



An application has been filed with County Planning

**TENTATIVE TRACT MAP 20443 TO SUBDIVIDE
18.49 GROSS ACRES INTO SEVENTY-FIVE (75)
PARCELS IN JOSHUA TREE.**



Fax: 760.995.5140

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below.

Mailing Address:

Owner Full Name

PAINO, WILLIAM J

MATTOON, JEFFREY S

MATTOON, JEFFREY S
ROBY, KIMBERLY A

ABRAMSON, ELLEN

KANTZAVELOS FAMILY TRUST

PHIPPS, JOSEPH A

KAPLAN FAMILY TRUST
YOUNES, BACHIR KHALIL

RENTERIA, NESTOR
ESPIRITU SANTO, MACARIO C
AND LOURDE

STUPIN, TANYA MARY

ROJAS TRUST

STRUTHERS FAMILY TRUST

ROBERTSON, M PAUL

JUNG, MICHELLE
OLSON, GLEN TRUST

BOYLE, JOSEPH FRANCIS

SMIRKE, STEPHEN

DESERT AIR HOLDINGS LLC
BAC EQUITY HOLDINGS LLC
ALTA LOMA JT TRUST

ALTA LOMA JT TRUST

REFUERZO, ROBERT J

BLOK STUDIO INC

FRANKLIN, JESSICA A

VILLARREAL, LISA RENEE

CHAVEZ, STEVEN

KASKO, ANDRE M

DESERT WOODS LLC

DODGE, DAVID

DODGE DAVID FILLMORE,

DOUGLAS B TR

FILLMORE, DOUGLAS B TR

PHILBROOK, JAMES

KENNEDY, STEVEN O

BUILT INC

CAYGILL FAMILY TRUST

BASTRUP, RON

BALBO 1990 TRUST

BALBO TRUST

BARNES, DAMON

TURRISI, FRANK A

SIVULA, RIK

LAFAILLE, BRIAN MICHAEL

NIKOLAISEN, JEFFREY C

GONZALEZ, ALEJANDRO A

INDOGWE TR

JENSEN, DAVID M

GOMEZ-SCOTILLO, IRENE TRUST
ATLASPHERE TRUST

FRAGA, MARIA E

BOWERS REVOCABLE TRUST

BRIBIESCA, PAUL
CRAMER, AXEL
ZOELLIN
GARRISON, JULIETTE

JEFFERSON, JANINE T

PEIXOTO, PASCAL J

AMBROSIUS, LAURA

NORDINE, DONALD A & NANCY
RAE FAMILY

CARBONE, JEAN

FLORES, RICHARD

FLORES, RICHARD

BROWN, CHARLES B

CARBONE, JEAN

WEISS, JEFF

PLANNING NOTICE REFERRAL LIST

Rev. 3/16/2021

- ☐ Applicant/Representative
☐ Surrounding Property Owners: _____ # of notices mailed

COUNTY AGENCIES (Send to BOS for ALL projects within district)

- ☐ Supervisorial District:
☐ 1st District
☐ 2nd District – Phil Paule (ALL 2nd District Projects)
☐ 3rd District
☐ 4th District
☐ 5th District
- ☐ Planning Commissioner: _____
☐ LUSD – B&S County Geologist: Frank Jordan
☐ LUSD – Mining Geologist: George Kenline
☐ Special Districts (CSA): Erin Oplinger
☐ Special Districts (SL-1 Street Lights): Erin Oplinger
☐ Special Districts (Franchise): _____
☐ ISD (Cell Towers): Tim Trager (via email)
☐ Airports Dept: Erin Oplinger
☐ Agricultural Commissioner: _____
☐ Real Estate Services: _____
☐ Sheriff's Office: _____
☐ Museum (Archeological): South Central Coastal Info Center
☐ Museum (Paleontological): Eric Scott
☐ Preventative Vet Services: Megan Starbeck
☐ EDA (Renewable Energy Projects): Soua Vang
☐ LAFCO: Samuel Martinez

LOCAL AGENCIES

- ☐ City Sphere: _____
☐ Local Fire Protection: _____
☐ Water District: _____
☐ Water Agency: _____
☐ Sewer Agency: _____
☐ School District: _____
☐ Renewable Energy Email Distribution List

STATE AGENCIES

- ☐ Water Quality Control Board: _____
☐ Air Quality District: _____
☐ Fish & Wildlife California: _____
☐ Caltrans: _____
☐ CHP: _____
☐ Integrated Waste Management: _____
☐ Dept of Toxic Substance Control: _____
☐ Dept. of Conservation (Mines): _____
☐ Inland Empire W. Resources Conservation District
☐ East Valley Resources Conservation District

FEDERAL AGENCIES

- ☐ Army Corp of Engineers: _____
☐ Bureau of Land Management: _____
☐ Fish & Wildlife US: _____
☐ US Forest Service: _____
☐ Military Base: Erin.adams@usmc.mil & Kristina.Brown@usmc.mil
☐ US Post Office: _____
☐ National Resource Cons. Svc.: _____

PROJECT #: _____

ENVIRONMENTAL GROUPS

- ☐ Audubon Society: _____
☐ Save Our Forest Association: _____
☐ Sierra Club: _____

MISCELLANEOUS AGENCIES & ORGANIZATIONS

- ☐ Advisory Council:
☐ Lucerne/Johnson Valley: Richard Selby & Roger Peterson
☐ _____
- ☐ Architectural Committee: _____
☐ Chamber of Commerce: _____
☐ Indian Tribes: _____
- ☐ Fort Mojave Indian Tribe
☐ Gabrieleno Tongva – San Gabriel Band of Mission Indians
☐ Colorado River Indian Tribes
☐ Twenty-Nine Palms Band of Mission Indians
☐ Morongo Band of Mission Indians
☐ San Manuel Band of Mission Indians
☐ Soboba Band of Luiseno Indians
☐ Gabrieleno Band of Mission Indians – Kizh Nation
- ☐ Property Owner Association: _____
☐ Oak Hills – Dave Blevins
- ☐ Railroads: _____
☐ Phone Company: _____
☐ Utility Company: _____

PLANNING NOTICE REFERRAL LIST

Rev. 01/05/2021

PROJECT NOTICES BY SPECIAL REQUEST

ALL Public Hearings

- ☐ Lozeau Druruy LLP
Attn: Richard Drury/Komal Preet/Stacey Osborne
1939 Harrison St., Ste 150, Oakland, CA 94612

CEQA Related Documents

Please send any CEQA document notices for the availability of any EIR, ND, MND, or Scoping Meeting to:

- ☐ Kevin Johnston
2288 Buena Vista Ave., Livermore, CA 94550
- ☐ Lozeau Druruy LLP
Attn: Richard Drury/Komalpreet Toor/Stacey Osborne
1939 Harrison St., Ste 150, Oakland, CA 94612
(or email: Richard@lozeaudrury.com/ komal@lozeaudrury.com / stacey@lozeaudrury.com)

Geothermal Projects

ALL notices re: geothermal projects over 5mw please notice the following:

- ☐ Shiela Sannadan
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd, Ste. 1000
South San Francisco, CA 94080
(or email: ssannadan@adamsbroadwell.com)

*View [original request](#) re: specific notifications requested.

PROJECT NOTICES BY COMMUNITY

BIG BEAR (Send notices for ALL projects within community)

- ☐ Jim Miller, Community Development Director
P.O. Box 1000
Big Bear Lake, CA 92315
- ☐ Bennett Rossell, Southern California Mountains Foundation
P.O. Box 69
Fawnskin, CA 92333

HELENDALE (Send notices for ALL projects within community)

- ☐ Silver Lakes Association, Attn: General Manager
P.O. Box 179
Helendale, CA 92342-0179
- ☐ Helendale Community Services District, Attn: Kimberly Cox
P.O. Box 359
Helendale, CA 92342

JOSHUA TREE (Send notices for ALL projects within community)

- ☐ Stephanie Smith (hstephaniesmith@gmail.com)
P.O. Box 1307
Joshua Tree, CA 92252

LUCERNE VALLEY (Send notices for ALL projects within community)

- ☐ LVEDA, Attn: Chuck Bell
P.O. Box 193
Lucerne Valley, CA 92356

MORONGO VALLEY (Send notices for ALL projects within community)

- ☐ Morongo Valley CSD

OAK HILLS (Send notices for ALL projects within community)

- ☐ Oak Hills Property Owner's Association

PHELAN/PINON HILLS (Send notices for ALL projects within community)

- ☐ Helendale Community Services District
Attn: Kimberly Cox
P.O. Box 359
Helendale, CA 92342
- ☐ Phelan/Pinon Hills CSD
Attn: George Cardenas
4176 Warbler Rd.
Phelan, CA 92371

PIONEERTOWN (Send notices for ALL projects within community)

- ☐ info@friendsofpioneertown.org
- ☐ davesmiller09@gmail.com
- ☐ steve@infinityranch.net
- ☐ sarah@infinityranch.net
- ☐ bernadetteingalls@gmail.com
- ☐ jill@endicottenterprises.com
- ☐ jsdpitown@gmail.com
- ☐ sarafairchild@yahoo.com
- ☐ dannysall@gmail.com

PLANNING NOTICE REFERRAL LIST

Rev. 01/05/2021

SPECIAL INSTRUCTIONS:



Project Notice

July 24, 2024

An application has been filed with County Planning

PROJECT NUMBER: PROJ-2021-00169

ASSESSOR PARCEL NO: 0602-361-04

APPLICANT: Merrell-Johnson Companies

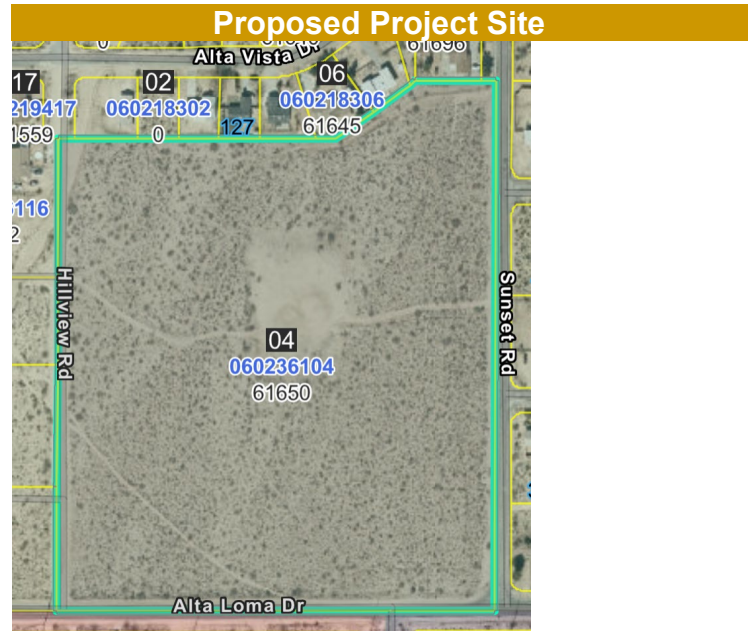
LOCATION: 61650 Alta Loma Drive
Joshua Tree, Ca 92252

COMMUNITY: Joshua Tree/District 3

ZONING: Low Density Residential (LDR) and
Single Residential (RS)

Project Proposal

**TENTATIVE TRACT MAP 20443 TO SUBDIVIDE
18.49 GROSS ACRES INTO SIXTY-FOUR (64)
PARCELS WITH THE INTENT TO ESTABLISH
64 NET-NEGATIVE C02 EMISSION, MINIMAL
IMPACT HOMES.**



Ron Cruz, Planner

Phone: 909-974-4967

E-mail: ron.cruz@lus.sbcounty.gov

Fax: 760.995.5140

We'd love to hear from you....

Please submit comments by August 7, 2024 to be sure that they get considered in the review process. However, comments will be taken up to the time of the project decision. Please refer to this project by the Project Number and the Assessor Parcel Number (APN). If you have no comment, a reply is not necessary.

Project Decision

If you would like to be notified of the decision rendered for this project, please provide your contact information in the section below and mail this notice back to one of the addresses listed below or submit a copy to the email address above.

Name:

E-mail Address:

Mailing Address:

PAINO, WILLIAM J	MATTOON, JEFFREY S	MATTOON, JEFFREY S
ROBY, KIMBERLY A	ABRAMSON, ELLEN DECLARATION TR 1/95	KANTZAVELOS FAMILY TRUST
PHIPPS, JOSEPH A	KAPLAN FAMILY TRUST 6/30/83	YOUNES, BACHIR KHALIL
RENTERIA, NESTOR	ESPIRITU SANTO, MACARIO C AND LOURDE	TANYA MARY
ROJAS TRUST (2-24-05)	STRUTHERS FAMILY TRUST 03/18/21	ROBERTSON, M PAUL
JUNG, MICHELLE	OLSON, GLEN TRUST 3/15/07	JOSEPH FRANCIS
SMIRKE, STEPHEN	DESERT AIR HOLDINGS LLC	BAC EQUITY HOLDINGS LLC
ALTA LOMA JT TRUST 5/10/2021	ALTA LOMA JT TRUST 5/10/2021	REFUERZO, ROBERT J
BLOK STUDIO INC	ORANGE CA 92869	VILLARREAL, LISA RENEE
CHAVEZ, STEVEN	FRANKLIN, JESSICA A	WOODS LLC
	KASKO, ANDRE M	

DODGE, DAVID

DODGE, DAVID

FILLMORE, DOUGLAS B TR

FILLMORE, DOUGLAS B TR

PHILBROOK, JAMES

KENNEDY, STEVEN O

BUILT INC

CAYGILL FAMILY TRUST 11/18/05

BASTRUP, RON

BALBO 1990 TRUST 8/16/1990

TURRISI, FRANK A

BALBO TRUST 8-16-90

BARNES, DAMON

NIKOLAISEN, JEFFREY C

SIVULA, RIK

LAFAILLE, BRIAN MICHAEL

JENSEN, DAVID M

GONZALEZ, ALEJANDRO A

FRAGA, MARIA E

INDOGWE TR 11-21-03

CRAMER, AXEL ZOELLIN

GOMEZ-SCOTILLO, IRENE TRUST 09/09/19

ATLASPHERE TRUST 3/7/08

BOWERS REVOCABLE TRUST 10/23/14

PEIXOTO, PASCAL J

GARRISON, JULIETTE

BRIBIESCA, PAUL

AMBROSIUS, LAURA

JEFFERSON, JANINE T

DONALD A & NANCY RAE FAMILY

CARBONE, JEAN

FLORES, RICHARD

FLORES, RICHARD

BROWN, CHARLES B

CARBONE, JEAN

WEISS, JEFF

MERRELL-JOHNSON COMPANIES

CRAMER, AXEL

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- ☒ Applicant/Representative
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 ☐ 2nd District – Phil Paule (ALL 2nd District Projects)
 ☐ 3rd District
 ☐ 4th District
 ☐ 5th District
☐ Planning Commissioner: _____
☐ LUSD – Geologist: **ACCELA REFERRAL**
☐ Special Districts (CSA): Carlos Martinez
☐ Special Districts (SL-1 Street Lights): Carlos Martinez
☐ Special Districts (Franchise): _____
☐ Airports Dept: Maureen Snelgrove
☐ Agricultural Commissioner: _____
☐ Real Estate Services: _____
☐ Sheriff's Office: _____
☐ Museum (Archeological): South Central Coastal Info Center
☐ Museum (Paleontological) Scott Kottkamp
☐ Preventative Vet Services: Brian Cronin
☐ EDA (Renewable Energy Projects): Derek Armstrong
☐ LAFCO: Samuel Martinez

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☐ Caltrans: District 8
☐ CHP: _____
☐ Integrated Waste Management: _____
☐ Dept of Toxic Substance Control: _____
☐ Dept. of Conservation (Mines): _____
☐ Inland Empire W. Resources Conservation District
☐ East Valley Resources Conservation District

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☐ Bureau of Land Management: _____
☐ Fish & Wildlife US: _____
☐ US Forest Service: _____
☒ Military Base: jonell.kosa@usmc.mil
☐ US Post Office: _____
☐ National Resource Cons. Svc.: _____

PROJECT #: _____

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☐ Save Our Forest Association: _____
☐ Sierra Club: _____

MISCELLANEOUS AGENCIES & ORGANIZATIONS

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 ☐ Lucerne/Johnson Valley: Richard Selby & Roger Peterson
 ☐ _____
☐ Architectural Committee: _____
☐ Chamber of Commerce: _____
☐ Indian Tribes: mail notice to all tribes listed below_
 ☐ Fort Mojave Indian Tribe
 ☐ Gabrieleno Tongva – San Gabriel Band of Mission Indians
 ☐ Colorado River Indian Tribes
 ☐ Twenty-Nine Palms Band of Mission Indians
 ☐ Morongo Band of Mission Indians
 ☐ Yuhaaviatam of San Manuel Nation
 ☐ Soboba Band of Luiseno Indians
 ☐ Gabrieleno Band of Mission Indians – Kizh Nation
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 ☐ Oak Hills – Dave Blevins
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☐ Phone Company: _____
☐ Utility Company: _____

PLANNING NOTIFICATION LIST

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Attn: Richard Drury/Theresa Rettinghouse
410 12th St., Ste. 250, Oakland, CA 94607

Geothermal Projects

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- ☐ Shiela Sannadan
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd, Ste. 1000
South San Francisco, CA 94080
(or email: ssannadan@adamsbroadwell.com)

*View [original request](#) re: specific notifications requested.

CEQA Related Documents

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☐ Lozeau Drury LLP
Attn: Richard Drury/Theresa Rettinghouse
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(or email: Richard@lozeaudrury.com/ theresa@lozeaudrury.com)

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Big Bear Lake, CA 92315
- ☐ Bennett Rossell, Southern California Mountains Foundation
P.O. Box 69
Fawnskin, CA 92333

HELENDALE (Send notices for ALL projects within community)

- ☐ Silver Lakes Association, Attn: General Manager
P.O. Box 179
Helendale, CA 92342-0179
- ☐ Helendale Community Services District, Attn: Kimberly Cox
P.O. Box 359
Helendale, CA 92342

LUCERNE VALLEY (Send notices for ALL projects within community)

- ☐ LVEDA, Attn: Chuck Bell
P.O. Box 193
Lucerne Valley, CA 92356

MORONGO VALLEY (Send notices for ALL projects within community)

- ☐ Morongo Valley CSD

OAK HILLS (Send notices for ALL projects within community)

- ☐ Oak Hills Property Owner's Association

PHELAN/PINON HILLS (Send notices for ALL projects within community)

- ☐ Helendale Community Services District
Attn: Kimberly Cox
P.O. Box 359
Helendale, CA 92342
- ☐ Phelan/Pinon Hills CSD
Attn: George Cardenas
4176 Warbler Rd.
Phelan, CA 92371

PIONEERTOWN (Send notices for ALL projects within community)

- ☐ info@friendsofpioneertown.org
☐ davesmiller09@gmail.com
☐ steve@infinityranch.net
☐ sarah@infinityranch.net
☐ bernadetteingalls@gmail.com
☐ jill@endicottenterprises.com
☐ jsdpitown@gmail.com
☐ sarafairchild@yahoo.com
☐ dannysall@gmail.com

PLANNING NOTIFICATION LIST

SPECIAL INSTRUCTIONS:



COUNTY OF SAN BERNARDINO
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared an Initial Study/Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the below-named project.

Project Title: TTM No. 20443 Lovemore Ranch

Project No.: PROJ-2021-00169

Project Location: Northwest corner of Alta Loma Road and Sunset Road in the Community of Joshua Tree

Assessor Parcel Number(s): 0602-361-04

Project Description: TENTATIVE TRACT MAP 20443 TO SUBDIVIDE 18.49 GROSS ACRES INTO SIXTY-FOUR (64) PARCELS, LOCATED AT 61650 ALTA LOMA DRIVE, JOSHUA TREE WITHIN THE LOW DENSITY RESIDENTIAL (LDR) LAND USE CATEGORY AND SINGLE RESIDENTIAL (RS) ZONING DISTRICT; 3rd SUPERVISORIAL DISTRICT.

Environmental Review and Public Comment:

The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at: <https://lus.sbcounty.gov/planning-home/environmental/desert-region/> and the following offices:

High Desert Government Center
Land Use Services – Planning Division
15900 Smoke Tree Street, Suite 131
Hesperia, CA 92345

San Bernardino Government Center
Land Use Services – Planning Division
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0187

The comment period on the IS/MND begins on October 24, 2024, and closes on November 25, 2024.

Please submit comments to linda.mawby@lus.sbcounty.gov or to:

Linda Mawby
County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave 1st Floor
San Bernardino, CA 92415-0187

PAINO, WILLIAM J	Merrell-Johnson Companies	
ROBY, KIMBERLY A	ABRAMSON, ELLEN DECLARATION TR 1/95	KANTZAVELOS FAMILY TRUST
PHIPPS, JOSEPH A	KAPLAN FAMILY TRUST 6/30/83	12/17/2018
RENTERIA, NESTOR		YOUNES, BACHIR KHALIL
ROJAS TRUST (2-24-05)	ESPIRITU SANTO, MACARIO C AND LOURDE	STUPIN, TANYA MARY
JUNG, MICHELLE	STRUTHERS FAMILY TRUST 03/18/21	ROBERTSON, M PAUL
SMIRKE, STEPHEN	OLSON, GLEN TRUST 3/15/07	BOYLE, JOSEPH FRANCIS
ALTA LOMA JT TRUST	DESERT AIR HOLDINGS LLC	BAC EQUITY HOLDINGS LLC
BLOK STUDIO INC		REFUERZO, ROBERT
CHAVEZ, STEVEN		VILLARREAL, LISA RENEE
	FRANKLIN, JESSICA A	DESERT WOODS LLC
	KASKO, ANDRE M	

DODGE, DAVID BUILT INC	DODGE, DAVID	FILLMORE, DOUGLAS B TR
		KENNEDY, STEVEN O
		BASTRUP, RON
BALBO 1990 TRUST 8/16/1990		
TURRISI, FRANK A	CAYGILL FAMILY TRUST 11/18/05	BARNES, DAMON
NIKOLAISEN, JEFFREY C		
JENSEN, DAVID M		
FRAGA, MARIA E	SIVULA, RIK	INDOGWE TR 11-21-03
CRAMER, AXEL ZOELLIN	GONZALEZ, ALEJANDRO A	ATLASPHERE TRUST 3/7/08
PEIXOTO, PASCAL J	GOMEZ-SCOTILLO, IRENE TRUST 09/09/19	BRIBIESCA, PAUL
	BOWERS REVOCABLE TRUST 10/23/14	JEFFERSON, JANINE T
	GARRISON, JULIETTE	NORDINE, DONALD A & NANCY RAE FAMILY
	AMBROSIUS, LAURA	

CARBONE, JEAN

FLORES, RICHARD

BROWN, CHARLES B

WEISS, JEFF

/PROJ202100169/LM

/PROJ202100169/LM

PLANNING NOTIFICATION LIST

PROJECT #: PROJ-2021-00169

SURROUNDING PROPERTY OWNER RADIUS: 300' (20 acres or less)

☒ **Applicant**

axel@lovemore.group

☐ **Representative**

eric.johnson@merrelljohnson.com

County Agencies (Departments not within Accela)

☒ **Supervisory District: 3rd District**

☐ **Airports Department (0831)**

☐ **Museum – Archeological:** South Central Coastal Info Ctr

☐ **Preventative Vet Services (0962):** Brian Cronin

☐ **LAFCO (0490):** Samuel Martinez

☐ **Real Estate Services (0180)**

☐ **Sheriff's Department (0061)**

☐ **Museum – Paleontological (0065):** Scott Kottkamp

☐ **Economic Development Agency (0047)**

Local Agencies

☐ **City Sphere:** Enter City Name

☐ **Local Fire Protection:** Enter Fire Protection

☒ **Water District:** Joshua Basin Water District

☐ **Water Agency:** Enter Water Agency

☐ **Sewer Agency:** Enter Sewer Agency

☒ **School District:** Morongo Unified School District

State Agencies

☒ **Water Quality Control Board:** Colorado River Regional WQCB

☒ **Air Quality District:** Mojave Desert AQMD

☒ **Fish & Wildlife California**

☐ **Caltrans - District 8**

☐ **CHP**

☐ **Integrated Waste Management**

☐ **Dept of Toxic Substance Control**

☐ **Dept of Conservation (Mines)**

☐ **Inland Empire West Resource Conservation District**

☐ **East Valley Resources Conservation District**

Federal Agencies

☐ **Army Corp of Engineers**

☐ **Bureau of Land Management:** Enter Field Office

☒ **Fish & Wildlife US**

☒ **Military Base:** kristina.brown@usmc.mil and erin.adams@usmc.mil (cc: philip.murray@usmc.mil)

☐ **US Post Office**

☐ **National Resource Conservation Service**

Native American Tribes

- ☒ **Native American Heritage Commission (NAHC)**
- ☐ Fort Mojave Indian Tribe
- ☐ Colorado River Indian Tribes
- ☒ Morongo Band of Mission Indians
- ☐ Soboba Band of Luiseno Indians
- ☐ Gabrieleno Tongva San Gabriel Band of Mission Indians
- ☐ Twenty-nine Palms Band of Mission Indians
- ☐ San Manuel Band of Mission Indians
- ☐ Gabrieleno Band of Mission Indians

Miscellaneous Agencies & Organizations

- ☐ **Advisory Council:** Enter Advisory Committee
- ☐ **Property Owner Association:** Enter Property Owner Association
- ☐ **Architectural Committee:** Enter Architectural Committee
- ☐ **Chamber of Commerce:** Enter Chamber of Commerce
- ☐ **Railroads:** Enter Railroad
- ☐ **Phone Company:** Enter Phone Company
- ☐ **Utility Company:** Enter Utility Company

NOTICES BY SPECIAL REQUEST

Public Hearings (Requests for ALL Public Hearing Notices)

- ☐ Lozeau Drury LLP, Attn: Richard Drury/Theresa Rettinghouse
410 12th St., Ste. 250, Oakland, CA 94607
- ☐ Supporters Alliance for Environmental Responsibility (SAFER)
rebecca@lozeaudrury.com / chase@lozeaudrury.com / madeline@lozeaudrury.com

Renewable Energy Projects

- ☐ Economic Development Agency: Derek Armstrong
- ☐ Renewable Energy Notification List: G:\PLNDATA\RenewableEnergy\SOLAR_NOTIFICATION_LIST.xlsx

Geothermal Projects

- ☐ All geothermal projects over 5mw ([View Original Request for specifications](#))
ssannadan@adamsboardwell.com or via US Mail: Shiela Sannadan
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd., Ste 1000
South San Francisco, CA 94080

CEQA and/or EIR Related

Any and all CEQA documents including all NOA, NOI, NOP, NOD of any EIR, ND, MND, NOD for exemptions, scoping meetings

- ☒ Kevin Johnston, 2288 Buena Vista Ave., Livermore, CA 94550
- ☒ Lozeau Drury LLP
richard@lozeaudrury.com / theresa@lozeaudrury.com
- ☒ Supporters Alliance for Environmental Responsibility (SAFER) (Original Request^
rebecca@lozeaudrury.com / chase@lozeaudrury.com / madeline@lozeaudrury.com

NOTICES BY COMMUNITY

BIG BEAR (Send notices for ALL projects within community)

- ☐ City of Big Bear Lake / Attn: Community Development Director
- ☐ Southern California Mountains Foundation / Bennett Rossell

HELENDALE (Send notices for ALL projects within community)

- ☐ Silver Lakes Association / General Manager
- ☐ Helendale Community Services District/ Kimberly Cox

LUCERNE VALLEY (Send notices for ALL projects within community)

- ☐ Lucerne Valley Economic Development Agency (LVEDA) / Attn: Chuck Bell
- ☐ Lucerne Valley/Johnson Valley MAC / Attn: Richard Selby & Roger Peterson

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- ☐ Morongo Valley Community Services District (CSD)

OAK HILLS (Send notices for ALL projects within community)

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- ☐ Helendale Community Services District / Kimberly Cox
- ☐ Phelan/Pinon Hills Community Services District / George Cardenas

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- ☐ info@friendsofpioneertown.org
- ☐ davesmiller09@gmail.com
- ☐ steve@infinityranch.net
- ☐ sarah@infinityranch.net
- ☐ bernadetteingalls@gmail.com
- ☐ jill@endicottenterprises.com
- ☐ jsdpitown@gmail.com
- ☐ sarafairchild@yahoo.com
- ☐ dannysall@gmail.com

Special Instructions

**NOTICE OF PUBLIC HEARING
AND
NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
SAN BERNARDINO COUNTY**

NOTICE IS HEREBY GIVEN that the Planning Commission of San Bernardino County, at its regular meeting on **Thursday, January 23, 2025**, will conduct a public hearing to consider:

Proposal: Tentative Tract Map No. 20443 (PROJ-2021-00169) to subdivide an 18.49-acre parcel into 64 single-family residential lots ranging in size from approximately 7,220 square foot lots to approximately 13,068 square foot lots and three letter lots, Lots A, B, and C within the Low Density Residential, (LDR), Land Use Category and the Single Residential, (RS) Zoning District. Project is located at 61560 Alta Loma Drive, Joshua Tree, CA, approximately one (1) mile south of 29 Palms Highway; (APN: 0602-361-04-0000)

Project No. PROJ-2021-00169. Date filed: April 14, 2022

Applicant: Axel Cramer (Lovemore Ranch LLC.)

Environmental Determination: Adoption of a Mitigated Negative Declaration will be considered for compliance with the California Environmental Quality Act. The document meets the State requirements of the California Environmental Quality Act. Interested parties can view the Initial Study/Environmental Checklist and supporting documentation online at:

[Desert Region – Land Use Services](#)

Time and Place of Hearing: 9:00 a.m. or thereafter, in the Chamber of the Board of Supervisors, County Government Center, 385 North Arrowhead Avenue, First Floor, San Bernardino, CA.

Hearing Participation: Any person affected by this application may submit their concerns in writing prior to the hearing or appear in person and be heard in support of or in opposition to the proposal at the time of the hearing.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing. Due to time constraints and the number of persons wishing to give oral testimony, time restrictions may be placed on oral testimony at the public hearing regarding this proposal. You may wish to make your comments in writing to assure that you are able to express yourself adequately, if so, please contact Elena Barragan, elena.barragan@lus.sbcounty.gov

The proposed project application and environmental finding may be viewed at the Planning Division at: 385 N. Arrowhead Avenue, San Bernardino, CA 92415-0187 from 8:00 a.m. until 4:30 p.m., Monday Thru Friday. To ensure that someone will be available to assist you, staff request that you call the Planning Division at (909) 387- 3020 to set a time to review the documents. NOTE: The Planning Commission in its deliberation could approve an alternative proposal for the above Project.

The Planning Commission meeting is accessible to persons with disabilities. If you require a reasonable modification or accommodation for a disability, requests should be made through the Planning Commission Secretary at least 72 hours prior to the meeting. The Secretary's telephone number is (909) 387- 3020 and the office is located at 385 North Arrowhead Avenue, First Floor, San Bernardino, California, 92415-0187.

PAINO, WILLIAM J	MATTOON, JEFFREY S	KANTZAVELOS FAMILY TRUST 12/17/2018
ROBY, KIMBERLY A	ABRAMSON, ELLEN DECLARATION TR 1/95	YOUNES, BACHIR KHALIL
PHIPPS, JOSEPH A	KAPLAN FAMILY TRUST 6/30/83	STUPIN, TANYA MARY
RENTERIA, NESTOR	ESPIRITU SANTO, MACARIO C AND LOURDE	ROBERTSON, M PAUL
ROJAS TRUST (2-24-05)	STRUTHERS FAMILY TRUST 03/18/21	BOYLE, JOSEPH FRANCIS
JUNG, MICHELLE	OLSON, GLEN TRUST 3/15/07	BAC EQUITY HOLDINGS LLC
SMIRKE, STEPHEN	DESERT AIR HOLDINGS LLC	REFUERZO, ROBERT J
ALTA LOMA JT TRUST 5/10/2021	FRANKLIN, JESSICA A	VILLARREAL, LISA RENEE
BLOK STUDIO INC	KASKO, ANDRE M	DESERT WOODS LLC
CHAVEZ, STEVEN		

DODGE, DAVID

DODGE, DAVID

FILLMORE, DOUGLAS B TR

BUILT INC

PHILBROOK, JAMES

KENNEDY, STEVEN O

BALBO 1990 TRUST 8/16/1990

CAYGILL FAMILY TRUST 11/18/05

BASTRUP, RON

TURRISI, FRANK A

BALBO TRUST 8-16-90

BARNES, DAMON

NIKOLAISEN, JEFFREY C

SIVULA, RIK

JENSEN, DAVID M

LAFAILLE, BRIAN MICHAEL

FRAGA, MARIA E

GONZALEZ, ALEJANDRO A

INDOGWE TR 11-21-03

CRAMER, AXEL ZOELLIN

GOMEZ-SCOTILLO, IRENE TRUST 09/09/19

BOWERS REVOCABLE TRUST 10/23/14

ATLASPHERE TRUST 3/7/08

PEIXOTO, PASCAL J

GARRISON, JULIETTE

BTRIBESCA, PAUL

AMBROSIUS, LAURA

JEFFERSON, JANINE T

NORDINE, DONALD A & NANCY RAE
FAMILY

CARBONE, JEAN

FLORES, RICHARD

WEISS, JEFF

BROWN, CHARLES B

CARBONE, JEAN

Merrell-Johnson Companies

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Address 385 N ARROWHEAD AVE-FIRST FLOOR , SAN BERNARDINO CA - 92415-0187
Phone/Fax (909)387-4235/(909)387-3223

ORDER TRACKING

Order Information

OPEN [3]

Attention Name ROSIE GRIFFITH
Billing Reference No. PROJ-2021-00169
Ad Description NOH PROJ-2021-00169
Ad Type Legal-GOVERNMENT - GOVERNMENT PUBLIC NOTICE-SB
Special Instructions -

READY [1]

SENT [1]

ADVANCE QUOTE [0]

MEDIA LOOKUP

Orders Created

ACCOUNTING

USAGE REPORTS

Order No.	Newspaper Name	Publishing Dates
3884861	SAN BERNARDINO COUNTY SUN, CA Billed To: S.B. CO LAND USE SERVICES-PLANNING (SUB-ACCT) Services Selected ONLINE Services Selected ONLINE	01/12/2025

The Ad exists as an uploaded file.
Click [HERE](#) to view file.

PLANNING NOTIFICATION LIST

PROJECT #: PROJ-2021-00169

SURROUNDING PROPERTY OWNER RADIUS: 300' (20 acres or less)

☒ **Applicant**

Axel Cramer, axel@lovemore.group

☐ **Representative**

Enter Email address or Mailing Address

County Agencies (Departments not within Accela)

☒ **Supervisory District: 3rd District**

☐ **Airports Department (0831)**

☐ **Museum – Archeological:** South Central Coastal Info Ctr

☐ **Preventative Vet Services (0962):** Brian Cronin

☐ **LAFCO (0490):** Samuel Martinez

☐ **Real Estate Services (0180)**

☐ **Sheriff's Department (0061)**

☐ **Museum – Paleontological (0065):** Scott Kottkamp

☐ **Economic Development Agency (0047)**

Local Agencies

☐ **City Sphere:** Enter City Name

☐ **Local Fire Protection:** Enter Fire Protection

☐ **Water District:** Enter Water District

☐ **Water Agency:** Enter Water Agency

☐ **Sewer Agency:** Enter Sewer Agency

☐ **School District:** Choose an item.

State Agencies

☐ **Water Quality Control Board:** Choose WQCB

☐ **Air Quality District:** Choose AQMD

☐ **Fish & Wildlife California**

☐ **Caltrans - District 8**

☐ **CHP**

☐ **Integrated Waste Management**

☐ **Dept of Toxic Substance Control**

☐ **Dept of Conservation**

☐ **Inland Empire West Resource Conservation District**

☐ **East Valley Resources Conservation District**

☐ **CA Department of Public Health**

Federal Agencies

☐ **Army Corp of Engineers**

☐ **Bureau of Land Management:** Choose an item.

☐ **Fish & Wildlife US**

☐ **Military Base:** kristina.brown@usmc.mil and erin.adams@usmc.mil (cc: philip.murray@usmc.mil)

☐ **US Post Office**

☐ **National Resource Conservation Service**

- ☐ **US Forest Service**
- ☐ **National Park Service**

Native American Tribes

- ☐ **Native American Heritage Commission (NAHC)**
- ☐ Fort Mojave Indian Tribe
- ☐ Colorado River Indian Tribes
- ☐ Morongo Band of Mission Indians
- ☐ Soboba Band of Luiseno Indians
- ☐ Gabrieleno Tongva San Gabriel Band of Mission Indians
- ☐ Twenty-nine Palms Band of Mission Indians
- ☐ San Manuel Band of Mission Indians
- ☐ Gabrieleno Band of Mission Indians

Miscellaneous Agencies & Organizations

- ☐ **Advisory Council:** Enter Advisory Committee
- ☐ **Property Owner Association:** Enter Property Owner Association
- ☐ **Architectural Committee:** Enter Architectural Committee
- ☐ **Chamber of Commerce:** Enter Chamber of Commerce
- ☐ **Railroads:** Enter Railroad
- ☐ **Phone Company:** Enter Phone Company
- ☐ **Utility Company:** Enter Utility Company

NOTICES BY SPECIAL REQUEST

Public Hearings (Requests for ALL Public Hearing Notices)

- ☐ Lozeau Drury LLP, Attn: Richard Drury/Theresa Rettinghouse
410 12th St., Ste. 250, Oakland, CA 94607
- ☐ Supporters Alliance for Environmental Responsibility (SAFER): Notification expires 12/2025
rebecca@lozeaudrury.com / chase@lozeaudrury.com / madeline@lozeaudrury.com

Renewable Energy Projects

- ☐ Economic Development Agency: Derek Armstrong
- ☐ Renewable Energy Notification List: G:\PLNDATA\RenewableEnergy\SOLAR_NOTIFICATION_LIST.xlsx

Geothermal Projects

- ☐ All geothermal projects over 5mw ([View Original Request for specifications](#))
ssannadan@adamsboardwell.com or via US Mail: Shiela Sannadan
Adams Broadwell Joseph & Cardozo
601 Gateway Blvd., Ste 1000
South San Francisco, CA 94080

CEQA and/or EIR Related

Any and all CEQA documents including all NOA, NOI, NOP, NOD of any EIR, ND, MND, NOD for exemptions, scoping meetings

- ☐ Kevin Johnston, 2288 Buena Vista Ave., Livermore, CA 94550
- ☐ Lozeau Drury LLP
richard@lozeaudrury.com / theresa@lozeaudrury.com
- ☐ Supporters Alliance for Environmental Responsibility (SAFER) (Original Request)
rebecca@lozeaudrury.com / chase@lozeaudrury.com / madeline@lozeaudrury.com

NOTICES BY COMMUNITY

BIG BEAR (Send notices for ALL projects within community)

- ☐ City of Big Bear Lake / Attn: Community Development Director
- ☐ Southern California Mountains Foundation / Bennett Rossell

DEVORE (Send notices for ALL projects within community)

- ☐ Devore Rural Protection Association

HELENDALE (Send notices for ALL projects within community)

- ☐ Silver Lakes Association / General Manager
- ☐ Helendale Community Services District/ Kimberly Cox

LUCERNE VALLEY (Send notices for ALL projects within community)

- ☐ Lucerne Valley Economic Development Agency (LVEDA) / Attn: Chuck Bell
- ☐ Lucerne Valley/Johnson Valley MAC / Attn: Richard Selby & Roger Peterson

MORONGO VALLEY (Send notices for ALL projects within community)

- ☐ Morongo Valley Community Services District (CSD)

OAK HILLS (Send notices for ALL projects within community)

- ☐ Oak Hills Property Owners Association

PHELAN/PINON HILLS (Send notices for ALL projects within community)

- ☐ Helendale Community Services District / Kimberly Cox
- ☐ Phelan/Pinon Hills Community Services District / George Cardenas
- ☐ CN Johnson & Associates

PIONEERTOWN (Send notices for ALL projects within community)

- | | |
|---|---|
| <input type="checkbox"/> info@friendsofpioneertown.org | <input type="checkbox"/> jill@endicottenterprises.com |
| <input type="checkbox"/> davesmiller09@gmail.com | <input type="checkbox"/> jsdpitown@gmail.com |
| <input type="checkbox"/> steve@infinityranch.net | <input type="checkbox"/> sarafairchild@yahoo.com |
| <input type="checkbox"/> sarah@infinityranch.net | <input type="checkbox"/> dannysall@gmail.com |
| <input type="checkbox"/> bernadetteingalls@gmail.com | |

Special Instructions

Hello,

Please mail this to property owners within 300 feet, District 3 Representative, and applicant, Axel Cramer

NOTICE OF PUBLIC HEARING SAN BERNARDINO COUNTY

NOTICE IS HEREBY GIVEN that the Board of Supervisors of San Bernardino County, at its regular meeting on **Tuesday, April 8, 2025**, will conduct a public hearing to consider:

Lovemore Ranch Subdivision: An Appeal of a Planning Commission approval of Tentative Tract Map No. 20443 (PROJ-2021-00169) to subdivide an 18.49-acre parcel into 64 single-family residential lots ranging in size from approximately 7,220 square foot lots to approximately 13,068 square foot lots and three letter lots, Lots A, B, and C within the Low Density Residential (LDR), Land Use Category and the Single Residential, (RS) Zoning District. Project is located at 61560 Alta Loma Drive, Joshua Tree, CA, approximately one (1) mile south of 29 Palms Highway in the community of Joshua Tree (APN: 0602-361-04).

Project #: PAPL-2025-00001. Date filed: February 3, 2025.

Applicant: Lovemore Investments, LLC; Appellant: Morongo Basin Conservation Association.

Environmental Determination: Adoption of a Mitigated Negative Declaration will be considered for compliance with the California Environmental Quality Act.

Time and Place of Hearing: 10:00 a.m. or thereafter, in the Chamber of the Board of Supervisors, County Government Center, 385 North Arrowhead Avenue, First Floor, San Bernardino, CA.

Alternate locations to address the Board of Supervisors by interactive video are available at the Jerry Lewis High Desert Government Center, 15900 Smoke Tree Street, Hesperia, CA 92345; and Joshua Tree Community Center, 6171 Sunburst Avenue, Joshua Tree, CA 92252. **NOTE: These alternate locations are being offered as a courtesy and may be closed due to inclement weather, if technology fails, or other unforeseen emergency. If the sites are closed, a notice will be posted by 9:00 a.m. the day of the meeting.**

Hearing Participation: All interested persons may be present and be heard. Due to time constraints and the number of persons wishing to speak, time restrictions may be placed on oral testimony at the public hearing. You may wish to make your comments in writing to ensure that you are able to express yourself adequately.

If you challenge any decision regarding the above proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors at, or prior to, the public hearing.

Any questions and correspondence regarding the hearing should be addressed to the Planning Division of the Land Use Services Department, 385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187; (909) 387-8311. For additional information, contact Elena Barragan, elena.barragan@lus.sbcounty.gov. Project documents are also available for inspection at the address above.

The Board of Supervisors meeting facility is accessible to persons with disabilities. If assistive listening devices or other auxiliary aids or services are needed to participate in the public meeting, requests should be made through the Clerk of the Board at least three (3) business days prior to

the hearing, at (909) 387-3841 or at 385 North Arrowhead Avenue, Second Floor, San Bernardino, CA 92415-0187.

DAWN ROWE, CHAIRMAN
BOARD OF SUPERVISORS OF SAN BERNARDINO COUNTY

LYNNA MONELL
Clerk of the Board of Supervisors

Owner Full Name
PAINO, WILLIAM J
MATTOON, JEFFREY S

ROBY, KIMBERLY A
ABRAMSON, ELLEN DECLARATION TR
1/95
KANTZAVELOS FAMILY TRUST
12/17/2018
PHIPPS, JOSEPH A
KAPLAN FAMILY TRUST 6/30/83
YOUNES, BACHIR KHALIL
RENTERIA, NESTOR
ESPIRITU SANTO, MACARIO C AND
LOURDE
STUPIN, TANYA MARY
ROJAS TRUST (2-24-05)
STRUTHERS FAMILY TRUST 03/18/21
ROBERTSON, M PAUL
JUNG, MICHELLE
OLSON, GLEN TRUST 3/15/07
BOYLE, JOSEPH FRANCIS
SMIRKE, STEPHEN
DESERT AIR HOLDINGS LLC
BAC EQUITY HOLDINGS LLC
ALTA LOMA JT TRUST 5/10/2021

REFUERZO, ROBERT J
BLOK STUDIO INC
FRANKLIN, JESSICA A
VILLARREAL, LISA RENEE
CHAVEZ, STEVEN
KASKO, ANDRE M
DESERT WOODS LLC
DODGE, DAVID
DODGE, DAVID
FILLMORE, DOUGLAS B TR

PHILBROOK, JAMES
KENNEDY, STEVEN O
BUILT INC
CAYGILL FAMILY TRUST 11/18/05
BASTRUP, RON
BALBO 1990 TRUST 8/16/1990

BALBO TRUST 8-16-90
BARNES, DAMON
TURRISI, FRANK A
SIVULA, RIK
LAFAILLE, BRIAN MICHAEL
NIKOLAISEN, JEFFREY C
GONZALEZ, ALEJANDRO A
INDOGWE TR 11-21-03
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ATLASPHERE TRUST 3/7/08
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CRAMER, AXEL ZOELLIN
GARRISON, JULIETTE
JEFFERSON, JANINE T
PEIXOTO, PASCAL J
AMBROSIUS, LAURA
NORDINE, DONALD A & NANCY RAE
FAMILY
CARBONE, JEAN
FLORES, RICHARD

BROWN, CHARLES B
CARBONE, JEAN
WEISS, JEFF
Merrell-Johnson Companies
JARLSBERG, JANE
APPEAL MBCA
JOSHUA TREE VILLAGE NEIGHBORS
EMAILED NOTICES BELOW
PEREA, LICIA
EMERICK, LAURA
STEWART, ABIGAIL
LEYSEN, TANIA