in downtown Joshua Tree, Sam's Market, a similar type of store. (See attached photo)

The original plans do not include plans for a sheltered waiting area for a bus stop that is already pre existing.

Joshua Tree has the signature experience of being a unique small town with a distinct community character which goes beyond surface application of a 'Western 'mining town' theme. Buildings in Joshua Tree has been renovated under the guidance of professional artists. Several articles have been written in the Los Angeles Times Travel Section about this unique experience.

The potential negative competitive impact from a chain store with the advantage of being a \$16 Billion annual revenue corporation and nearly three times the square foot floor size of it's next nearest competitor, would lead to that competing stores closure and smaller stores to close. Other potential businesses will not be willing to move into an area that already has a major competitor such as Dollar General. The potential is for those building to remain vacant, resulting in urban decay.

Dollar General sells a wide range of goods and therefore competes in a wide range of markets. Therefore it's impact would significantly limit the willingness of many types of potentially competing businesses to replace those that may have closed due to not being able to compete.

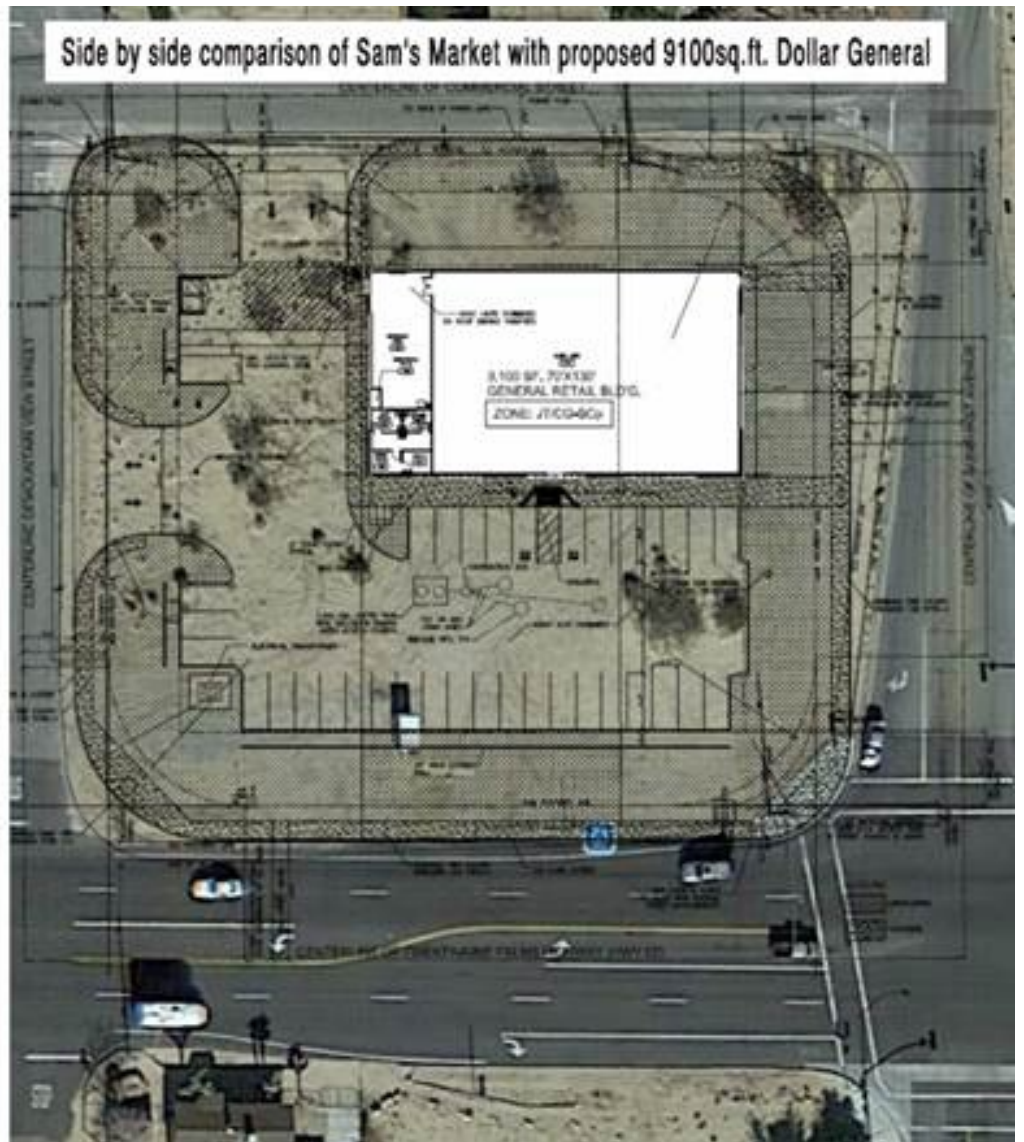
Dollar General has applied for a liquor license to sell alcoholic beverages and therefor will also compete with other existing liquor selling businesses. If the competition is unbalanced by having a \$16 billion corporation moving into the nearby vicinity, then those businesses are likely to close, leaving even more vacancies, resulting in urban decay.

Thank you for your consideration.

Regards,  
Thomas Fjallstam  
PO Box 23  
Joshua Tree, CA 92252  
415-717-5595

<image001.jpg>





I am totally against the construction of a Dollar General in Joshua Tree. Joshua tree has a charm all it's own with small family owned business. There aren't any "big box" stores to ruin the ambiance and small town atmosphere.

There are already many of the same kind of stores.....Dollar General and Dollar Stores, and 99 cent stores as close as only 4 - 5 miles from Joshua Tree. (three Dollar General stores in the Morongo basin, and six dollar stores in the Morongo basin) Most are located in Yucca Valley which to me is ugly and they fit in well there. There is also a Super Walmart just minutes down the highway with low prices on many of the same products which these types of stores carry.

Joshua Tree has Sam's Market for many of the same items and as a small family business is loved and respected in our community.

Joshua Tree does not need the extra traffic, or any more traffic lights, or any ugly and unnecessary 'big box' stores. Residents want the small town atmosphere and unique stores which are in our downtown area.

Please deny Dollar General the right to build here in our unique and small town community. I value our unique community and don't want to see it ruined.

Carol Gerratana  
61638 La Jolla Drive  
Joshua Tree, CA 92252  
email: [chekoya@gmail.com](mailto:chekoya@gmail.com)  
760-406-3411

This project is so out of touch for our rural, historic community. There are few places that our children and visitors can visit, that doesn't have the corporate formula stores. This Dollar General project has been a sneaky sham from the beginning. Our county supervisors are so out of touch with our community because we are different. We are different because we want to be different. We want to remain a small piece of uniqueness that you can bring your families to without the distractions of corporate formula stores. Come and see our small, privately owned businesses. Joshua Tree is not conducive to absorbing a huge store like 9100sq ft Dollar General proposes. It goes against everything in our General Plan, and it was pretty crafty and crappy that Dollar General changes its formula to force its will on small communities. Shameful.

Joshua Tree relies on tourists from all over the world to visit us. They come for our Dark Skies...Dollar General will forever change our star viewing. Tourist dollars keep us all afloat.

Stores like Dollar General will attract the person that begs, throws trash on the ground, while creating light and noise pollution. Someone who is used to that environment won't appreciate the fact that a huge store like this will kill this small, historic village and everything it stands for. And for what? Dollar General has no redeeming qualities they can offer our village. The historic, visual, quality of life destruction this store will cause is immeasurable. Small businesses will close, not because Dollar General will take their business, but because we will no longer be the unique, quirky village people come from all over the world to see..to share our music...to share our art...to stare at our dark skies..and visitors do not want to visit Dollar General.

Listen to U2's...The Joshua Tree...

Hoping someone will "Get It"...

Patti Glover  
6864 Outpost Rd  
Joshua Tree, Ca 92252  
760-413-2948



Hi Heidi,

1. I know that I missed the 30 day requirement, but would you please include the attached documents as my input to EIR?
2. I have provided the above documents to the Board of Supervisors in emails last year. The description of the documents are as follows (follow documents left to right):

- a. Section One-Table of Contents: Describing the type of attached information.
- b. Section Two-Julian G. Gonzalez Qualifications: To show that I have the same qualifications as Celeste Doyle or JTDBA members in which Judge Alvarez relied his decision on.
- c. Section Three-Joshua Tree Business Description: I have included all businesses in the downtown area of Joshua Tree. I have amplified explanations and analysis on specific businesses which the Court made their decision on. I have provided detailed personal experience and back ground that I have had with this businesses. I live here. I have provided a detailed Conclusion based on personal observations and experience in the community.
- d. Section Four-Court Decision Responses:
  - (1) Again, I have responded to every line item of the Courts decision. The responses are supported my personal involvement from the beginning of this project. My responses are not canned or standard responses. The responses are based on personal experience in this community and controversial encounters with the people that live here. In support of my responses, I have provided documents that I personally drafted, and presented to the various approving authorities.
  - (2) The Attachments (A) thru (C) are the documents I presented at Board of Supervisor meetings or Planning Commission meetings.
  - (3) The Enclosures (1 thru 7), are pictures of buildings that are facts. I have been here for over 17 years and I have a lot of knowledge of the businesses and the Joshua Tree area in general. I also participated in 2 operations of the 2010 Census. The pictures and enclosures are facts that can't be denied and were not presented to any of the approving agencies, including the Court.

2. The above documents are a detailed CONTRADICTION to the ridiculous statements made by Celeste Doyle and JTDBA. The documents support a successful EIR. I know that the documents have a lot of detail, but I think they could establish the basis for your EIR.

3. **Would you please let me know if you will include this email and attachments in your response to the CEQA?**

Thank you,

Julian Gonzalez  
62169 Calle Los Amigos  
Joshua Tree, CA 92252  
(760) 221-6551

# DOLLAR GENERAL APPEAL.....TABLE OF CONTENTS

Section One.....Table of Contents

Section Two.....Julian G. Gonzalez Qualifications

Section Three.....Joshua Tree Businesses Description

Section Four.....Court Decision Responses

## ATTACHMENTS

Attachment (A)...JGG Ltr dtd 6/3/2013-List of JT Businesses

Attachment (B)...JGG Ltr dtd 6/18/2013-Building sizes & character of JTDBA

Attachment (C)...JGG Ltr dtd 9/23/2013-Building Size Analysis

## PICTURE ENCLOSURES

Enclosure (1).....Old KMart Building

Enclosure (2).....Yucca Valley Liquor Stores

Enclosure (3).....29 Palms Liquor/Thrift Stores

Enclosure (4).....JT Buildings Over/From 4,000 to 7,555 Sqft (Page 1 & 2)

Enclosure (5).....Empty/Vacant Buildings 10 Yrs or Longer (Page 1 & 2)

Enclosure (6).....Vacant 5 Yrs or Longer in Last 10 Yrs (Page 1 & 2)

Enclosure (7).....Dilapidated Buildings

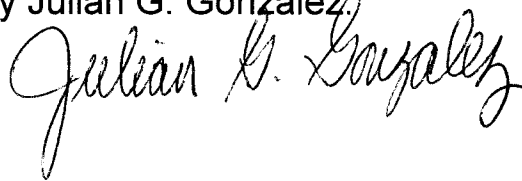
This report is submitted by Julian G. Gonzalez.

Contact Information:

Land (760) 366-8100

Cell (760) 221-6551

email: gnz45@aol.com



4/13/2014

DGCourt-TOContents

## QUALIFICATIONS COMPARISON

Julian G. Gonzalez

- Have lived in Joshua Tree since 1996. My family has lived here since 1996. I officially have lived here since 1998. The last 2 years of my Marine Corps career I lived at MCAS El Toro until I retired.
- I served in the United States Marine Corps from May 1973 to Dec 1998.
- I am a Licensed California Real Estate Broker since Sep 2003.
- I am the owner of Julian Gonzalez Realty located in Joshua Tree.
- I was a member of the Community Plan Development.
- Appointed by 3rd District County Supervisor Dennis Hansberger to the Citizens Committee to finalize the Community Plan
- Have been Active in every controversial development in Joshua Tree.

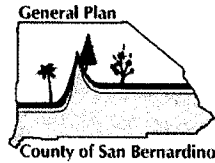
Basically, I have the same qualifications as Celeste Doyle or anyone else in the Joshua Tree Downtown Business Alliance membership.

The main difference between us, is that I am interested in the entire community being successful. I strongly believe that supporting the lower income population by advocating for a Dollar General is just as important as supporting the tourism activities and businesses in downtown Joshua Tree.

JTDBA and Celeste Doyle only care about their businesses and are self serving. Review any building application permit which involves Joshua Tree and they are basically the same group of people who oppose the development.

4/12/2014  
DGCourt-JGG-Quals

Section Two



### **Acknowledgements**

The following persons contributed to the preparation  
of the Joshua Tree Community Plan

#### **Board of Supervisors**

Brad Mitzelfelt, First District  
Paul Biane, Second District, Chairman  
Dennis Hansberger, Third District  
Gary Ovitt, Fourth District, Vice Chairman  
Josie Gonzales, Fifth District

#### **Planning Commissioners**

Ken Anderson, First District  
Michael Cramer, Second District  
Bill Collazo, Third District  
Mark Dowling, Vice Chairman, Fourth District  
Audrey Mathews, Chair, Fifth District

#### **General Plan Advisory Committee**

Mark Bulot, Redlands  
Ted Dutton, Lake Arrowhead  
Scott Frier, Helendale  
Matt Jordan, Redlands  
Michael Kreeger, Chino Hills  
Jornal K. Miller, Muscoy  
Ken Morrison, Yucca Valley  
Kathy Murphy, Fawnskin  
Mark Nuaimi, Fontana  
Marvin Shaw, Lake Arrowhead  
Doug Shumway, Apple Valley  
Jean Stanton, Bloomington  
Eric Swanson, Hesperia

#### **Joshua Tree Community Plan Committee**

Mindy Kaufman  
Iona Chelette  
Celeste Doyle  
Julian Gonzalez  
Nancy Karl

Section Two

RE: JOSHUA TREE BUSINESSES

1. The following are SOUTH SIDE of Highway 62 Businesses:

- a. Joshua Tree (JT) Theater: Primary use is entertainment. No competition or effect vs Dollar General.
- b. JT Inn: Primary use is Rest and Relax. No competition or effect vs Dollar General.
- c. Mini Storage: Primary use is Vehicle Storage. No competition or effect vs Dollar General.
- d. JT Dentistry: Primary use Dental Service. No competition or effect vs Dollar General.
- e. National Parks Conservation Association: Primary use is JTNP services and conservation. No competition or effect vs Dollar General.
- f. JT Realty: Primary use is Real Estate Services. No competition or effect vs Dollar General.
- g. Off the Hookah: Primary use is bar/entertainment. No competition or effect vs Dollar General.
- h. Collins Photography: Primary use is Photograph services. No competition vs Dollar General.
- i. JT Optometric: Primary use is Eye care services. No competition vs Dollar General.
- j. Thai Food: Primary use is Food/Restaurant services. No competition vs Dollar General.

k. **Unity Home Thrift Store:**

BACKGROUND: JTDBA (Celeste Doyle) claims that this store will be affected. All item sold here are donated and at least 95 percent are used items. DG sales new items. The main area of the Thrift Store is clothing and related housewares. The second most noticeable area is books, paintings and electronics. ANALYSIS: There is no competition between Dollar General and the Thrift Store mainly because the merchandise is not the same. There is no competition between old and new because the Thrift Store prices are going to cost less on the few items that are carried by both stores. The clientele is also not the same as the DG customers.

EVIDENCE: None of Thrift Stores in Yucca Valley or 29 Palms have closed since the Dollar Generals were opened. For that matter, Second Hand stores like "Trailer Trash" formerly in JT moved to Yucca Valley. There is no evidence to the claim by Celeste Doyle that Thrift Stores will close.

- l. Unity Home: Primary use is People Protection services. No effect vs Dollar General.
- m. JT Art Gallery: Primary use Art sales. No effect vs Dollar General.
- n. H&R BLock: Primary use is Income Tax related services. No effect vs Dollar General.
- o. JT Laundry: Primary use is Laundry services. No effect vs Dollar General.
- p. Hospice Thrift Shop: Primary use is same explanations as item k above. There is no evidence that the Thrift Shop will close.
- q. JT Health Food: Primary use is Alternative Medicine supplies which are not sold in DG Store. No effect vs Dollar General.
- r. Natural Sisters Cafe: Primary use is Food/Restaurant services. No effect vs Dollar General.
- s. Ricochet Gourmet: Primary use Trinkets/Tourist sales. No effect vs Dollar General.
- t. JT Outfitters: Primary use is Outside Activity sales. No effect vs Dollar General.
- u. All American Real Estate: Primary use is Real Estate services. No effect vs Dollar General.
- v. Crossroads Cafe: Primary use is Food/Restaurant services. No effect vs Dollar General.
- w. Wind Walkers: Primary use is Trinkets/Tourist memorabilia sales. No effect vs Dollar General.
- x. Ricochet Vintage Wears: Primary use is Clothing/Tourist items sales. No effect vs Dollar General.

u. **Mike's Liquor:**

BACKGROUND: JTDBA (Celeste Doyle) claims that this store will close and be affected by a Dollar General opening. The majority items sold here are alcohol, snacks and personal entertainment sales. ANALYSIS: Assuming that the JT DG carries alcohol, the price competition is part of the Free Market which will benefit the consumer. Additionally, Mike's Liquor and DG are on opposite sides of the street. Every store has its own select and recurring customers. The Mike's Liquor customers are used to this stores atmosphere and "easy in and out" access.

EVIDENCE: The Liquor Store across the street from the Dollar General store in Yucca Valley has not closed even though it presents the same scenario. Neither have the Liquor stores in 29 Palms.

SECTION THREE

Additionally, Circle K and Valero both offer Liquor sales and they have not closed down Mike's Liquor as the JTDBA claims. Where is the evidence that the JTDBA statement is true?

- v. Santanas: Primary use is Food/Restaurant services. No effect vs Dollar General.
- w. Dentistry: Primary use is Dental services. No effect vs Dollar General.
- x. Nomad Ventures: Primary use is Tourist related services. No effect vs Dollar General.
- y. **Thrift Store:** Primary use is same explanations as item k above. There is no evidence that the Thrift Store will close.
- z. Park Rock Cafe: Primary use is Food/Restaurant services. No effect vs Dollar General.
- aa. JT Saloon: Primary use is Alcohol/Adult Entertainment services. No effect vs Dollar General.
- bb. JTNP Store: Primary use is National Park services. No effect vs Dollar General.
- cc. JT Musical Instrument: Primary use is Musical/Artist supplies sales. No effect vs Dollar General.
- dd. JT Coins: Primary use is Coins/Tourist sales. No effect vs Dollar General.
  
- ee. **Trailer Trash/Thrift Stores:** Trailer Trash is no longer there or the other junk store that replaced it. The same explanations apply as item k above. There is no evidence that the Junk selling stores will close.
  
- ff. Art Queen Building: This building has been empty for at least a year. No effect vs Dollar General.
- gg. Safari Motor Inn Motel: Primary use is Rest and Relax services. No effect vs Dollar General.
- hh. Holmes Health Natural Medicine: Primary use Alternative Medicine sales. No effect vs Dollar General.
- ii. Motel: Primary use is Rest and Relax services. No effect vs Dollar General.
- jj. Gary's Tires: Primary use is Automotive/Mechanic Services. No effect vs Dollar General.

## 2. The following are NORTH SIDE of Highway 62 Businesses:

- a. High Desert Motel: Primary use is Rest and Relax services. No effect vs Dollar General.
- b. Bicycles: Primary use is Bicycles sales. No effect vs Dollar General.
- c. Redemption Fitness: CLOSED DOWN. Primary use was Body Fitness. No effect vs Dollar General.
- d. Auto Shop: CLOSED DOWN. Primary use was Auto Repair services. No effect vs Dollar General.
  
- e. **Chamber of Commerce:** Primary use is keeping other businesses out of Joshua Tree. They offer services for ONLY the business that are already here. Eva Soltes claims that there 126 new business in Joshua Tree. Where is the evidence? How are those businesses affected by Dollar General?
  
- f. Radio Station (Z107.7): Primary use is community services, music, entertainment. No effect vs Dollar General.
- g. Star Pharmacy: Primary use is Prescribed Medications services. No competition here, therefore No effect vs Dollar General
- h. A-Z Promotional Products: Primary use is cosmetics services. No effect vs Dollar General.
  
- i. **Smoke Shop:** Primary use is Tobacco sales. The Yucca Valley or 29 Palms Tobacco sales stores have not and did not close when the Dollar Generals were opened. If the claim is that this type of stores will close where is the evidence?
  
- j. Indian Restaurant: Primary use is Food/Restaurant services. No effect vs Dollar General.
- k. Post Office: Primary use is Federal Government operation. No effect vs Dollar General.
  
- l. **JT Trading Post:** Another Thrift Store/Used items sales. This store also carries used furniture which is not offered at DG. The same explanation as item k above. No effect vs Dollar General.
- m. Mojave Desert Land Trust: Primary use is acquiring land from private owners under the guise that it is going for environmental protection. Basically, they use tax payer money to acquire large properties and than they take the properties out of the County property tax system. No effect vs Dollar General.
- n. Pie for the People: Primary use is Food/Restaurant services. No effect vs Dollar General.
- o. JT Village Realty: Primary use is Real Estate services. No effect vs Dollar General.
- p. Country Kitchen: Primary use Food/Restaurant services. No effect vs Dollar General.
- q. Subway: Primary use is Food/Restaurant services. No effect vs Dollar General.
- r. Mel Benson Realty: Primary use is Real Estate services. No effect vs Dollar General.
- s. JT Library: Primary use is Local Government services. No effect vs Dollar General.
- t. Church: Primary use is Community and Religious services. No effect vs Dollar General.

SECTION THREE

- u. Bloom Flower Shop: Primary use is Flower Shop. No effect vs Dollar General.
- v. Barber Shop: Primary use is Beauty related services. No effect vs Dollar General.
- w. JT Glass: Primary use is Home Repair services. No effect vs Dollar General.
- x. JT Automotive: Primary use Automotive/Mechanic Services. No effect vs Dollar General.
- y. The Way Station: Primary use is Assistance to the Poor Population. No effect vs Dollar General.
- z. Mojave Wi-Fi: Primary use is Internet services. No effect vs Dollar General.

### 3. Dollar General will affect the following 3 Businesses:

#### a. Sams Market:

BACKGROUND: The same type items are carried here as they are in Dollar General stores. There is no denying that this store will be the most affected by the arrival of the Dollar General.

ANALYSIS: The price competition will be a benefit to the consumer. Most of the consumers currently are people of low income. They are on some kind of government subsistence. The prices offered by Sams Market are often out of there range. That is why there are so many bus stops in JT because they have to go to the Yucca Valley or 29 Palms to acquire less expensive food and amenities. The new Dollar General will provide some (but not all) relief in the price competition.

EVIDENCE: The evidence provided by the people against the Dollar General is that they prepared a compared items list. The majority of those items *are not* items that the low income/less fortunate people would shop for. For example, cat or dog food. The majority of the low income population does not own a dog or cat, they live in various apartment complexes in JT which do not allow pets. Furthermore, no other grocery store has closed in either Yucca Valley or 29 Palms because of the new Dollar Generals. If Sams Market wants to compete, they will lower the prices of their products to meet the DG competition.

#### b. Valero and Circle K:

BACKGROUND: Both of this stores are Corporation stores. Their primary sales is in gasoline and related products. The secondary form of income is thru alcohol, food and personal entertainment related services. This stores will be slightly affected by the new Dollar General.

ANALYSIS: The price competition will be a benefit to the consumer. Although this stores will not suffer much of an economic down turn. The individuals buying gas are not going to drive to the Dollar General to save a few cents (or whatever the amount is) for purchases. In the end this stores will adjust and all businesses will survive to service the different types of consumers.

EVIDENCE: None of the gas stations have closed in Yucca Valley or 29 Palms because a Dollar General came to town. There is absolutely no evidence that this stores will close and cause environmental blight.

### 4. Conclusion:

a. Celeste Doyle: This person is a local business owner and has no interest in the community other than her own welfare. In the amount of years that she has been here she has opposed any proposals by incoming businesses which threaten her own business. Those examples are new housing tracts which would have included commercial stores. She opposed the Casino and was a key factor in the project failure. **Celeste Doyle is an environmentalist minded person who even opposed the grass for the new schools baseball fields. She presented the same false statements to the Planning Commission, the Board of Supervisors and now the Court.** The untrue statements are defined as follows:

(1) **Type of Scale:** Doyle states that the Dollar General will be 3 times larger than any other building. There are at least 4 buildings that are from/over 4,000 to 7,555 square feet and on one fourth the size lots in Downtown Joshua Tree. That information was provided to the County Land Use Services and the Board of Supervisors by myself in public comments Board of Supervisor meetings. I published an article in the Hi-Desert Star (local newspaper) and discussed the issue in blogs with David Fick, a member of the JTDBA. So not only Doyle, but JTDBA knew that they were making false statements to the court. Those false statements were a key factor in the BOS decision (Supervisor Ramos), but the decision made by Judge Alvarez.

(2) **Expenses made by Businesses:** Where is the proof that Sams Market, JT Health Food, Cross Roads Cafe or JT Pharmacy RELIED on the policies of the Community Plan. It is more likely that the updates were caused by outdated equipment or simple acquisition because the opportunity presented itself. ---Sams Market simply updated there equipment. What in the community plan would make them update? If the owners can't see that there are at least 50 other commercial parcels, that is there problem. The Sams Market building is 6,000 Sqft.

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---JT Health Food, simply took advantage of an opportunity to open a cafe next door to their businesses when "Arturos Restaurant" closed. Where is the proof that they acquired the property based on the Community Plan. There are at least 5 other eating establishments in downtown JT, they knew that there would be competition.

---Cross Roads Cafe: What in the Community Plan would make them update? There are at least 5 other restaurants in the downtown area.

---JT Pharmacy was an expansion of business, not because of the Community Plan. They started out as the only Pharmacy in JT, when the local low income and other clients who did not want to drive to the city pharmacies. They expanded when the business next door closed down. They operate as part of a building which is 7,555 Sqft.

**(2) Type Retail Store:** There is no proof that Dollar General will take business from Sams Market, JT Trading Post or Mike's Liquor Store. The population of Joshua Tree is about 9,000. The population of Yucca Valley is about 20,000. The statement and assumption is just plain false.

---Sams Market will have to compete with Dollar General. That is an advantage to the low income population who currently have to ride the bus to obtain everyday staples because of Sams Markets higher prices. Competition will preclude the predatory prices which are prevalent in Downtown Joshua Tree.

---JT Trading Post has very few items that are in competition with Dollar General. This building has been open on and off in the last 10 years as just another used items store.

---Mike's Liquor Store. Since JTDBA claims that 1.2 million people visit the Park, it seems to me that contradicts the claim that there would be a shift for stores to close down. There are at least 5 other establishments which offer alcohol. None of them have closed down and neither will Mike's Liquor.

---Thrift Stores. The type of merchandise being sold has no competition against a Dollar General. The low income population is going to continue buying clothing, silverware, outside furniture, books, linens and other used items. None of which are offered at the Dollar General. This is just another false statement by Celeste Doyle and JTDBA. For proof see the Thrift Stores still operating in Yucca Valley and 29 Palms.

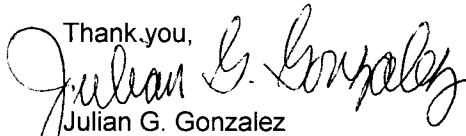
**(3) Closed Store fronts:** Another false statement and crystal ball prediction by Celeste Doyle and JTDBA. There are least 12 buildings in JT which have been vacant or have been dilapidated for at least 10 years. That represents about 40 percent of the buildings in the downtown area. During those 10 years none of the crystal ball predictions have come to fruition. I dare JTDBA to present proof that any building downtown (including the empty buildings) has been vandalized or that in view of the current material condition presents "urban blight". The proximity and the vibrant tourist activity eliminates vandalism or urban blight. The Dollar General **WILL NOT cause any vandalism or urban blight.**

**(4) Larger Stores:** What Celeste Doyle and JTDBA failed to mention concerning the larger retail stores in Yucca Valley is that the clients who need the type of services offered by Dollar General are forced to employ the Bus Transportation because they don't have vehicles. The low income JT residents are the ones who are placed at a disadvantage because of a lack of personal transportation. Celeste Doyle and the rest of the JTDBA owners all have vehicles and it is irrelevant to them what low income residents need.

**(b) FACTS: Celeste Doyle and JTDBA do have all the facts, except they have elected to make false statements throughout the Dollar General Application, including presenting false facts and assumptions to the Court.** Of course, that has been the standard false arguments that Celeste Doyle and the environmental minded group (also known as JTDBA) she surrounds herself with. Based on the information I have submitted, **THERE IS NO PROOF THAT A DOLLAR GENERAL WOULD CAUSE URBAN DECAY OR DEGRADE THE TOWN'S APPEARANCE.**

**(c) SERVICE:** Contrary to the arguments presented by Celeste Doyle and JTDBA, the addition of a Dollar General in Joshua Tree would service the low income population and would be an asset to this Community.

5. Contact me at (760) 221-6551 or email gnz45@aol.com.

Thank you,  
  
Julian G. Gonzalez

PAGE 4

SECTION THREE



Julian G. Gonzalez  
62169 Calle Los Amigos  
Joshua Tree, Ca 92252  
(760) 366-8100  
Fax: (760) 366-0344

dg-courtresp  
4/13/2014

RE: RESPONSES TO COURT DOCUMENT DTD MAR 4, 2014

1. Comment: (Pg 4, line 11-13). If a project is not exempt and may cause a significant effect on the environment, the Lead Agency must prepare an Environmental Impact Report (EIR).

**RESPONSE:** *If San Bernardino County is required to answer inconsistent and false statements by a Group of individuals, than the County failed. The Developer was following County regulations. If San Bernardino County did not require an EIR, the county should be defending their action instead of waiting for the Developers to make a decision on Judge Alvarez ruling.*

2. Comment: (Pg 4, Line 21-23). There is no weighing competing evidence in the record; an EIR will be required even if there is other substantial evidence indicating no significant effect.

**RESPONSE:** *There is weighing competing evidence in the record. For example:*

- a. I submitted to the Board of Supervisors on 6/3/2013 (See Attachment A) a List of Businesses in downtown Joshua Tree and how they would be affected by the Dollar General. There was no effect except for Sams Market, Valero, and Circle K.*
- b. I submitted to the Board of Supervisors on 6/18/2013 (See Attachment B) the square footage of large buildings in downtown Joshua Tree. I also stated how JTDBA had presented false statements and assumptions.*
- c. I submitted to the Board of Supervisors on 9/23/2013, See Attachment (C), a List of Businesses which were between 4,000 Sqft and 7,555. The data included PIMS Building sizes from SBC Records. This issue was a key figure in the Courts decision to require an EIR.*
- d. Again if a Group of individuals are allowed to submit crystal ball predictions, outright false statements and assumptions, than San Bernardino County is at fault for not mandating an EIR.*

3. Comment: (Pg 5, Line 3-8). The agency should not be allowed to hide behind its own failure to gather relevant data. CEQA places the burden of environmental investigation on government rather than the public. If the local agency has failed to study an area of possible environmental impact, a fair argument may be based on the limited facts in the record.

**RESPONSE:** *Same thought, if San Bernardino County failed to debunk the publics false assumptions and statements, than it is their fault for not requiring an EIR. However, they had the information, they just failed to either present it or deliver it to the Developers Attorneys. Additionally, since they had some of the information to debunk the publics false statements, San Bernardino County failed in its duties to deliver it to the court by simply joining the Developer against JTDBA.*

4. Comment: (Pg 7, Line 12-14). JTDBA contends such evidence exists in the form of testimony from business owners explaining the Dollar General store can cause urban decay by running stores out of business.

**RESPONSE:** *There is no factual evidence which shows that urban decay will occur by running stores out of business. Primarily because the existing stores and store fronts ARE NOT affected by the Dollar General retail store. JTDBA is using crystal ball predictions or flat out making false statements. See additional comments in sections below to support my assertions.*

5. Comment: (Pg 8, Line 8-11). SBC argues that the totality of the evidence cited by JTDBA amounts to opinion testimony by two owners, but does not support a finding that substantial evidence supports a fair argument that urban decay may result.

**RESPONSE:** *Here is the evidence that San Bernardino County DID make an attempt to blunt the false statements made by JTDBA and the rest of the anti-growth, anti-job group. In some cases, like the business owner who claimed that the old KMart building was vacant, the statements are not only opinion but outright false statements, See Enclosure (1). For that matter, there are at least 8 buildings which*

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PAGE 1

*have been empty for at least 10 years and there is no evidence of an infectious urban decay element.*

6. Comment: (Pg 8, Line 16-19). The reply argues that the opposition does not address Petitioner's argument that the County had an independent duty to consider urban decay and failed to do so. JTDBA also asserts there is no evidence that the County undertook its own analysis and it cannot blame the public for an alleged failure to support the claim of urban decay.

**RESPONSE:** *San Bernardino County had much of the data to debunk the claims by the public which is now aka as JTDBA. However, they failed to assert their information to the court by simply joining the Developer instead of providing the data to the Court (Judge Alvarez).*

7. Comment: (Pg 8, Line 21-23). JTDBA also asserts that public comments that the Project could cause economic harm to certain stores and thereby cause urban decay supports its fair argument contention.

**RESPONSE:** *"Fair argument contention". JTDBA could not present a fair argument because they have no basis to prove there contentions, other than to distort the available facts.*

8. Comment: (Pg 9, Line 6-12). He asserted that another store would bring detriment to the economic viability of other privately owned establishments that will not be supported by the small population of the area. He contended a lack of consumer base for existing businesses will be realized in the closure of existing shops and a decline in local debt payments once existing stores are not able to clear their overhead. He asserted that an additional general store will spread the consumer field thinner and create market strains on established businesses.

**RESPONSE:** *The population of Joshua Tree is about 9,000. The privately owned establishments are being served by the 1.4 million visitors that visit the JTNP. The low income population DOES NOT shop in the expensive privately owned establishments because they can't afford it. See Testimony records from the Board of Supervisors meeting date where the project was approved. There is no proof that stores will not be able to clear their overhead because Dollar General will not cause this ridiculous prediction. The consumer field that shops in the downtown stores WILL NOT shop at the Dollar General because the merchandise IS NOT the same. See Section Three (of Full Report here), Store Descriptions vs Dollar General.*

9. Comment: (Pg 9, Line 12-14). He also discussed that given the area and existing presence of two other stores in the immediate area, there was a risk the dollar store could fail and result in closure and a useless building.

**RESPONSE:** *Another crystal ball predictions which this same business owner and the rest of the JTDBA group has claimed for years in many print and voice formats. Example is that this same group has claimed that the following buildings would be empty and cause blight in Yucca Valley:*

- (a) Barr Lumber building is now Builders Emporium.*
- (b) Walmart building is now partially Tractor Supply Company*
- (c) Sears building is now Oasis Health Care*

*Additionally if the Dollar General does fail, Joshua Tree does not currently have a Grocery store which can supply a population of 9,000 persons. OR the store could be divided into sections, similar to the Old Yucca Valley Walmart.*

10. Comment: (Pg9, Line 14-18). Another individual and business owner expressed similar concerns caused by the addition of another retail store with a nearby, Walmart, Walgreens, Rite-Aid and other Dollar General stores in the area. He discussed that an old KMart sits vacant and that one does not have to be an economist to see a pattern.

**RESPONSE:**

**(a)** *NO, Yucca Valley's population is about 20,000 which is ONLY double the population of Joshua Tree. The reason Walmart, and 4 major grocery stores are in business is because the low income plus the same JTDBA group and the remaining JT population ALL go shop in Yucca Valley. The addition of the Dollar General would service the JT population and spread the consumer spending more evenly.*

**(b)** *This same business owner is a blatant Liar. He knows that the Old KMart building is 75 percent occupied and has been at least 50 percent occupied for about 4 years. The building is known as Town Center Mall (See pictures at Enclosure (1)-Old KMart Building).*

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11. Comment: (Pg 10, Line 21-25). Many factors are relevant, including the size of the project, the type of retailers and their market area and the proximity of other retail shopping opportunities. The lead agency cannot divest itself of its analytical and informational obligations by summarily dismissing the possibility of urban decay or deterioration as a "social or economic effect" of the project.

**RESPONSE:** *The Lead Agency (I assume SBC-LUSD) recognized and asserted that the project (Dollar General) would not cause "social or economic" urban decay. However, they failed to present the information or facts they had to the court. SBC failed because they simply joined in the lawsuit, instead of being proactive and presenting the information they had.*

12. Comment: (Pg 14, Line 3-8). Here, many factors are relevant to the issue of whether the economic impacts of this Project could result in urban decay or deterioration, including size of the Project, the type of retailer, the market area, and proximity to other retail shopping opportunities. Therefore, the issue for this court is whether the evidence cited by Petitioner meets CEQA's definition of "substantial evidence" with respect to this issue.

**RESPONSE:** *The "substantial evidence" presented by Petitioner are mostly false statements OR facts without basis which are merely opinions. Examples are:*

**(a)** *Thrift Store closures: Proof exists in the Yucca Valley & 29 Palms markets where none of the stores have closed because a Dollar General came to town. See pictures Enclosure (2)-Yucca Valley Liquor Stores & pictures Enclosure (3)-29 Palms Liquor/Thrift Stores.*

**(b)** *Size of the Project: Proof exists that there are 4 buildings between 4,000 square feet (Sqft) and 7,555 Sqft which contradicts the 3,500 Sqft false statement by Celeste Doyle. See pictures Enclosure (4)-JT Buildings Over/From 4,000 to 7,555 Sqft.*

**(c)** *The market area is irrelevant because there are different types of consumers which are the "well to do" (aka JTDBA/Celeste Doyle) and the "poor population" (Downtown area residences and Apartments).*

**(d)** *The poor population are being forced to shop out of the JT Retail Market via the MBTA (buses) because of the downtown tourist (predatory/expensive) prices. Those predatory merchants ARE the Joshua Tree Downtown Business Alliance.*

**(e)** *There is written testimony from a citizen (named Mary) about the expensive and predatory prices during the Board of Supervisors Decision/Vote.*

13. Comment: (Pg 14, Line 13-19). In support of its appeal to the County Board, JTDBA submitted a letter authored by Celeste J Doyle. Ms Doyle is a member of the JTDBA, a 12 year resident of Joshua Tree, and a business owner. She was involved in the Community Plan process and sat on the Citizen Committee appointed by the County to finalize the Community Plan. Her comments made on appeal expand on comments made in her December 12, 2012 letter to the Planning Commission as well as statement made in JTDBA's appeal to the County.

**RESPONSE:** *Most of Celeste DoYLES statements are outright false OR are based on opinion vs facts. Examples are:*

**(a)** *She knew that there were 4 buildings above 4,000 Sqft, but she elected to present to the Court, the Board of Supervisors and the Planning Commission (LUSD) that the largest building was 3,500 Sqft.*

**(b)** *There is NO Proof or statements from the Business owners (Sams Market, Star Pharmacy, Crossroads Cafe and JT Health Foods) that they expanded or spent funds because of a smaller population/market. That business calculation contradicts itself and makes no sense to any prudent business owner or consultant. What area in the Community Plan would make those Business Owners believe that other commercial property owners would never build? There is no Moratorium on building.*

**(c)** *Her claims of expertise and experience are matched by Julian Gonzalez which Offers a different outcome and analysis based on facts. JTDBA and Celeste Doyle are self serving business owners.*

14. Comment: (Pg 15, Line 8-13). She also discussed that the proposed Project is not compatible in character, type or scale with any existing development nearby or within the Joshua Tree community area. She stated the proposed building of 9100 square feet was out of scale and would be more than three times the size of any existing building nearby and twice the size of any existing retail business in Joshua Tree. She noted Sam's Market, the largest commercial/retail operation in Joshua Tree, occupied about 3500 square feet.

**RESPONSE:**

**(a)** *This is a flat out false statement by Celeste Doyle. During the Planning Commission Public Input Meeting, she said that the largest building was 4,000 Sqft. During the Board of Supervisors Decision*

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Meeting, she said that the largest building was 3,500 Sqft. Even though she knew through other members of JTDBA that I had provided that information. I also provided that information at the Board of Supervisors Decision Meeting. See Attachment (B) and (C). Yet even though she was aware that buildings between 4,000 and 7,555 Sqft existed, she chose to provide false information to the Court via their attorney. Celeste Doyle has manipulated the "out of scale" issue to fit the CEQA requirement via known false facts. (b) If Doyle is such an expert in the downtown area businesses, she should have known ALL of the building sizes. Furthermore, the issue is the "9100 square foot" store, NOT that several business exist which are smaller, ie Sams Market. JTDBA and Doyle have made the numbers and issues meet the CEQA requirements vs the conditions and issues meeting CEQA goals.

15. Comment: (Pg 15, Line 15-18). She then discussed that since the Community Plan was adopted in 2007, long-standing and new business owners invested hundreds of thousands of dollars in their businesses, buildings, and outdoor spaces in reliance on the policies of the Community Plan.

**RESPONSE:** *If this statement is true, where is the proof? I know for a fact that the owner of Star Pharmacy did not attend any of the Community Plan Development meetings. Star Pharmacy was the only pharmacy in JT and when the store next door closed down, he simply expanded due to the increased business. It is ridiculous to believe that any of the business owners expanded because of less population or anything in the Community Plan. Additionally, where is the proof that hundreds of thousands of dollars were spent. JT Health Food is under the same action as Star Pharmacy, they simply took advantage of Arturos Restaurant closing. Where is the proof that the updates and expenses occurred after year 2008 or proof of when they were planned. Are there permits to support the claims by the 4 businesses?*

16. Comment: (Pg 15, Line 18-28). Sams Market, Joshua Tree Health Food, Cross Roads Cafe, and Joshua Tree Pharmacy.

**RESPONSE:** *See remarks number 15 above.*

17. Comment: (Pg 16, Line 1-3). She asserted the proposed Dollar General-type retail store will take business away from Sam's Market, JT Trading Post, and Mike's Liquor Store, all of which already sell much of what the Project tenant intends to offer.

**RESPONSE:** *That is another false statement. JT Trading Post sells used items, they are a Thrift Store. Sams Market and Mike's Liquor Store are stores where the "poor population" do not shop for most of their daily needs including food and alcohol/vises. Additionally, Valero and Circle K also sell alcohol and none of the same type retail stores have closed. That is due to the Joshua Tree Park visitors plus the local population that can afford the higher prices. There are different types of consumers. If anything the Dollar General will reduce prices and benefit the consumers in general.*

18. Comment: (Pg 16, Line 3-6). In addition, it will likely affect three-non profit thrift stores. It also will not noticeably increase the sales-tax or employment based in Joshua Tree, because it will take sales away from existing locally-owned businesses and the non-profit thrift stores. If the Thrift Stores are NON-PROFIT why would they close?

**RESPONSE:** *That is another opinion cast as a fact. None of the thrift stores in Yucca Valley or 29 Palms has closed because the Dollar General came in. It is just a false statement to state that used commodities will compete with new commodities. The Thrift Stores will thrive as long as a poor population exists. The Dollar General will give the poor population a means to purchase grocery items at a competitive price.*

19. Comment: (Pg 16, Line 6-10). This shift will lead some of these local stores and businesses to close: they will no longer pay sales taxes, they will lay-off their employees, and they will empty their buildings. Net retail sales in Joshua Tree will not increase and the net number of jobs in Joshua Tree will not increase, but the number of empty storefronts likely will increase.

**RESPONSE:** *Another baseless opinion cast as fact made to fit one of the CEQA requirements. The businesses will not close because they are not in direct competition with the products sold at the Dollar General. Contrary to this opinion, the poor population who now take the bus to shop in Yucca Valley or 29 Palms for daily necessities, will help level the consumer purchasing in the Morongo Basin by the Dollar General services. There are empty storefronts now and have remained that way for years.*

20. Comment: (Pg 16, Line 11-13). She goes on to state that closed storefronts will likely stand empty

for a very long time, degrading the town's appearance and vitality, inviting vandalism and leading to urban blight.

**RESPONSE:** *More false statements. If Celeste Doyle is such an expert in the downtown Joshua Tree Business community:*

**(a)** *She knows that there are 6 store fronts or buildings that have been closed for at least 10 years. See pictures Enclosure (5)-Empty/Vacant Buildings 10 Yrs or Longer. If Doyle doesn't know that, than how is she so qualified to make factual statements?*

**(b)** *There are 6 store fronts or buildings which look like active businesses, but are actually non productive in the sense that there is no activity. See pictures Enclosure (6)-Vacant 5 Yrs or Longer in Last 10 Yrs. Again if Doyle doesn't know that, than how is she so qualified as a Business owner to make factual statements? Especially those that are close to her place of business.*

**(c)** *There are 2 dilapidated buildings. See pictures Enclosure (7)-Dilapidated Buildings. If Doyle is not aware of this 2 eye sores, is she still qualified to make factual statements.*

**(d)** *The number of compromised, empty or dilapidated buildings represent about 40 percent of all the commercial corridor buildings in Joshua Tree. To date the Active/Open store fronts that have been vandaized is zero. None of the buildings in the downtown corridor are a cause of urban blight because of the vicinity to each other.*

21. Comment: (Pg 16, Line 13-20). She stated local residents can already purchase much of what the proposed retail store will offer in local markets. In addition, what cannot be found in JT can be found four miles away in Yucca Valley where there exists a large grocery store, a Walmart, Walgreens and Dollar Tree Store. She asserted the proposed project will not serve local needs and harm existing businesses.

**RESPONSE:** *Same response practiced by the JTDBA members which is NOT TRUE. The predatory prices offered in the downtown area precludes the low income population from purchasing in most stores including Sams Market, Valero and Circle K. Local needs means those that have the means to purchase the high priced commodities offered in the few downtown stores which carry grocery items. There is no evidence that a Dollar General will harm existing businesses. See Yucca Valley and 29 Palms examples of NOT closed businesses near or anywhere else close to those Dollar Generals. The liquor store across the street from the Yucca Valley Dollar General has not closed.*

22. Comment: (Pg 16, Line 21-27). Given Ms Doyle's community involvement and knowledge of the downtown business community, the cited discussion about local businesses, the amount of money invested in such businesses, and the surrounding business community presents substantial evidence in the form of facts and reasonable assumptions predicated upon such facts to support a fair argument that the project may have a significant environmental effect in the form of urban decay. She discusses that general retail needs are being met by existing local retail stores and nearby larger stores. Therefore, this retail sales store will take sales away from existing businesses. A statement regarding downtown store closures is based on this business owner's knowledge of the downtown market and existing demand.

**RESPONSE:**

**(a)** *Celeste Doyle or JTDBA have provided opinions, NOT facts. See the above paragraphs and supporting pictures or documentation for real facts. The real fact is that Celeste Doyle and JTDBA has misled all of the entities involved in the decision process. In some cases, knowingly and in other cases because both JTDBA and Celeste Doyle are self serving to protect their businesses from something that is not a threat.*

**(b)** *The general retail needs are being met for those "well to do" consumers, but not for the poor population.*

**(c)** *If Celeste Doyle or JTDBA have knowledge of the downtown market, why didn't they get petition signatures from the poor population which live in the Apartment buildings of the downtown area? That is because her knowledge is limited to a minority of the population who are the "well to do".*

23. Comment: (Pg 17, Line 1-5). In addition, given the level of investment discussed, a reasonable assumption could be made that if these businesses close, they will cause long-term vacancies of retail space resulting in degradation of the town's appearance and blight, which would support a conclusion of a physical deterioration.

**RESPONSE:**

**(a)** *A reasonable assumption of the business closing IS NOT REASONABLE because there are NO FACTS, just opinions or assumptions.*

SECTION FOUR

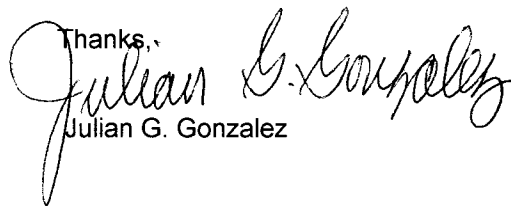
- (b) Long-term store/building vacancies have been here for over 10 years and they have not caused serious degradation of the town's appearance and blight.
- (c) If the town was going to have a physical deterioration, it would already be here in view of the vacant or non operational buildings which exist now.
- (d) The conclusion that the Dollar General will cause the crystal ball predictions made by JTDBA and Celeste Doyle is hog wash, not true.
- (e) JTDBA and Celeste Doyle are the same group of individuals who claim the same predictions for every occasion when a new tenant comes to the Morongo Basin. Examples of their claims that blight will occur and empty buildings will stand are written in the articles of the High Desert Star (local newspaper). **ALL** of their predictions have been debunked and made false by new tenants.
- (f) Try these: Barr Lumber became Builders Supply, Rite Aid is going to be Ross, Old Walmart is half occupied by Tractors Supply, Sears became Oasis Health. False statements and outrageous opinions is what the JTDBA members and Celeste Doyle produce.

24. Comment: (Pg 17, Line 6-9). While Ms Doyle may not be an expert in the traditional sense, her experience and observations regarding the local business community and retail markets demonstrates sufficient relevant personal observations that consistent of facts and reasonable assumptions predicated upon such facts.

**RESPONSE:** The facts Celeste Doyle purports are closer to false statements or crystal ball predictions because she has presented NO EXAMPLES. If she was so cognizant of the local business community or retail markets, why didn't she address the 12 empty buildings in the downtown business corridor that have been empty for 5 to 10 years? Where is her proof of anything other than unsubstantiated statements?

25. Comment: (Pg 17, Line 10-14). The evidence presented is based on factually relevant issues such as the size of the project, type of retailer, the existing area and proximity of other similar and competing retail stores, level of demand, and type of community in support of the contention that there is an oversaturation in retail stores for the area and that with this project it is reasonably probable that it will cause local stores to close.

**RESPONSE:** JTDBA and Celeste Doyle have not presented any real evidence. What they did was identified what CEQA would require and tailored the falsifications to meet the conditions. The fact that the San Bernardino County failed in performing their duties worked to their advantage. The fact that Judge Alvarez accepted their False statements and unsubstantiated opinions is just plain ridiculous. Of course, if San Bernardino County had been more vigilant in calling out JTDBA and Doyle's absurd claims, this matter would be over.

Thanks,  
  
Julian G. Gonzalez

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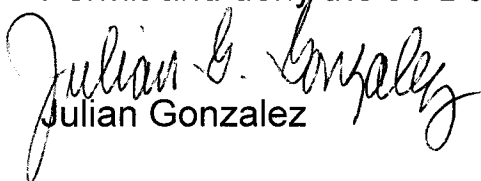
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DG-BOS  
6/3/2013

Re: Support for Dollar General in Joshua Tree

1. The Dollar General would provide much needed services to the lower income population in Joshua Tree. Most of this people don't own a vehicle and ride the bus for basic needs, where they could walk for them.
2. The Dollar General would not impair most of the businesses in Joshua Tree. See attached List. The only businesses affected are other corporate businesses such as Sams Market, Valero and Circle K.
3. The property meets SBC *Gen Plan* zoning and building requirements. It has met all Permit Application demands. *Permit Application is based on SBC Gen Plan and NOT the JT Community Plan. If Commercial property development is not based on the Gen Plan, than STOP accepting permit applications.*
4. It is ridiculous to expect any person or organization to spend money on an appropriately zoned property and be denied a permit because the minority in the community have loud voices. If the permit is denied, SBC or the JT Downtown Business Alliance should buy the property and reimburse the expenses plus costs, which likely total over \$500k.
5. The Opposition Group petition signers are 400 JT residents (maybe) which took 3 months to collect. We collected over 300 signatures in favor of the DG in 3 weeks, 140 of which I collected. The opposition are 10% of registered (4,000) voters. They are 5% of the JT population (8,000).
6. The Dollar Gen will provide services for the weakest among us. The building design is outstanding, not offensive and at 9100 Sqft. For compared building sizes, Sams Market (6000 SF), JT Realty Bldg (4720 SF), Star Pharmacy Bldg (7555 SF), Unity Home Bldg (6957 SF). It does not present a threat or danger to the community in ANY form. It is absurd to believe that because a Dollar Gen is here, that tourists will stop visiting the National Park.
7. Therefore, I ask that you approve the Joshua Tree Dollar General Permit and deny the JT Downtown Business Alliance Appeal. Thank you.

  
Julian Gonzalez

ATTACHMENT (A)

## Joshua Tree South Side Businesses:

No Effect: JT Theater..... JT Inn..... Mini Storage..... JT Dentistry..... National Parks Conservation Assoc..... JT Realty..... Off the Hookah (Bar)..... Collins Photography..... JT Optometric..... Thai Food..... Unity Home Thrift Store..... Unity Home..... JT Art Gallery..... H&R Block..... JT Laundry..... Hospice Thrift Shop..... JT Health Food, Natural Sisters Cafe..... Ricochet Gourmet..... JT Outfitters..... All American Real Estate..... Crossroads Cafe..... Wind Walkers..... Ricochet Vintage Wears..... Mike's Liquor..... Santanas ..... Dentistry..... Nomad Ventures..... Thrift Store..... Park Rock Cafe..... JT Saloon..... JTNP Store..... JT Musical Instrument..... JT Coins..... Trailer Trash..... Safari Motor Inn Motel..... Holmes Health Natural Medicine..... Motel.

## Joshua Tree North Side Businesses:

No Effect: Hi Desert Motel..... Bicycles..... Redemption Fitness..... Auto Shop..... Chamber of Commerce..... Z107.7 Radio..... Star Pharmacy..... A-Z Promotional Products..... Smoke Shop..... Indian Restaurant..... Post Office..... JT Trading Post..... Mojave Desert Land Trust..... Pie for the People..... JT Village Realty..... Country Kitchen..... Subway..... Mel Benson Realty ..... JT Library..... 180 Church..... Bloom Flower Shop..... Barber Shop..... JT Glass

## Dollar General WILL Effect:

Sams Market  
Valero  
Circle K

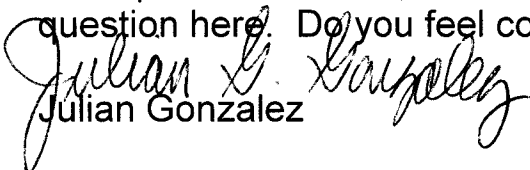
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6/3/2013

ATTACHMENT (A)



Re: Dollar General Comments and Facts

1. The New Dollar General will be 9100 Sqft. Per SBC Assessor, other Building comparisons sizes are: Sams Market Bldg is 6,000 Sqft, Joshua Tree Realty Bldg is 4,720 Sqft, Star Pharmacy Bldg is 7,555 Sqft, Unity Home Bldg is 6,957 Sqft, Santanas Restaurant is 4,304.
2. During the planning commission meeting, opponents of the DG said that the biggest building was 4,000 Sqft and that the structure would be out of character. In the Hi Desert Star article following the PC decision, entitled "JT discount store gets green light" comments section I told readers that the 4,000 Sqft was not correct and that told them of other larger buildings. The readership and commenters in the Hi Desert Star include many of the DG opponents leadership.
3. Even after they had an opportunity to review the building sizes and could have acquired the same data I am presenting you, they were not truthful at the appeal meeting about the building size issue because it would negate most of their opposition stance.
4. Some of the other whoppers are:
  - a. The Dude that claimed to have done a survey on prices of DG and Sams Market. He conveniently left out the fact that Sams Market sells his home made ice cream. Do you think that is a conflict of interest?
  - b. The realtor who said that real estate has increased by 52 percent in JT. The Multiple Listing Service data shows a \$2 per Sqft increase in the last 12 months. The realtor had access to same data.
  - c. The director of Chamber of Commerce who claims that the 126 new business would be affected by the DG. Do you really believe that?
5. In a June 7, 2013 Hi Desert Star Article entitled "What's wrong with a Dollar General?" by Amy Mercurio (a JT resident), in the comments section opponents of the DG made comments such as:
  - a. DG shoppers are cigarette smoking, alcoholics, toothless drug addicts.
  - b. Another commenter said that they were "selfish idiots".
6. Why is it that the less fortunate among are name called and degraded when asking for services available to the rest of us.
7. Supervisor Ramos, the character of the DG opposition is what in question here. Do you feel comfortable supporting such character?

  
Julian Gonzalez

ATTACHMENT (B)

Re: Dollar General Comments and Facts

1. For Comparisons find the following information:

- a. New Dollar General.....9100 SF on 63,162 SF....14.4% Bldg vs Land.
- b. Sams Market Bldg.....6000 SF on 26,130 SF.....22.9% Bldg vs Land.
- c. JT Realty Bldg.....4720 SF on 116,305 SF.... 4.05% Bldg vs Land with total Gross Lease of 11600 SF or 9.9% useage.
- d. Star Pharmacy Bldg....7555 SF on 33750 SF....22.4% Bldg vs Land.
- e. Unity Home Bldg....6957 SF on 14,700 SF....47.3% Bldg vs Land.
- f. Santanas Rest....4304 SF on 10,450 SF.....41.2% Bldg vs Land.

2. During the planning commission meeting, opponents of the DG said that the biggest building was 4,000 Sqft. During the appeal the size dropped to 3,500 Sqft. They said the structure would be out of character with downtown JT. All of the above buildings are in downtown JT and most of them look like BOX STORES. The proposed building vs land envelope for DG exceeds the current built structures by almost 10%.

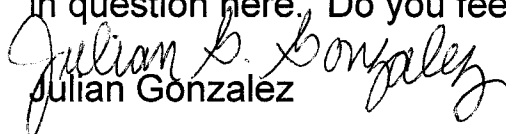
3. Hi Desert Star article following the PC decision, entitled "JT discount store gets green light" comments section I told readers that the 4,000 Sqft was not correct and told them of other larger buildings. The readership and commenters in the Hi Desert Star include many of the DG opponents leadership.

4. Even after they had an opportunity to review the building sizes and could have acquired the same data I am presenting you, they were not truthful at the appeal meeting about the building size issue because it would negate most of their opposition stance.

5. Just so that we are crystal clear, the leadership opposition chose to come here and Lie to the Board of Supervisors. The only one that took the bait was you, Supervisor Ramos. However, to be fair you did inquire from your incompetent staff which should have known the above data.

6. As a result of your NO Vote, the opposition filed suit against all of the Board of Supervisors (that includes you), which in turn is now costing SBC Taxpayer dollars to defend a decision which was based on Lies.

7. Supervisor Ramos, the character and integrity of the DG opposition is in question here. Do you feel comfortable supporting such character?

  
Julian Gonzalez

ATTACHMENT (C)



Assessor

**San Bernardino County - PIMS**  
**Property Information for Parcel 0602-371-15-0000**

SAMS MARKET

| Parcel        | Parcel Status | Parcel Type | Property ID | Tax Status | Use Code | Land Access | Size | Land Type | District    | Resp Group | Resp Unit |
|---------------|---------------|-------------|-------------|------------|----------|-------------|------|-----------|-------------|------------|-----------|
| 0602371150000 | A             | 0           |             | 1          | RETAIL   | PUB/PV      | 04   | 03        | JOSHUA TREE | D          | COM       |

## Land Characteristics

|           |    |           |        |              |        |              |       |            |       |           |       |
|-----------|----|-----------|--------|--------------|--------|--------------|-------|------------|-------|-----------|-------|
| Zoning    |    | Lot Width | 134.00 | Lot Depth    | 195.00 | Footage      | 26130 | Gross Acre | 0.000 | Net Acre  | 0.000 |
| Access    | 1  | Slope Dir | 0      | Slope Degree | 0      | View Quality | 3     | View Type  | 9     | Sewer     | 0     |
| Water     | 1  | Elec.     | 2      | Gas          | 1      | Offsite      | 9     | Enc/Eas    | 0     | Nuisance1 | 00    |
| Nuisance2 | 00 | Spc Infl1 | 0      | Spc Infl2    | 0      | Dock Rts     | 0     | Lease Exp  |       |           |       |

No SFR Characteristics Found

## Other Characteristics

|               |      |                |      |            |      |               |   |               |      |             |      |
|---------------|------|----------------|------|------------|------|---------------|---|---------------|------|-------------|------|
| Sequence      | 1    | Location       |      | Use        | 0300 | Struc Quality | A | Struc Type    | D    | Gro Lease   | 6000 |
| Net Lease     | 6000 | Const. Year    | 1986 | Eff Year   | 1986 | Nbr Units     | 6 | Adj. SF Units | 0    | # Stories   | 1    |
| Story Height  | 10   | Elevator       | 0    | Landscape  | 2    | Func. Obs     | 0 | Adj LB Ratio  | 0.00 | Lease Exp   |      |
| Apt 1 Units   | 0    | Apt 1 Bdrm     | 0    | Apt 1 Bath | 0.00 | Apt 2 Units   | 0 | Apt 2 Bdrm    | 0    | Apt 2 Bath  | 0.00 |
| Apt 3 Units   | 0    | Apt 3 Bdrm     | 0    | Apt 3 Bath | 0.00 | Apt 4 Units   | 0 | Apt 4 Bdrm    | 0    | Apt 4 Bath  | 0.00 |
| Apt 5 Units   | 0    | Apt 5 Bdrm     | 0    | Apt 5 Bath | 0.00 | Garage        | 0 | Car Port      | 0    | Open Spaces | 0    |
| RV Spaces     | 0    | Laundry        | -    | Rec Bldg   | -    | Apt Pool      | - | Apt Spa       | -    | Tennis      | -    |
| Security Gate | -    | Office Percent | 0    | Mezz SQF   | 0    | Restaurant    | - | Hotel Pool    | -    | Hotel Spa   | -    |
| Conf. Room    | -    |                |      |            |      |               |   |               |      |             |      |

ATTACHMENT (c)

PAGE 2



Assessor

**San Bernardino County - PIMS**  
**Property Information for Parcel 0602-371-16-0000**

*STAR PHARMACY BUILDING*

| Parcel        | Parcel Status | Parcel Type | Property ID | Tax Status | Use Code  | Land Access | Size | Land Type | District    | Resp Group | Resp Unit |
|---------------|---------------|-------------|-------------|------------|-----------|-------------|------|-----------|-------------|------------|-----------|
| 0602371160000 | A             | 0           |             | 1          | RET STRIP | PUB/PV      | 04   | 03        | JOSHUA TREE | D          | COM       |

**Land Characteristics**

|           |        |           |        |              |        |              |       |            |       |           |       |
|-----------|--------|-----------|--------|--------------|--------|--------------|-------|------------|-------|-----------|-------|
| Zoning    |        | Lot Width | 250.00 | Lot Depth    | 135.00 | Footage      | 33750 | Gross Acre | 0.000 | Net Acre  | 0.000 |
| Access    | 1      | Slope Dir | 0      | Slope Degree | 0      | View Quality | 3     | View Type  | 9     | Sewer     | 0     |
| Water     | 1      | Elec.     | 2      | Gas          | 1      | Offsite      | 9     | Enc/Eas    | 0     | Nuisance1 | 00    |
| Nuisance2 | 00     | Spc Infl1 | 0      | Spc Infl2    | 0      | Dock Rts     | 0     | Lease Exp  |       |           |       |
| Zoning    | CG-SCP | Lot Width | 250.00 | Lot Depth    | 135.00 | Footage      | 33750 | Gross Acre | 0.000 | Net Acre  | 0.000 |
| Access    | 1      | Slope Dir | 0      | Slope Degree | 0      | View Quality | 3     | View Type  | 9     | Sewer     | 0     |
| Water     | 1      | Elec.     | 2      | Gas          | 1      | Offsite      | 9     | Enc/Eas    | 0     | Nuisance1 | 00    |
| Nuisance2 | 00     | Spc Infl1 | 0      | Spc Infl2    | 0      | Dock Rts     | 0     | Lease Exp  |       |           |       |

No SFR Characteristics Found

**Other Characteristics**

|               |   |                |   |            |      |               |    |               |      |             |      |
|---------------|---|----------------|---|------------|------|---------------|----|---------------|------|-------------|------|
| Sequence      | 1 | Location       |   | Use        | 0304 | Struc Quality | L  | Struc Type    | D    | Gro Lease   | 7555 |
| Net Lease     | 0 | Const. Year    |   | Eff Year   | 1984 | Nbr Units     | 10 | Adj. SF Units | 0    | # Stories   | 0    |
| Story Height  | 0 | Elevator       | 0 | Landscape  | 3    | Func. Obs     | 0  | Adj LB Ratio  | 0.00 | Lease Exp   |      |
| Apt 1 Units   | 0 | Apt 1 Bdrm     | 0 | Apt 1 Bath | 0.00 | Apt 2 Units   | 0  | Apt 2 Bdrm    | 0    | Apt 2 Bath  | 0.00 |
| Apt 3 Units   | 0 | Apt 3 Bdrm     | 0 | Apt 3 Bath | 0.00 | Apt 4 Units   | 0  | Apt 4 Bdrm    | 0    | Apt 4 Bath  | 0.00 |
| Apt 5 Units   | 0 | Apt 5 Bdrm     | 0 | Apt 5 Bath | 0.00 | Garage        | 0  | Car Port      | 0    | Open Spaces | 0    |
| RV Spaces     | 0 | Laundry        | - | Rec Bldg   | -    | Apt Pool      | -  | Apt Spa       | -    | Tennis      | -    |
| Security Gate | - | Office Percent | 0 | Mezz SQF   | 0    | Restaurant    | -  | Hotel Pool    | -    | Hotel Spa   | -    |
| Conf. Room    | - |                |   |            |      |               |    |               |      |             |      |

*PAGE 3*

*ATTACHMENT (C)*



Assessor

**San Bernardino County - PIMS**  
**Property Information for Parcel 0602-261-07-0000**

UNITY HOME BUILDING

| Parcel        | Parcel Status | Parcel Type | Property ID | Tax Status | Use Code   | Land Access | Size | Land Type | District    | Resp Group | Resp Unit |
|---------------|---------------|-------------|-------------|------------|------------|-------------|------|-----------|-------------|------------|-----------|
| 0602261070000 | A             | 0           |             | 1          | GEN OFFICE | PUB/PV      | 03   | 03        | JOSHUA TREE | D          | COM       |

**Land Characteristics**

|           |        |           |      |              |      |              |       |            |       |           |       |
|-----------|--------|-----------|------|--------------|------|--------------|-------|------------|-------|-----------|-------|
| Zoning    |        | Lot Width | 0.00 | Lot Depth    | 0.00 | Footage      | 14700 | Gross Acre | 0.000 | Net Acre  | 0.000 |
| Access    | 1      | Slope Dir | 0    | Slope Degree | 0    | View Quality | 3     | View Type  | 9     | Sewer     | 0     |
| Water     | 1      | Elec.     | 2    | Gas          | 1    | Offsite      | 9     | Enc/Eas    | 0     | Nuisance1 | 00    |
| Nuisance2 | 00     | Spc Infl1 | 0    | Spc Infl2    | 0    | Dock Rts     | 0     | Lease Exp  |       |           |       |
| Zoning    | CG-SCP | Lot Width | 0.00 | Lot Depth    | 0.00 | Footage      | 14700 | Gross Acre | 0.000 | Net Acre  | 0.000 |
| Access    | 1      | Slope Dir | 0    | Slope Degree | 0    | View Quality | 3     | View Type  | 9     | Sewer     | 0     |
| Water     | 1      | Elec.     | 2    | Gas          | 1    | Offsite      | 9     | Enc/Eas    | 0     | Nuisance1 | 00    |
| Nuisance2 | 00     | Spc Infl1 | 0    | Spc Infl2    | 0    | Dock Rts     | 0     | Lease Exp  |       |           |       |

No SFR Characteristics Found

**Other Characteristics**

|               |   |                |   |            |      |               |   |               |      |             |      |
|---------------|---|----------------|---|------------|------|---------------|---|---------------|------|-------------|------|
| Sequence      | 1 | Location       |   | Use        | 0210 | Struc Quality | G | Struc Type    | D    | Gro Lease   | 6957 |
| Net Lease     | 0 | Const. Year    |   | Eff Year   | 1991 | Nbr Units     | 5 | Adj. SF Units | 0    | # Stories   | 0    |
| Story Height  | 0 | Elevator       | 0 | Landscape  | 1    | Func. Obs     | 0 | Adj LB Ratio  | 0.00 | Lease Exp   |      |
| Apt 1 Units   | 0 | Apt 1 Bdrm     | 0 | Apt 1 Bath | 0.00 | Apt 2 Units   | 0 | Apt 2 Bdrm    | 0    | Apt 2 Bath  | 0.00 |
| Apt 3 Units   | 0 | Apt 3 Bdrm     | 0 | Apt 3 Bath | 0.00 | Apt 4 Units   | 0 | Apt 4 Bdrm    | 0    | Apt 4 Bath  | 0.00 |
| Apt 5 Units   | 0 | Apt 5 Bdrm     | 0 | Apt 5 Bath | 0.00 | Garage        | 0 | Car Port      | 0    | Open Spaces | 0    |
| RV Spaces     | 0 | Laundry        |   | Rec Bldg   |      | Apt Pool      |   | Apt Spa       |      | Tennis      |      |
| Security Gate |   | Office Percent | 0 | Mezz SQF   | 0    | Restaurant    |   | Hotel Pool    |      | Hotel Spa   |      |
| Conf. Room    |   |                |   |            |      |               |   |               |      |             |      |

ATTACHMENT (c)

PAGE 4



Assessor

**San Bernardino County - PIMS**  
**Property Information for Parcel 0603-102-40-0000**

*SANTANA'S RESTAURANT*

| Parcel        | Parcel Status | Parcel Type | Property ID | Tax Status | Use Code  | Land Access | Size | Land Type | District    | Resp Group | Resp Unit |
|---------------|---------------|-------------|-------------|------------|-----------|-------------|------|-----------|-------------|------------|-----------|
| 0603102400000 | A             | 0           |             | 1          | FAST FOOD | *****       | 02   | 03        | JOSHUA TREE | D          | COM       |

**Land Characteristics**

|           |    |           |       |              |        |              |       |            |       |           |       |
|-----------|----|-----------|-------|--------------|--------|--------------|-------|------------|-------|-----------|-------|
| Zoning    |    | Lot Width | 95.00 | Lot Depth    | 110.00 | Footage      | 10450 | Gross Acre | 0.000 | Net Acre  | 0.000 |
| Access    | 9  | Slope Dir | 9     | Slope Degree | 9      | View Quality | 9     | View Type  | 9     | Sewer     | 9     |
| Water     | 9  | Elec.     | 9     | Gas          | 9      | Offsite      | 9     | Enc/Eas    | 0     | Nuisance1 | 00    |
| Nuisance2 | 00 | Spc Infl1 | 0     | Spc Infl2    | 0      | Dock Rts     | 0     | Lease Exp  |       |           |       |

**No SFR Characteristics Found**

**Other Characteristics**

|               |      |                |      |            |      |               |   |               |      |             |      |
|---------------|------|----------------|------|------------|------|---------------|---|---------------|------|-------------|------|
| Sequence      | 1    | Location       |      | Use        | 0320 | Struc Quality | A | Struc Type    | D    | Gro Lease   | 4304 |
| Net Lease     | 4304 | Const. Year    | 1993 | Eff Year   | 1993 | Nbr Units     | 2 | Adj. SF Units | 0    | # Stories   | 0    |
| Story Height  | 0    | Elevator       | 0    | Landscape  | 9    | Func. Obs     | 0 | Adj LB Ratio  | 0.00 | Lease Exp   |      |
| Apt 1 Units   | 0    | Apt 1 Bdrm     | 0    | Apt 1 Bath | 0.00 | Apt 2 Units   | 0 | Apt 2 Bdrm    | 0    | Apt 2 Bath  | 0.00 |
| Apt 3 Units   | 0    | Apt 3 Bdrm     | 0    | Apt 3 Bath | 0.00 | Apt 4 Units   | 0 | Apt 4 Bdrm    | 0    | Apt 4 Bath  | 0.00 |
| Apt 5 Units   | 0    | Apt 5 Bdrm     | 0    | Apt 5 Bath | 0.00 | Garage        | 0 | Car Port      | 0    | Open Spaces | 0    |
| RV Spaces     | 0    | Laundry        | -    | Rec Bldg   | -    | Apt Pool      | - | Apt Spa       | -    | Tennis      | -    |
| Security Gate | -    | Office Percent | 0    | Mezz SQF   | 0    | Restaurant    | - | Hotel Pool    | -    | Hotel Spa   | -    |
| Conf. Room    | -    |                |      |            |      |               |   |               |      |             |      |

*ATTACHMENT (C)*

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**San Bernardino County - PIMS**  
**Property Information for Parcel 0602-173-28-0000**  
 Assessor **JT REALTY BUILDING**

| Parcel        | Parcel Status | Parcel Type | Property ID | Tax Status | Use Code | Land Access | Size | Land Type | District    | Resp Group | Resp Unit |
|---------------|---------------|-------------|-------------|------------|----------|-------------|------|-----------|-------------|------------|-----------|
| 0602173280000 | A             | 0           |             | 1          | RETAIL   | PUB/PV      | 05   | 03        | JOSHUA TREE | D          | COM       |

**Land Characteristics**

|           |    |           |      |              |      |              |        |            |       |           |       |
|-----------|----|-----------|------|--------------|------|--------------|--------|------------|-------|-----------|-------|
| Zoning    |    | Lot Width | 0.00 | Lot Depth    | 0.00 | Footage      | 116305 | Gross Acre | 2.670 | Net Acre  | 0.000 |
| Access    | 1  | Slope Dir | 0    | Slope Degree | 2    | View Quality | 0      | View Type  | 4     | Sewer     | 0     |
| Water     | 1  | Elec.     | 1    | Gas          | 1    | Offsite      | 1      | Enc/Eas    | 0     | Nuisance1 | 00    |
| Nuisance2 | 00 | Spc Infl1 | 0    | Spc Infl2    | 0    | Dock Rts     | 0      | Lease Exp  |       |           |       |

No SFR Characteristics Found

**Other Characteristics**

|               |      |                |               |            |      |               |   |               |      |             |      |
|---------------|------|----------------|---------------|------------|------|---------------|---|---------------|------|-------------|------|
| Sequence      | 1    | Location       | RETAIL/OFFICE | Use        | 0300 | Struc Quality | A | Struc Type    | D    | Gro Lease   | 4720 |
| Net Lease     | 4720 | Const. Year    | 1981          | Eff Year   | 1981 | Nbr Units     | 7 | Adj. SF Units | 0    | # Stories   | 0    |
| Story Height  | 0    | Elevator       | 0             | Landscape  | -    | Func. Obs     | 0 | Adj LB Ratio  | 0.00 | Lease Exp   |      |
| Apt 1 Units   | 0    | Apt 1 Bdrm     | 0             | Apt 1 Bath | 0.00 | Apt 2 Units   | 0 | Apt 2 Bdrm    | 0    | Apt 2 Bath  | 0.00 |
| Apt 3 Units   | 0    | Apt 3 Bdrm     | 0             | Apt 3 Bath | 0.00 | Apt 4 Units   | 0 | Apt 4 Bdrm    | 0    | Apt 4 Bath  | 0.00 |
| Apt 5 Units   | 0    | Apt 5 Bdrm     | 0             | Apt 5 Bath | 0.00 | Garage        | 0 | Car Port      | 0    | Open Spaces | 0    |
| RV Spaces     | 0    | Laundry        | -             | Rec Bldg   | -    | Apt Pool      | - | Apt Spa       | -    | Tennis      | -    |
| Security Gate | -    | Office Percent | 0             | Mezz SQF   | 0    | Restaurant    | - | Hotel Pool    | -    | Hotel Spa   | -    |
| Conf. Room    | -    |                |               |            |      |               |   |               |      |             |      |

|              |       |             |              |            |      |               |   |               |      |           |       |
|--------------|-------|-------------|--------------|------------|------|---------------|---|---------------|------|-----------|-------|
| Sequence     | 2     | Location    | MINI-STORAGE | Use        | 0103 | Struc Quality | L | Struc Type    | S    | Gro Lease | 11600 |
| Net Lease    | 11600 | Const. Year | 1984         | Eff Year   | 1990 | Nbr Units     | 3 | Adj. SF Units | 0    | # Stories | 0     |
| Story Height | 0     | Elevator    | 0            | Landscape  | -    | Func. Obs     | 0 | Adj LB Ratio  | 0.00 | Lease Exp |       |
| Apt 1 Units  | 0     | Apt 1       | 0            | Apt 1 Bath | 0.00 | Apt 2 Units   | 0 | Apt 2         | 0    | Apt 2     | 0.00  |

Characteristics

Page 2 of 2

|               |   |                |   |            |      |             |   |            |   |             |      |
|---------------|---|----------------|---|------------|------|-------------|---|------------|---|-------------|------|
|               |   | Bdrm           |   |            |      |             |   | Bdrm       |   | Bath        |      |
| Apt 3 Units   | 0 | Apt 3 Bdrm     | 0 | Apt 3 Bath | 0.00 | Apt 4 Units | 0 | Apt 4 Bdrm | 0 | Apt 4 Bath  | 0.00 |
| Apt 5 Units   | 0 | Apt 5 Bdrm     | 0 | Apt 5 Bath | 0.00 | Garage      | 0 | Car Port   | 0 | Open Spaces | 0    |
| RV Spaces     | 0 | Laundry        | - | Rec Bldg   | -    | Apt Pool    | - | Apt Spa    | - | Tennis      | -    |
| Security Gate | - | Office Percent | 0 | Mezz SQF   | 0    | Restaurant  | - | Hotel Pool | - | Hotel Spa   | -    |
| Conf. Room    | - |                |   |            |      |             |   |            |   |             |      |

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ATTACHMENT (C)



Picture A

OLD KMART BUILDING  
TOWN CENTER MALL



Picture B

Picture A-Front of Old KMart Building which is now Town Center Mall

Picture B-The Occupants street sign for the Old KMart Building which is now Town Center Mall





Picture A



Picture B



Picture C

Picture A:

-Liquor Store that is right across the street from the Yucca Valley Dollar General. It has not closed.

Picture B:

-Liquor Store within half mile of the Yucca Valley Dollar General.

Picture C:

-Liquor Store within one mile of the Yucca Valley Dollar General.



Picture A



Picture B

Picture A:

-Liquor Store within half mile of the 29 Palms Dollar General.

Picture B:

-Thrift Store within one mile of the 29 Palms Dollar General.





PICTURE A

STAR PHARMACY



PICTURE B

SAMS MARKET



PICTURE C

JOSHUA TREE REALTY

- Picture A:  
 -Star Pharmacy Building which is 7,555 Sqft.  
 Picture B:  
 -Sams Market Building which is 6,000 Sqft.  
 Picture C:  
 -Joshua Tree Realty Building which is 4,720 Sqft.  
 Picture D: (page 2)  
 -Unity Home Building which is 6,957 Sqft.

JT Buildings Over/From 4,000 to 7,555 Sqft

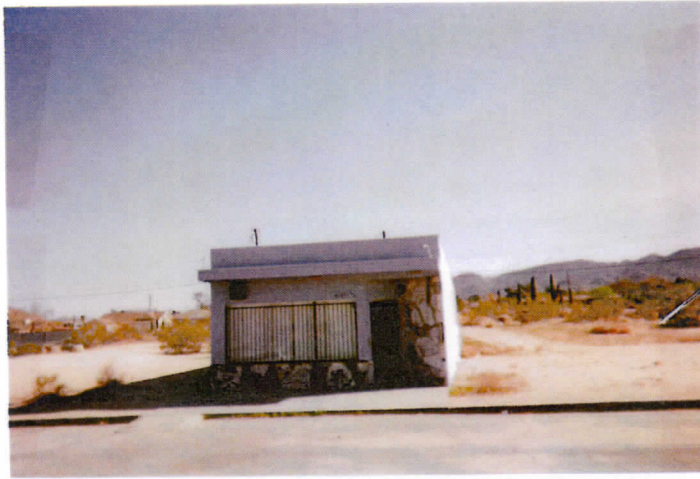
Enclosure (4)



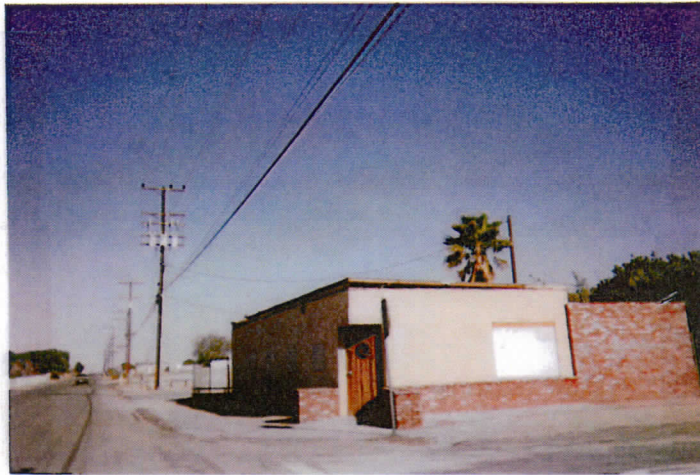
PICTURE D

UNITY HOME BUILDING





Picture A



Picture B



Picture C

- Picture A:  
 -This building has been empty for at least 15 years.  
 Picture B:  
 -This building has been empty for at least 15 years.  
 Picture C:  
 -This building has been empty for at least 10 years.

Empty/Vacant Buildings 10 Yrs or Longer

Enclosure (5)



Picture A



Picture B



Picture C

ALL PICTURES = ONE PROPERTY

Picture A:

-This 3 buildings are within 3 city blocks from Downtown Joshua Tree. They are in same area as Ambulance and Water District Buildings. They have been vacant for at least 8 years. The point is that even though this buildings have been emptied for that long, they have not suffered any of the vandalism and blight predictions from JTDBA and Celeste Doyle.

Empty/Vacant Buildings 10 Yrs or Longer

Enclosure (5)





Picture A



Picture B



Picture C

Picture A:

-In the last 10 years this building was occupied/leased out for about 3 years. It has not suffered vandalism or blight.

Picture B:

-In the last 10 years this building was occupied/leased out for about 3 years. It has not suffered vandalism or blight.

Picture C:

-This property was vacant for at least 10 years. It has been occupied for about 18 months as a church. It did not suffer vandalism or blight in the 10 or more years it was vacant.

Vacant 5 Yrs or Longer in Last 10 Yrs

Enclosure (6)



Picture A



Picture B



Picture C

Picture A:

-This property has been occupied on and off for about 3 years out of the last 15 years. Though it appears to be occupied, there is very little activity emanating from this supposed business.

Picture B:

-This property is now vacant. It has been occupied for maybe 18 months out of the last 5 years. It does not have a bathroom.

Picture C:

-This building was remodeled in 2013. Though it appears to be occupied, there is very little activity emanating from this supposed business.

Vacant 5 Yrs or Longer in Last 10 Yrs

Enclosure (6)

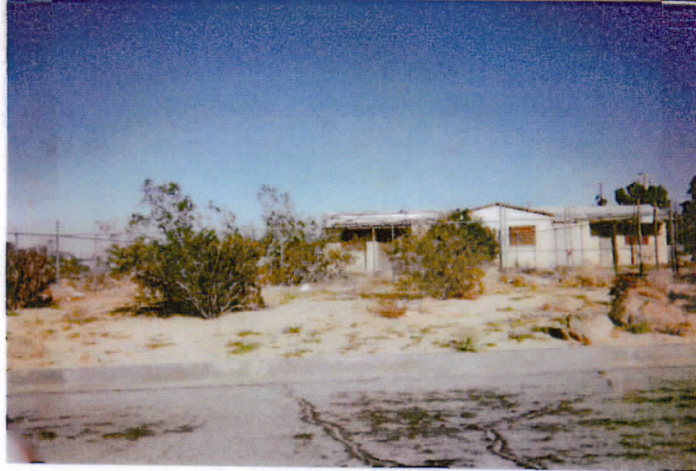




Picture A



Picture B



Picture A:  
Abandoned and mostly destroyed Building on Veterans Way.  
Picture B:  
Front and Backside of a commercial building on Reposo Circle.

June 17, 2015

Ms. Heidi Duron  
Supervising Planner  
Land Use Services Department  
San Bernardino County  
[hduron@lusc.sbcounty.gov](mailto:hduron@lusc.sbcounty.gov)

Re: Notice of Preparation of a Draft Environmental Impact Report  
For the "Joshua Tree General Retail Project"

Ms. Duron

As property owners and small business owners directly across the highway from the above proposed project, as well as Joshua Tree residents we have a vested interest in the long term fiscal, environmental, and cultural sustainability of the unincorporated community of Joshua Tree. After a family discussion, I began drafting a more personal letter to convey our deepest concerns with this proposed project, but at this point in time we've decided to save that for a later time and stick to those issues that have more teeth so to speak in terms of the law, as history with this saga has seemed to show that is what matters to the decision makers of the San Bernardino County Land Use Services Department. So we write to you and ask you to please accept these comments into the record regarding the above-referenced matter.

Although litigation is still pending regarding the adequacy of the county's initial approval of a conditional use permit (CUP) and a mitigated negative declaration (MND) for the "Joshua Tree General Retail Project," the Land Use Services Department has resolved to move ahead with a new, albeit limited, CEQA process. Regarding the CUP, I remind the county that the court order invalidated that as well as the MND. The county must re-evaluate this project pursuant to the CUP procedures and standards, including consistency with the Joshua Tree Community Plan. Regarding the NOP, the county must address at least the following as part of the Environmental Review Report:

- Urban decay impacts, as required by the court order.
- Neighborhood impacts, due to changes in circumstances.
- Traffic Impacts, due to changes in circumstances.
- Access and parking, due to changes in circumstances.
- Domestic Water, due to changes in circumstances.
- Sanitary Sewer, due to changes in circumstances.

Regarding Neighborhood and Traffic impacts, and access and parking, changes in circumstances since the previous CEQA review include new businesses opening in the central Joshua Tree commercial district as well as an increase in district-wide events, re-location of the Joshua Tree Elementary School, the opening of the casino in Twentynine Palms, the National Park Service actively encouraging visitors to pass through Joshua Tree because that entrance is so busy and go to Twentynine Palms instead, increased use of the Morongo Basin Transit Authority services, expanding programs at the Sunburst Community Center, and increases in the residential population in Joshua Tree north of Highway 62.

All of these changes affect the pattern and timing of residential activity in and around the neighborhood and intersections near the project site, including pedestrian and bicycle activity, the timing, direction and density of vehicle traffic, the frequency and duration of bus stops, and the frequency and duration of cycles at the traffic light at Sunburst and Highway 62. Neither the county nor the California Department of Transportation has done a traffic study at that intersection for over ten years. Given the changes in circumstances since the last CEQA review for this project, it is not possible for the county to declare the project will have no impact on the neighborhood, or local or highway traffic without studying at least the Sunburst/Hwy 62 intersection. The project will bring additional vehicle traffic, delivery trucks, pedestrian traffic, bicycle traffic and an increase in the frequency and duration of bus stops, all affecting an already over-burdened intersection and impacting adjacent neighborhoods on both sides of the Highway.

In addition, Highway 62 has been identified as one of the deadliest highways in the country,<sup>[\[i\]](#)</sup> with Joshua Tree identified as a “hot spot.” Consultation with the California Highway Patrol will show that vehicle-on-vehicle and vehicle-on-pedestrian accidents happen as a routine matter. Increased vehicle, bicycle and pedestrian use on Sunburst has resulted in more accidents on that road as well.

These changes in circumstances require the county to re-evaluate the impacts this project will impose on the neighborhoods, traffic and how access and parking will contribute to these impacts.

Regarding Domestic Water, the county is well-aware that California is facing an extended drought. As part of its response, the State has imposed mandatory water-use reductions. Joshua Basin Water District is required to lower water-use by 28%. It has recently tabled a request for a “Will Serve” letter for a proposed housing development in Joshua Tree because of this mandate.

This change in circumstances requires the county to re-evaluate the impacts this project will have on domestic water resources.

Regarding Sanitary Sewer, the Colorado Water Quality Management District has made it known that it is concerned about aquifer contamination from septic tanks in the Joshua Tree area, and may soon consider imposing limitations in Joshua Tree similar to those facing the Town of Yucca Valley. This change in circumstances requires the county to re-evaluate the impacts this project may have on sanitary sewer in the area. (For example, it may increase the need for such limitations.)

Additionally, CEQA requires that the intended occupant be identified as part of the review process. The county persists in identifying this as the ambiguous “Joshua Tree General Retail Project,” even though the real party in interest in the litigation, Dynamic General, has stated in its brief to the California State Appellate Court that the occupant will be Dollar General. Any further notices, reports or other CEQA documents (or CUP review documents) should identify Dollar General as the intended occupant.

Please enter these comments in the record of this matter.

Thank you.

Nicholas Holmes, Jenny Holmes, Wiley Holmes, Ulla Holmes, Jens Holmes

Joshua Tree

[TheNourishingTree@gmail.com](mailto:TheNourishingTree@gmail.com)

62057 Twentynine Palms Hwy.

Joshua Tree, CA

92252

June 17, 2015

Ms. Heidi Duron  
Supervising Planner  
Land Use Services Department  
San Bernardino County  
[hduron@lusd.sbcounty.gov](mailto:hduron@lusd.sbcounty.gov)

Dear Ms. Duran,

Please accept my statement, here enclosed, that joins the sentiments of many others in my community of Joshua Tree, CSA 20, in voicing opposition to the inclusion of a retail business stated to be built on highway 62, within our village of Joshua Tree, called Dollar General.

There is overwhelming evidence showing negative resulting impacts to communities similar to Joshua Tree, that is caused by such business types and varieties, like Dollar General, which are known to be severe in all measure of negative influence upon the general desired ambience and cultural nature of a community, like Joshua Tree. All evidence, strongly, suggests that these impacts will accompany this development.

There is additional evidence that such business types, when built in small, rural, communities, set up a cascading flow of other predatory enterprises that add burden to overall economic well being by removing key and needed economic elements crucial to those communities. As such, these negative impacts create degraded prosperity with reduced growth and supported incentives for enhancing locally owned and privately operated businesses.

Additionally, the Dollar General retail store, that is specific to our community's overwhelming opposition, which is, now, under consideration for approval of applications for construction in Joshua Tree, set up worrisome and valid concerns for public safety of citizens accessing this business. Accident rates are already extreme in numbers and severity, with documented incident reports claiming that accidents involving Highway 62, in the region, are 300% above statewide averages. This proposed Dollar General retail store will assuredly add to and magnify potential dangers associated with the roadways in the immediate vicinity.

With all the stated concerns from the community, and evidence from other sources related to negative impacts accompanying such developments, associated with similar conditions, it shows clearly, approval of such planning is not prudent and may, perhaps, be considered negligent. Please reject all applications and refuse approval for construction of the Dollar General retail store in Joshua Tree.

Respectfully,  
Tom O'Key  
Resident, Community Member, Joshua Tree

I opened my own business in Joshua Tree 21 years ago. I am very invested in the town.  
I am opposed to the Dollar General Store coming to Joshua Tree for many many reasons.

Just a few of the reasons that I am opposed:

The building does not suit Joshua Tree - it is ugly and does not fit the tourist-based theme that the town is striving for.

It would open the doors for more disrespect of the Joshua Tree Community Plan and more formula retail.

A Dollar General diffuses the unique Community Identity of Joshua Tree that has a regional, national and international draw

A Sams Market in Joshua Tree has close to similar pricing on mutually carried items (compared to YV Dollar General)

There's already three Dollar General stores in the Morongo basin, there's six dollar stores in the Morongo basin

There's a Walmart SuperCenter four miles to the West and four additional major grocery stores slightly further West

Thank you for your time and consideration.

Christine Pfranger

owner of Coyote Corner

6535 Park Blvd

Joshua Tree, CA 92252

**RECEIVED**

**MAY 15 2015**

San Bernardino County  
Planning Division

May 13, 2015

San Bernardino County Land Use Services Department  
Attn: Heidi Duron, Supervising Planner  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

Dear Ms. Duron:

I am writing regarding the Dollar General EIR recently submitted. I am concerned with the blight and urban decay associated with the Dollar General store.

• **UNDERSTAFFING AND CRIME**

I have visited the two Dollar General stores in Yucca Valley and the one in Twentynine Palms and noticed that they seem very understaffed. My concern is that this makes them an attractive target for shoplifters and thieves, who will be drawn to Joshua Tree. In our small Joshua Tree neighborhood stores shoplifting is nearly impossible. I am concerned that Dollar Tree will draw a dangerous element that is not drawn here now.

• **ADDITIONAL BURDEN ON COMMUNITY SAFETY RESOURCES**

I'm also concerned that a Dollar General in Joshua Tree will put an additional strain on the San Bernardino Sheriff's Department. I read the Sheriff's Calls in the High Desert Star and notice that many of the calls come from Walmart, for shoplifting and auto-related crimes in the parking lot. Every time the Sheriff's Department is called to a big box store that is unable or unwilling to adequately staff and police their store, the community pays in tax dollars and the inability of the Sheriff's Department to respond to non-commercial problems in the community.

• **BLIGHTING A RESIDENTIAL NEIGHBORHOOD**

In addition, I notice that traffic from the store will enter and exit on Commercial Street which abuts a quiet residential neighborhood. I'm concerned that the proximity of the Dollar General store will adversely affect the quality of life for the families living there with added traffic, noise, dust, diesel exhaust fumes and particulates from delivery trucks, and trash. People may move out of the neighborhood leaving empty houses that will attract crime, lower property values, eventually lowering the tax base.

The other entrance/exit is on Mountain View, also a residential street, across from a vacant lot. I often see children on scooters and bikes and handicapped people in wheelchairs along Commercial and Mountain View. I am concerned that harried customers and delivery trucks entering from and exiting to the surrounding residential streets will not see these people



and accidents will occur. The area will become dangerous for families who will abandon it to move to areas safer for their family members.

- **LIKELIHOOD OF STORE CLOSURE AND ABANDONED PROPERTY**

My biggest concern, however, has to do with Dollar General's plan to purchase Family Dollar which would require them to close 1500 – 4000 of their stores. An article in the NY Post, November 2014, said that the Federal Trade Commission "may require the country's No. 1 dollar store chain to divest more than 4,000 stores to win approval of its stalled \$9.1 billion merger proposal..."

A quick search online informed me of Dollar General closing stores in the small towns and neighborhoods in Richardson, TX; Escalon, CA; Turlock, CA; Foley, AL; and St. Joseph, MI.

In 2006 Dollar General closed 400 of its "least profitable" stores after two quarters of falling profits. Joshua Tree should not be made a victim to the casino-mentality of the Dollar General board of directors.

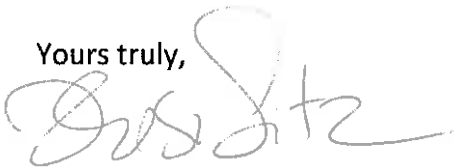
With three other Dollar Generals in close proximity, possible store closures, and very strong community opposition there is no guarantee that this store will remain open. If it closes it will likely be abandoned blighting the small-town feel that the community has worked so hard to create and maintain.

- **BLIGHT IN NEARBY LOTS**

There are empty lots on two sides of the Dollar General property. Trash and packaging will blow from the store and from the cars of their customers. No plan has been articulated by Dollar General for mitigating the negative externalities tied to the store. It will become the unpaid work of the community to clean up after the Dollar General or live with the degraded conditions surrounding the store.

Please do not approve the EIR of Dollar General. There is no place in Joshua Tree for Dollar General.

Yours truly,



Teresa Sitz  
65425 Saturn Street  
Joshua Tree CA 92252  
213-447-8591



**From:** Eva Soltes [<mailto:soltes@mindspring.com>]  
**Sent:** Wednesday, June 17, 2015 12:29 PM  
**To:** Duron, Heidi - LUS  
**Cc:** Hudson, Tom; Supervisor Ramos  
**Subject:** Dollar General comment

Dear Supervisor Ramos, Mr. Hudson and Ms. Duron,

I'm writing with regards to the comment period for the issue of Dollar General opening a store in Joshua Tree. As you all well know this is an ongoing situation that many business owners and residents of Joshua Tree have been opposing.

As the years have gone by the 'village' of Joshua Tree has been increasingly branded as a tourism destination that offers an "off the beaten path" and Bohemian experience. More and more businesses that cater to the 'Arts' and 'Cultural Tourism' are taking over the downtown.

Additionally there has been private investment in the many millions of dollars spent in this community on the part of people who are buying up ramshackle properties and turning them into works of art that are rented to vacationers for relatively high rates. We are attracting a very high quality of visitors who tend to spend more time and spend more money in our downtown, too because of the "cultural" experience that is offered here combined with the beauty and serenity of nature that Joshua Tree offers.

A business such as Dollar General in the downtown area is going to create havoc on our tourism industry and it will discourage private investment by individuals who are coming from other places and spending large amounts of cash in San Bernardino County to rehab old houses-- because they are attracted to this lifestyle and the mom and pop businesses that 'brand' this town.

A "box store" of any kind in Joshua Tree will begin a slow and steady erosion of the atmosphere and businesses. As a piece of practical advice to the County it is not in your best interest financially to let a store like that open in Joshua Tree. There are other nearby places that sell the same goods, mostly at cheaper prices, that are easily accessible to people who want to shop for those items. The super Walmart is a few bus stops away!

Please consider this issue very carefully and understand what makes Joshua Tree a bright spot in the County.

Sincerely,

Eva Soltes

**Eva Soltes, Founder/Director**  
**Harrison House Music, Arts & Ecology**  
P.O. Box 416  
Joshua Tree, CA 92252

760.366.4712

[soltes@mindspring.com](mailto:soltes@mindspring.com)

[www.harrisondocumentary.com](http://www.harrisondocumentary.com)

*A Non-Profit Project of Community Initiatives*

***Help us "keep it going!" Donate to Harrison House Music, Arts & Ecology***

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June 16, 2015

San Bernardino County Planning Department  
Attn: Heidi Duron  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415  
**Via Email:** [hduron@lusd.sbcounty.gov](mailto:hduron@lusd.sbcounty.gov)

Dear Ms. Duron:

I wish to comment on the Notice of Preparation of an EIR for the proposed Dollar General Store in Joshua Tree, published May 8, 2015. The siting in downtown Joshua Tree for this proposed store is inappropriate and will have many negative consequences if built.

Joshua Tree has a history of small, locally-owned businesses that are part of the draw for tourists, and tourism is the primary economic engine of Joshua Tree. Tourism has been vibrant and economically valuable especially in recent years, as the Park visitors have increasingly used the Joshua Tree Visitor Center as their entry point. Visitors from all over the United States and the world closely associate the town with an experience they can't get elsewhere, both the beauty and attraction of Joshua Tree National Park itself and the many individual and unique businesses they can patronize during their visit to the Joshua Tree "village." Visitors to the Park comment to the Park and to local businesses on their enjoyment of the unique atmosphere in Joshua Tree. Visitors want to see something different when they vacation and visit a National Park – they don't come to shop at a Dollar General store – or any other inappropriate chain store – in our "quaint and quirky" National Park Gateway town. They come to the Art Galleries, coffee shops, Antique/Thrift shops, and restaurants in our town. They can pick up any needed "big store" items on their way into Joshua Tree at the SuperWalMart in Yucca Valley – or the other Dollar General located there – or the Dollar Tree store – or the Dollar General or Dollar Tree in Twentynine Palms.

If Dollar General were built, the local residents who think they want such a store will find out all too soon that that the allegedly cheap merchandise is just that – cheap and poorly made. I shopped with my mother in Dollar General stores in another state for a number of years, and saw the low quality of merchandise and poor quality foodstuffs that fill the shelves. But if our local residents are fooled for a while into thinking they have a great "discount" store for their everyday goods, and this continues long enough for other stores to go out of business, the decline of Joshua Tree and its economic health will be quick and painful. Both residents and visitors will be affected, and the now-thriving community will be wounded. "Downward spiral" is a phrase that comes to mind to describe the cycle that has happened in other small communities that experienced the greedy influx of a chain store that is unneeded and unwanted.

Other issues I am concerned about include traffic and noise issues around the store site, the excessive size of the store in a small-business commercial area of a National Park gateway town, and the equivocation of the proponents about the selling of alcohol.

I plan to follow the legal issues surrounding this proposed project and will continue to state my opposition to its approval.

Thank you.

Laraine Turk  
PO Box 305  
64024 Hollinger Road  
Joshua Tree, CA 92252-0305  
[Laraine518@earthlink.net](mailto:Laraine518@earthlink.net)

Heidi Duron,

I am writing you today to voice my opinion on the proposed 9100 Sq. Foot retail store that is proposed for Joshua Tree.

This type of corporate small box store does not fit into the Joshua Tree Community Plan. If you have ever visited Joshua Tree you would know this.

It does not matter if it is a Dollar General or any other store of this size, it simply does not fit with the very rural small village feel and size.

This store is proposed in an area that is a family oriented neighborhood, as homes are directly behind the proposed lot.

The Dynamic development corporation, testified in front of the county supervisors, "this is a small type of store and would not be selling alcohol.

Right after the board approved the initial permit, within 2 weeks a Notice to Sell Alcohol sign went up? A bold face lie was told to the supervisors at that time who asked questions about alcohol.

This is a predatory retail corporation, who does not care what any of the residents of Joshua Tree have to say, it is only about the all mighty dollar \$\$\$\$\$\$.

And speaking of Dollars, all the profits leave the town and county and go back to Tennessee.

They treat their employees poorly, by not providing adequate help to get the work done, and low wages for any position.

They do not pay a living wage, and have several complaints against them, they will not be good neighbors.

Our community has a large tourist based economy, the National Park is a tourist destination recognized all over the world, and within the United States.

People come here to visit one of the last rural community driven places full of Art, Music and beautiful scenic vistas, no one comes here to see anywhere USA.

Keep our place special for all who visit and make Joshua Tree home.

Focus your energy on promoting local small business, and keep the dollars local.

I for one shop local when ever I can to support my friends and neighbors, and do not shop corporate greed driven retail stores.

Thank you for your time, Valeree Woodard

Property Owner, Tax Payer, Concerned Citizen

Valeree Woodard  
64114 Foothill Drive  
Joshua Tree, CA 92252

760-821-5711