



# LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

**HEARING DATE:** October 3, 2019

**AGENDA ITEM #3**

## Project Description

**Vicinity Map -**

**APN:** 0603-191-03, -04 & -29  
**Applicant:** Sonia Greenlee, AC Joshua Tree, LLC.  
**Community:** Joshua Tree/3<sup>rd</sup> Supervisorial District  
**Location:** South of Verbena Road, approx. 367' east of Sunburst Avenue in Joshua Tree.  
**Project No:** P201900121/CUP  
**Staff:** Magda Gonzalez  
**Rep:** David Mlynaski & Haylie Alcorn  
**Proposal:** Conditional Use Permit to establish a 55-unit airstream suite hotel (Autocamp – Joshua Tree) with two back-of-the-house buildings (1,500 sq. ft. and 500 sq. ft. respectively) and a 1,500 square-foot clubhouse along with a Lot Line Adjustment on a portion of 26.15-acres in Joshua Tree.



**136 Hearing Notices Sent on : September 20, 2019** Report Prepared By: Magda Gonzalez, Senior Planner

## SITE INFORMATION:

**Parcel Size:** 26.15-acres

**Terrain:** Relatively flat vacant site, with an incline to the southwest.

**Vegetation:** Tamarisk trees, creosote bushes, chollas, foxtails, other small grasses and shrub.

## TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

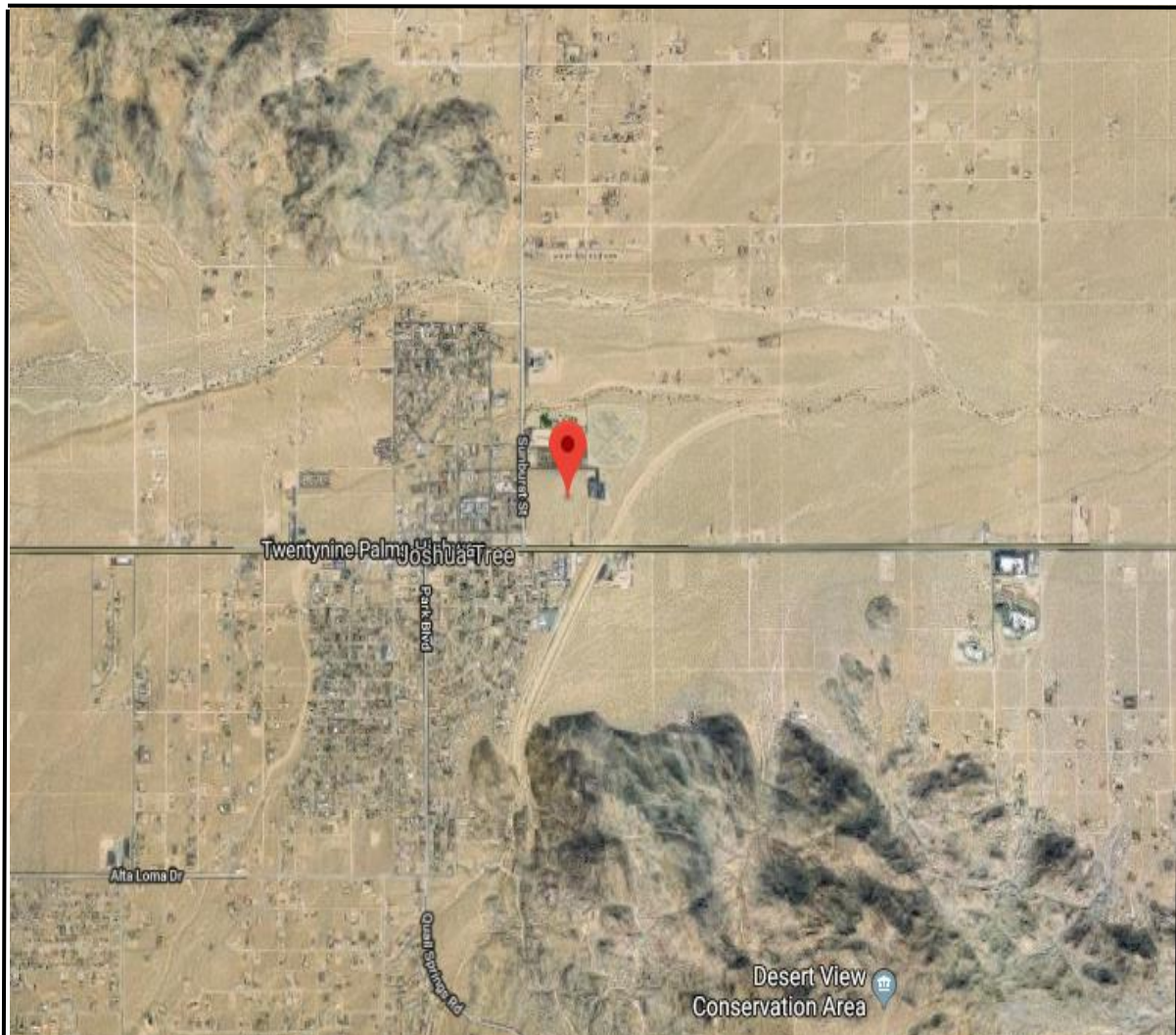
AREA	EXISTING LAND USE	LAND USE DISTRICT
Site	Vacant land	Joshua Tree/General Commercial – Sign Control plan (JT/CG-SCp)
North	Apartment complex	Joshua Tree/Multiple Residential (JT/RM)
South	Twenty-nine Palms Hwy, mobile home park further south	Joshua Tree/General Commercial – Sign Control plan (JT/CG-SCp)
East	Vacant land with Morongo Basin Transit Authority further to the east.	Joshua Tree/General Commercial-Sign Control plan (JT/CG-SCp)
West	Sunburst Rd., with dwellings to the west	Joshua Tree/Multiple Residential (JT/RM)

	Agency	Comment
City Sphere of Influence:	N/A	N/a
Water Service:	Joshua Basin CWD	Per Service Agreement Resolution
Sewer Service:	Environment Health Services	Per Service Agreement Resolution

**STAFF RECOMMENDATION:** That the Planning Commission **ADOPT** the Notice of Exemption, **ADOPT** the Findings as contained in the Staff Report, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval, **APPROVE** the Lot Line Adjustment, and **DIRECT** staff to file a Notice of Exemption.<sup>1</sup>

1. In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors.

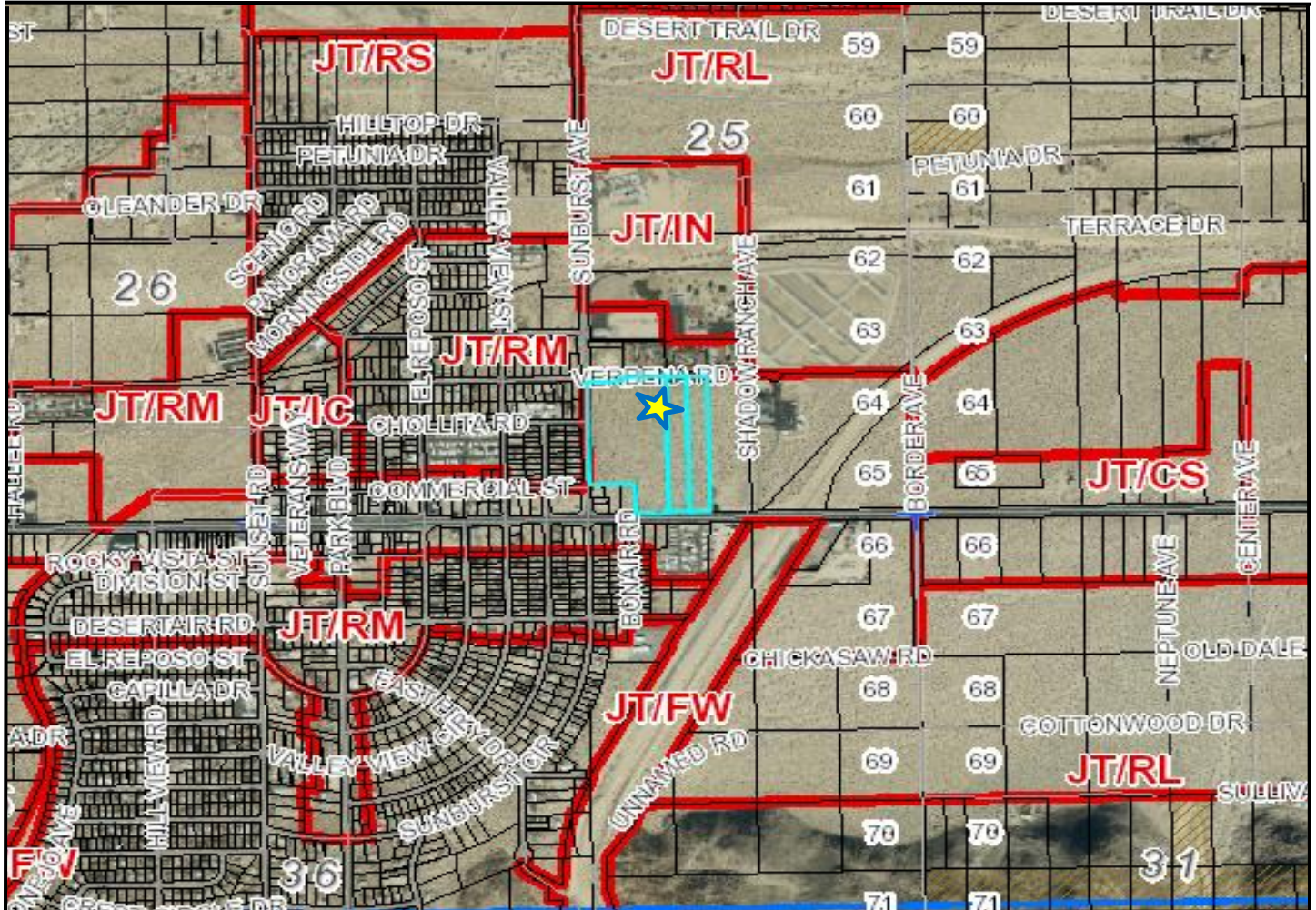
**VICINITY MAP:**  
Aerial view of the Project Site





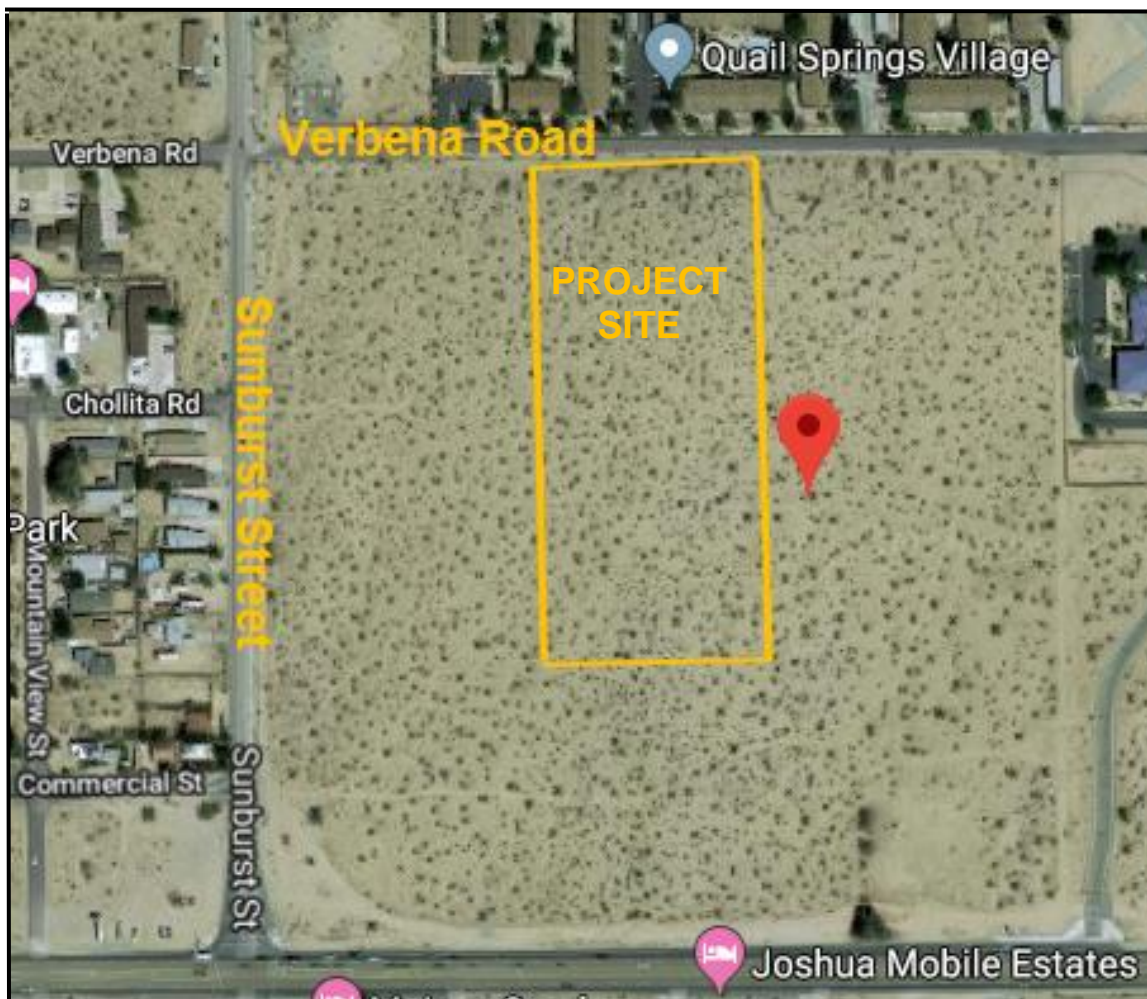


LAND USE DISTRICT MAP:





AERIAL MAP:



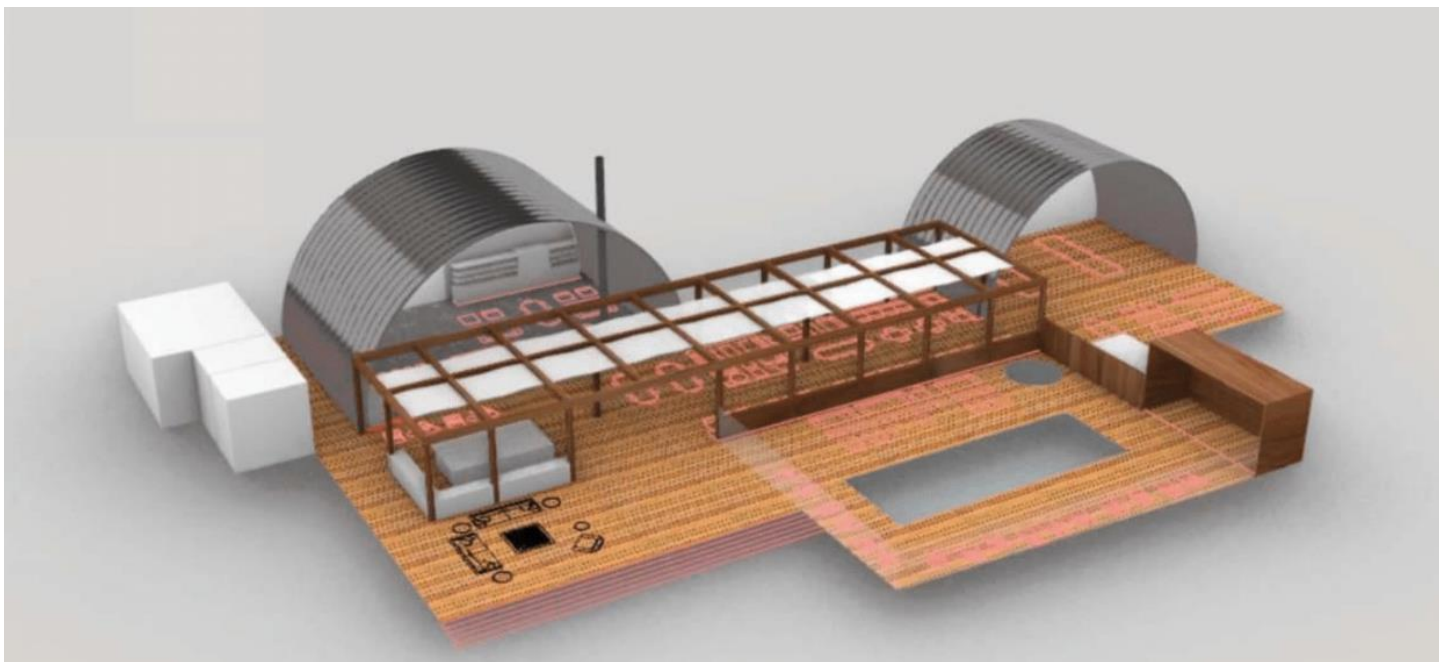




## BUILDING ELEVATIONS:



**CLUBHOUSE – QUONSET HUT (INTERIOR)**



**CLUBHOUSE**

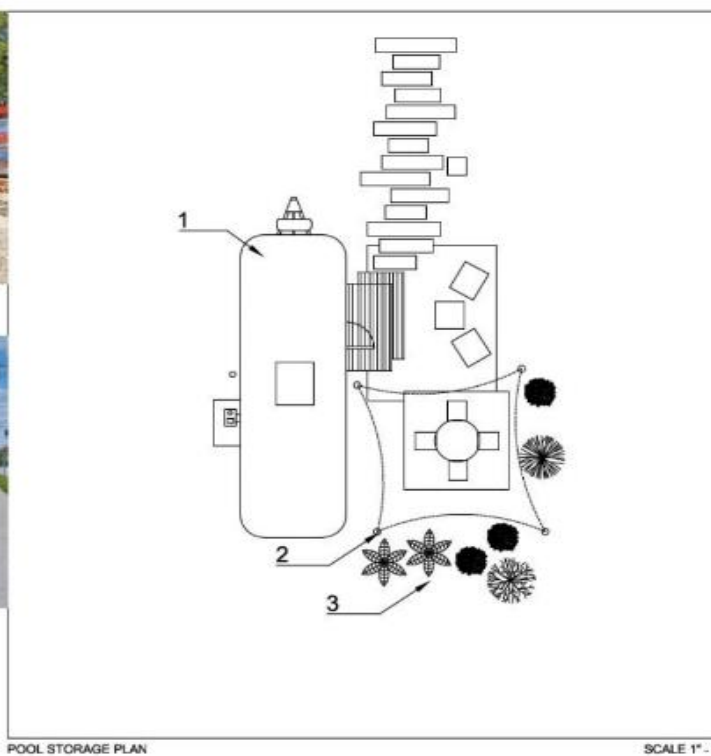




## AIRSTREAM UNIT



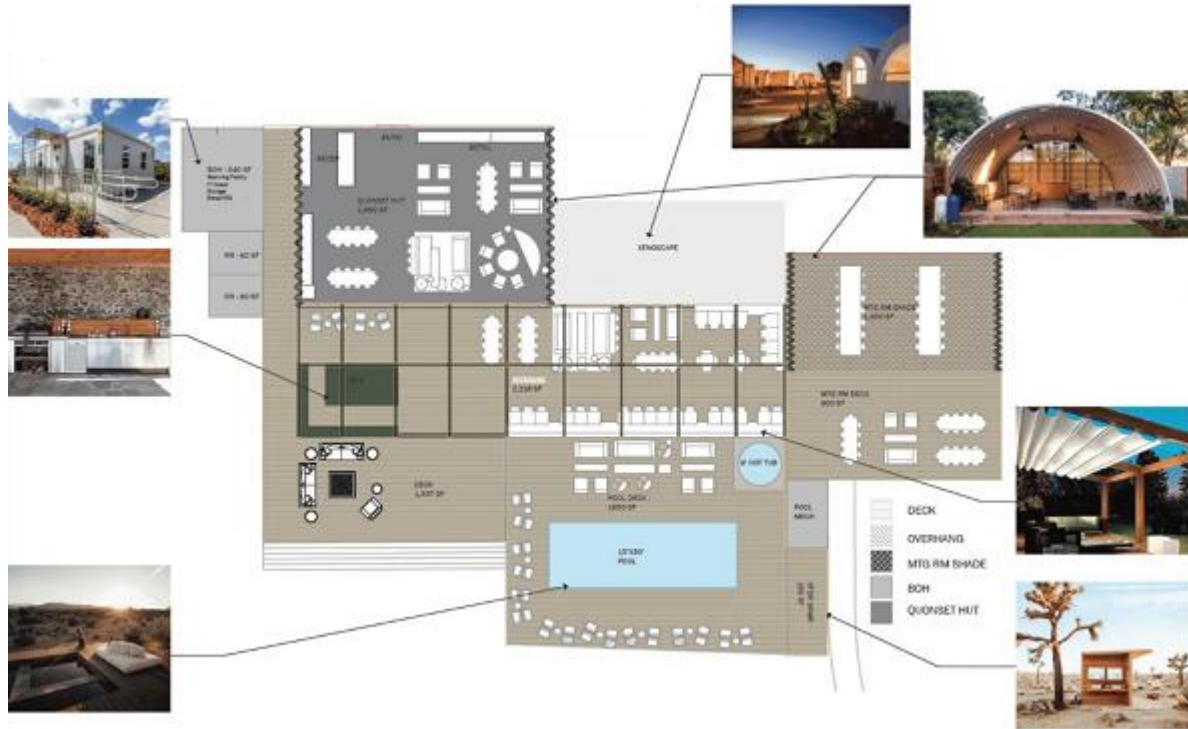
CONCEPT IMAGE OF SHADE STRUCTURE



### KEY NOTES:

1. AIRSTREAM UNIT TRAILER
2. TENSILE SHADE STRUCTURE
3. SITE PLANTINGS (CONCEPTUAL)

## AIRSTREAM EXTERIOR SETTING



## FLOOR PLAN



## MEETING AREA



## SITE PHOTOS



North view from subject property



West view from subject property





East view from the subject property



South view from subject property

**[STAFF REPORT CONTINUES ON NEXT PAGE]**

## PROJECT DESCRIPTION AND BACKGROUND:

The applicant, Sonia Greenlee, requests approval of a Conditional Use Permit (CUP) to establish a 55-unit airstream suite hotel (Autocamp – Joshua Tree) with two back-of-the-house buildings (1,500 square-feet and 500 square-feet respectively) and a 1,500 square-foot clubhouse along with a Lot Line Adjustment (Project). The Project site area (Exhibit A) is approximately 13.1 acres of a 26.15 acre site located south of Verbena Road, approx. 367' east of Sunburst Avenue in Joshua Tree within the Joshua Tree General Commercial Sign Control plan (JT/CG-SCp) Zoning District. The applicant has provided a detailed letter of intent for the Project (Exhibit B).

The scope of the proposed Project will consist of site clearing, site preparation, appurtenant improvements, and construction of the proposed back-of-the-house buildings, clubhouse and setting of airstream trailers, with on-site parking and loading areas, circulation, and landscaping. Off-site street and drainage improvements will also be constructed. Parking for the airstream hotel will be located to the north of the establishment with landscaping being utilized for screening and noise attenuation.

The Project site is currently vacant, undeveloped land. The terrain is relatively level, with a slight incline to the southwest, and the elevations range from 2,700 to 2,730 feet above mean sea level.

Verbena Road, located along the northern border of the site, is an east-west primarily two-lane road (one in each direction). The Project site will be accessed through Verbena Road. No access will be provide via Twenty-nine Palms Highway.

## PROJECT ANALYSIS:

Site Planning: All building and parking areas will be screened from public view on all sides through the incorporation of desert native plants placed strategically along the front, side and rear property lines as well as a wood gate and fence. Off-site improvements will consist of street improvements, including curb, gutter and driveway approach on Verbena Road. The Project site plan provides adequate areas to accommodate all parking, loading areas, and access and circulation requirements, as needed to comply with County requirements (See Table 2 below).

Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development in the JT/CG-SCp Land Use District, as illustrated in Table 2:

**Table 2: PROJECT CODE COMPLIANCE**

Project Component	Development Code Standard General Commercial – Desert Region		Project Plans
Lodging – Hotel or motel- more than 20 guest rooms	MUP		CUP – elevated due to controversy
Parking	58 spaces		103 spaces
Landscaping	20% required		20% provided
Building Setbacks	Front	25'	25'
	Interior Side	10'	10'
	Rear	10'	10'

Building Height	35 feet maximum	Less than 35 feet
Floor Area Ratio	.5:1	.2:1

Landscaping: A total of 20% of the site will be covered with drought-tolerant landscaping, with a variety of desert native species, groundcover and shrubs, in compliance with Development Code Section 83.10.060 and species native to the Desert Region Landscaping Design Guidelines. The Project will meet the code requirements and will provide ample tree planting in the perimeter landscaping. The Project proposes to do minimal removal of existing plants and/or vegetation, the majority will stay as is.

Hours of Operation: The facility will only be open to guests and staffed 24 hours a day, seven days a week.

Findings for Approval: Findings supporting the recommendation for Project approval are attached as Exhibit C.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE:**

The County has reviewed the Project and has determined that the Project, as described, is exempt from the California Environmental Quality Act (CEQA), pursuant to the CEQA Guidelines, Section 15303, "New Construction or Conversion of Small Structures." This exemption consists of "construction and location of limited numbers of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structures." The County evaluated various technical studies including a Scope for Traffic Study which indicates that there are no apparent safety or operational concerns with implementation of this Project. The General Biological Resources Assessment concluded that desert tortoise are not resident on site nor are burrowing owls. According to the Drainage Study the Project does not increase the peak runoff rate as indicated in the hydrologic calculations and stormwater requirements are satisfied and no additional requirements are necessary. Conditions of Approval (Exhibit D) have been identified to ensure construction impacts will not have a significant impact on the environment. In compliance with CEQA, the County has also determined that the Project does not present unusual circumstances, such as being located within an environmentally sensitive area, which would distinguish it from other projects covered by the exemption. Therefore, a Notice of Exemption is recommended along with approval of the Project. The County exercised its independent judgment in making this determination.

### **PUBLIC COMMENTS:**

Project notices were sent to surrounding property owners within 700 feet of the Project site, as required by Development Code Section 85.03.080. A significant number of comments, phone calls and emails, were received during the public comment period, both in support (Exhibit E) and opposition (Exhibit F).

Comments in support of the Project stated that there are too few commercial/hospitality options in downtown Joshua Tree, and that this Project will encourage new businesses and the need for quality hotel accommodations in the area.

The typical opposition comment expressed concerns regarding business competition, the size of the Project and its location, water availability, traffic impacts to Twenty-nine Palms Highway, and air pollution. In response: the proposed Project is a permitted use within the General Commercial (GC) zoning designation and because of the small scale of the Project it is typically reviewed under a Minor Use Permit (MUP) application except when deemed controversial. The location is suitable for this Project. The parcels will be redesigned thus making the Project accessible



through Verbena Road, not Twenty-nine Palms Highway. Furthermore, there is an existing traffic signal on the northeast corner of Twenty-nine Palms Highway and Sunburst Avenue which provides traffic control. Water concerns have been addressed and conditions of approval require the applicant/developer to obtain approval from the Joshua Basin Water District. The Project will replace and upsize an existing water main to serve this Project. The Conditions of Approval address any potential air pollution in compliance with the Mojave Desert Air Quality District.

Based on the opposition received, the original submittal of a MUP application was elevated to a CUP for consideration by the Planning Commission. Development Code §§ 85.06.030(b)(4)(A), 85.06.040(b)(3)

#### **RECOMMENDATION:**

That the Planning Commission:

1. **ADOPT** the Notice of Exemption;
2. **ADOPT** the Findings as contained in the Staff Report;
3. **APPROVE** the Conditional Use Permit to establish a 55-unit airstream suite hotel (Autocamp – Joshua Tree) with two back-of-the-house buildings (1,500 sq. ft. and 500 sq. ft. respectively) and a 1,500 square-foot clubhouse, subject to the recommended Conditions of Approval;
4. **APPROVE** the Lot Line Adjustment to redesign three parcels totaling 26.15-acres; and
5. **DIRECT** staff to file the Notice of Exemption

#### **ATTACHMENTS:**

EXHIBIT A:	Site Plan & Lot Line Adjustment
EXHIBIT B:	Letter of Intent
EXHIBIT C:	Findings
EXHIBIT D:	Conditions of Approval
EXHIBIT E:	Comment Letters – Supporting
EXHIBIT F:	Comment Letters – Opposing

## **EXHIBIT A**

### **Site Plan & Lot Line Adjustment**



EXISTING UTILITIES NOTE:

A FIELD SURVEY OF VISIBLE SURFACE UTILITIES WAS PERFORMED IN MAY 2018. RESEARCH OF UTILITY RECORDS IS STILL PENDING. SUBSURFACE UTILITIES MAY EXIST, BUT ARE NOT DENOTED HEREON.

BENCHMARK

ELEVATION 2776.2 NAVD 88  
DESCRIPTION: CGS AZIMUTH MARK DISK IN EAST CURB OF PARK BOULEVARD  
STAMPED "JOS 1965"  
LOCATION: 44FEET NORTH OF THE APPROXIMATE CENTER OF EL REPOSO  
CIRCLE STREET, 31 FEET EAST OF THE CENTERLINE OF PARK BOULEVARD IN  
FRONT OF JOSHUA TREE FIRE STATION.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH  
LINE OF THE SE 1/4 SECTION 25, BEING N89°42'00"E PER  
RS 52/92.

LEGEND

PROJECT BOUNDARY	---
CENTER LINE	---
EXIST. RIGHT OF WAY	---
NEW RIGHT OF WAY	---
PROPERTY LINE	P/L
BUILDING SETBACK LINE	---
EXISTING EDGE OF PAVEMENT	---
LANDSCAPED AREA	---
NEW WOOD FENCE	---
NEW WIRE AND POST FENCE	---
NEW WOOD GATE	---
FLOW DIRECTION	---
PATH OF TRAVEL	---

PARKING:

	ACTUAL	REQUIRED
STANDARD PARKING SPACES	87 EA.	55 EA.
HANDICAP PARKING SPACES	5 EA.	3 EA.
ELECTRIC VEHICLE	7 EA.	N/A
LOADING ZONE	1 EA.	
TOTAL SPACES	100 EA.	58 EA.

TRASH STORAGE REQUIREMENT:

55 UNITS @ 118 S.F.	6,490 S.F.
CLUBHOUSE	1,500 S.F.
BACK OF HOUSE (ADJ TO CLUB HOUSE)	500 S.F.
BACK OF HOUSE (NEAR FRONT PARKING LOT)	1,500 S.F.
TOTAL	9,990 S.F.
MINIMUM STORAGE AREAS REQUIRED:	
48 S.F. REFUSE	
48 S.F. RECYCLING	

OFFICIAL USE ONLY

TOPOGRAPHIC LEGEND

AC	AIR CONDITION UNIT
AS	ASPHALT
B	BOLLARD
B	BUILDING
B	BUSH
C	CHAIN LINK FENCE
C	CONCRETE
C	CLEAN OUT-SANITARY SEWER
E	ELECTRICAL BOX
E	ELECTRICAL MANHOLE
E	ELECTRICAL STRUCTURE
E	ELECTRICAL VAULT
S	SCREEN WALL
R	RETAINING WALL
F	FIRE HYDRANT
F	FENCE
G	GAS METER
G	GAS VALVE
G	GRATE
G	GRATE
G	GUY WIRE
H	HEDGE ROW
I	IRRIGATION STRUCTURE
J	JOSHUA TREE
L	LIGHT POLE
M	MAILBOX
P	PALM TREE
P	POWER POLE
P	PRESSURE INDICATOR VALVE
S	SANITARY SEWER MANHOLE
S	SIGN
S	STREET LIGHT
S	STORM DRAIN MANHOLE
T	TELEPHONE MANHOLE
T	TELEPHONE PEDESTAL
T	TREE
T	TELEPHONE BOX
T	TV BOX
T	UTILITY BOX
T	UTILITY RISER
T	UTILITY STRUCTURE
T	WATER BLOW OFF
T	WATER VALVE
T	WATER BACKFLOW PREVENTER
T	WATER LINE
T	ELECTRIC LINE
T	UNDERGROUND ELECTRIC
T	TV CABLE LINE
T	TELEPHONE LINE
T	IRRIGATION LINE
T	GAS LINE
T	SANITARY SEWER LINE
T	STORM DRAIN LINE
AC	ASPHALT
APN	ASSESSOR'S PARCEL NUMBER
C&G	CURB AND GUTTER
C	CONCRETE
EP	EDGE OF PAVEMENT
EX	EXISTING
MI	MINOR
FF	FINISH FLOOR
FL	FLOW LINE
LP	IRON PIPE
PL	BOUNDARY LINE
PL	PEDESTRIAN
PL	UTILITY POLE
PL	RADIAL BEARING
PL	RIGHT OF WAY
PL	SQUARE FEET
PL	TOP OF CURB
PL	WATER VALVE

CUP FOR AUTOCAMP HOTEL

EXISTING IMPROVEMENTS:

VERBENA ROAD  
• NO EXISTING SIDEWALK  
• AC ROADWAY SECTION  
• NO EXISTING STREET LIGHTS

PROPOSED IMPROVEMENTS:

ROADWAY SECTION: AC OVER 1" BASE  
PARKING AREA AND FIRE ROAD STRUCTURAL SECTION:  
10.5" COMPACTED CLASS II BASE OVER COMPACTED  
NATIVE  
LANDSCAPED AREA: 16,500 SQ FT, 3% PROJECT SITE  
FENCING: 6" HIGH METAL AND WOOD AT R/W

PROPOSED STRUCTURES TO BE BLOCK AND WOOD TYPE  
CONSTRUCTION. MODULAR UNIT/MOBILE OFFICE AND/OR  
STATE APPROVED TRAILER MAY BE UTILIZED FOR BOH  
BUILDING. OPEN SPAN "GOUNSET HUT" STRUCTURE IS  
PROPOSED FOR MEETING AREA ADJACENT TO  
CLUBHOUSE.

SETBACKS AND HEIGHT LIMIT:

FRONT: 25'  
SIDE: 10'  
REAR: 10'  
HEIGHT LIMIT: 35'

ZONING DEVELOPMENT

STANDARD:  
GENERAL COMMERCIAL  
UNITS: 55 TOTAL (\* 0.6 EDU) = 33 EDU TOTAL  
DENSITY: 2.5 EDU/ACRE  
CLUBHOUSE: 1500 SQ FT  
BACK OF HOUSE: 1500 SQ FT  
BACK OF HOUSE CLUB: 500 SQ FT  
AIRSTREAM: 118 SQ FT  
FLOOR AREA RATIO: 2% PROPOSED, 50% ALLOWED  
LOT COVERAGE: 17% PROPOSED, 80% ALLOWED

UTILITY COMPANIES:

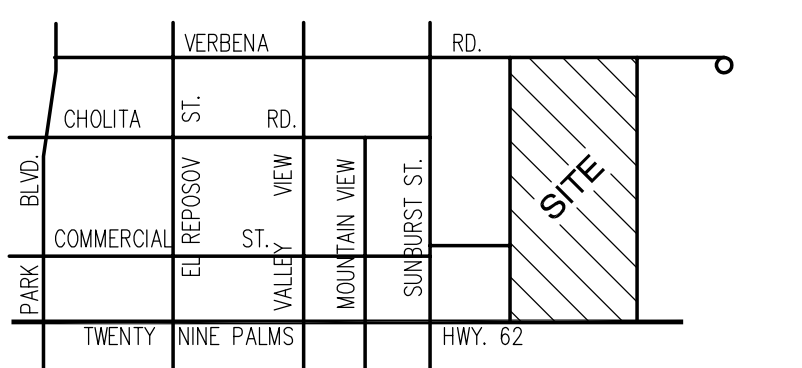
DOMESTIC WATER / SEWER:  
JOSHUA BASIN WATER DISTRICT  
RANDY MAYES 760 366-8438  
ELECTRIC POWER:  
SOUTHERN CALIFORNIA EDISON  
909 307-6791  
GAS COMPANY:  
SOUTHERN GAS COMPANY  
909 335-7838  
TELEPHONE:  
VERIZON TELECOMMUNICATION  
909 748-6640

EASEMENTS:

NONE APPLICABLE

SIGN NOTE:

TO BE SUBMITTED UNDER SEPARATED PERMIT



VICINITY MAP

NO SCALE

PROJECT INFORMATION

APN: SAN BERNARDINO COUNTY A.P.N. 0603-191-04, 0603-191-04, 0603-191-04	
APPLICATION TYPE: CUP FOR GENERAL COMMERCIAL DEVELOPMENT CONSISTING OF A CLUBHOUSE (1500 SQ FT), BACK OF HOUSE (1500 SQ FT), BACK OF HOUSE CLUB (500 SQ FT), AND AIRSTREAMS (118 SQ FT)	
APPLICANT: AC JOSHUA TREE LLC	PHONE NO: (415)497-6914
ADDRESS: 444 6TH STREET SAN FRANCISCO, CALIFORNIA 94103	
REPRESENTATIVE: TRANSTECH	PHONE NO: (929) 384-7464
ADDRESS: 413 MACKAY DRIVE, SAN BERNARDINO, CA 92470	
OWNERS: VIOLETTE SO MIRAN, RICHARD S. LOY, ROSEMARIE T. SO, ELIZABETH T. SO, EDISON T. SO, JEFFERSON T. SO	
ADDRESS: 1930 ALPHEA AVENUE DUBLIN, CALIFORNIA 94568	
PLANS PREPARED BY: TRANSTECH	PHONE NO: (929) 384-7464
ADDRESS: 413 MACKAY DRIVE, SAN BERNARDINO, CA 92470	
PLUT PLAN PREPARATION DATE: 6-25-19	REVISION DATE: 6-24-19

COUNTY OF SAN BERNARDINO

PLANNING AND LAND USE SERVICES

SITE IMPROVEMENT PLAN

AUTOCAMP

APNS: 0603-191-03, 0603-191-04, 0603-191-29

REVISIONS

COUNTY ENGINEER

NAME: \_\_\_\_\_

R.C.E. NO: \_\_\_\_\_

APPROVED: \_\_\_\_\_

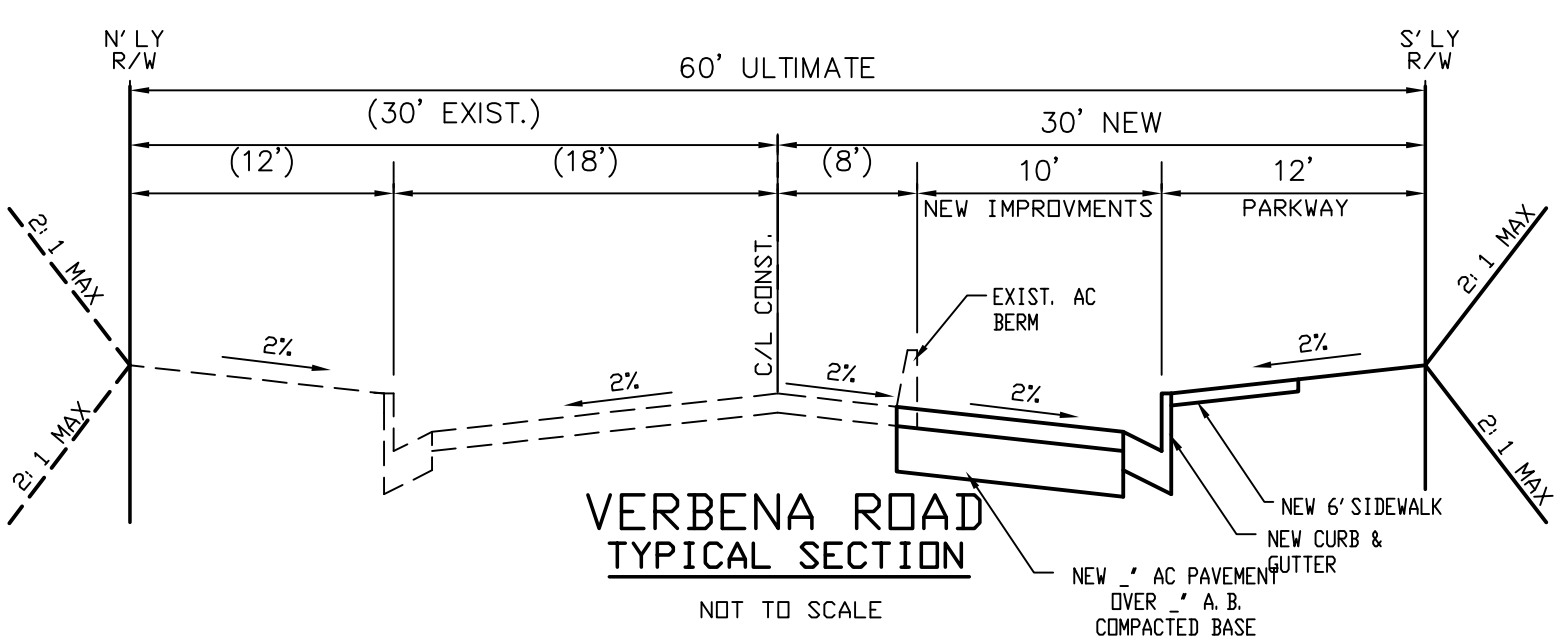
DATE: \_\_\_\_\_

PLAN NO. 18552

SHEET 1 OF 1

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant	Joshua Tree/General Commercial-Sign Control Plan (JT/CG-SCD)
North	Apartment	Joshua Tree/Multiple Residential (JT/RM)
South	Vacant/ MH Park	Joshua Tree/General Commercial-Sign Control Plan (JT/CG-SCD)
East	Vacant	Joshua Tree/General Commercial-Sign Control Plan (JT/CG-SCD)
West	Residences	Joshua Tree/Multiple Residential (JT/RM)

VACANT / MH PARK (JOSHUA TREE / GENERAL COMMERCIAL - SIGN CONTROL PLAN)



CIVIL ENGINEERING,  
LAND SURVEYING  
AND BUILDING DESIGN  
413 MACKAY DRIVE  
SAN BERNARDINO, CA 92408  
PH. (909) 384-7464  
FAX (909) 384-7475

MICHAEL ACKERMAN RCE NO. 64663 DATE



## **EXHIBIT B**

### **Letter of Intent**

**RE: Minor Use Permit (MUP) application for parcels # 060319129, 060319104, 060319103 (all or a portion of) - Pre-App Meeting P201800450**

**APN(s):** 0603-191-04, -03 & -29  
**Community:** Joshua Tree  
**Sup. District:** 3<sup>RD</sup> Supervisorial District  
**Location:** Extending between Twenty-nine Palms Highway and Verbena Road in Joshua Tree.  
**Land Use District:** JT/CG-SCp  
**Overlays:**  
**Community Plan:** Joshua Tree  
**Land Use Types Allowed:** The CG (General Commercial) land use zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses.  
  
The Sign Control (SC) Overlay ... is created to regulate freestanding signs ensure compatibility with the character of the neighborhood.  
\*For a complete list of allowed uses, see County Development Code

**AUTOCAMP SIGNATURE AIRSTREAM SUITE**



AutoCamp is currently under contract to purchase the above noted parcels.

These parcels assembled consist of approximately 26.5 acres of raw land. We are proposing constructing a 55-unit hotel, which would consist of ~55 Airstream hotel rooms which would be rented out on a nightly basis. The main entrance would be off Verbena Road (see attached conceptual site plan(s)).

The 'Project' will consist of:

- A check-in building / 1500 sq. ft. Clubhouse
- 96 on-site parking spaces (including ADA, loading areas and EV Station)
- Ancillary amenities, e.g. fire pits, shade areas, pool, outdoor shower area(s), patio decking, gardens, social points of interest, trails, staging area, bicycle racks.
- 'Back-of House' supply building
- On-site waste disposal system, e.g. packaged sewer treatment unit
- Water Quality infiltration 'areas' (BMP's)
- ~55 fixed, stationary hotel rooms connected to water, sewer and electrical
- Sufficient parking for ~55 hotel rooms w/ each hotel room consists of:
  - Queen Size bed
  - Kitchenette
  - Full bathroom
  - Sitting area
  - Outdoor Patio
  - Fire Pits

The proposed project indicated on the attached site plan effects approximately 13 Acres or half of the overall subject property. In addition to the MUP application request, the applicant is also proposing a lot line adjustment ('LLA') of the existing three (3) parcels. The three (3) underlying parcels will be reconfigured to result in the 13.1-acre project site for the AutoCamp development, in addition to two (2) not-a-part (N.A.P.) parcels; one (1) fronting on Joshua Tree Boulevard/Highway 62 (3.6 ac.) and the other fronting on Sunburst Avenue (8.5 ac.).

The MUP and the lot line adjustment (LLA) shall be processed concurrently resulting in the 'remaining' parcels being set aside for future use and proposed development.

## Land Use Designations

The property has a current land use designation of JT/CG-SCp. Specifically, it is designated General Commercial within the Joshua Tree Community Plan and has a Sign Control Overlay. Under the updated General Plan, the land use designation is CG-MU. “MU” stands for Mixed-Use.

## Permitted Uses

Hotel/Motel uses of 20 rooms or less are permitted per parcel; however, a Conditional Use Permit is required if the building coverage on each parcel exceeds 10,000 square feet, has more than 20 employees per shift, or if it is not exempt from the California Environmental Quality Act. Hotel/Motel uses of more than 20 rooms are permitted with a Minor Use Permit/Conditional Use Permit. The “SCp” designation restricts sign heights to 25 feet or less and prohibits off-site signs to 18 square feet or less.

The proposed project characteristics are as follows:

Clubhouse	1500 sq. ft.	(habitable, conditioned space)
Back of House (BOH) building	500 sq. ft.	(adjacent to Clubhouse)
Back of House (BOH) building	1500 sq. ft.	(near front parking lot area)
Airstreams	6,490 sq. ft.	(118 sf x 48 units)

Total building area      **9,990 SF**

## PROJECT CHARACTERISTICS

### About AutoCamp:

AC Joshua Tree LLC (DBA: AutoCamp) is a modern and stylish outdoor hospitality experience that makes connecting with the great outdoors easy for everyone. As the leader in outdoor hospitality, the unique properties are known for beautiful modern Airstream hotel suites, and luxurious tents. AutoCamp has revolutionized alternative lodging by blending the traditional outdoor experience with the service and design of a boutique hotel. From luxury linens, bedding, and bathrobes to a mid-century modern inspired reception and meeting space, AutoCamp has reimagined the outdoor lodging experience for the modern adventurer. Visit AutoCamp in Santa Barbara; the Russian River Valley; and soon to be open at Yosemite near Mariposa, California. For more information and booking visit: [www.autocamp.com](http://www.autocamp.com).

The proposed project site incorporates a low-impact, environmentally sensitive character to achieve a balance with the surrounding area and Joshua Tree community goals and objectives. **Xenoscape gardens** incorporating native plants; artistically driven structures, trails, viewing and inclement weather areas, and other amenities achieve to capture the ambiance and personality of this unique lifestyle destination.



The main clubhouse area (see next page) features both open and enclosed areas, rest rooms, storage, seating areas, a pool, jacuzzi, shower area, gardens, shade areas all within a relaxed and integrated setting capturing the desert feel and a low-key attitude towards relaxation.

### **Staffing**

Staffing will be permanent and a combination of part-time and full time on a shift basis. Roles will include management, check-in/customer service, landscape and facility maintenance. Our intention is to outsource the housekeeping, and we will also be using catering services so no food prep will be done on site. Total permanent staff anticipated is approximately 20. None of the staff will be housed on property.

If quality services can be hired locally, we will outsource the housekeeping service to a local firm. The firm would dispatch housekeepers on an as needed basis to the site, as we only do housekeeping at check out, unlike typical hotels, so our labor is approximately 50% less. All daily laundry services will be handled through facilities off-site. The housekeepers will be provided with carts and materials to facilitate their cleaning duties on-site.

### **Maintenance / Trash**

The on-site management of trash for units will be part of the housekeeping responsibility. We will provide waste bins that separate waste and recyclable items. There will also be waste bins placed throughout the property, in addition to complying with County EHS commercial trash bin standard requirements.

The maintenance staff will be primarily permanent with a combination of part-time and full-time personnel. Staff will perform basic maintenance to the buildings, site and accommodations (trailers). No employees will be housed permanently on the site. The permanent staff will be supplemented with outside 3<sup>rd</sup> party services as needed for additional landscaping upkeep, waste water treatment service, and any other technical services above the expertise of the hired staff.

Autocamp will seek to employ from the local area job market. In addition, catering and other food needs will utilize and promote the local businesses and establishments within the Joshua Tree Valley.

### **Hours of Operation**

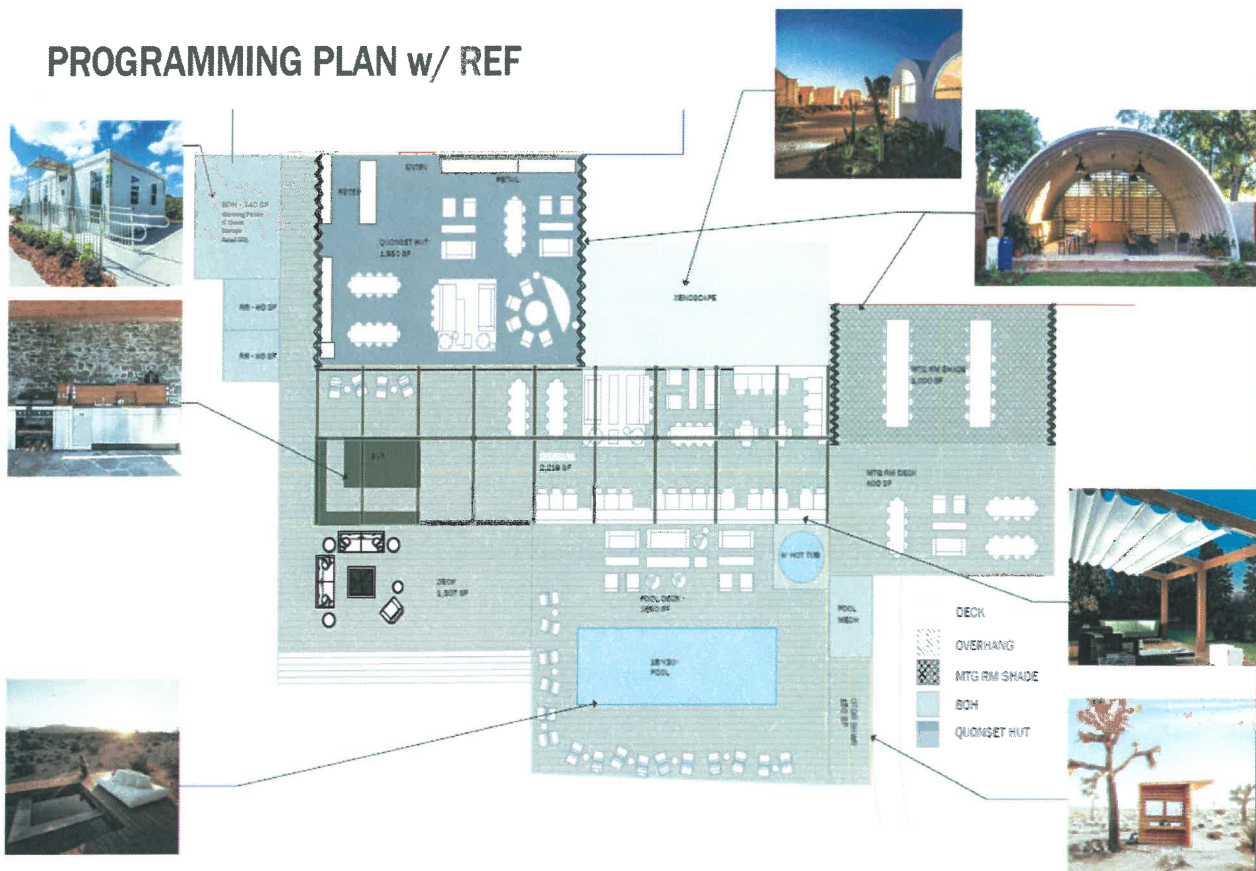
The facility will be staffed 24/7. No restrictive time periods for guests. Facility will only be open to guests. Management hours for use of common facilities and clubhouse will be subject to further discussions with County staff.

## Back of House (BOH) Operations

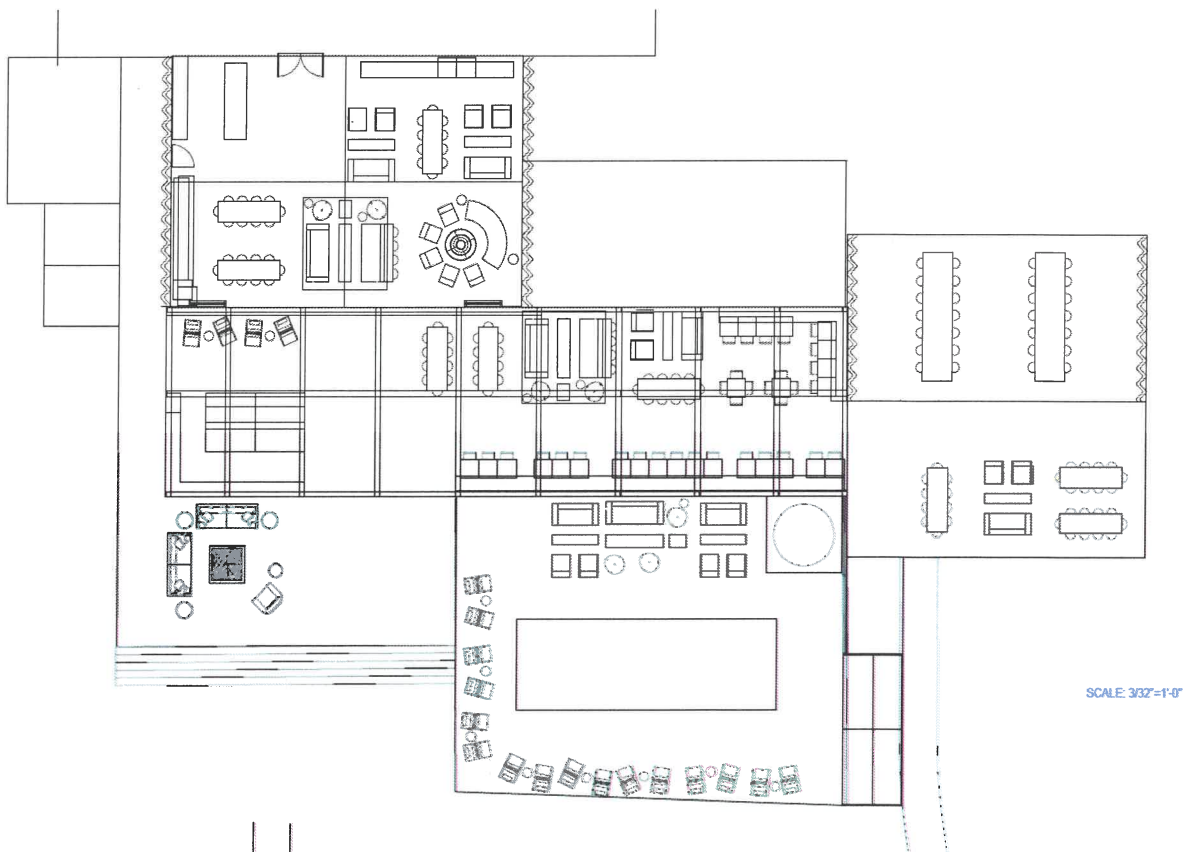
Primarily the BOH shall be utilized for re-stocking materials for accommodations: linens, individual soaps, shampoos, dishes, etc., attic stock of additional furniture for accommodations and club house in case of breakage; Club House supplies: re-stocking of dry goods, refrigerated items, Maintenance Supply & Equipment items for facility upkeep.

All guest vehicles shall be restricted to the parking lot area only and the 'private' fire loop/road shall be utilized only for employees and shuttling to and from the trailer units for various services. Employees will primarily use golf carts and hand carts around the property.

## Clubhouse Floor Plan and BOH w/ Amenities Layout (below)



## Clubhouse Interior (concept)



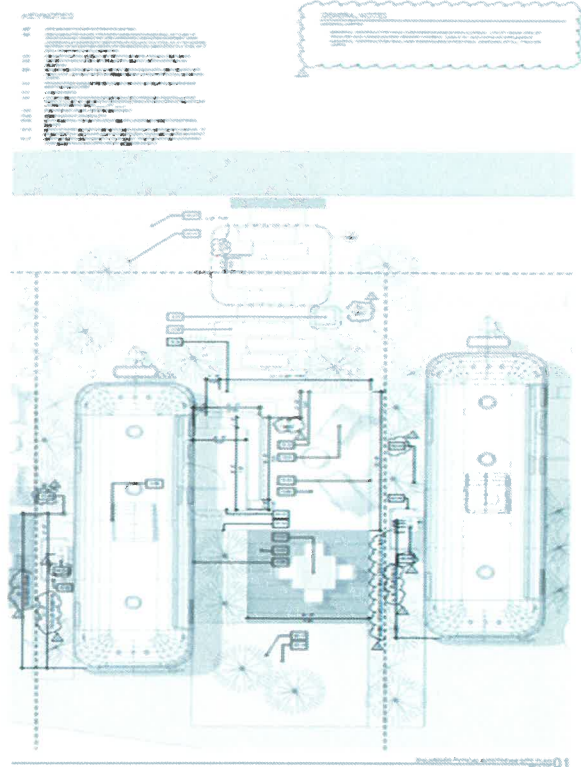
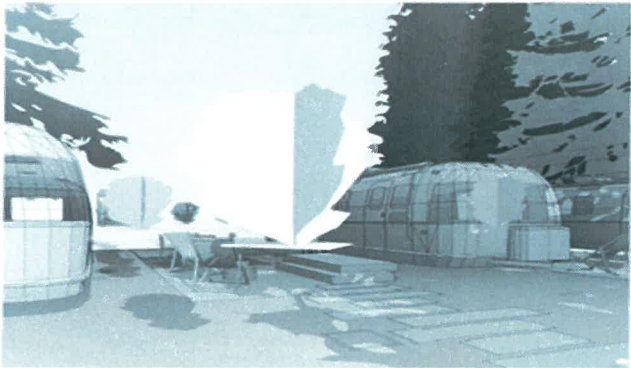
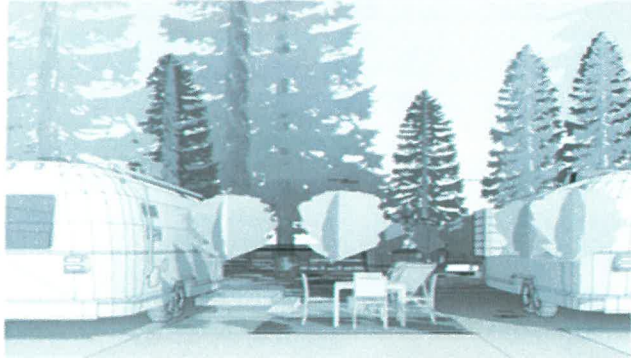


Interior Perspective (below)



## Typical Unit Setting (below)

- There is a minimum distance due to the footprint of the individual trailers, amenities and privacy issues for no less than 25'-35' between trailers.





## **Site Access**

There will be one main entry gate, with punch key access to guests and a phone to reach the front desk for alternate access. There will be a Knox box or other fire department approved emergency access equipment. The gate itself will be a custom-built wood and steel sliding gate with a weight sensor on the exit side of the gate to automatically open when leaving the property.

There is also a secondary entry point located on Verbena Road to provide necessary access for public safety / emergency purposes and deliveries.

Vehicle 'stacking' will be provided at each of the two (2) access driveways located off of Verbena Road with a turn-around feature at the 'main entry' drive.

An interior, 'one-way' only, private looped roadway 20-foot in width shall provide emergency service access to the Airstream units. No guest parking will be allowed along this private roadway.

## **Security**

The Project Area will be secured via a system of gates, fencing and other barriers. There will be security camera's located in certain areas of the property. Management may also augment staffing if needed.

## **Other Activities**

A popular activity at Autocamp facilities is use and stay arrangements for corporate retreats and 'team building' activities. There may also be an exclusive reservation of a portion or all of the units for those attracted to the Joshua Tree Community in support of the recreational and arts communities that frequent this area at various times throughout the year.

## **Lighting**

It is the intent of this development to control the obtrusive aspects of excessive and careless outdoor lighting usage while preserving, protecting, and enhancing the lawful nighttime use and enjoyment of any and all property. It is recognized that developed portions of properties may be required to be unlit, covered, or have reduced lighting levels in order to allow enough lumens in the lighted areas to achieve adequate, safe light levels.

All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is effective and permanent.

Each Airstream unit has a sconce w/ daylight sensor installed above each door entry.





#### **LED Pathway Lighting (above and below)**

Pathway lighting will be installed modestly along the looped roadway and pedestrian pathways. Parking lot lighting shall comply with County standards.

## SPECIFICATIONS

**CONSTRUCTION:** Cast aluminum or cast brass China Hat; matching extruded aluminum or brass stanchion with fixed LED heat sink hub

**LENS:** High impact clear acrylic

**LIGHT SOURCE:** 4w 300 lumen integrated round LED flat panel, warm white 3000K; optional cool white 5200K 320 lumen available (modify part number to "LEDPS2")

**LIFETIME RATING:** 50,000 hours

**12V INTERNAL DRIVER:** 5w 12vDC 350mA output, 12vAC input

**SOCKET:** None - LED is hard wired inside fixture

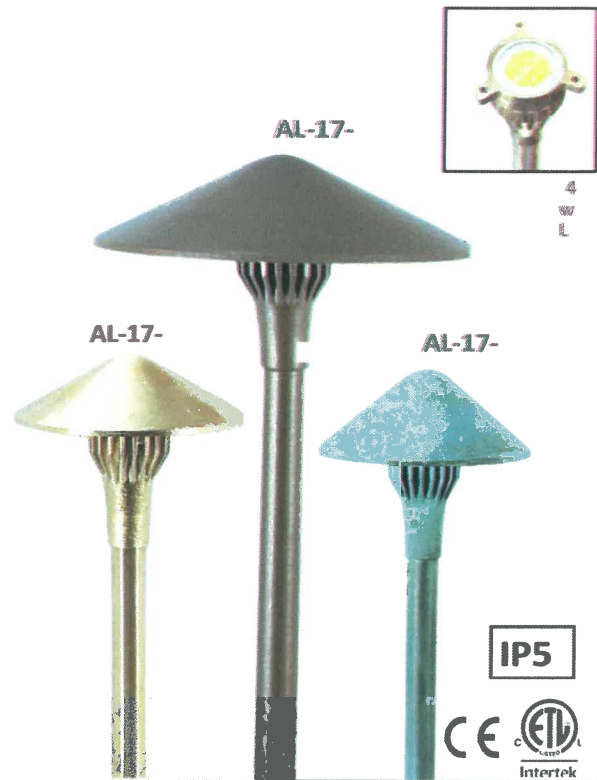
**WIRING:** Black 3 foot 18/2 zip cord from base of fixture (12v only) For 25 foot 16/2 fixture lead wire add -25F to catalog number.

**CONNECTION:** FA-05 Quick Connector (not supplied) from fixture to main cable (12/2, 10/2 or 8/2 only) 12v only

**MOUNTING:** FA-03 black 9" ABS stake, tapped 1/2" NPS

**FINISH:** Aluminum-Black texture polyester powder coat.

**NOTE:** 120v - 277v options available with remote LED driver. Must use FA-26 mounting



Unenclosed Gathering Area adjacent to Clubhouse (below) incorporates lighting, heaters and ceiling fan systems.





## **Utilities**

The Project shall be served by both wet and dry levels of utilities, such as the following:

- Domestic water service from Joshua Basin Water District (JBWD) existing in Verbena Road to be extended throughout site and to each Airstream unit.
- Sewage Package Treatment Facility installed within private onsite roadway and to each Airstream unit. by Owner and maintained by JBWD.
- Electrical service provided to site facilities and Airstream units by SCE.
- Telephone service to be provided to Main Clubhouse building only.
- Wi-Fi provided to Main Clubhouse and each Airstream unit.
- A Water Quality BMP plan to be designed throughout the developed project area. Storm water to be managed onsite via infiltration and percolation swales/basin.

## **Public Improvements**

Roadway improvements shall be designed and installed along Verbena Road adjacent to the street frontage extending between the two (2) proposed entry driveways. Transitions shall be constructed to enjoin existing and proposed new pavement sections. Currently, there are no public sidewalks constructed within the existing Verbena right-of way east of Sunburst extending easterly and terminating with a cul-de-sac in front of the newly development Transit Headquarters.

## **Land Use Designations**

The property has a current land use designation of JT/CG-SCp. Specifically, it is designated General Commercial within the Joshua Tree Community Plan and has a Sign Control Overlay.

Under the updated General Plan, the land use designation is CG-MU. "MU" stands for Mixed-Use.

## **Property Information**

A site inspection was performed on May 10, 2018. The subject property is located at the north side of Twentynine Palms Highway, in the unincorporated Community of Joshua Tree, San Bernardino County, California 92252. The subject property is located within a mixed residential and commercial/retail area of San Bernardino County.

The subject property is located on the north side of Twentynine Palms Highway (State Route 62). Sunburst Street borders the west side of the subject property and Verbena Road borders the north side of the subject property. The subject property consists of three contiguous parcels of land totaling approximately 26.15- acres which is identified by the San Bernardino County Assessor as Assessor's Parcel Numbers (APNs) 0603- 191-03-0000 (4.75 ac.), 0603-191-04-0000 (4.75 ac.) and 0603-191-29-0000 (16.19 ac.). At the time of the site visit, the subject property was undeveloped, desert land covered with natural vegetation. No structures were built on-site.



No evidence of hazardous materials or petroleum products storage or disposal of hazardous waste was observed at the subject property during the site visit.

Based on a review of historical sources, the subject property appeared to be undeveloped, desert land from prior to 1948 until present day.

The subject property was not identified in the Envirosearch Corporation (Envirosearch) environmental database report.

The subject property is located in a mixed residential and commercial/retail area of San Bernardino County. The vicinity of the subject property can be described as Verbena Road, followed by a vacant lot (no address identified) and a multi-family apartment complex (62220 Verbena Road) to the north; vacant land (no address identified) to the east; Twentynine Palms Highway (State Route 62), followed by vacant land (no address identified), Joshua Mobile Estates mobile home park (62475 Twentynine Palms Highway) and Garry's Tires/Pioneer Feed & Livestock (62485 Twentynine Palms Highway) to the south; vacant land (no address identified) to the southwest; Sunburst Street, followed by several dwellings (6370-6450 Sunburst Avenue), vacant land (no address identified) and the eastern terminuses of Commercial Street and Chollita Road to the intersection of Sunburst Street and Verbena Road, followed by a dwelling (6272 Sunburst Avenue) to the northwest.

## **PROPERTY LOCATION AND DESCRIPTION**

### **Type of Property**

The subject property is located on the north side of Twentynine Palms Highway (State Route 62). Sunburst Street borders the west side of the subject property and Verbena Road borders the north side of the subject property. The subject property consists of three contiguous parcels of land totaling approximately 26 -acres with is identified by the San Bernardino County Assessor as Assessor's Parcel Numbers (APNs) 0603-191-03-0000, 0603-191-04-0000 and 0603-191-29-0000. At the time of site visit, the subject property was undeveloped, desert land covered with natural vegetation. No structures were built on-site. No evidence of hazardous materials or petroleum products storage or disposal of hazardous waste was observed at the subject property during the site visit.

- **Improvements**
- 

At the time of site visit, the subject property was undeveloped, desert land covered with natural vegetation. No structures were built on-site.

- **Current Property Use**

At the time of site visit, the subject property was undeveloped, desert land covered with natural vegetation. No evidence of hazardous materials or petroleum products storage or disposal of hazardous waste was observed at the subject property during the site visit.

- **Prior Reports**

No prior reports were available for review.

### **Physical Setting Sources**

#### **Topography**

The United States Geological Survey (USGS), Joshua Tree North, California Quadrangle 7.5-minute series topographic map was reviewed for this ESA. This map was published by the Geological Survey in 1994. According to the contour lines on the topographic map, the subject property is located approximately 2,711 feet above Mean Sea Level (msl). The contour lines in the area of the subject property slopes gently to the northeast. The subject property is depicted on the map as undeveloped land.

#### **Geology/Soils**

According to information posted on posted on the State Water Resources Control Board, GeoTracker website (<http://geotracker.swrcb.ca.gov>), the subject property is located in the Mojave Desert region of the California high desert. The Mojave Desert occupies about 25,000 miles (65,000 km<sup>2</sup>) of southeastern California. It is landlocked, enclosed on the southwest by the San Andreas Fault and the Transverse Ranges, on the north and northwest by the Garlock Fault, the Tehachapi Mountains and the Basin Ranges. The Nevada state line and the Colorado River form the arbitrary eastern boundary, although the province actually extends into southern Nevada. The San Bernardino-Riverside county line is designated as the southern boundary. The desert itself is a Cenozoic feature, formed as early as the Oligocene presumably from movements related to the San Andreas and Garlock Faults. Prior to the development of the Garlock Fault, the Mojave was part of the Basin Ranges and shares Basin Range geologic history possibly through the Miocene. Today the region is dominated by broad alleviated basins that are mostly aggrading surfaces receiving nonmarine continental deposits from adjacent uplands. The alluvial deposits buried the older topography which was more mountainous.

The highest general elevation of the Mojave Desert approaches 4,000 feet (1,200 m) along a northeastern axis from Cajon Pass to Barstow. Alluvial cover thins to the east, and pediment - often with thick regolith - occupies much of the surface. The Mojave area contains Paleozoic and lower Mesozoic rocks, although Triassic and Jurassic marine sediments are scarce. The Mojave block is approximately bounded by the San Andreas and Garlock Faults. The western Mojave Desert is broken by major faults that primarily parallel the San Andreas and seems to be truncated by the Garlock. Many faults occur in the eastern Mojave, but since most of this area is underlain by rather uniform granitic rocks, the faults are difficult to map. Some faults are known positively, but many can only be inferred.

According to information posted on posted on the State Water Resources Control Board, GeoTracker website (<http://geotracker.swrcb.ca.gov>), the soil within the subject property area is Holocene-age post pluvial sediments fluvial or eolian transport. Typically, the surface is still

sufficiently unstable so that neither desert pavement nor a stone-free vesicular silt have yet formed. The surface is also calcareous in places due to the continual influx of dust on the soils. These soils were weathered from easily weatherable metamorphic and volcanic rock. In some areas, disseminated lime occurs at a depth around 24 inches.

### **Hydrology**

According to the United State Geologic Survey (USGS) reading of groundwater level from nearby wells, groundwater is located at a depth of approximately 200 feet below the ground surface in the vicinity of the subject property. Depth to groundwater may fluctuate due to localized geologic condition precipitation, irrigation, drainage and construction practice in the region. Based on the regional topography groundwater flow is assumed to be generally toward the northeast within the subject property area. Flow direction may also vary locally in the vicinity of the subject property.

The nearest surface water in the vicinity of the subject property is a flood control channel located approximately 60 feet southeast of the subject property. No settling ponds, lagoons, surface impoundments, wetlands or natural catch basins were observed at the subject property during this assessment.

### **Historical Use Information**

#### **Prior Uses of Property**

Based on a review of historical sources, the subject property appeared to be undeveloped, desert land from prior to 1948 until present day.

#### **Recorded Land Title Records**

Environmental liens recorded against the subject property were not reported.

#### **Other Maps**

A review of the Flood Insurance Rate Map published by the Federal Emergency Management Agency. According to Community Panel Number 06071C 8145J, dated September 2, 2016, the subject property appears to be located in Zone X (shaded), an area with Reduced Flood Risk due to Levee. A flood control channel is located approximately 630 feet east of the subject property.

State of California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR), DOGGR Online Mapping System (<http://maps.conservation.ca.gov/doms>) for information regarding oil and gas development. According to the DOGGR Online Mapping System, no oil or gas wells are located on or adjacent to the subject property



### **Tribal Lands**

The Tribal Lands database consists of areas with boundaries established by treaty, statute, and/or executive or court order, recognized by the Federal Government as territory in which American Indian tribes have primary governmental authority. The Indian Lands of the United States map layer shows areas of 640 acres or more, administered by the Bureau of Indian Affairs. Included are Federally-administered lands within a reservation which may or may not be considered part of the reservation.

No Tribal Land sites were found within one-mile of the subject property.

### **State/Tribal Sites**

The State of California Environmental Protection Agency, Department Toxic Substances Control (DTSC) maintains a State Priority List (SPL) of sites considered to be actually or potentially contaminated and a State CERCLIS-equivalent ENVIROSTOR list (SCL) of sites under investigation that could be actually or potentially contaminated and presenting a possible threat to human health and the environment.

No SPL or SCL (ENVIROSTOR) sites are listed within one-mile of the subject property.

### **Solid Waste/Landfill Facilities (SWLF)**

A database of SWLF is prepared by California Integrated Waste Management Board. No SWLF sites are listed within one-half mile of the subject property.

### **State/Leaking Underground Storage Tank List (LUST)**

The California Regional Water Quality Control Board compiles lists of all leaks of hazardous substances from underground storage tanks.

One LUST facility is listed within one-half mile of the subject property. However, based on the relative distance, regulatory status, and/or inferred direction of groundwater flow, the listed site is not expected to represent a significant environmental concern.

## **Local Regulatory Review**

### **Fire Department**

The Project Site shall be reviewed and served by ***San Bernardino County Fire Department North Desert Division***. Plans and other documents shall be submitted for pre-development review and plan check purposes accordingly.

### **Air Quality Management District**

Lead Tech Environmental requested records from the Mojave Desert Air Quality Management District (MDAQMD) for information regarding any Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) records for the subject property related to air emission equipment, which may include dry cleaning machines and underground storage tanks.

As of the date of this report, Lead Tech Environmental has not received a response from the MDAQMD for inclusion in this report.

### **California Regional Water Quality Control Board**

Lead Tech Environmental researched the California Regional Water Quality Control Board (CRWQCB) online database (GeoTracker) on May 10, 2018 for information regarding any releases to the subsurface which may have impacted or threatened a body of water.

No records regarding a release or the presence of AULs on the subject property were on- file with the CRWQCB.

### **Department of Toxic Substances Control**

Lead Tech Environmental researched the Air Quality Management District (AQMD) online database (FINDS) on May 10, 2018 for information regarding any Permits to Operate (PTO), Notices of Violation (NOV), or Notices to Comply (NTC) records for the subject property related to air emission equipment, which may include dry cleaning machines and underground storage tanks.

No PTOs, NOVs, NTCs or presence of AULs were on file for the subject property with AQMD.

## **EXHIBIT C**

### **Findings**



Joshua Tree Autocamp – Sonia Greenlee  
P201900121/CUP  
Planning Commission: October 3, 2019

Effective Date: October 16, 2019  
Expiration Date: October 16, 2022

### **CONDITIONAL USE PERMIT FINDINGS:**

The following are the required findings, per the San Bernardino County Development Code Section 85.06.040, and supporting facts for the proposed 55-unit airstream suite hotel (Autocamp – Joshua Tree) with two back-of-the-house buildings (1,500 sq. ft. and 500 sq. ft. respectively) and a 1,500 square-foot clubhouse along with a Lot Line Adjustment on a 13.1-acre portion of a 26.15-acre site (hereafter referred to as “Project”) (P201900121/CUP, APN: 0603-191-03, -04, & 29).

1. **The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.** All setbacks meet or exceed the requirements of the Development Code for the proposed land use and the existing zoning. The proposed airstream hotel comprised of 55 units, two back-of-the-house buildings and a clubhouse meet all development standards of the County Development Code for the Joshua Tree/General Commercial Sign Control plan (JT/CG-SCp) Land Use Zoning District.
2. **The site for the proposed use has adequate legal and physical access which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.** The proposed Project provides for adequate site access off of Verbenia Road. The Project is conditioned to provide road dedication, curb and gutter, street paving, driveway approach as well as sidewalks.
3. **The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbance.** The proposed Project has been designed to incorporate sufficient road improvements to accommodate the anticipated traffic generated by the Project. The Project has also been designed or conditioned to conform with the County development and performance standards, including those for noise and vibration.

The Project will comply with the noise restrictions established by Development Code Section 83.01.080 during construction and operation. Construction will be temporary and will not involve blasting or produce noise and/or vibration that exceed Development Code standards. Operation of the Project will generate minimal noise at a level that is within County Development Code standards.

In addition, the use will not substantially interfere with the present or future ability to use solar energy systems. The proposed Project would not shade adjacent parcels and would not limit the future development of solar energy systems or other development on neighboring properties.

4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan.** The Project implements General Plan Goal LU 3, which provides that unincorporated communities within the County will be sufficiently served by commercial land uses through a combination of commercial development within cities and unincorporated communities. Specifically, the General Plan states that the County should:

- Protect areas best suited for commercial uses by virtue of their location, access to major arterials, and availability of infrastructure and other utilities, from other incompatible uses. (Policy LU 3.1)
- Develop a well-integrated mix of residential, commercial, industrial, and public uses that meet the social and economic needs of the residents in the three geographic regions of the County: Valley, Mountain, and Desert. (Policy LU 1.1)

The Project is located within the Joshua Tree Community Plan. Additionally, the provisions contained in the Joshua Tree Community Plan state that growth shall “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”. It also states as a concern to “develop Joshua Tree as a small town with a concentrated commercial and service core”, the Project does not intend to change the zoning and it is proposing the site to be located in one of the small commercial designations within Joshua Tree. The Project proposes no changes to the land use zoning district or the Development Code standards. The Project will not conflict with any applicable adopted community plan, land use zoning, policy, or regulation or an agency with jurisdiction over the Project.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels.** During construction and operation, the Project’s use of local infrastructure will not significantly affect existing service levels. The proposed Project is forecast to generate fewer than 100 peak hour trips and it is not located within 300 feet of an intersection of two streets designated as Collector or higher. Roadway improvements shall be constructed to the satisfaction of the Public Works Department, as such there are no apparent safety or operational concerns with implementation of the Project.
6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the public health, safety and general welfare.** The Project’s conditions of approval reflect the requirements to protect the public health, safety, and general welfare. These conditions are based on established legal requirements and are applicable to all similar projects. Consequently, they are considered reasonable and necessary to protect the public health, safety, and general welfare. All conditions listed in the Conditions of Approval are necessary and reasonable to ensure

compliance and to carry out the goals, policies and objectives of the County's General Plan.

7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.** The location of the proposed Project was designed in a manner that will not interfere with the future ability of the property owner to install a solar energy system. Likewise, the Project would not impede development of solar energy generation systems on adjacent parcels.

### **ENVIRONMENTAL FINDINGS:**

Planning Staff has determined that the Project proposal is exempt from the California Environmental Quality Act (CEQA), pursuant to the CEQA Guidelines, Section 15303: "New Construction or Conversion of Small Structures." This exemption consists of "construction and location of limited numbers of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structures". Examples of this exemption identified within the CEQA Guidelines include but are not limited to a motel or similar structures not exceeding 10,000 square feet. (CEQA Guidelines Section 15303(c).) The total square footage of the Project's 55-unit airstreams, clubhouse and back-of-house structures will not exceed 10,000 square feet; does not involve the use of significant amounts of hazardous substances; is proposed in an area zoned for the use; and all necessary public services and facilities are available. A number of technical studies were evaluated including Scope for Traffic Study, General Biological Resources Assessment and Drainage Study. These studies concluded that the project does not present an apparent safety or operational concern, no sensitive species were observed on site nor is there suitable habit, and the Project will not increase peak runoff rate and that stormwater requirements are satisfied and additional requirements are not needed. In compliance with CEQA, the County has also determined that the Project does not present unusual circumstances, such as being located within an environmentally sensitive area, which would distinguish it from other projects covered by the exemption. The exemption adopted for this Project reflects the County's independent judgment in making this determination.



**LOT LINE ADJUSTMENT FINDINGS:**

The findings, in accordance with Chapter 87.04.040 of the County Development Code, and the State Subdivision Map Act (Government Code Section 66412(d)) to approve P201900121/LLA, are as follows:

1. The proposed lot line adjustment is consistent with the County General Plan (2007), and Development Code (2007).
2. The proposed lot line adjustment will not adversely affect public health and safety.

**ENVIRONMENTAL FINDINGS:**

The environmental finding, in accordance with Chapter 85.03.040 of the San Bernardino County Development Code, are as follows:

The proposed Lot Line Adjustment among three (3) parcels totaling 26.15-acres is Categorically Exempt from the California Environmental Quality Act (CEQA) as a Class 5 Categorical Exemption pursuant to Section 15305 Minor Alterations in Land Use Limitations of the 2019 CEQA Guidelines, in that the project involves a lot line adjustment where the density and land use are unchanged, on a site with an average natural slope of less than twenty (20) percent.

## **EXHIBIT D**

### **Conditions of Approval**

## **CONDITIONS OF APPROVAL**

Joshua Tree Autocamp  
Conditional Use Permit

### **GENERAL REQUIREMENTS**

Ongoing and Operational Conditions

#### **LAND USE SERVICES DEPARTMENT– Planning Division (760) 995-8140**

1. Project Approval Description. This Conditional Use Permit (CUP) is conditionally approved to establish a 55 airstream suite hotel, with two back of the house buildings (1,500 square-foot and 500 square-foot respectively) and a 1,500 square-foot clubhouse along with a Lot Line Adjustment to redesign 26.15-acres in Joshua Tree, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations).

The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project Site with APN:0603-191-29, -03 & -04, Project No. P201900121.

2. Project Location. The Project site is located south of Verbena Road, approx. 367' east of Sunburst Avenue, in Joshua Tree.
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.



5. Expiration. This project permit approval shall expire and become void if it is not “exercised” within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed “exercised” when either:
- a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
  - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
  - c. Occupancy of approved land use occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
    - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved.
    - The land use is determined by the County to be abandoned or non-conforming.
    - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.
- PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.
6. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. Project Account. The Project account number is P201900121. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the “developer” shall deposit additional funds to maintain or return the account to a positive balance. The “developer” is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
9. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following:

- Grading Permits: a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
- Building Permits: a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
- Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.

10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
11. Additional Permits. The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
  - a. FEDERAL: U.S. Fish & Wildlife
  - b. STATE: Regional Water Quality Control Board – Colorado River Basin Region, Mojave AQMD, California Department of Fish and Wildlife,
  - c. COUNTY: Land Use Services – Building and Safety/Code Enforcement/Land Development, County Fire – Community Safety Division; Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor/Solid Waste Management, and
  - d. LOCAL: Joshua Basin Water District
12. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
  - a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
  - b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
  - c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
  - d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
  - e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
  - f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
  - g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
  - h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
  - i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. “No Trespassing”) in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.

- j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
- k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations.
- l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.
13. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
14. Lighting. Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
15. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
16. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
17. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
18. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
19. Construction Noise. The following measures shall be adhered to during the construction phase of the project:
- All construction equipment shall be muffled in accordance with manufacturer's specifications.
  - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
  - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.



20. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
- Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
  - Vehicle Trip Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
  - Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval.
  - Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

**LAND USE SERVICES DEPARTMENT– Code Enforcement Division (909) 387-8311**

21. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.
22. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

23. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
24. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
25. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
26. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

**PUBLIC HEALTH - Environmental Health Services (800) 442-2283**

27. Noise Level. Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080. For information, please call EHS at 1-800-442-2283.

28. Septic System Maintenance. The septic system shall be maintained so as not to create a public nuisance and shall be serviced by a EHS permitted pumper. For information, please call EHS/Wastewater Section at: 1-800-442-2283.
29. Refuse. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least **1** time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least **2** times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call EHS/LEA at: 1-800-442-2283.

#### **SAN BERNARDINO COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190**

30. Construction Permits. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred within 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before the such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
31. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino county Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
32. Additional Requirements. In addition to the Fire requirements stated herein, other on site and off site improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

#### **DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701**

33. Franchise Hauler Service Area. This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec).
34. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
35. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more are required to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.

36. Mandatory Commercial Organics Recycling. As of January 1, 2017, AB 1826 (Enacted October 2014) requires businesses that generate four (4) cubic yards of organic waste per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

**DEPARTMENT OF PUBLIC WORKS – Traffic Division – (909) 387-8186**

37. Public Roadway. Project vehicles shall not back out into the public roadway.

**PRIOR TO ISSUANCE OF GRADING PERMITS  
OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed

**LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311**

39. Joshua Tree Relocation Plan. The developer shall submit and have approved by the Planning Division a relocation plan for Joshua Trees within the developed site area. The relocation plan shall be accompanied with certification from a certified arborist, registered professional forester or a Desert Native Plant Expert that the proposed tree removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment, and are in compliance with Chapter 88.01 of the San Bernardino County Development Code. The certification shall include the information in compliance with Department procedures. Transplantation onsite shall be the primary method of addressing a Joshua Tree removals from the subject property.
40. Desert Tortoise Pre-Construction Survey/Monitoring. A pre-construction survey and biological monitoring during construction is required to determine if desert tortoises are in or adjacent to the property.
41. Burrowing Owl Pre-Construction Survey. A pre-construction burrowing owl breeding bird survey following the recommended guidelines of the MSHCP will be required to determine if nesting is occurring. Occupied nests will not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist verifies through non-invasive methods that either (a) the adult birds have not begun egg-laying and incubation; or (b) the juveniles from the occupied nests are foraging independently and are capable of independent survival. If the biologist is not able to verify one of the above conditions, then no disturbance shall occur during the breeding season within a distance determined by the qualified biologist for each nest or nesting site. For the burrowing owl, the recommended distance is a minimum of 160 feet.
42. GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:
  - a) Implement the approved Coating Restriction Plans.
  - b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
  - c) Grading contractor shall provide and implement the following when possible:
    - 1) training operators to use equipment more efficiently.
    - 2) identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions.
    - 3) replacing older, less fuel-efficient equipment with newer models.
    - 4) use GPS for grading to maximize efficiency.
  - d) Grading plans shall include the following statements:
    - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
    - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
  - e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
  - f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.



- g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
43. Air Quality. Although the Project does not exceed Mojave Desert Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the Mojave Desert Air Basin is in non-attainment status for ozone and suspended particulates [PM<sub>10</sub> and PM<sub>2.5</sub> (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:
- a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
    - 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
    - 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
    - 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.
  - b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO<sub>x</sub> and PM<sub>10</sub> levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements:
    - 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
    - 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.
44. Diesel Regulations. The operator shall comply with all existing and future California Air Resources Board and Mojave Desert Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. Mojave Desert Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

**LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311**

45. Retaining Wall Plans. Submit plans and obtain separate building permits for any required retaining walls or site walls.
46. Geotechnical (Soil) Report: A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading and/or building permits.

**LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

47. Drainage Improvements. A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for

review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

48. FEMA Flood Zone. The project is located within Flood Zone X-Shaded according to FEMA Panel Number 06071C8145J dated 9/2/2016 and will require the lowest floor of structure to be elevated 1 feet above highest adjacent ground in compliance with San Bernardino County regulations. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
49. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
50. Grading Plans. Grading and Erosion control plans shall be submitted for review and approval obtained, prior to construction. All Drainage and WQMP improvements shall be shown on the Grading plans according to the approved Drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
51. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. [www.swrcb.ca.gov](http://www.swrcb.ca.gov)
52. Regional Board Permit. Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
53. On-site Flows. On-site flows need to be directed to drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

#### **SAN BERNARDINO COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190**

54. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code.
55. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400.

#### **PUBLIC HEALTH - Environmental Health Services (800) 442-2283**

56. Vector. The project area has a high probability of containing vectors. EHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to EHS/Land Use. For information, contact Vector Control at (800) 442-2283.

#### **DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149**

57. Record of Survey or Corner Record. Pursuant to Sections 8726(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
  - Monuments set to mark property lines or corners;

- Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
- Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

58. Legal Descriptions. Legal descriptions shall be prepared by a Licensed Land Surveyor or Registered Civil Engineer authorized to practice land surveying.
59. Parcel Map. A Parcel Map may be submitted in lieu of Certificates of Compliance per Section 66499.35 of the Subdivision Map Act.
60. Subsequent Documents. All subsequent Grant Deeds, Quit Claim Deeds, and all related Trust Deeds, or partial reconveyance documents shall use the legal descriptions of the approved and recorded Certificates of Compliance or Parcel Map.
61. Preliminary Title Report. A current preliminary title report for each lot is required to accompany a lot line adjustment request per the County Development Code.
62. Lot Line Adjustment. Review of the Lot Line Adjustment by our office is based on actual cost, and requires an initial **\$500.00** deposit, to be submitted to the County Surveyor's Office with the legal descriptions. Prior to recordation of the Certificates of Compliance, all fees due to our office for the project shall be paid in full.

## **PRIOR TO ISSUANCE OF BUILDING PERMITS**

The Following Shall Be Completed:

### **LAND USE SERVICES DEPARTMENT – Planning (909) 387-8311**

63. Architecture. Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
64. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.
65. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.
66. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
  - Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended:
    - Incorporate dual paned or other energy efficient windows,
    - Incorporate energy efficient space heating and cooling equipment,
    - Incorporate energy efficient light fixtures, photocells, and motion detectors,
    - Incorporate energy efficient appliances,
    - Incorporate energy efficient domestic hot water systems,
    - Incorporate solar panels into the electrical system,
    - Incorporate cool roofs/light colored roofing,
    - Incorporate other measures that will increase energy efficiency.
    - Increase insulation to reduce heat transfer and thermal bridging.
    - Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
  - Plumbing. All plumbing shall incorporate the following:
    - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
    - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
    - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
  - Lighting. Lighting design for building interiors shall support the use of:
    - Compact fluorescent light bulbs or equivalently efficient lighting.



- Natural day lighting through site orientation and the use of reflected light.
    - Skylight/roof window systems.
    - Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
    - A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
    - Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
  - **Building Design.** Building design and construction shall incorporate the following elements:
    - Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
    - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
    - Roofing materials shall have a solar reflectance index of 78 or greater.
    - All supply duct work shall be sealed and leak-tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
    - Energy Star or equivalent appliances shall be installed.
    - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
  - **Landscaping.** The developer shall submit for review and obtain approval from County Planning of landscape and irrigation plans that are designed to include drought tolerant and smog tolerant trees, shrubs, and groundcover to ensure the long-term viability and to conserve water and energy. The landscape plans shall include shade trees around main buildings, particularly along southern and western elevations, where practical.
  - **Irrigation.** The developer shall submit irrigation plans that are designed, so that all common area irrigation areas shall be capable of being operated by a computerized irrigation system, which includes either an on-site weather station, ET gauge or ET-based controller capable of reading current weather data and making automatic adjustments to independent run times for each irrigation valve based on changes in temperature, solar radiation, relative humidity, rain and wind. In addition, the computerized irrigation system shall be equipped with flow sensing capabilities, thus automatically shutting down the irrigation system in the event of a mainline break or broken head. These features will assist in conserving water, eliminating the potential of slope failure due to mainline breaks and eliminating over-watering and flooding due to pipe and/or head breaks.
  - **Recycling.** Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
  - **Transportation Demand Management (TDM) Program.** The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.
67. **Signs.** All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC

§83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:

- a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
- b. All sign lighting shall not exceed 0.5 foot-candle.
- c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
- d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

68. MDAQMD Permits. The applicant/developer shall comply with the following dust control measures prescribed by the Mojave Desert Air Quality Management District.
- Prepare and submit to the MDAQMD, prior to commencing construction, a dust control plan that describes all applicable dust control measures that will be implemented at the project. Dust Control Plan information may be located at <http://mdaqmd.ca.gov/permitting/compliance-forms>
  - Pave main entrance access to project.

#### **LAND USE SERVICES DEPARTMENT – Building and Safety (909) 387-8311**

69. Construction Plans. Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.
- 1) Permanent structures (i.e. clubhouse, back-of-house-buildings, pool, etc.).
  - 2) Anchoring Plan for airstream trailers for flood and seismic zones.
70. Temporary Use Permit. A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.

#### **LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311**

71. Road Dedication/Improvements. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE), licensed in the State of California.

##### **Verbena Road (Local Road – 60')**

- Road Dedication. A varied width grant of easement is required to provide a half-width right-of-way of 30 feet.
- Street Improvements. Design curb and gutter with match up paving 18 feet from centerline.
- Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, and located per San Bernardino County Standard 130.

72. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Desert Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.
73. Street Improvement Plans. The developer shall submit for review and obtain approval of street improvement plans prior to construction. Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County. Street improvement plans shall not be approved until all necessary right-of-way is acquired.
74. Construction Permits. Prior to installation of road and drainage improvements, a construction permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.
75. Encroachment Permits. Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.
76. Soils Testing. Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to San Bernardino County and a written report shall be submitted to the Transportation Operations Division, Permits Section of County Public Works, prior to any placement of base materials and/or paving.
77. Slope Easements. Slope rights shall be dedicated, where necessary.
78. Turnarounds. Turnarounds at dead end streets shall be in accordance with the requirements of the County Department of Public Works and Fire Department.
79. Street Type Entrance. Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.
80. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing, shall be required as necessary.
81. Street Gradients. Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of County Public Works confirming the adequacy of the grade.
82. Slope Tests. Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.
83. Two Access Points. A minimum two points of ingress/egress are required or alternative approved by County Fire Department.

**SAN BERNARDINO COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190**

84. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety.
85. Access. The development shall have a minimum of TWO points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1. Single Story Road Access Width: All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions. Multi-Story Road Access Width: Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height.
86. Access – 150+ feet. Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. Standard 902.2.1
87. Access – 30% Slope. Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to an approved by the Fire Department. Standard 902.2.1
88. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
89. Combustible Vegetation. Combustible vegetation shall be removed as follows: “where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less.” “Where the average slope of the site is 15% or greater – Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586.
90. Combustible Protection. Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
91. Water System Commercial. A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.
92. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4
93. Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all weather surface and shall be installed as specified in the General Requirement conditions (Fire #F-9), including width, vertical clearance and turnouts, if required.



94. Haz-Mat Approval. The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8400 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.
95. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12% grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1
96. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along with the side of the road, no more than three (3) from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3

#### **DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701**

97. Construction and Demolition Waste Management Plan (CDWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. Forms can be found on our website at <http://cms.sbcounty.gov/dpw/solidwastemanagement.aspx>. An approved CDWMP Part 1 is required before a permit can be issued.

#### **PUBLIC HEALTH – Environmental Health Services (800) 442-2283**

98. Water Purveyor. Water purveyor shall be **Joshua Basin CWD** or EHS approved. Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice. For information, contact the Water Section at 1-800-442-2283.
99. Well found on-site. If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
100. Sewage Disposal. Method of sewage disposal shall be an EHS approved onsite wastewater treatment system (OWTS). If sewer connection and/or service are unavailable, Onsite Wastewater Treatment System(s) (OWTS) may then be allowed under the following conditions: A soil percolation report per June 20107 standards shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For information, please contact the Wastewater Section at 1-800-442-2283.
101. Existing Onsite Wastewater Treatment System. Existing onsite wastewater treatment system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
102. Water and/or Sewer Service Provider Verification. Please provide verification that the parcel(s) associated with the project is/are within the jurisdiction of the water and/or sewer service provider. If the parcel(s) associated

with the project is/are not within the boundaries of the water and/or sewer service provider, submit to DEHS verification of Local Agency Formation Commission (LAFCO) approval of either:

1. Annexation of parcels into the jurisdiction of the water and/or sewer service provider;

or,

2. Out-of-agency service agreement for service outside a water and/or sewer service provider's boundaries. Such agreement/contract is required to be reviewed and authorized by LAFCO pursuant to the provisions of Government Code Section 56133. Submit verification of LAFCO authorization of said Out-of-Agency service agreement to DEHS.

103. California Regional Water Quality Control Board. Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services for projects with design flows greater than 10,000 gallons per day.

Colorado River Basin Region, 73-720 Fred Waring Dr., Suite 100, Palm Desert, CA 92260, 760-346-7491.

104. Preliminary Acoustical Information. Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the DEHS for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.
105. Demolition of Structures. All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any such premises. For information, contact EHS Vector Section at 1-800-442-2283.
106. Food Establishments. Plans for food establishments shall be reviewed and approved by EHS. For information, call EHS/Plan Check at: 1-800-442-2283.
107. Swimming Pools. Plans for swimming pool(s) and associated restroom facilities shall be reviewed and approved by EHS. For information, call EHS/Plan Check at: 1-800-442-2283.

## **PRIOR TO FINAL INSPECTION OR OCCUPANCY**

The Following Shall Be Completed

### **LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311**

108. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number P201900121.
109. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
110. CCRF/Occupancy. Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each reviewing agency.
111. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
112. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
113. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
114. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:
  - a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent.
  - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
  - c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

### **LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311**

115. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

### **LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311**

116. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.

117. Road Improvements. All required on-site and off-site improvements shall be completed by the applicant, inspected and approved by County Public Works.
118. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.
119. Structural Section Testing. A thorough evaluation of the structural road section, to include parkway improvements, from a qualified materials engineer, shall be submitted to County Public Works.
120. Parkway Planting. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by County Public Works and Current Planning and shall be maintained by the adjacent property owner or other County-approved entity.

#### **SAN BERNARDINO COUNTY FIRE DEPARTMENT – Community Safety Division (760) 995-8190**

121. Inspection by Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for “fire final”.
122. Commercial Addressing. Commercial and industrial developments of 100,000 sq. ft. or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrances. Standard 901.4.4.
123. Illuminated Site Diagram. The applicant shall submit for review and approval a site diagram plan to the Fire Department. The applicant shall install at each entrance to a multi-family complex an illuminated diagrammatic representation of the complex, which shows the location of each unit and each fire hydrant. Standard 901.4.4
124. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Standard 902.4
125. Override Switch. Where an automatic electric security gate is used, an approved Fire Department override switch (Knox®) is required. Standard 902.4
126. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
127. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The “No Parking, Fire Lane” signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4
128. Material Identification Placards. The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A.



704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan. Standard 704.

**PUBLIC HEALTH – Environmental Health Services (800) 442-2283**

129. Certificate of Use. Prior to occupancy of a newly constructed or remodeled apartment complex, hotel, motel, resort, pursuant to San Bernardino County Code 33.101 et. seq., a Certificate of Use request shall be submitted to the Division of Environmental Health Services. For information, call EHS/Community Environmental Health at: 1-800-442-2283.

**DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701**

130. Construction and Demolition Waste Management Plan (CDWMP) Part 2. The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste.

**END OF CONDITIONS**

## **EXHIBIT E**

### **Comment Letters – Supporting**

## Gonzalez, Magda

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**From:** Stephanie Smith <histephaniesmith@gmail.com>  
**Sent:** Tuesday, April 30, 2019 4:46 PM  
**To:** Gonzalez, Magda  
**Subject:** Autocamp in Joshua Tree -- Project Number: P201900121/MUP

Hi,

I operate a number of successful Airbnbs in Joshua Tree and have done since 2010.

I strongly SUPPORT Autocamp in downtown Joshua Tree. I believe we have too few commercial/hospitality options in downtown Joshua Tree. This begins to address the problem.

I don't believe my Airbnb business will be threatened by Autocamp. I believe many of the alternative camping listings on Hipcamp and Airbnb will become illegal under the County's new regulations. When that happens we'll need legal camp-style developments like this to pick up the slack.

Autocamp will also encourage new businesses in downtown Joshua Tree, especially restaurants.

Anything to get Joshua Tree moving again! I believe we've had only one new commercial building constructed in Joshua Tree since 2000!!!

Thanks for your consideration.

Stephanie Smith

**From:** [Kenneth OLeary](#)  
**To:** [Gonzalez, Magda](#)  
**Subject:** RE: Minor Use Permit Project number: P201900121/MUP Parcel number: 060319102 55 Airstream suite Hotel  
**Date:** Monday, August 12, 2019 6:41:09 PM

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Thank you Magda, this project sounds really great! You can put me down as a great big fan.

Ken O'Leary  
CALMAN US INC.  
(949) 636-6087

**From:** Gonzalez, Magda <Magda.Gonzalez@lus.sbcounty.gov>  
**Sent:** Monday, August 12, 2019 10:36 AM  
**To:** Kenneth OLeary <ken@calman.us>  
**Subject:** RE: Minor Use Permit Project number: P201900121/MUP Parcel number: 060319102 55 Airstream suite Hotel

Hello Ken,

The project is still under review. We are looking at a tentative hearing date in October.

Sincerely,

**Magda Gonzalez, MPA**  
Senior Planner  
**Land Use Services Department**  
Phone: 760-995-8150  
Fax: 760-995-8167  
15900 Smoke Tree  
Hesperia, CA 92345-0187



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

[www.SBCounty.gov](http://www.SBCounty.gov)

County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

**From:** Kenneth OLeary <[ken@calman.us](mailto:ken@calman.us)>  
**Sent:** Saturday, August 03, 2019 11:59 AM  
**To:** Gonzalez, Magda <[Magda.Gonzalez@lus.sbcounty.gov](mailto:Magda.Gonzalez@lus.sbcounty.gov)>  
**Subject:** Minor Use Permit Project number: P201900121/MUP Parcel number: 060319102 55 Airstream suite Hotel

Hi Magna,

What is the status of the subject 55-unit campsite site/RV park project in Joshua Tree. Project number: P201900121/MUP Parcel number: 060319102

Was this project approved?

Applicant Name: "Sonia Greenlee- AC Joshua Tree LLC" has applied for Minor Use Permit to establish a 55 Airstream suite Hotel (AutoCamp — Joshua Tree) with two back of the house buildings (1500 sq. ft. and 500 sq. ft. respectively) and a 1500 square-foot clubhouse along with a lot line adjustment on a portion of the 26.15 acres in the Joshua Basin Water District.

Thank you.

Ken O'Leary  
CALMAN US INC.  
(949) 636-6087



**From:** [Mark Sprouse](#)  
**To:** [Gonzalez, Magda](#)  
**Subject:** Proposed Autocamp in Joshua Tree  
**Date:** Friday, May 03, 2019 7:22:06 PM

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Dear Ms. Gonzalez,

I am a San Bernardino county resident and business owner and am writing you in support of the proposed [55 Airstream Suite Hotel in Joshua Tree, CA](#). I own a business in Redlands and live in Lake Arrowhead, but regularly frequent the Joshua Tree area for outdoor recreation. I have stayed everywhere from Pioneertown to Twentynine Palms and this proposed hotel would be an added value for all that want to visit the area.

I believe the Joshua Tree area is lacking in quality hotel accommodations and am supportive of a concept like Autocamp. It seems like a perfect fit with the Joshua Tree area and as a San Bernardino County resident, I would be very proud to have this business in our area.

Best regards,

Mark Sprouse  
398 Rainer Road  
Lake Arrowhead, CA 92352

Sent from my iPhone

9/25/2019

Ms. Magda Gonzalez, MPA  
Senior Planner  
*Land Use Services Department*  
Phone: 760-995-8150  
Fax: 760-995-8167  
15900 Smoke Tree  
Hesperia, CA 92345-0187

LETTER IN SUPPORT – AUTOCAMP 55-AIRSTREAM  
PROPOSAL - JOSHUA TREE

Project No.: P201900121. Date filed: February 25, 2019.

On behalf of a major landowner in Joshua Tree, with an 8-acre parcel located 1,700-FT south of the subject AUTOCAMP project, I would like to support the proposed 55-unit AUTOCAMP project.

AUTOCAMP has a proven track record of fitting well into a rural town atmosphere while also providing their customers with a very positive hospitality experience.


Joshua Tree and the County should welcome AUTOAMP to the community.

TAUTOCAMP's customers will also provide economic benefits to the community.

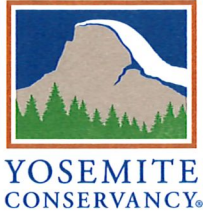
Also, we would encourage the County staff to explore allowing the use of the nearby flood control property for hiking from the AUTOCAMP to the Coyote Hole Canyon as this will be another positive amenity for the community.

I can be reached at (949) 636-6087.

By:

  
\_\_\_\_\_  
CALMAN US, INC.  
Kenneth O'Leary, President  
15 Marseille, Laguna Niguel, CA 92677 Phone: (949) 636-6087 E-mail: ken@calman.us





September 26, 2019

Ms. Magda Gonzalez, MPA  
Senior Planner  
Land Use Services Department  
15900 Smoke Tree  
Hesperia, CA 92345-0187

*Via email*

RE: AutoCamp's Joshua Tree Application

Ms. Gonzalez:

I am writing—in advance of the San Bernardino Planning Commission's October 3<sup>rd</sup> meeting—to lend my support to AutoCamp's application for development of a new location in Joshua Tree.

Yosemite Conservancy is the official nonprofit partner to Yosemite National Park. Our mission is to inspire people to support projects and programs that preserve Yosemite and enrich the visitor experience. To date, we have provided more than \$125 million in grants to the park for 640 completed projects related to trail and habitat restoration, wildlife management, historic preservation, and other high-priority programs in Yosemite.

Since opening its new property in Midpines in April 2019, AutoCamp has proven to be a strong partner to Yosemite Conservancy and a steadfast, dedicated member of the greater Mariposa/Yosemite community. AutoCamp has shown that they believe in the preservation of the environment—by encouraging their guests to use public transport options when visiting Yosemite, by teaching the principles of Leave No Trace and fire safety to its guests, and by participating in Yosemite Conservancy's Dollar-a-Night program. Through this program, AutoCamp collects an optional donation of \$1 per night from its guests to benefit the Conservancy's work. To date, AutoCamp has collected some \$9,000 through the program, which will be passed through to us and will support our programs in Yosemite. Additionally, AutoCamp has hired Yosemite Conservancy naturalists to give educational fireside presentations to its guests.

I can attest to AutoCamp's core values of advocating for environmental preservation and becoming a valued member of the communities where they operate. And we have witnessed firsthand the way they put these values into action. I believe that AutoCamp would make a great addition to the Joshua Tree community, and I encourage you to give them a warm welcome.

With best regards,

Frank Dean  
President

*Providing For Yosemite's Future*

## **EXHIBIT F**

### **Comment Letters – Opposing**

April 29, 2019

San Bernardino County, Land Use Services  
Attention: Magda Gonzalez

Reference: Planning Project Notice for  
Sonia Greenlee – AC Joshua Tree LLC  
Parcel Number 0603-191-29

We are Co-Owner of Quail Springs Village Apartments which occupy two parcels adjacent to the proposed project. We have some questions about the project and it's impact on our complex and the surrounding area.

1. The project is defined as a "55 Airstream Suite Hotel". Is this a hotel, a campground, a trailer park or what?
2. How will the project be accessed during construction?
3. Where will the customer and service driveways be located upon completion? (29 Palms Highway, Sunburst or Verbena Road)
4. This area is on septic rather than sewer. Will there be a single or multiple septic tanks? Where will the leach field be located? Will there be an RV dump station?
5. How long is construction expected to take? Will the project be completed in several phases or all at once?
6. What is the timeline for planning, construction and start of operation?
7. We would like to see the proposed layout of the project. Where will the clubhouse and "back of the house buildings" be located?
8. When completed, what are the anticipated hours of operation?

We are not necessarily opposed to this project, but it will affect our tenants and the level of activity in the neighborhood. We would like to be notified of any meetings or public hearings concerning this project.

Please contact us with answers to our questions and keep us informed on any future decisions.

Thank you,



Susan Highland



Thomas Newsome

Quail Springs Village Apartments LLC  
P. O. Box 190  
Wildomar, CA 92595  
951-795-1940  
slhighland@hotmail.com



ASSESSOR PARCEL NUMBER: 0603-191-29

(See map below for more information)

PROJECT NUMBER: P201900121/MUP

**\* Multiple Parcel Associations \***

APPLICANT: SONIA GREENLEE- AC JOSHUA TREE LLC

LAND USE DISTRICT (ZONING): JT/CG

IN THE COMMUNITY OF: JOSHUA TREE/3RD/ SUPERVISORIAL DISTRICT

LOCATED AT: EAST OF SUNBURST AVENUE; EXTENDING BETWEEN VERBENA ROAD AND TWENTYNINE PALMS HIGHWAY.

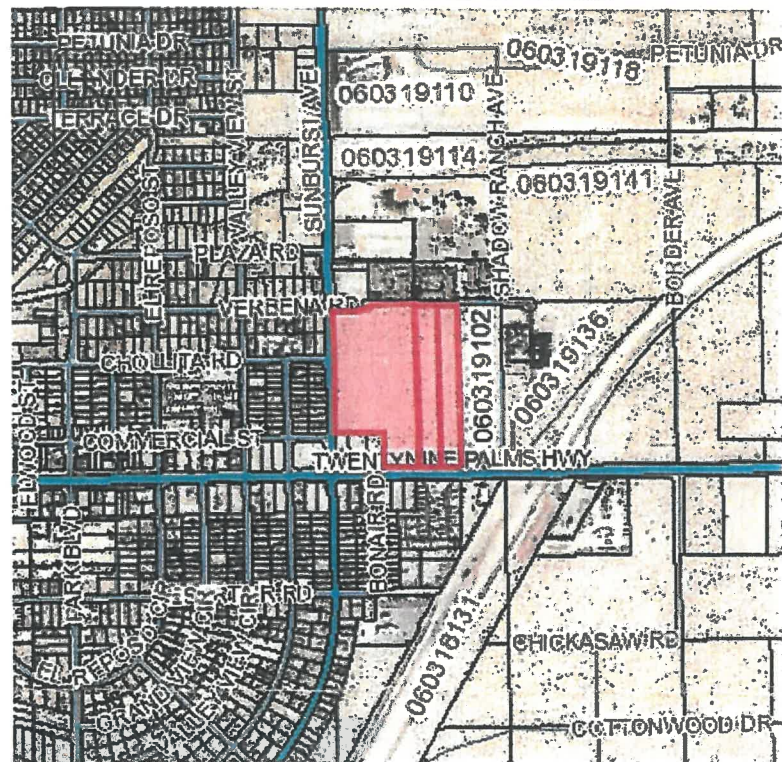
PROPOSAL: MINOR USE PERMIT TO ESTABLISH A 55 AIRSTREAM SUITE HOTEL (AUTOCAMP- JOSHUA TREE) WITH TWO BACK OF THE HOUSE BUILDINGS (1,500 SQ. FT. AND 500 SQ. FT. RESPECTIVELY) AND A 1,500 SQUARE-FOOT CLUBHOUSE ALONG WITH A LOT LINE ADJUSTMENT ON A PORTION OF 26.15 ACRES IN THE JOSHUA.

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a self-addressed, stamped envelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken.

Comments (If you need additional space, please attach additional pages):

SEE ATTACHED LETTER

VICINITY MAP



*Susan Highland*  
SIGNATURE

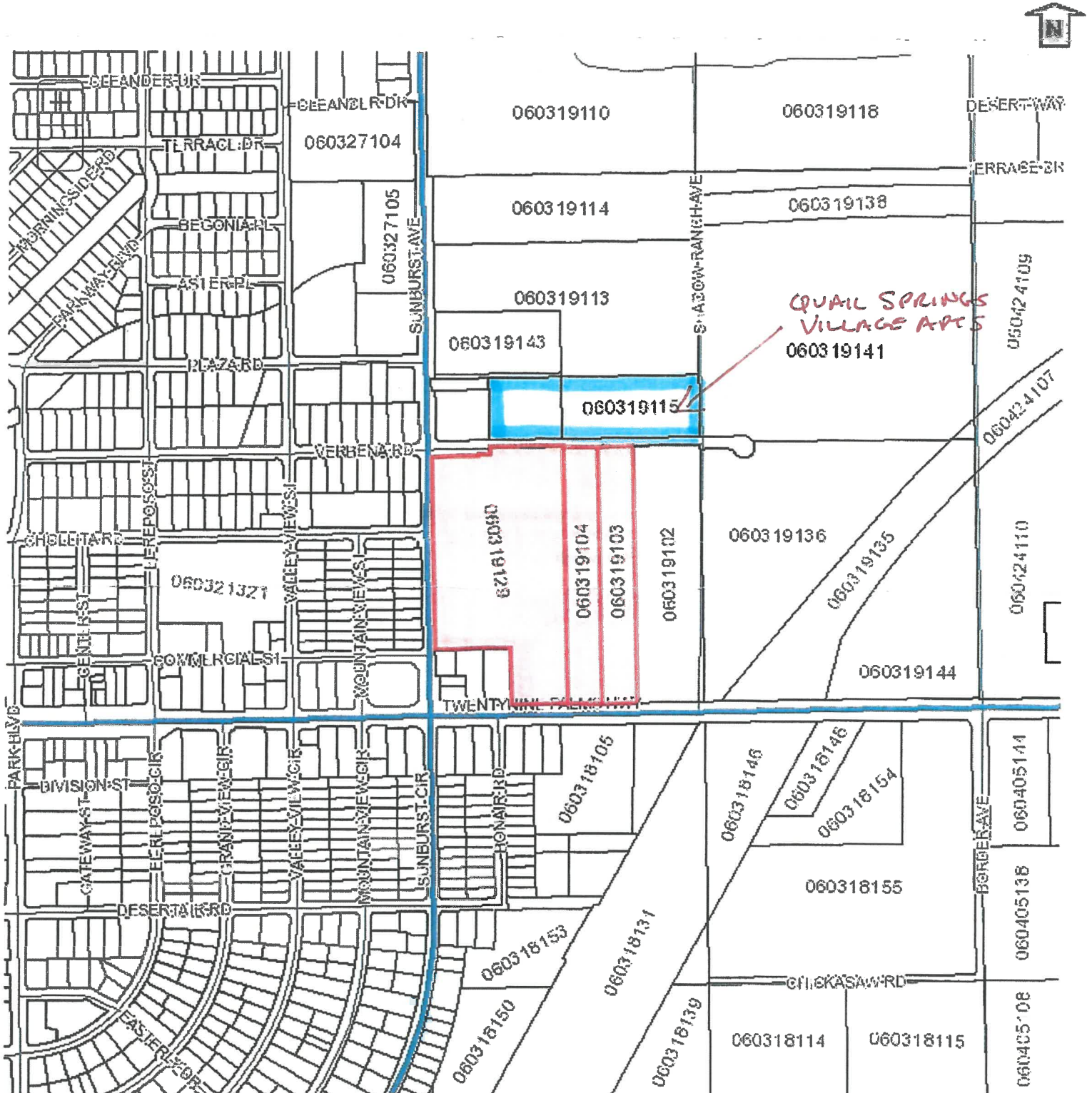
4/29/19  
DATE

QUAIL SPRINGS VILLAGE APTS  
AGENCY (SEE OVER)

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

PARCEL MAP



**From:** [Jane Jarlsberg](#)  
**To:** [Gonzalez, Magda](#)  
**Subject:** Question/protest this! "Project Number: P201900121/MUP"  
**Date:** Tuesday, April 30, 2019 10:19:36 AM

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Please stop this project until it is put before the Joshua Tree Community in writing or as a town hall type hearing. As planned it is far too large for the site! Could it be put out somewhere in sunfair of other outlying area near Joshua Tree community.

Also just what is a "Minor use permit " and why is that the designation for this 'major' project!

Thank you in advance for your response.

peace, Jane Jarlsberg, Joshua Tree resident



**From:** [Jerry and Sue](#)  
**To:** [Gonzalez, Magda](#)  
**Subject:** Project Number: P201900121/MUP  
**Date:** Thursday, May 02, 2019 1:43:53 PM

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I am writing against the proposed 55 airstream trailer campground they want to put in Joshua Tree. We have lived in the downtown area for about 13 years. So much has changed in this time. I understand the National Park is very popular but the makeup of my neighborhood has changed. It used to be families and retired people, now at least 40% of the homes are listed on Airbnb or VBRO. The 6ft fences with a front gate put up surrounding homes in the area is horrible. We are losing the views that drew us to the area and the animals are losing their pathways. The amount of affordable long term rentals in Joshua Tree has been dramatically reduced. I think allowing another STR location that will not really benefit the community at large is wrong. Within the Morongo Basin there are thousands of STR locations. This Autocamp will be an eyesore and use quite a bit of water. Not every Airbnb cleaner uses eco-friendly products and since the showers, toilets and laundry are being cleaned on a daily basis instead of a normal home would clean weekly the amount of chemicals going into the septic systems will eventually effect our water quality.

Thank You,  
Susan Hogervorst  
6820 Conejo Ave  
Joshua Tree, Ca 92252

To: Magda Gonzalez  
Company: SB County  
Fax #: 17609958167

Recipient Information



From: Joe Blow  
Email address: vpstories@gmail.com (from 66.74.62.5)  
Phone #: 8056859190  
Sent on: Thursday, May 2 2019 at 9:56 PM EDT

Sender Information

Project number: P201900121/MUP Parcel number: 060319102

Applicant Name: "Sonia Greenlee- AC Joshua Tree LLC

This project is a nail in the coffin of Joshua Tree. How fair is it that the opportunistic greed of a business should destroy the character of a small town in the desert? Many of us moved here to get away from this kind of greed. How many of us will have to keep moving to stay one step ahead of this opportunistic greed? Please stand up for the rights of those without the means to do stand up to crass opportunists. This is HOME to us, to them it is a paycheck.

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**From:** [Raoul La Vogue](#)  
**To:** [Gonzalez, Magda](#)  
**Subject:** Project P201900121/MUP (Joshua Tree 55 Airstreams)  
**Date:** Sunday, May 05, 2019 12:31:33 AM

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Dear Ms. Gonzalez,

Thank you for taking the time to read my letter opposing Autocamp's proposed development on highway 62 in Joshua Tree.

I am resident of Joshua Tree, and an owner/operator of a single Airstream on our property. I am troubled by the size of Autocamp's vision for their development.

Joshua Tree is profoundly unique, I as many residents of Joshua Tree are highly sensitive to corporations wanting to operate here with profit being their main goal.

I am all for progress and change, but once Joshua Tree becomes a place where developers hope to cash-in on its popularity, I'm afraid there will be no turning back.

Those of us who rent our properties on Airbnb, etc, have worked tirelessly to maintain and make our rentals attractive. For many, this is our only income, and jobs in the high desert are not abundant.

It seems unfair to have a company with no ties to our community move in and undermine our efforts for their financial gain. In my opinion a development of 15-20 Airstream rentals is fair and reasonable, whereas 55 Airstreams rentals is a blow to the gut. For now my vote is NO.

Sincerely,  
Raoul La Vogue  
323-620-1841



**From:** [Thomas Fjallstam](#)  
**To:** [Gonzalez, Magda](#)  
**Subject:** Comments Project Number: P201900121/MUP  
**Date:** Friday, May 03, 2019 7:41:20 PM

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Dear Magda Gonzales,

I am submitting the following comments from a facebook discussion thread on this topic to be included in the project information. Individual commenters are community members of Joshua Tree and have had their names changed to initials for privacy:

DO- How much light pollution will this produce, not to mention all the water usage just with doing laundry for bedding, towels, etc.

AP- What a sucky location to camp(glamp).....off 62? LOL Hope they like the sound of sirens and speeding cars all night. We hear so much about bringing local business to JT but when will the residents see the fruits? Park is a joke of a road! The homeless/drug/5149 pop is out of control and the first thing most tourists see when they come into town. Would be great if some of the tourist revenue went to cleaning up our little town, including paying for more CHP/SBCSD presence.

RM- It looks like we are going to have high-end "glamping" right across the street from one of the sleaziest corporate chain stores in the country. I can't think of a more unpleasant vacation than camping on a busy highway next to a Dollar General store.

LS- go some where else. we dont want you here

JT- Seems like blight. 55 Aluminum rigs, no trees, in full view. I don't want to look at that from my beautiful home on the hill. At the very least I would do unique tiny homes. But over all I don't like the project. There is a Sportsman's Club to the north. There is a trailer park to the west and one to the south east of this location. How many trailer parks do we need condensed into one location. Also, don't like the idea of increased traffic on Sunburst south of 62.

SP- Joshua Tree is in dire need of restaurants not a development like this that will not benefit the community in any way. It will only bring more traffic, and then there is the important issues of water usage ( we are a desert ), septic, waste disposal, noise to those who live near by. I hope that the city planner takes all this into account.

JG- Not great news for those of us that make our living through Airbnb.

KV- We need more basic businesses to serve residents and visitors alike; not more lodging.

CS- ... doing it the right way via use permit rather than sticking an airstream on a vacant parcel.

AC- Do you know how/why a MUP works in this situation vs. a CUP?

SB- but we are calling it a "hotel" so that changes everything, right?

KC- Can walk into town, get beer and pizza. I'd rather camp there than on a dry lake bed, myself.

TF- I like the look of their other locations. If they can make this location look good then it'll likely be successful.

DB- Excluding the pros or cons of the business, zoning etc etc etc, seeing a line of airstreams parked along 62 might not look so pretty.

MS- It says that these places have their own "shop with local wine & beer, snacks and camping essentials." Competing with locals.

JM- Kind of a crappy spot but if its approved and they want to spend the money not my problem haha

BB- It's very possible that the developer will be creating a sense of place, as far as making it look decent with good landscaping, perimeter walls, common areas, etc. Hopefully, they will! I agree that the Dollar General won't look great at all, and will attract panhandlers and homeless, but if it complies with zoning, I guess it is what it is. Would love some more retail that is unique like more cafes, etc.

JS- The county makes it damn near impossible for anyone but millionaires to do anything

TF Not the most scenic area of JT- To the North is JT's largest apartment complex, East is the bus depot, South is the highway and a trailer park, West is high density downtown JT. At least it's walking distance to downtown and would likely benefit downtown shops from foot traffic. Plus there's a traffic signal there to keep people from running across the highway at uncontrolled intersections.

SK- What about sewage issues? If we can't have more restaurants in JT, what are they going to do with all the waste from 55 Airstreams?

MF I've been to Autocamp in Guerneville, and it's awesome! They do a beautiful job of creating a space with nice design touches and lovely landscaping. The only folks that should worry are the ones that keep a crappy trailer on an empty lot with a couple of fold out chairs. These folks will out-do you.

DS- This really doesn't bug me at all, 1. They are doing this the right way 2. It appears it will enhance the area...See More

TQ It's already next to impossible to turn on or off of the highway or to get a meal in a local restaurant without a very long wait. What exactly are the plusses with this idea?

BB- It is damn near impossible to open a restaurant in this town.

TF- seems that only corps and those with deep pockets can afford to develop businesses like those that are needed in downtown JT.

KM- this is the hardest county in CA to open an independent cafe/restaurant in.... unfortunately it'll be a national chain like BJ's brewhouse or one of those

CB- It's got to change. The county needs to adapt to support non-millionaire entrepreneurs. Just look at how lame they are concerning licensing food trucks. They are out of touch with the new economy and the citizens they are supposed to support and represent.

RM- Definitely better than a national chain motel. Maybe they can buy the lot across Sunburst and prevent Dollar General from building there!

KP- I must admit to a bit of amusement contemplating what a few years of permanent installation and rental useage in harsh desert environments is going to do to their beautiful trailers!

TQ- Yeah, what's fifty more cars trying to make that turn?

BE- cool thing is.....on a sunny day, you will be able to see the reflections from space.....

VR- connected to a large septic tank, I assume? wonder what the proposed water usage might be.

JG- They should do this in Yucca Valley, where they love corporate developers. JT is not a good fit.

SP- Wait isn't this the same thing that was going to happen in Pioneer Town near the "Ruins"? Didn't the locals there fight it? So now they want to do it in JT? I visited one of these Fancy Airstream Parks in the Redwoods and there was lots of cars and people! This location they are proposing to have it in makes no sense!



CP- I don't think it is that different than the Airbnb corporation. Airbnb is already worth more than Hilton Hotels and is going public soon. Most owners aren't local and many owners rent multiple properties. Different but the same. At least it's in a business zone and not a multistory hotel mega hotel. Not sure where I stand on this one at the end of the day.

DK- I definitely know where I stand. It is too much additional development in one place! it will be more people, more traffic. It's just too big. Is it a done deal or can we fight it?

OP Forget about ever getting a restaurant table again.

NW- I don't want to step on any toes...but from a genuinely working class perspective if this gimmick shakes some of the more marginal short term rentals back to actual housing units, that could be a very good thing... There are certainly going to be infrastructure issues, but with all that's going on now 50 units more seems smallish.... And for anyone looking to open a restaurant near by it's another push

MH- Highway 62 is already overloaded.

JO- A handful but kind of cute but 55 that's insane it's going to look really ugly and who would want to stay in a place like that unless it had some really nice landscaping around it which seems doubtful

MP- Airstreams belong in the wilderness under tall pines. Or tooling down a scenic highway. Not in the middle of a town, on an increasingly busy route 62

JM- they do a lot of landscaping for their places, just look at their other campsites, but the reality is their airstreams are all packed right on top of each other which to me is tacky. But their landscaping and community center is pretty solid

JD- A trailer on vacant land, done right, would actually have less impact than these 55 trailers, if they used a dry/sawdust toilet and put the waste in the trash, like cat litter, or used a rented porta potty.

RM- A 55-trailer development is not "low-impact" in a town as small as Joshua Tree. I don't object so much to their concept, but their planned development here is much too large.

JT- These are fairly high end rentals. Seems like 55 may be too many. My concerns are, water, light, noise.

JG- here is what i wrote! feel free to copy content if it helps anyone to respond! "Please stop this project until it is put before the Joshua Tree Community in writing or as a town hall type hearing. As planned it is far too large for the site!

TR- we don't need it here in the "outlying " parts of the community, thank you very much

PG- I also agree the project sounds great and I'd be happy to support it if it was off the beaten path. Too much traffic and light impact in the already congested area of Joshua Tree Village.

AD- No. It is too large for anywhere in Joshua Tree. The community will definitely be against this development anywhere in JT.

AD- 55 trailers could equal 220 people or more. And 55 vehicles minimum. It just sounds way too large to me.

JG- Autocamp seems very transparent, they are funded, have a good looking track record, and this project has potential to bring more responsible rental sites to the area. That may impact the STR's that are performing sub-par, yet it may increase the availability in LTR's.

EA What's needed is full time affordable living spaces. Folks are making a lot of money in Joshua Tree on vacation rentals while my friends are forced to move out so the landlord can cash in on the short term.



TC- 55 is a lot! They have their plans together unlike a lot of other camp grounds scattered around Joshua tree. But that's 110 extra people in the center of town.... they should have to provide food options on site for their "campers"

JD- More hospitality development is inevitable and perhaps even needed in Joshua Tree. The community needs to decide to either embrace and not to embrace. I have mixed feelings about a project like this. But you need to ask if a project like this is better than some 150 room box hotel like in Yucca Valley or 29 Palms, which could also potentially be built on that site. From my experience on projects like this sometimes, it is acceptable to conditionally embrace the project, but then as a community demand expensive changes to site design (like undergrounding of utilities, noise restrictions, set-backs, road improvements, etc.)

DO- Check out what's happening in Yucca Valley. 2 campgrounds and more.

**From:** [Thomas Fjallstam](#)  
**To:** [Gonzalez, Magda](#)  
**Subject:** Comments RE: Project Number: P201900121/MUP Autocamp Joshua Tree  
**Date:** Friday, May 03, 2019 7:48:55 PM

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Dear Magda Gonzalez,

Here are my comments RE: Project Number: P201900121/MUP Autocamp Joshua Tree

Traffic congestion in residential streets: Sunburst Circle is a residential road that guests at the Autocamp will likely use as a shortcut to get to the National Park entrance. This would cause increased traffic through a residential neighborhood. Increase in traffic at the intersection of Sunburst Circle and Park Blvd and as an alternative Alta Loma and Park Blvd.

Glare nuisance: The highly reflective aluminum exterior of 55 Airstream trailers will create an intense glare for surrounding neighbors. The rounded shape of the Airstream trailers create ongoing glare throughout the day. The site is at the lowest point of the valley and many homes are at increasing elevation of the valley. Higher elevation properties have a direct view of the site. All homes in sight of the location will be impacted by glare throughout the day.

Increased traffic impact on Sunburst Ave: Sunburst Ave is the main throughfare for the North Joshua Tree community and JT Elementary School. A traffic study would be helpful to determine the impact of adding 55 new dwellings entering and exiting the road.

It does not seem that a MUP would adequately cover all the issues that this project should require a Conditional Use permit.

The trailers are moveable making this a trailer park more than a Hotel as indicated in the notification.

Regards  
Thomas Fjallstam

## Gonzalez, Magda

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**From:** Amritakripa Watts-Robb <amritakripa108@gmail.com>  
**Sent:** Wednesday, May 01, 2019 7:42 AM  
**To:** Gonzalez, Magda  
**Subject:** Project Number: P201900121/MUP

I am writing in reference to Project Number: P201900121/MUP - a 26 acre project intended to house a 'trailer hotel'. I do hope this project will not be granted approval. As a result of many factors, including the significant increase in air bnb, Joshua Tree has seen a tremendous rise in the number of visitors over the last few years but without an improvement to any of the amenities that support life of the locals who live here. With every project like this that is approved, there is an added strain on the resources - water use, sewage, road condition, and safety, noise, light pollution and so on. It is beginning to feel that we now live in a business complex rather than a residential town and it is sad to see the quality of life for locals continually eroded. I hope you will hear these concerns and those of others.

Many thanks,  
Jo-Anne Watts

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ലോകാ സമസ്താ സുഖിനോ ഭവന്തു!

Aum Lokaha Samastaha Sukhino Bhavantu !

May all beings in all the worlds be happy and peaceful !

Madelaine LaVoie  
55857 Twentynine Palms Highway  
Yucca Valley, CA 92284  
760-401-3374  
mad4iom@gmail.com

**April 22, 2019**

Panner, MAGDA GONZALEZ  
15900 Smoke Tree Street  
Hesperia, CA 92345

**REF# P201900121/MUP**

Dear Ms. Gonzalez

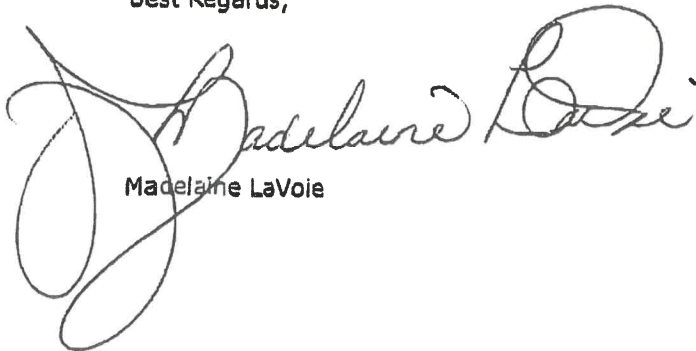
In response to your notice of Airstream project for downtown Joshua Tree, dated April 19th, I would like to state my vehement disapproval. I am a majority owner of four lots on the corner to the west, and my future plans would be to build a stickbuilt construction motel, not an airstream park, which will reduce the property values of the area.

Downtown Joshua Tree is a vibrant, growing community that has experienced a surge of interest in the art and music communities. This project is too similar to a mobile home park, which would decimate property values in the downtown Joshua Tree area, could conceivably increase the crime rate, and would generally be detrimental to an area experiencing such growth.

I strongly urge you not to allow this construction, and would be happy to support the owner in building a conventional housing or hotel project in lieu of this.

I appreciate your time.

Best Regards,



Madelaine LaVoie

## Gonzalez, Magda

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**From:** Jane Fawke <laragna.web@gmail.com>  
**Sent:** Tuesday, April 30, 2019 1:17 PM  
**To:** Gonzalez, Magda  
**Subject:** Project # P201900121/MUP

Ms. Gonzalez,

this email is to protest against the proposed "vintage trailer" site on the corner of Sunburst and the 62 highway in Joshua Tree.

The extra cars on an already busy highway and town center will add nothing to our community. We are inundated with airbnb and hip camp visitors every weekend as it is. Lines into the national park are interminable, there are long lines in restaurants, banks, supermarkets, and the very reasons most of us came up here for, peace and quiet, are being erided by noisy visitors partying all night, damaging our fragile dirt roads speeding and not respecting residents, property or nature.

Where will this camp expel it's gray and black water?, is there adequate parking?, what kind of toll will all these extra people and their cars take on our desert community and our quality of life?

Please, do not approve this project.

Thank you.

Sincere regards,

Jane Fawke



## Gonzalez, Magda

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**From:** Heidi Pearson <anderpear@gmail.com>  
**Sent:** Tuesday, April 30, 2019 2:29 PM  
**To:** Gonzalez, Magda  
**Subject:** Project Number: P201900121/MUP

As a Joshua Tree resident and homeowner living in the area near this proposed project, this project is not suitable for this location in our community. While I understand that the steady increase of visitors to our community puts pressure on our limited number of hotels and campgrounds, this project is not correct for that particular location and will cause additional strain on our available resources. The impacts will be felt with an unsustainable increase in traffic at the intersection of Highway 62 and Sunburst, a further shrinking groundwater supply, increased noise and light pollution in that area and at my home, jeopardize our fragile ecosystem and degrade the view for property owners.

Additionally, this project information is spreading rapidly through our community with growing opposition. We recognize it as yet another attempt by a developer to take advantage of and capitalize on our community and its increasing popularity and current trendiness. If this project were to move forward, there will continue to be a growing public pressure to not allow this into our community, at least not at that location. As a potential controversial project, this should also be submitted for jurisdictional review under a Conditional Use Permit as opposed to a Minor Use Permit.

Please take into account how this project would negatively impact the community of Joshua Tree, from both a community and environmental perspective. While we are very much in favor of new businesses in our community, we want those to be the right type of businesses - those that will benefit our community as a whole. An upscale trailer park, particularly one this large, will merely be an eyesore in the heart of our community.

Heidi Pearson

**From:** [Diane Kuntz](#)  
**To:** [Gonzalez, Magda](#)  
**Subject:** campground with 55 Airstream Trailers  
**Date:** Thursday, May 02, 2019 2:40:26 PM

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May 2, 2019

To Magda Gonzalez  
County Planning Associate

Project Number: P201900121/MUP

This project (a campground with 55 Airstream Trailers) is simply too large. Too large for a small town — even 20 airstreams would be a lot for this area right off Hwy 62. It adds to traffic congestion, light pollution, more people trying to cram into the already impossibly crowded local restaurants.

for the guests, it will be noisy if it is close to 62. It just seems like another corporate grab that is too large for this area. (Btw the ones in Yosemite and the Russian River seem to work well so I am not always against this type of project.)

I sincerely hope this corporate campground is not permitted to go forward.

Thank you.  
Diane Kuntz  
Joshua Tree, California