# **EXHIBIT F FROM 1/23/2025 STAFF REPORT PUBLIC COMMENTS**

 From:
 Romero, Irene

 To:
 Cindy Beck

 Cc:
 Romero, Irene

**Subject:** RE: project#2021-00169

**Date:** Thursday, May 26, 2022 11:19:07 AM

Attachments: <u>image001.png</u>

Hello Cindy,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

#### **Irene Romero**

Planner Land Use Services Department Phone: 760-995-8172 Cell: 909-601-4726 385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415



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From: Cindy Beck < lunavista8855@gmail.com>

**Sent:** Wednesday, May 25, 2022 5:43 PM

**To:** Planning Commission Comments <PlanningCommissionComments@lus.sbcounty.gov>; Romero,

Irene < Irene. Romero@lus.sbcounty.gov>

Subject: project#2021-00169

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Dear Commissioners,

Regarding project #2021-00169 (assessor parcel #0602-361-040) for the proposed subdividing of 18.5 acres into 75 parcels at 61650 Alta Loma Drive in Joshua Tree:

- 1. The density of this proposal is not compatible with the surrounding neighborhoods of mostly 2.5-and 5-acre properties. Considering that a significant portion of these 18.5 acres would be dedicated to roads and other utility easements, the actual sizes of the housing lots would be quite small and significantly exceed the density that currently exists in the area.
- 2. The addition of 75 homes in such a concentrated fashion, all needing to be on a septic system,

would definitely create a problem for the health of our aquifer that is already stressed.

3. The considerable paving-over of 18.5 acres inhibits groundwater replenishment and creates drainage issues that could be very problematic here. Water is a precious resource we need to consider in all future new development proposals.

While this area seriously needs more housing, we should also be thoughtful about how proposals such as this impact not only the surrounding neighborhoods but also our environment, our aquifer, endangered flora and fauna, and overall quality of life that is so valued here. Growth is inevitable and needed, but it should be smart growth that meets the communities needs while being mindful of the fragile nature of this special area. Please do not approve this project as proposed.

Sincerely, Cindy Beck 8855 Neva Road, Joshua Tree 
 From:
 Romero, Irene

 To:
 Don Davis

 Cc:
 Romero, Irene

**Subject:** RE: Joshua tree parcel subdivision comment - PROJ-2021-00169

**Date:** Wednesday, May 25, 2022 2:45:04 PM

Hello Don,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

Irene Romero Planner Land Use Services Department 385 N. Arrowhead Ave. 1st floor San Bernardino, CA, 92415

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----Original Message-----

From: Don Davis <dd4skyart@gmail.com> Sent: Tuesday, May 24, 2022 7:28 PM

To: Romero, Irene < Irene.Romero@lus.sbcounty.gov> Subject: Joshua tree parcel subdivision comment

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

Project Number: PROJ-2021-00169, Assessor Parcel No: 0602-361-04

Ms. Romero,

I am strongly against this planned use of the land for dense housing.

Such a development would suddenly become the densest housing area in the neighborhood standing out among the surrounding housing density.

It would increase pressure toward disruptive neighborhood mandatory sewer hookups and surrounding road construction. This is not good for the uphill Joshua Tree community and I strongly urge a decision against this subdivision.

Sincerely,

Don Davis

 From:
 Romero, Irene

 To:
 Linda Doyle

 Cc:
 Romero, Irene

Subject: RE: NO to Subdivide Project Number: PROJ-2021-00169 and Parcel No: 0602-361-04

**Date:** Wednesday, May 25, 2022 3:07:20 PM

Attachments: <u>image001.png</u>

Hello Linda,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

#### **Irene Romero**

Planner *Land Use Services Department* 385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415



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From: Linda Doyle <lsdoyle@earthlink.net> Sent: Wednesday, May 25, 2022 12:55 PM

To: Romero, Irene < Irene.Romero@lus.sbcounty.gov>

Subject: NO to Subdivide Project Number: PROJ-2021-00169 and Parcel No: 0602-361-04

Importance: High

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

Dear Ms. Romero,

I do NOT support the project (PROJ-2021-00169) to subdivide Parcel No: 0602-361-04.

We need to be protecting the remaining land in Joshua Tree not cutting up the land for profit resulting in detrimental increased density and the negative future repercussions to the town of Joshua Tree.

thank you,

Linda Doyle 63383 Doggie Trail Joshua Tree CA 92252 
 From:
 Romero, Irene

 To:
 Laura Emerick

 Cc:
 Romero, Irene

Subject: RE: Proj-2021-00169 Application Must Be DENIED

**Date:** Thursday, May 26, 2022 1:42:26 PM

Hello Laura,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

Irene Romero Planner Land Use Services Department 385 N. Arrowhead Ave. 1st floor San Bernardino, CA, 92415

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----Original Message-----

From: Laura Emerick < lauraemerick@ymail.com>

Sent: Thursday, May 26, 2022 9:14 AM

To: Romero, Irene <Irene.Romero@lus.sbcounty.gov> Subject: Proj-2021-00169 Application Must Be DENIED

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Thursday, May 26, 2022

Re: Proj-2021-00169 APN: 0602-361-04

Applicant: Merrell-Johnson Companies

Address: 61650 Alta Loma Dr., Joshua Tree, CA, 92252

Dear Ms. Romero,

Please DENY this application. The information on the Project Notice for Proj-2021-00169 clearly states in the "Community" section that this 18 acre parcel has CORRECTLY been designated as LOW DENSITY RESIDENTIAL (LDR).

The Applicant's desire to create SEVENTY-FIVE parcels is literally a violation of this parcel's original designation as a LOW DENSITY use.

A 75 parcel HIGH DENISITY use of this area would require maximum scraping of pristine desert for roads and

driveways. Each of the 75 individual homes would not gain any benefit from shared walls, roads or any other infrastructure that could have been utilized through good design – each of the 75 houses would be stand-alone. This would be a poor solution for this area's housing needs.

Surrounding parcel sizes and zoning must be the leading indicator for how APN 0602-361-04 should also function within the existing neighborhood.

A solution to this area's housing needs would be to KEEP THE CURRENT 18 ACRE PARCEL INTACT, but to instead build multi-family housing that utilized shared roads and shared walls for insulation needs that become critically-important in a desert community that is also sited at higher altitudes that are subject to occasional winter snowfall.

IF the County is to move forward with GOOD GROWTH, then this application to create SEVENTY-FIVE parcels MUST BE DENIED.

Please notify me of the decision rendered for this project.

Thank you, Laura Emerick Morongo Basin Resident POB 1222 Yucca Valley, CA 92286 
 From:
 Romero, Irene

 To:
 David Fick

 Cc:
 Romero, Irene

**Subject:** RE: PROJ- 2021 - 00169 Tract Map? **Date:** Thursday, May 26, 2022 1:03:03 PM

Attachments: <u>image001.png</u>

Mr. Fick,

Thank you for contacting Land Use Services – Planning.

It was confirmed that you received the below requested information. Feel free to provide any comments regarding PROJ-2021-00169.

Have a nice day.

Sincerely,

#### **Irene Romero**

Planner *Land Use Services Department* 385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415



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From: David Fick <idavid@idavidgraficks.com> Sent: Thursday, May 26, 2022 11:21 AM

To: Romero, Irene < Irene.Romero@lus.sbcounty.gov>

**Subject:** Re: PROJ- 2021 - 00169 Tract Map?

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

Dear Irene,
How Short is shortly? Do you have a Tract Map?
David Fick
Joshua Tree
VP MBCA

On May 25, 2022, at 4:23 PM, Romero, Irene < <a href="mailto:lrene.Romero@lus.sbcounty.gov">lrene < lrene.Romero@lus.sbcounty.gov</a>> wrote:

Hello David,

This is conformation that the below email has been received. A response will be provided shortly.

Thank you,

#### Irene Romero

Planner Land Use Services Department 385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415 ≤image001.png>

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### www.SBCounty.gov

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From: David Fick < idavid@idavidgraficks.com > Sent: Wednesday, May 25, 2022 3:56 PM

**To:** Romero, Irene < Irene.Romero@lus.sbcounty.gov >

Subject: PROJ- 2021 - 00169 Tract Map?

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

Dear Irene Romero,

I'm needing the "tract map" to this project on behalf of Morongo Basin Conservation Association. It's difficult to give proper scrutiny to a project without that information. Thank you.

David Fick
Joshua Tree
VP MBCA
www.mbconservation.org

From: Romero, Irene

To: <a href="mailto:krissiegregory@gmail.com">krissiegregory@gmail.com</a>

Cc: Romero, Irene

 Subject:
 RE: Concerning PROJ-2021-00169

 Date:
 Wednesday, May 25, 2022 2:59:44 PM

Attachments: <u>image001.png</u>

Hello Ms. Gregory,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

#### Irene Romero

Planner *Land Use Services Department* 385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415



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**From:** krissie <krissiegregory@gmail.com> **Sent:** Wednesday, May 25, 2022 7:40 AM

To: Romero, Irene < Irene.Romero@lus.sbcounty.gov>

Subject: Concerning PROJ-2021-00169

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

# Hi Irene,

I am a local in Joshua Tree. I work on the music team at Church on the Hill on Sunset Road and as a housecleaner and personal assistant. I am very concerned with environmental issues in our community and I just heard about this proposed development PROJ-2021-00169 that aims to subdivide 18 acres into 75 parcels. I thought it was a typo when I first saw it because ever since I first moved here in 2005, I thought there was a code that no parcels could be smaller than 5 acres. How 75 parcels can fit into just 18 acres I cannot even imagine, but whoever would propose such a crazy idea is no friend to the community of Joshua Tree, just a greedy opportunist who wants to make a fortune and destroy our precious biodiversity in the process. I don't think it takes an expensive study to realize the immediate environmental and social impacts this would have on our town. 62 is already overburdened with as much traffic as people's sanity can handle. Approving a development

like this would open a pandora's box and invite more of the same developments until our town is unrecognizable from the quiet, charming desert hideaway it once was. Please do not let the peaceful beauty of Joshua Tree become a thing of the past. Please do not allow this project to go forward. We are counting on you. The community includes more than just the humans here, it's also the animals and the plants that have made a home here before us. Thank you for your public service and continuing to look after the true needs of our community instead of catering to the whims of opportunistic investors who are only looking after themselves.

Have a blessed day.

Ms. Gregory 760-821-7720 Po Box 502 Joshua Tree CA 92252 
 From:
 Romero, Irene

 To:
 Bonnie Hawthorne

 Cc:
 Romero, Irene

 Subject:
 RE: PROJ-2021-00169

**Date:** Wednesday, May 25, 2022 3:05:07 PM

Attachments: <u>image001.pnq</u>

Hello Bonnie,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

#### **Irene Romero**

Planner *Land Use Services Department* 385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415



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From: Bonnie Hawthorne <mightycanoe@gmail.com>

**Sent:** Wednesday, May 25, 2022 1:21 PM

To: Romero, Irene < Irene.Romero@lus.sbcounty.gov>

**Subject:** PROJ-2021-00169

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

Hello Irene,

Please do not approve the application to subdivide the 18.49 acre parcel into seventy-five parcels (feels ridiculous even typing that!) at 61650 Alta Loma Drive.

The issues with a development—or potential development—of this size are many, from traffic (already congested there), wildlife (already being forced out by development) noise, night skies, on and on.

Please just decline this one. It's bad for Joshua Tree.

Thank you, Bonnie Hawthorne

--

Bonnie Hawthorne (323) 356-7602 http://bonniehawthorne.com From: Romero, Irene
To: Jane Jarlsberg
Cc: Romero, Irene

**Subject:** RE: Stop Project 2021-00169

**Date:** Wednesday, May 25, 2022 3:12:44 PM

Attachments: <u>image001.png</u>

Hello Jane,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

#### **Irene Romero**

Planner *Land Use Services Department* 385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415



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From: Jane Jarlsberg < jjarlsberg@gmail.com> Sent: Wednesday, May 25, 2022 2:03 PM

To: Romero, Irene < Irene.Romero@lus.sbcounty.gov>

Subject: Stop Project 2021-00169

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

What are you thinking? please deny the request to subdivide (parcel # 0602-361.04) the 18 plus acres into 75 parcels! i live on Sunset Road 1/2 mile away and we already have way too much traffic and speeding too often! Why would this even be considered at this time?! as well as the original property owner pledged they would leave the land natural and was only building one home off of Sunset Road...the driveway is already there and the home site has been started! what is going on? is this a joke? please tell us so!

please let me know when a hearing is scheduled. thank you! peace, Jane Jarlsberg, 6800 Sunset Road, Joshua Tree

 From:
 Romero, Irene

 To:
 Robert Kaplan

 Cc:
 Romero, Irene

 Subject:
 RE: Parcel 060236104 - PROJ-2021-00169

 Date:
 Wednesday, May 25, 2022 2:49:15 PM

Hello Robert,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

Irene Romero Planner Land Use Services Department 385 N. Arrowhead Ave. 1st floor San Bernardino, CA, 92415

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----Original Message-----

From: Robert Kaplan <a href="mailto:kaplan">taricha@reed.edu</a> Sent: Wednesday, May 25, 2022 6:28 AM

To: Romero, Irene < Irene. Romero@lus.sbcounty.gov>

Subject: Parcel 060236104

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### Dear Ms. Romero,

I am writing to comment on the plan to subdivide parcel 0602 361 O4 in downtown Joshua Tree. These remnants of land on the West side of Park Blvd. are all that's left to greet visitors to our town. They express our commitment to preserving what is left and it sets a very poor and permanent example of how we manage our spaces. There are myriad more reasons to NOT ruin this property. Please contact me if further opinion is necessary. Thank you,

Dr. Robert Kaplan Biology Professor, Emeritus, Reed College 63383 Doggie Trail Joshua Tree, CA 92252 503-701-6203 
 From:
 Romero, Irene

 To:
 Brad Napientek

 Cc:
 Romero, Irene

 Subject:
 RE: PROJ-2021-00169

**Date:** Thursday, May 26, 2022 1:33:50 PM

Attachments: <u>image001.png</u>

Hello Brad,

Thank you for contacting Land Use Services – Planning.

The document received was a notice that an application has been filed with County Planning. At this point, no additional information has been posted on our website.

Thank you,

#### **Irene Romero**

Planner *Land Use Services Department* 385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415



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From: Brad Napientek <napientek@gmail.com>

**Sent:** Thursday, May 26, 2022 11:42 AM

**To:** Romero, Irene < Irene.Romero@lus.sbcounty.gov>

**Subject:** PROJ-2021-00169

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I see no documents on the County website related to this project. Is the notice just that an application has been filed?

Brad Napientek Yucca Valley, CA

To	: blect:	Term. Jan. 1  Section 1. 1  Se
He	dlo Olivia,	
Th	ank you for po	coviding the project number and the below ennuil. I will include the information as part of the project file.
Sir	scerely,	
Ph La 38	me Romero senier nd Use Service 5 N. Arrowhead n Bernardino, C	ad Ave. List floor
Ou	er job is to creat	ties county in which those who moide and invest can prosper and achieve well-being.
Co	unty of San Be	mentation Confidentially Notice: This communication contains confidential informations not 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 is may manner, except to immediately decroy a and notify the sealer.
Fee See To	nt: Wednesday, Romero, Irene	nape— for o'Augmonn(ignalians)  Aug. 3.20(2) 2174
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>	Thank you,	
>1 >1 >3	irene Romero Planner Land Use Servis 385 N. Arrowhe San Bernardino,	ion Department and New Life Blace CAC 24315
- 5		
>1	attenc/lecc02.val	
20	County of San I	Bermadius Confidentiality Notice: This communication contains confidential information was while for the use of the intended recipions of this communication, you are not networked to use it is any manner, except to immediately declarely in and notify the sender.
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> 8 > 9 > 1	Sent: Weelnesda Fo: Romero, Ire	the "old programming and conce the "old programming and conce the plant of the pl
> 5	abject: Re: De	evelopment at Stensel Road and Alba Lema

You can't be existen. What a show of grout and disregard for head resident and the door continuous Che water angle) is thready disagramely deploted and our willife in difference. But he for more puraches on, but if you have a should conscience think if the log picture instead of the immediate future of your built account.

Statement, (this limit has been seen a form of your built account.)

State them may Phone

From: Romero, Irene To: shira shimoni Cc: Romero, Irene

Subject: RE: PROJ-2021-00169

Date: Wednesday, May 25, 2022 3:03:09 PM

Attachments: image001.png

Hello Shira,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

#### **Irene Romero**

Planner Land Use Services Department 385 N. Arrowhead Ave. 1st floor San Bernardino, CA, 92415



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From: shira shimoni <shirazz11@gmail.com>

**Sent:** Tuesday, May 24, 2022 6:56 PM

**To:** Romero, Irene < Irene. Romero@lus.sbcounty.gov>

**Subject:** PROJ-2021-00169

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

Hello Irene,

Hope your inbox isn't too jammed!

I'm writing with regards to PROJ-2021-00169, Parcel No. 0602-361-04 (61650 Alta Loma Drive.

First let me say, I understand the tough position the SB county is in with all of this growth in the High Desert and its impact on the residents. Change is hard. I get it. But change can also be amazing for our community. I'm all for it.

However, the changes and gentrification are happening too fast and we do not have the

infrastructure to support it. 75 parcels on 18 acres? We can't support that kind of rapid growth. We need to pause and focus on the housing shortage for our local residents, regulate airbnb in Joshua Tree and all the while growing slowly.

Please consider REJECTING this project for at least 5 years until we can catch up and support the locals.

Thank you, Shira Shimoni Adobe Drive, Joshua Tree 
 From:
 Romero, Irene

 To:
 Ruby Star

 Cc:
 Romero, Irene

Subject: RE: Please reconsider project number PROJ-2021-00169

**Date:** Thursday, May 26, 2022 1:37:16 PM

Attachments: <u>image001.png</u>

Hello Ruby,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

#### Irene Romero

Planner *Land Use Services Department* 385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415



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From: Ruby Star <ramblingrose108@gmail.com>

**Sent:** Thursday, May 26, 2022 10:31 AM

To: Romero, Irene < Irene.Romero@lus.sbcounty.gov>

Subject: Please reconsider project number PROJ-2021-00169

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

As a homeowner in Joshua tree - the thought of seventy plus houses going in on that piece of land is heartbreaking - and completely against the style and beauty of our little village - Please deny this insensitive and distasteful project! -

thank you Robbi 
 From:
 Romero, Irene

 To:
 Karen Tracy

 Cc:
 Romero, Irene

Subject: RE: Project PROJ-2021-00169 Assessor Parcel #0602-361-04

**Date:** Wednesday, May 25, 2022 3:14:55 PM

Attachments: <u>image001.png</u>

Hello Karen,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

Irene Romero

Planner *Land Use Services Department* 385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415



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From: Karen Tracy < oktracy@mac.com>
Sent: Wednesday, May 25, 2022 1:25 PM

To: Romero, Irene < Irene.Romero@lus.sbcounty.gov>

Subject: Project PROJ-2021-00169 Assessor Parcel #0602-361-04

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

Subdividing 18 acres into 75 parcels does nothing to address lack-of-housing issue in Joshua Tree. This is pure profiteering at the expense of our community. The nightmare this subdivision creates is monumental. Do not allow this to go forward. Do not approve.

Karen Tracy Joshua Tree From: Romero, Irene
To: Jeff W

 Cc:
 gumbokinney@gmail.com; Romero, Irene

 Subject:
 RE: PROJ-2021-00169 APN0602-361-04

 Date:
 Thursday, May 26, 2022 1:22:39 PM

Hello Jeff,

Thank you for the below email. I will include the information as part of the project file. The project notice dated 03/17/22 is the first notice sent out. Comments will be taken up to the time of the project decision.

#### Project Description:

TENTATIVE TRACT MAP 20443 TO SUBDIVIDE 18.49 GROSS ACRES INTO SEVENTY-FIVE (75) PARCELS, IN JOSHUA TREE, AT 61650 ALTA LOMA DRIVE, WITHIN THE JOSHUA TREE COMMUNITY PLAN/LOW DENSITY RESIDENTIAL (LDR) LAND USE CATEGORY AND SINGLE RESIDENTIAL (RS) ZONING DISTRICT; 3rd SUPERVISORIAL DISTRICT; APN: 0602-361-04; PROJECT NO.: PROJ-2021-00169

Please let me know if you have any specific questions regarding the above project.

Sincerely,

Irene Romero Planner Land Use Services Department 385 N. Arrowhead Ave. 1st floor San Bernardino, CA, 92415

----Original Message-----

From: Jeff W <jdub4294@gmail.com> Sent: Sunday, May 22, 2022 12:10 PM

To: Romero, Irene < Irene. Romero@lus.sbcounty.gov>

Cc: gumbokinney@gmail.com

Subject: PROJ-2021-00169 APN0602-361-04

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

Dear San Bernardino County and Irene Romero, Planner:

I am the owner of nearly two acres of real estate immediately adjacent and directly across Hillview Ave from the above proposed project.

I have received no information, prior to a notice I received in US mail that was created May 17, 2022, about the proposed development, and am rushing my preliminary reply to the notice here.

I have a deep care and fondness for the desert and for our properties in Joshua Tree. Maintaining the quality of life and the value of property in San Bernardino County is a primary element of my ownership there.

Please provide me with a further written explanation and diagrams of the above referenced project asap. It is difficult without development details to confidently and completely respond.

However, initially, I will state here some thoughts:

My greatest concern is environmental. I purchased my Joshua tree property for its remoteness and pristine qualities. I can only think not only will i lose these qualities, both during construction and following completion, but so will my neighbors.

Moreover, the county will lose the same qualities.

The county will lose precious and protected natural fauna and flower.

The desert wildlife will die.

My property contains an essential naturally occurring flood wash; I have seen it's importance during heavy rains, in an area where human life has been lost to heavy flooding over the past few years. The possibility that stretches of new pavement and cement will further send water throughout adjacent properties is frightening.

Please reply with further info here, as it will be faster than mail and time is of the essence.

My primary purpose here is to give you, the Planners, as much knowledge and experience as I can as a result of my residence when I am on the impacted land. Please let me know if any further help I can render to you.

Thank you,

Jeff Weiss 8801 E Old Spanish Trail Jeanerette LA 70544 310-770-4294

Sent from my iPhone

From: Romero, Irene
To: Victoria Williams
Cc: Romero, Irene

Subject: RE: Opposition to dividing acreage in JT - PROJ-2021-00169

**Date:** Wednesday, May 25, 2022 3:09:40 PM

Hello Victoria,

Thank you for the below email. I will include the information as part of the project file.

Sincerely,

Irene Romero Planner Land Use Services Department 385 N. Arrowhead Ave. 1st floor San Bernardino, CA, 92415

----Original Message----

From: Victoria Williams <a href="mailto:dogbird.williams@gmail.com">dogbird.williams@gmail.com</a>

Sent: Wednesday, May 25, 2022 2:47 PM

To: Romero, Irene < Irene. Romero@lus.sbcounty.gov>

Subject: Opposition to dividing acreage in JT

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

From: **Brian LaFaille** To: Cruz, Ron

Subject: PROJ-2021-00169 | 0602-361-04 Date: Tuesday, August 6, 2024 7:27:42 AM

You don't often get email from blafaille1@gmail.com. Learn why this is important

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

Hi there,

My name is Brian LaFaille I'm the homeowner of 61741 Alta Mesa Dr, Joshua Tree, CA 92252 at the corner of Park and Alta Mesa just two houses down from the proposed construction site of the 64 parcel project.

### **Number of homes:**

Can more details be shared about this project? 64 subdivided parcels / homes seems like a massive number of houses given the space on this parcel.

#### **Aesthetics:**

What are these homes going to look like? Since there's going to be so many of the homes sitting side by side, how is the developer planning to preserve the natural beauty of this area without this corner looking like just another housing development with cheap materials, etc? Will they be adobe styled?

## **Entrance / Exit:**

Lastly, what's the layout of the neighborhood? How will these 64 new homes have access to Alta Loma, or, Sunset? Will there be just a single entry / exit? With 64 homes being added it feels like traffic could be an issue.

# STRs:

I think the intent behind the developer's plans is to increase housing supply in the area -- which is very much needed!! How do we make sure these tiny homes are reserved for long-term renters and are not immediately flipped into 64 Airbnb units? Can a STR-permit ban be set in place of this neighborhood?

Thank you,

Brian LaFaille 61741 Alta Mesa Drive Joshua Tree, CA 92252

Brian LaFaille (925) 348-3736

https://www.linkedin.com/in/blafaille

blafaille1@gmail.com

From: <u>info portabledocument.org</u>

To: <u>Cruz, Ron</u>

**Subject:** Feedback regarding PROJ-2021-00169, Assessor Parcel NO: 0602-361-04

**Date:** Tuesday, August 6, 2024 8:49:35 AM

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

RE: PROJ-2021-00169

Assessor Parcel NO: 0602-361-04

To whom it may concern:

I am a neighbor of the proposed project referenced above and would urgently like to submit my comments regarding its planning.

My strong feeling is that ultimately such a project is way out of touch with the local rural community and despite being "greenwashed" as "minimal impact homes with net negative CO2 emissions", it would seriously degrade life here for current residents in this small town in many ways.

Here are my main concerns:

#### **Traffic**

Over the last couple years, I have seen a huge increase in visitors to the National Park and traffic on Alta Loma Drive. I currently have difficulty getting in and out of my driveway due to impatient drivers sometimes going up to 70 miles an hour on this small road. There are no turning lanes and it is very dangerous as is.

The proposed project would:

- Increase this traffic and increase danger to current residents.
- Cause more need for enlarging road and adding traffic lights.
- Since there is no infrastructure for these additional residents in Joshua Tree they would need to drive to Yucca Valley for groceries and supplies causing a constant flow of additional traffic in an already densely driven corridor that is not designed for this amount of traffic.

**Light Pollution** 

Conservatively speaking, each house in such a development would have 8 - 10 lights. This adds up to hundreds of new lights not including the street lamps, in an area that prizes its dark skies. I can see the Milky Way from my driveway on clear nights. This project would make that impossible.

•

# Proposed project would:

- Increase the light pollution in the immediate area by multiple factors of 10 reducing the dark skies that people come here for.
- Add a concentrated cluster of light pollution that will reduce the quality of life for current residents who enjoy the dark skies.

# Water and sewage

The water demands of such a development will further tax an already stressed aquifer. If sewage is to be processed on site, the neighboring residents will be subject to the smell, noise and visual suburbification. There is just no infrastructure for this kind of density here.

Proposed project would:

- Stress a very limited water supply in the high desert.
- Create sewage demands that will further impact air quality and soil quality.

# **Drainage issues**

This area is subject to massive and sporadic flash floods. The wash coming down the mountain goes through the proposed project site. I have seen dangerous rivers of water come down that wash several times since I have moved here. Cars have been damaged. And at least one person has died. Removing all the vegetation and covering the land with pavement will increase this risk.

Proposed project would:

- Imperil the houses to the North and East by intensifying and channeling the water flow due to removal of plants and the introduction of pavement.
- Become a liability for the county in potential future lawsuits and loss of life.

### Noise

I am still able to enjoy the quiet of the desert here at night when the last flows of cars leave the park. Except for the occasional car it is beautifully quiet at night.

Building this many houses so close to each other will create a massive noise issue day and night. With dogs, cars, AC units, yells and general people noises, not to mention the years that it will take to construct all the streets, remove the vegetation and construct so many houses.

Proposed project would:

- Destroy the peacefulness and quiet that is special to this place and the reason I moved here.
- Disrupt and put at risk the quiet desert community that is already imperiled by massive

airbnb exploitation.

# Removal of the Animal habitat and plants

Lastly, the land on which the project is proposed is literally one of the most lush in Joshua Tree. It is not just creosote and sand but a dense primeval stand of Yucca, cholla, pencil cholla, wildflowers and many other indigenous plants. All of it would need to be razed to put in the roads, driveways and houses. A more responsible development in this area would include maybe a tenth of the number of houses of the current proposal and preserve pockets of the unique flora around them allowing for wildlife pathways and preserve the native biosphere.

Proposed project would:

- Destroy centuries old plant and animal ecosystems further imperiling the Mojave.
- Diminish wildlife such as quail, lizards, rabbits and tortoises that live in the area and are already beset by unbridled growth in the area.
- Impact the wildlife pathways that connect other open spaces.

### **Destruction of the town's character**

Adding 68 houses in such a small area by a single developer will inevitably create a sea of uniform sameness (same house layout, same roof lines, same house colors) that would make this area indistinguishable from generic housing constructions along the 10 freeway. This is certainly not in line with the rest of the town which is delightfully eclectic in terms of architecture, house color style and yard design.

Proposed project would:

- Create a generic monoculture that would likely reduce the property values of surrounding homes.
- Diminish the character of this gateway town precisely on the road to the National Park.
- Suburbanize an area which is still special for its rural character.

### In summary

I am strongly against such a dense project in my neighborhood for the reasons above and for the blatant disregard by the developer of the community's ethos, the specialness of the desert environment and the noise, light and traffic pollution that would ensue.

Respectfully,

David Dodge 61579 Alta Loma Drive San Bernardino County Planning Department 15900 Smoke Tree St., Suite 131 Hesperia, CA 92345 385 N Arrowhead Ave San Bernardino, CA 92415

August 5th, 2024

ATTN: Ron Cruz 909-974-4967 Ron.Cruz@lus.sbcounty.gov

PROJECT: PROJ-2021-00169

Dear Mr. Cruz,

I, am David Wisnievitz, a homeowner in Joshua Tree since 1997, am contacting you to express my firm opposition to the proposed tract subdivision at 61650 Alta Loma Dr by Merrell-Johnson Companies. The development poses a threat to our community's unique character and environmental welfare.

The proposal to establish 64 lots in this area raises significant concerns. The high residential density would disrupt the current neighborhood balance, potentially compromising natural views and vital wildlife habitats essential to the Joshua Tree ecosystem.

The environmental impacts are considerable. The proposed project could strain already limited water resources under the arid desert conditions. Increased water usage from the new residences might exacerbate scarcity issues, affecting both current residents and the local flora and fauna.

Furthermore, I have reservations about the project's scale and compatibility with the Joshua Tree Community Plan and the objectives set forth in the Joshua Tree Community Action Guide:

- Sustainable Community Model: The project's implementation may require the removal of native vegetation, undermining the ecosystem's sustainability.
- Responsible Growth: Prioritizing lot quantity over thoughtful development could have adverse effects on the desert environment.
- Connection to Nature: Clearing native plants conflicts with this goal, as the dense housing layout may not enhance the rural desert lifestyle.

  Other concerns and unresolved issues include:

- Density: Allowing significantly smaller lots compared to neighboring properties goes against Joshua Tree's rural essence.
- Flood Risk: Development in a flood-prone area could increase risks for nearby properties, particularly those on elevated ground like mine. Addressing this risk should be a primary consideration in any development plans.

Thank you for taking these concerns into account.

Sincerely,

**David Wisnievitz** 

Dear Mr. Ron Cruz,

I would like to comment on the proposed project "Tentative Tract Map 20443 to subdivide 18.49 acres into 64 parcels with the intent to establish 64 Net-Negative CO2 Emission, minimal impact homes."

I think this project is a bad idea for Joshua Tree. The density of this proposed project will increase traffic, congestion, pollution and noise to an unacceptable level for our rural community. I urge you to reject this project.

Regards,

José Garcia Davis

Resident of Joshua Tree

Email: jgarciadavis@gmail.com

SAN BERNARDINO COUNTY PLANNING DEPARTMENT 15900 Smoke Tree St., Suite 131 Hesperia, CA 92345 385 N Arrowhead Ave San Bernardino, CA 92415 August 5th, 2024

ATTN: Ron Cruz 909-974-4967 Ron.Cruz@lus.sbcounty.gov

PROJECT: PROJ-2021-00169

Dear Mr. Cruz,

My name is Katherine Helen Fisher, and I have proudly owned my home in Joshua Tree since 2018. I am writing to firmly oppose the proposed tract subdivision at 61650 Alta Vista Dr by Merrell-Johnson Companies. This development threatens the unique character and environmental integrity of our community.

The plan to develop 75 lots in this area is alarming. This level of residential density is unprecedented and would greatly disrupt the existing balance of our neighborhood. The construction will lead to the loss of unobstructed natural views and disturb the local wildlife habitats, which are critical to the ecosystem of Joshua Tree.

The environmental impact cannot be overstated. The proposed development will strain our limited water resources, which are already under pressure due to the desert climate. Increased water usage for new homes will exacerbate the scarcity issues, potentially affecting both existing residents and the local flora and fauna.

Additionally, I have serious concerns about the scale and density of this project and its compatibility with the Joshua Tree Community Plan and the goals and aspirations contained within the Joshua Tree Community Action Guide:

- A Model Community for Sustainability: This project would require the complete removal of the existing native plants, destroying the sustainability and resilience of the current ecosystem.
- 2. **Responsible and Respectful Growth and Development:** The proposed growth maximizes the number of lots, disregarding measured growth and negatively impacting the desert environment.
- 3. **A Gateway to Nature:** The removal of native plants contradicts this aspiration. The dense housing tract would not enhance the rural desert lifestyle and character.

Here are additional concerns and unresolved issues:

- 4. **Density:** The project allows for significantly smaller lots than neighboring properties. Larger lot sizes contribute to the rural character of Joshua Tree.
- 5. Flooding: The site is part of a larger wash that occasionally floods, as seen in 2014 when Alta Loma flooded, resulting in a fatality. Clearing this area could increase the risk of flooding for houses to the north. Flooding is of specific concern to my property, which is up against this higher ground. Any development plans must address these serious flooding concerns.
- 6. **Flora:** A comprehensive plant survey is necessary to locate all Joshua trees, yuccas, and other protected desert plants. These plants, which are often over a hundred years old, are irreplaceable. A design that respects these native plants is essential to preserving the rural character of Joshua Tree.
- 7. Traffic: Alta Loma has become a busy thoroughfare, raising safety concerns. The intersection of Sunset and Alta Loma is particularly dangerous. The additional traffic from this project would exacerbate safety issues and strain public services such as fire, ambulance, and law enforcement. A thorough traffic study must be a condition of approval.
- 8. **Waste Water:** The proposed on-site waste water treatment system (OWTS) does not comply with the mandated ½ acre minimum lot size. Western Joshua Tree, to which this property is adjacent, is already saturating groundwater with nitrates. This is due to existing high-density housing using septic tanks. According to the Joshua Basin Water District's Wastewater Treatment Strategy, new developments of this type should not use septic systems to protect the aquifers.

Furthermore, I did not receive a notification letter about this proposal; rather, my neighbor forwarded it to me. The very short response time does not give residents significant time to respond adequately.

In closing, this project appears to be ill-conceived and not respectful of the site, the environment, and the character of the community. We recommend reconsidering this project to utilize fewer, larger lot sizes reflective of the special character of the Joshua Tree community.

Thank you for your attention to these critical issues. I will continue to actively oppose this project to protect the interests of our community.

Warm regards,

Kuhn Jan

Katherine Helen Fisher

7138 Sunset Road Joshua Tree, CA 92252

kate@safetythirdproductions.com

SAN BERNARDINO COUNTY PLANNING DEPARTMENT 15900 Smoke Tree St., Suite 131 Hesperia, CA 92345 385 N Arrowhead Ave San Bernardino, CA 92415 August 5th, 2024

ATTN: Ron Cruz 909-974-4967 Ron.Cruz@lus.sbcounty.gov

PROJECT: PROJ-2021-00169

Dear Mr. Cruz,

My name is Katherine Helen Fisher, and I have proudly owned my home in Joshua Tree since 2018. I am writing to firmly oppose the proposed tract subdivision at 61650 Alta Loma Dr by Merrell-Johnson Companies. This development threatens the unique character and environmental integrity of our community.

The plan to develop 64 lots in this area is alarming. This level of residential density is unprecedented and would greatly disrupt the existing balance of our neighborhood. The construction will lead to the loss of unobstructed natural views and disturb the local wildlife habitats, which are critical to the ecosystem of Joshua Tree.

The environmental impact cannot be overstated. The proposed development will strain our limited water resources, which are already under pressure due to the desert climate. Increased water usage for new homes will exacerbate the scarcity issues, potentially affecting both existing residents and the local flora and fauna.

Additionally, I have serious concerns about the scale and density of this project and its compatibility with the Joshua Tree Community Plan and the goals and aspirations contained within the Joshua Tree Community Action Guide:

- A Model Community for Sustainability: This project would require the complete removal of the existing native plants, destroying the sustainability and resilience of the current ecosystem.
- Responsible and Respectful Growth and Development: The proposed growth
  maximizes the number of lots, disregarding measured growth and negatively impacting
  the desert environment.
- 3. **A Gateway to Nature:** The removal of native plants contradicts this aspiration. The dense housing tract would not enhance the rural desert lifestyle and character.

Here are additional concerns and unresolved issues:

- 4. **Density:** The project allows for significantly smaller lots than neighboring properties. Larger lot sizes contribute to the rural character of Joshua Tree.
- 5. Flooding: The site is part of a larger wash that occasionally floods, as seen in 2014 when Alta Loma flooded, resulting in a fatality. Clearing this area could increase the risk of flooding for houses to the north. Flooding is of specific concern to my property, which is up against this higher ground. Any development plans must address these serious flooding concerns.
- 6. **Flora:** A comprehensive plant survey is necessary to locate all Joshua trees, yuccas, and other protected desert plants. These plants, which are often over a hundred years old, are irreplaceable. A design that respects these native plants is essential to preserving the rural character of Joshua Tree.
- 7. Traffic: Alta Loma has become a busy thoroughfare, raising safety concerns. The intersection of Sunset and Alta Loma is particularly dangerous. The additional traffic from this project would exacerbate safety issues and strain public services such as fire, ambulance, and law enforcement. A thorough traffic study must be a condition of approval.
- 8. **Waste Water:** The proposed on-site waste water treatment system (OWTS) does not comply with the mandated ½ acre minimum lot size. Western Joshua Tree, to which this property is adjacent, is already saturating groundwater with nitrates. This is due to existing high-density housing using septic tanks. According to the Joshua Basin Water District's Wastewater Treatment Strategy, new developments of this type should not use septic systems to protect the aquifers.

Furthermore, I did not receive a notification letter about this proposal; rather, my neighbor forwarded it to me. The very short response time does not give residents significant time to respond adequately.

In closing, this project appears to be ill-conceived and not respectful of the site, the environment, and the character of the community. We recommend reconsidering this project to utilize fewer, larger lot sizes reflective of the special character of the Joshua Tree community.

Thank you for your attention to these critical issues. I will continue to actively oppose this project to protect the interests of our community.

Warm regards.

Kuhnja

Katherine Helen Fisher 7138 Sunset Road

Joshua Tree, CA 92252

kate@safetythirdproductions.com

Hello Mr. Ron Cruz,

As a resident of Joshua Tree Village, I'm writing in STRONG PROTEST of the proposed PROJ-2021-000169 Assessor Parcel No:0602-361-04! I live within the vicinity of this proposed, hi-density18.49 acre parcel that will be subdivided into "SIXTY-FOUR MINIMAL IMPACT HOMES". Sixty-four homes within 18 acres WILL NOT have minimal impact!!!!! First of all, each of these tiny homes will have 1 -2 vehicles per house that will be traffic AND pollution from 64 - 128 cars/trucks! Hillview is close to Park Ave which is already a busy traffic area and to have these extra vehicles is not good. Not to mention the pollution.

Speaking of pollution - are there going to be 64 new septic systems put in? What is this going to do to our water table??? This is a REAL problem. They are described as "netnegative C02 emission, minimal impact" development, this is impossible for such a HIDENSITY, large number of houses - tract development!

# I officially am stating my STRONG PROTEST and OPPOSITION TO PROJ-2021-00169 / Assessor Parcel No:0602-361-04!!!

Please keep me posted (email me) on the status of this project. Thank you for your time, Licia Perea
Joshua Tree resident 92252

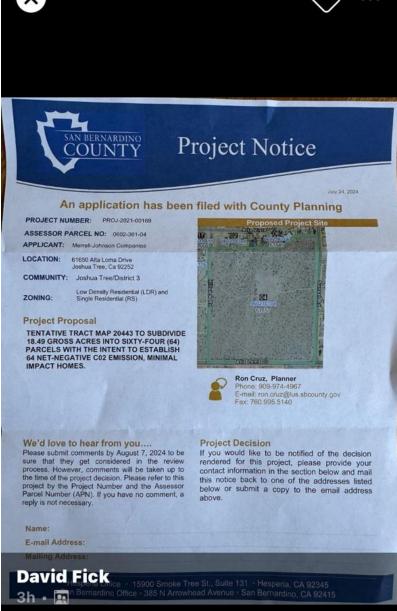
--

Licia Perea

I moved to Joshua tree for peace quiet, Joshua trees and nature!! I did not move here for housing tracts!! Nobody comes to Joshua Tree to see housing tracts!! There are no roads, no services nothing to accommodate housing tracts.







# Not much warning but here is a... See more



10 comments







From: <u>Jose Garcia Davis</u>
To: <u>Cruz, Ron</u>

Subject: Comment on Project Number: PROJ-2021-00169, ASSESSOR PARCEL NO: 0602-361-04

**Date:** Monday, August 5, 2024 5:00:33 PM

[You don't often get email from jgarciadavis@gmail.com. Learn why this is important at <a href="https://aka.ms/LearnAboutSenderIdentification">https://aka.ms/LearnAboutSenderIdentification</a> ]

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

Dear Mr. Ron Cruz,

I would like to comment on the proposed project "Tentative Tract Map 20443 to subdivide 18.49 acres into 64 parcels with the intent to establish 64 Net-Negative CO2 Emission, minimal impact homes."

I think this project is a bad idea for Joshua Tree. The density of this proposed project will increase traffic, congestion, pollution and noise to an unacceptable level for our rural community. I urge you to reject this project.

Regards,

José Garcia Davis

Resident of Joshua Tree Email: jgarciadavis@gmail.com 
 From:
 lauren tabak

 To:
 Cruz, Ron

 Subject:
 PROJ-201-00169

**Date:** Tuesday, August 6, 2024 10:28:29 AM

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

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

Dear Mr. Cruz

I oppose this project. Here are my concerns:

- 1. A model Community for Sustainability This project would require the complete removal of the existing native plants. The sustainability and resilience of the existing functioning ecosystem on site would be destroyed.
- 2. Responsible and Respectful Growth and Development Growth and development would be maximized at the expense of measured growth through the maximization of lots within the development again at the expense of the desert environment.
- 3. A Gateway to Nature The complete removal of all native plantings does not support this aspiration. This project would not enhance the Rural Desert Lifestyle and Character through a dense tract of housing on site denuded of the natural landscape.

Following are some additional issues and questions that remain of concern and are unresolved:

- 1. DENSITY. Accounting for the land required for roads, that leaves approximately 15 acres for use by the 75 parcels, or 0.2 acres per site. This small lot size compares with the properties immediately to the east of .41 acres +/-, to the south larger 1 acre and 2 acre plus, and to the west of 2 to 2.5 acres, To the north, the much smaller lots of .2 to .3 acre are bereft of native plants. The larger lot sizes of the Joshua Tree community contribute to the rural character of Joshua Tree.
- 2. FLOODING. This site is within a larger wash flowing from the south which is occasionally floods (in 2014 the border road to the south, Alta Loma, flooded, leading to the death of one man). Clearing this area could imperil houses to the north with flooding. Any plans for development must address these serious flooding concerns.
- 3. FLORA. A complete plant survey to locate all joshua trees, yuccas, and other protected desert plants must be undertaken with the design of the development reflecting their presence. These native plants (e.g. yucca, Joshua tree and black brush) are often a hundred or more years old and cannot be replaced. A design that reflects and respects the value of these native plants is essential to preserve the rural character of Joshua Tree.
- 4. TRAFFIC. Alta Loma has become a busy traffic thoroughfare over recent years and safety concerns have increased. The intersection of Sunset and Alta Loma is particularly dangerous. The proposed tract map shows 11 parcels utilizing Alta Loma for access. The additional traffic created by this project would add to existing vehicle safety concerns, and demand for public services (fire, ambulance, law enforcement etc.). Increased use would hasten current pavement deterioration. A thorough traffic study must be undertaken as any condition of approval.
- 5. WASTE WATER. The proposed on-site wastewater treatment system (OWTS) is not in

From: James Edwards
To: Barragan, Elena
Subject: Love More Ranch

**Date:** Friday, January 3, 2025 10:01:00 AM

You don't often get email from sprinklers13d@gmail.com. Learn why this is important

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

Hello Elena.

I am writing on behalf of the project Love More Ranch 64 project (PROJ-2021-00169) and to share my in the positive impacts this development will bring to our basin

As a long time resident of the morongo basin and a small business owner supporting sustainable growth, I see this as a positive to enhance our morongo basin

The Lovemore Project is what is needed for the community aligning with the community needs new residents seeking the desert life and close-knit

community our region offers. Furthermore, this project will help meet

the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly-zoned parcel (single family residential), outside of severe fire, flood and seismic zones, and its design principles of Sanctuary, Environment, Community, Lifelong Learning, and to Be a Model for future generations were inspired by the Joshua Tree Community Plan. Additionally, the project has already exceeded the stringent CEQA (California Environmental Quality Act) standards with no significant comments and in the shortest possible public notice period, something that is known to hang up many developments.

I am impressed in the vision, expertise, and dedication of Axel Cramer and his local team. Their proven ability to deliver innovative housing solutions that go beyond simply "doing less harm" to actually being a long-term good thing for the community and local ecology ensures This project will not only meet but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Axel has my full support,

So in closing my request is for approval of this project as it a good fit

James Edwards resident

Sara Rathbone resident

Lisa Edwards resident

Mike Price resident

Dan Halter resident

Steve Tromp resident

Rubin Larios resident

#### --James

J. Edwards Fire Protection Inc.

compliance with the mandated ½ acre minimum lot size. Western Joshua Tree (mostly downtown), to which this property is adjacent, is already saturating ground water with nitrates according to a United States Geological Service study. That is due to existing high-density housing to the south using septic tank sewage treatment. According to the Joshua Basin Water District's Wastewater Treatment Strategy. New developments of this type are not allowed to use septic, to protect the aquifers and: "Existing vacant land will not be allowed to use on-site septic systems as tract development over 15 units occurs."

6. AFFORDABLE HOMES. We need affordable family homes to replace homes being converted into short-term rentals. We do not need more short-term rentals. Iron-clad assurances must be obtained from the developer to assure that affordable family homes are built on this parcel and not more STRs.

In closing, this project appears to be ill-conceived and not respectful of the site, the environment and character of the community. We recommend this project be re-considered to utilize fewer, larger lot sizes reflective of the special character of the Joshua Tree community.

Respectfully,

Lauren Tabak Joshua Tree resident

--

Lauren Tabak laurentabak.com



From: <u>Licia Perea</u>
To: <u>Cruz, Ron</u>

Subject: NO to PROJ-2021-00169

**Date:** Monday, August 5, 2024 4:18:11 PM

You don't often get email from liciaperea01@gmail.com. Learn why this is important

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

Hello Mr. Ron Cruz,

As a resident of Joshua Tree Village, I'm writing in STRONG PROTEST of the proposed PROJ-2021-000169 Assessor Parcel No:0602-361-04! I live within the vicinity of this proposed, hi-density18.49 acre parcel that will be subdivided into "SIXTY-FOUR MINIMAL IMPACT HOMES". Sixty-four homes within 18 acres WILL NOT have minimal impact!!!!!! First of all, each of these tiny homes will have 1 -2 vehicles per house that will be traffic AND pollution from 64 - 128 cars/trucks! Hillview is close to Park Ave which is already a busy traffic area and to have these extra vehicles is not good. Not to mention the pollution.

Speaking of pollution - are there going to be 64 new septic systems put in? What is this going to do to our water table??? This is a REAL problem. They are described as "net-negative C02 emission, minimal impact" development, this is impossible for such a HI-DENSITY, large number of houses - tract development!

I officially am stating my STRONG PROTEST and OPPOSITION TO PROJ-2021-00169 / Assessor Parcel No:0602-361-04!!!

Please keep me posted (email me) on the status of this project. Thank you for your time, Licia Perea
Joshua Tree resident 92252

--

Licia Perea

SAN BERNARDINO COUNTY PLANNING DEPARTMENT 15900 Smoke Tree St., Suite 131 Hesperia, CA 92345 385 N Arrowhead Ave San Bernardino, CA 92415

August 5th, 2024

ATTN:
Ron Cruz
909-974-4967
Ron.Cruz@lus.sbcounty.gov

PROJECT: PROJ-2021-00169

Dear Mr. Cruz,

I am Maria Elena Fraga, the proud owner of a home in Joshua Tree since 1997. I am reaching out to express my strong opposition to the proposed tract subdivision at 61650 Alta Loma Dr by Merrell-Johnson Companies. This development poses a threat to our community's distinctive character and environmental well-being.

The proposed establishment of 64 lots in this area is concerning. This unprecedented residential density would disrupt the current neighborhood equilibrium significantly. The construction would not only compromise unobstructed natural vistas but also disturb vital wildlife habitats crucial to the Joshua Tree ecosystem.

The environmental ramifications are substantial. The proposed development would strain our already limited water resources, further burdened by the arid desert conditions. Increased water consumption from these new residences could worsen scarcity problems, impacting both current residents and the indigenous flora and fauna. Moreover, I have reservations regarding the scope and intensity of this project and its alignment with the Joshua Tree Community Plan, as well as the objectives outlined in the Joshua Tree Community Action Guide:

- A Model Community for Sustainability: The project's execution would necessitate the eradication of native plants, undermining the sustainability and resilience of the existing ecosystem.
- Responsible and Respectful Growth and Development: The proposed expansion prioritizes lot quantity over measured growth, negatively affecting the desert environment.
- A Gateway to Nature: Removing native flora contradicts this objective, with the dense housing layout failing to enhance the rural desert lifestyle and ethos.

Additional concerns and unresolved issues include:

- Density: The project's allowance of significantly smaller lots compared to neighboring properties contradicts the rural essence of Joshua Tree.
- Flooding: Situated in a larger wash prone to occasional flooding, the clearing of this area could heighten flood risks for properties to the north. This flooding concern is particularly pertinent to my property, adjacent to this elevated ground. Any development plans must factor in this risk.

Thank you for considering these concerns.

Maria Elena Fraga

#### SAN BERNARDINO COUNTY PLANNING DEPARTMENT

15900 Smoke Tree St., Suite 131 Hesperia CA 92345

385 N Arrowhead Ave San Bernadine, CA 92415

May 25, 2021

ATTN: Irene Romero, Planner

PROJECT: PROJ- 2021-00169

Merrell-Johnson Companies' application for a tract subdivision at 61650 Alta Vista Dr, is aggressive and ought not proceed. The Z shape/dog leg intersection at Sunset and Alta Loma is a low visibility, high traffic congestion area with a blistering 55MPH designation. Development and construction congestion will impact and impede National Park and residential access for decades.

The north side of the block is already developed, which means the proposed 75 lots will translate into 25 lots per each side on Sunset, Alta Loma and Hillside. There are no similar blocks in the friendly hills area with this density. This proposal will create a tremendous amount of residential congestion. Covering a pristine 18 acre parcel will destroy 5 protected Joshua trees, unobstructed views and ecological habitat. There will be 75 concrete trucks pouring 75 foundations, 75 septic tanks, 75 water users, 75 more cars, 75 driveways, 75 building sites, 75 daily noise infractions, 75 more light pollution sites, and 75 potential flooding and fire hazards, on a hillside, above a fragile small town, to name a few. Even at 18 parcels, the impact of this 'development' is profound. Why is this even a possibility?

As a new resident of this block, I have major concerns. I bought this property because the open space provided a beautiful and peaceful quiet. Most troubling, and suspect, is that I did not receive any official notice for this project, as my address is 61657 Alta Vista. How many residents were not notified? Why is the window to respond/comment only 10 days? What is the big rush?

Please address the following concerns.

**Development**. Are these 75 lots going to be available to long term residents? For example, is this development solving for the housing crisis? Are these allowed to be vacation rentals? What are the long term development goals for land use in Zone 3 and their impact on residential access and quality of life? Zone 3, zoning designation is low density (LDR) and Single Residences (RS). How is 75 parcels considered low density? Will these parcels and the subsequent homes be subject to height, density and square footage restrictions? Will these be single family homes only, or luxury monstrosities? Joshua Tree is suffering from a

long term rental crisis. 33% of all inventory is sequestered into short term vacation rentals that compromise local employment, housing, natural resources and economic access. Are local plumbing, electrical and service companies to be given access to these jobs and economic opportunities? Where is the tax benefit for this town and how will it translate for the local residents? If a non local company pays taxes outside of the area, who benefits?

**Environment**. What does the CEQA California Environmental Quality Act report show about the systemic impacts related to this 18 acre tract? According to their website, https://opr.ca.gov/ceqa/:

"CEQA requires public agencies to look before they leap" and consider the environmental consequences of their discretionary actions. CEQA is intended to inform government decision makers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage."

**Applicant**. Merrell-Johnson Companies is a large developer who's website portfolio includes detention centers, waste treatment, college training centers and airports, why are they applying to subdivide? Who are they as people and what is their interest specifically? Who will supervise Merrell-Johnson and hold them accountable for best practices? Who will assure the residents that our local interests are their priority? What if Merrell-Johnson is yet another developer that builds for profit on high risk land?

Please deny this development proposal. This project must not continue without a thorough CEQA assessment and report. I will continue to be outspoken regarding this project.

E. Pfau, RESIDENT PO Box 1046 Joshua Tree, CA 92252

atlasatlasphere@gmail.com

I oppose this project. Here are my concerns:

- 1. A model Community for Sustainability This project would require the complete removal of the existing native plants. The sustainability and resilience of the existing functioning eco-system on site would be destroyed.
- 2. Responsible and Respectful Growth and Development Growth and development would be maximized at the expense of measured growth through the maximization of lots within the development again at the expense of the desert environment.
- 3. A Gateway to Nature The complete removal of all native plantings does not support this aspiration. This project would not enhance the Rural Desert Lifestyle and Character through a dense tract of housing on site denuded of the natural landscape.

Following are some additional issues and questions that remain of concern and are unresolved:

- 1. DENSITY. Accounting for the land required for roads, that leaves approximately 15 acres for use by the 75 parcels, or 0.2 acres per site. This small lot size compares with the properties immediately to the east of .41 acres +/-, to the south larger 1 acre and 2 acre plus, and to the west of 2 to 2.5 acres, To the north, the much smaller lots of .2 to .3 acre are bereft of native plants. The larger lot sizes of the Joshua Tree community contribute to the rural character of Joshua Tree.
- 2. FLOODING. This site is within a larger wash flowing from the south which is occasionally floods (in 2014 the border road to the south, Alta Loma, flooded, leading to the death of one man). Clearing this area could imperil houses to the north with flooding. Any plans for development must address these serious flooding concerns.
- 3. FLORA. A complete plant survey to locate all joshua trees, yuccas, and other protected desert plants must be undertaken with the design of the development reflecting their presence. These native plants (e.g. yucca, Joshua tree and black brush) are often a hundred or more years old and cannot be replaced. A design that reflects and respects the value of these native plants is essential to preserve the rural character of Joshua Tree.
- 4. TRAFFIC. Alta Loma has become a busy traffic thoroughfare over recent years and safety concerns have increased. The intersection of Sunset and Alta Loma is particularly dangerous. The proposed tract map shows 11 parcels utilizing Alta Loma for access. The additional traffic created by this project would add to existing vehicle safety concerns, and demand for public services (fire, ambulance, law enforcement etc.). Increased use would hasten current pavement deterioration. A thorough traffic study must be undertaken as any condition of approval.
- 5. WASTE WATER. The proposed on-site wastewater treatment system (OWTS) is not in compliance with the mandated ½ acre minimum lot size. Western Joshua Tree (mostly downtown), to which this property is adjacent, is already saturating ground water with nitrates according to a United States Geological Service study. That is due to existing high-

density housing to the south using septic tank sewage treatment. According to the Joshua Basin Water District's Wastewater Treatment Strategy. New developments of this type are not allowed to use septic, to protect the aquifers and: "Existing vacant land will not be allowed to use on-site septic systems as tract development over 15 units occurs."

6. AFFORDABLE HOMES. We need affordable family homes to replace homes being converted into short-term rentals. We do not need more short-term rentals. Iron-clad assurances must be obtained from the developer to assure that affordable family homes are built on this parcel and not more STRs.

In closing, this project appears to be ill-conceived and not respectful of the site, the environment and character of the community. We recommend this project be reconsidered to utilize fewer, larger lot sizes reflective of the special character of the Joshua Tree community.

Respectfully,

Lauren Tabak Joshua Tree resident

--

Lauren Tabak laurentabak.com

From: Peter Spurr
To: Cruz, Ron

Subject: PROJ-2021-00169 61650 Alta Loma dr Joshua Tree

**Date:** Monday, August 5, 2024 7:15:09 PM

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

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

Ron Cruz, planner for Land Use / County of San Bernardino

I am a local and long-established real-estate broker in Joshua Tree, and I am writing today to vocalize my opposition to the above project.

There are many reasons this subdivision application should be denied, but for brevity's sake I'll keep to a few obvious points: Traffic hazards on Sunset and Alta Loma (already unable to handle current motorists needs safely) and flooding / watershed that simply cannot be made to be worse.

The zoning for this 18.49 acres should never have been allowed to be this dense. The highest & best use for this land would be acreage homes, at best. Approval of this project would be bad policy with local residents suffering the cost of this project.

Please consider these matters thoroughly and thank you for reading the public comments.

Respectfully,

Peter Marshall Spurr,GRI Broker Associate @ Joshua Tree Realty Broker License # 01414588 (760) 861-5895 cell Peter@BrokerPeter.com www.BrokerPeter.com RE: PROJ-2021-00169

Assessor Parcel NO: 0602-361-04

To whom it may concern:

I am a neighbor of the proposed project referenced above and would urgently like to submit my comments regarding its planning.

My strong feeling is that ultimately such a project is way out of touch with the local rural community and despite being "greenwashed" as "minimal impact homes with net negative CO2 emissions", it would seriously degrade life here for current residents in this small town in many ways.

Here are my main concerns:

#### Traffic

Over the last couple years, I have seen a huge increase in visitors to the National Park and traffic on Alta Loma Drive. I currently have difficulty getting in and out of my driveway due to impatient drivers sometimes going up to 70 miles an hour on this small road. There are no turning lanes and it is very dangerous as is.

The proposed project would:

- Increase this traffic and increase danger to current residents.
- Cause more need for enlarging road and adding traffic lights.
- Since there is no infrastructure for these additional residents in Joshua Tree they would need to drive to Yucca Valley for groceries and supplies causing a constant flow of additional traffic in an already densely driven corridor that is not designed for this amount of traffic.

# Light Pollution

Conservatively speaking, each house in such a development would have 8 - 10 lights. This adds up to hundreds of new lights not including the street lamps, in an area that prizes its dark skies. I can see the Milky Way from my driveway on clear nights. This project would make that impossible.

Proposed project would:

- Increase the light pollution in the immediate area by multiple factors of 10 reducing the dark skies that people come here for.
- Add a concentrated cluster of light pollution that will reduce the quality of life for current residents who enjoy the dark skies.

#### Water and sewage

The water demands of such a development will further tax an already stressed aquifer. If sewage is to be processed on site, the neighboring residents will be subject to the smell, noise and visual suburbification. There is just no infrastructure for this kind of density here.

# Proposed project would:

- Stress a very limited water supply in the high desert.
- Create sewage demands that will further impact air quality and soil quality.

## Drainage issues

This area is subject to massive and sporadic flash floods. The wash coming down the mountain goes through the proposed project site. I have seen dangerous rivers of water come down that wash several times since I have moved here. Cars have been damaged. And at least one person has died. Removing all the vegetation and covering the land with pavement will increase this risk.

# Proposed project would:

- Imperil the houses to the North and East by intensifying and channeling the water flow due to removal of plants and the introduction of pavement.
- Become a liability for the county in potential future lawsuits and loss of life.

#### Noise

I am still able to enjoy the quiet of the desert here at night when the last flows of cars leave the park. Except for the occasional car it is beautifully quiet at night.

Building this many houses so close to each other will create a massive noise issue day and night. With dogs, cars, AC units, yells and general people noises, not to mention the years that it will take to construct all the streets, remove the vegetation and construct so many houses.

#### Proposed project would:

- Destroy the peacefulness and quiet that is special to this place and the reason I moved here.
- Disrupt and put at risk the quiet desert community that is already imperiled by massive airbnb exploitation.

#### Removal of the Animal habitat and plants

Lastly, the land on which the project is proposed is literally one of the most lush in Joshua Tree. It is not just creosote and sand but a dense primeval stand of Yucca, cholla, pencil cholla, wildflowers and many other indigenous plants. All of it would need to be razed to put in the roads, driveways and houses. A more responsible development in this area would include maybe a tenth of the number of houses of the current proposal and preserve pockets of the unique flora around them allowing for wildlife pathways and preserve the native biosphere.

# Proposed project would:

- Destroy centuries old plant and animal ecosystems further imperiling the Mojave.
- Diminish wildlife such as quail, lizards, rabbits and tortoises that live in the area and are already beset by unbridled growth in the area.
- Impact the wildlife pathways that connect other open spaces.

### Destruction of the town's character

Adding 68 houses in such a small area by a single developer will inevitably create a sea of uniform sameness (same house layout, same roof lines, same house colors) that would make this area indistinguishable from generic housing constructions along the 10 freeway. This is certainly not in line with the rest of the town which is delightfully eclectic in terms of architecture, house color style and yard design.

# Proposed project would:

- Create a generic monoculture that would likely reduce the property values of surrounding homes.
- Diminish the character of this gateway town precisely on the road to the National Park.
- Suburbanize an area which is still special for its rural character.

# In summary

I am strongly against such a dense project in my neighborhood for the reasons above and for the blatant disregard by the developer of the community's ethos, the specialness of the desert environment and the noise, light and traffic pollution that would ensue.

Respectfully,

David Dodge 61579 Alta Loma Drive Joshua Tree, Ca 92252 
 From:
 R Lucia

 To:
 Cruz, Ron

 Subject:
 JT-64

**Date:** Monday, August 5, 2024 5:06:24 PM

Attachments: image0.png

[You don't often get email from r.lucia60@gmail.com. Learn why this is important at <a href="https://aka.ms/LearnAboutSenderIdentification">https://aka.ms/LearnAboutSenderIdentification</a>]

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

I moved to Joshua tree for peace quiet, Joshua trees and nature!! I did not move here for housing tracts!! Nobody comes to Joshua Tree to see housing tracts!! There are no roads, no services nothing to accommodate housing tracts.



Sent from my iPhone

San Bernardino County Planning Department 15900 Smoke Tree St., Suite 131 Hesperia, CA 92345 385 N Arrowhead Ave San Bernardino, CA 92415

August 5th, 2024

ATTN: Ron Cruz 909-974-4967 Ron.Cruz@lus.sbcounty.gov

PROJECT: PROJ-2021-00169

Dear Mr. Cruz,

I am David Wisnievitz, a homeowner in Joshua Tree since 1997, I am contacting you to express my firm opposition to the proposed tract subdivision at 61650 Alta Loma Dr by Merrell-Johnson Companies. The development poses a threat to our community's unique character and environmental welfare.

The proposal to establish 64 lots in this area raises significant concerns. The high residential density would disrupt the current neighborhood balance, potentially compromising natural views and vital wildlife habitats essential to the Joshua Tree ecosystem.

The environmental impacts are considerable. The proposed project could strain already limited water resources under the arid desert conditions. Increased water usage from the new residences might exacerbate scarcity issues, affecting both current residents and the local flora and fauna.

Furthermore, I have reservations about the project's scale and compatibility with the Joshua Tree Community Plan and the objectives set forth in the Joshua Tree Community Action Guide:

- Sustainable Community Model: The project's implementation may require the removal of native vegetation, undermining the ecosystem's sustainability.
- Responsible Growth: Prioritizing lot quantity over thoughtful development could have adverse effects on the desert environment.
- Connection to Nature: Clearing native plants conflicts with this goal, as the dense housing layout may not enhance the rural desert lifestyle.

  Other concerns and unresolved issues include:

- Density: Allowing significantly smaller lots compared to neighboring properties goes against Joshua Tree's rural essence.
- Flood Risk: Development in a flood-prone area could increase risks for nearby properties, particularly those on elevated ground like mine. Addressing this risk should be a primary consideration in any development plans.

Thank you for taking these concerns into account.

Sincerely,

**David Wisnievitz** 

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

Dear Mr. Ron Cruz,
Is there a tract map available for review of the PROJ-2021-00169?
If so, can you please send it to me by email for making an informed comment on this Project.

Thank you,

David Fick Joshua Tree 
 From:
 mynzqtr@aol.com

 To:
 Cruz, Ron

 Subject:
 Proj-2021-00169

**Date:** Monday, August 5, 2024 3:49:52 PM

Attachments: IMG 2597.jpeg

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

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

Dear Mr. Cruz,

This project does not belong in Joshua Tree, no matter how it gets modified it's wrong, it's too dense for the parcel! Too much traffic will come from it, too much water will be needed. We don't need more high end houses! We do need some small affordable family units. The county has already ruined Joshua Tree with no limit STRS! Of which we get zero \$\$\$\$ from the TOT taxes.

Please leave us alone! Respectfully, Valeree Woodard long time resident Voter and tax payer Mynzqtr@aol.com

Inline image							

Sent from the all new AOL app for iOS



May 27, 2022 Irene Romero County of San Bernardino

Via email to: <u>irene.romero@lus.sbcounty.gov</u>

Re: PROJ-2021-00169 Tentative Tract Map 20443,

Assessor parcel no: 0602-361-04

Dear Ms. Romero,

Thank you for the opportunity to comment upon this proposed project. The Morongo Basin Conservation Assocaition (MBCA) has serious concerns about the scale and density of this project and its compatibility with the Joshua Tree Community Plan and the goals and aspirations contained within the Joshua Tree Community Action Guide as stated below:

- A model Community for Sustainability This project would require the complete removal of the existing native plants. The sustainability and resilience of the existing functioning eco-system on site would be destroyed.
- 2. **Responsible and Respectful Growth and Development** Growth and development would be maximized at the expense of measured growth through the maximization of lots within the development again at the expense of the desert environment.
- A Gateway to Nature The complete removal of all native plantings does not support this aspiration. This project would not enhance the Rural Desert Lifestyle and Character through a dense tract of housing on site denuded of the natural landscape.

MBCA would support a development of the property that addresses the need to construct additional affordable housing for the community and that is respectful and sensitive to the desert environment. The project as proposed is too dense and would require the complete destruction of the native flora and fauna.

Following are some additional issues and questions that remain of concern and are un-resolved:

- 1. DENSITY. Accounting for the land required for roads, that leaves approximately 15 acres for use by the 75 parcels, or 0.2 acres per site. This small lot size compares with the properties immediately to the east of .41 acres +/-, to the south larger 1 acre and 2 acre plus, and to the west of 2 to 2.5 acres, To the north, the much smaller lots of .2 to .3 acre are bereft of native plants. The larger lot sizes of the Joshua Tree community contribute to the rural character of Joshua Tree.
- 2. FLOODING. This site is within a larger wash flowing from the south which occassionally floods (in 2014 the border road to the south, Alta Loma, flooded, leading to the death of one man). Clearing this area could imperil houses to the north with flooding. Any plans for development must address these serious flooding concerns.
- 3. **FLORA.** A complete plant survey to locate all Joshua trees, yuccas, and other protected desert plants must be undertaken with the design of the development reflecting their presence. These native plants (e.g. yucca, Joshua tree and black brush) are often a hundred or more years old and cannot be replaced. A design that reflects and respects the value of these native plants is essential to preserve the rural character of Joshua Tree.
- 4. TRAFFIC. Alta Loma has become a busy traffic thoroughfare over recent years and safety concerns have increased. The intersection of Sunset and Alta Loma is particularly dangerous. The proposed tract map shows 11 parcels utilizing Alta Loma for access. The additional traffic created by this project would add to existing vehicle safety concerns, and demand for public services (fire, ambulance, law enforcement etc.). Increased use would hasten current pavement deterioration. A thorough traffic study must be undertaken as any condition of approval.
- 5. WASTE WATER. The proposed on-site waste water treatment system (OWTS) is not in compliance with the mandated ½ acre minimum lot size. Western Joshua Tree (mostly downtown), to which this property is adjacent, is already saturating ground water with nitrates according to a <u>United States Geological Service study</u>. That is due to existing high-density housing to the south using septic tank sewage treatment. According to the <u>Joshua Basin Water District's Wastewater Treatment Strategy</u>, new developments of this type are not be allowed to use septic, to protect the aquifers, and "Existing vacant land will not be allowed to use on-site septic systems as tract development over 15 units occurs."
- 6. **AFFORDABLE HOMES.** We need affordable family homes to replace homes being converted into short-term rentals. We do not need more

short-term rentals. See our <u>recent video</u> regarding the local housing crisis caused by a surfeit of short-term rentals. Iron-clad assurances must be obtained from the developer to assure that affordable family homes are built on this parcel and not more STRs.

MBCA would support a development of the property that addresses the need to construct additional affordable housing for the community while being respectful and sensitive to the desert environment on lots that are over ½ an acre to allow for animal movement and native plants. To support opportunities for our local builders, lots should be sold and built-on individually. There must be no grading prior to building permit approval for each lot. There should be no mass grading, with grading limited to the building pad and surrounding yard with clear encouragement to leave as much of the native desert intact as possible. Preconstruction inspection must occur on each lot, prior to plan submittal.

Respectfully,

Stare Bandwell

Steve Bardwell, President Morongo Basin Conservtion Assocaition

Photograph of site



Post Office Box 24, Joshua Tree CA 92252 - www.mbconservation.org

MBCA is a 501(c)3 non-profit, community based, all volunteer organization



August 7, 2024

Ron Cruz
County of San Bernardino

Via email to: ron.cruz@lus.sbcounty.gov

Re: PROJ-2021-00169 Tentative Tract Map 20443,

Assessor parcel no: 0602-361-04

Dear Mr. Cruz.

Thank you for the opportunity to comment upon this proposed project. The Morongo Basin Conservation Association (MBCA) has serious concerns about the scale and density of this project and its compatibility with the Joshua Tree Community Plan and the goals and aspirations contained within the Joshua Tree Community Action Guide. This subdivision is considered a project under CEQA and requires compliance with that process. Some of our concerns are stated below:

- 1. A model Community for Sustainability??? This project would require the complete removal of the existing native plants. The sustainability and resilience of the existing functioning eco-system on site would be destroyed. This is not sustainable!
- Responsible and Respectful Growth and Development This is
  irresponsible growth with only a maximized number of lots in mind at the
  expense of an opportunity for smart measured growth. There is nothing
  responsible or respectful about blading 18 acres of intact desert
  landscape.
- A Gateway to Nature The complete removal of all native plants does not support this aspiration. This project would not enhance the Rural Desert Lifestyle and Character through a dense tract of housing on a site denuded of the natural landscape. The CEQA analysis for this aesthetic impact must be addressed.

Following are some additional issues and questions that remain of concern and are un-resolved:

- 1. **DENSITY.** Accounting for the land required for roads, that leaves approximately 15 acres for use by the 64 parcels, or approx. 0.25 acres per site. This small lot size compares with the properties immediately to the east of .41 acres +/-, to the south larger 1 acre and 2 acre plus, and to the west of 2 to 2.5 acres, To the north, the much smaller lots of .2 to .3 acre are bereft of native plants. The larger lot sizes of the Joshua Tree community contribute to the rural character of Joshua Tree.
- 2. FLOODING. This site is within a larger wash flowing from the south which occasionally floods (in 2014 the border road to the south, Alta Loma, flooded, leading to the death of one man). Clearing this area could imperil houses to the north with flooding. Any plans for development must address these serious flooding concerns.
- 3. **FLORA.** A complete plant survey to locate all Joshua trees, yuccas, and other protected desert plants must be undertaken with the design of the development reflecting their presence. These native plants (e.g. yucca, Joshua tree and black brush) are often a hundred or more years old and cannot be replaced. A design that reflects and respects the value of these native plants is essential to preserve the rural character of Joshua Tree.
- 4. **TRAFFIC.** Alta Loma has become a busy traffic thoroughfare over recent years and safety concerns have increased. The intersection of Sunset and Alta Loma is particularly dangerous. We have not seen the new tract map, but the previous had too many driveways with direct egress onto the very dangerous and high-speed Alta Loma. The additional traffic created by this project would add to existing vehicle safety concerns, and demand for public services (fire, ambulance, law enforcement etc.). Increased use would hasten current pavement deterioration. A thorough traffic study must be undertaken as any condition of approval.
- 5. WASTE WATER. An on-site waste water treatment system (OWTS) would not be in compliance with the mandated ½ acre minimum lot size. Western Joshua Tree (mostly downtown), to which this property is adjacent, is already saturating ground water with nitrates according to a <u>United States Geological Service study</u>. That is due to existing high-density housing to the south using septic tank sewage treatment. According to the <u>Joshua Basin Water District's Wastewater Treatment Strategy</u>, new developments of this type are not be allowed to use septic,

- to protect the aquifers, and "Existing vacant land will not be allowed to use on-site septic systems as tract development over 15 units occurs."
- 6. **AFFORDABLE HOMES.** Affordable housing to replace the over 1000 homes that were converted into short-term rentals is needed. No more short-term rentals, nor a 64 unit 'hotel' masquerading as homes is needed in the Joshua Tree community. See our <u>recent video</u> regarding the local housing crisis caused by a surfeit of short-term rentals. Iron-clad assurances must be obtained from the developer to assure that affordable family homes are built on this parcel and not more STRs.

During the June 11, 2024, consideration of the Program 4 study of the Housing Element, the Board of Supervisors was to: '

Provide direction to the Land Use Services Department and Community Development and Housing Department to establish and implement the following proposed strategies to reduce the impacts of short-term rentals and return, as needed, to the Board of Supervisors for future action:

- a. Augment existing affordable housing programs.
- b. Consider new affordable housing programs'

This 64-unit subdivision with no provisions for affordability does not satisfy that direction and has the potential to further exacerbate the existing affordable housing crisis.

MBCA would support development of the property that addresses the need to construct additional affordable housing for the community while being respectful and sensitive to the desert environment on lots that are over ½ an acre to allow for animal movement and preservation of native plants. To support opportunities for our local builders, lots should be sold and built-on individually. There must be no grading prior to building permit approval for each lot. There should be no mass grading, with grading limited to the building pad and surrounding yard with clear encouragement to leave as much of the native desert intact as possible. Pre-construction inspection must occur on each lot, prior to plan submittal.

The county has posted NO information on this project. A search of EZOP comes up empty. It is not possible to provide relevant comments without additional information including the proposed Tract Map as well as studies and reports that will be needed for the required CEQA analysis. The complete submittal package in compliance with County requirements must be made available for public review and comment.

The proposed subdivision is considered a Project under CEQA and an Initial Study (IS) is required. Our comments herein are intended as scoping comments that require addressing during the CEQA process.

The CEQA analysis must consider the effect of destroying all the native plants on site as it appears would be needed to develop this property in the manner being proposed. The carbon released by their destruction and the loss of their ability to continue sequestering carbon must be evaluated. The Report on Carbon and Biodiversity prepared for the State's 30x30 effort provides compelling scientific rationale for conserving the intact desert ecosystem.

It is unclear what process is being followed by the county for the entitlement of this project. We request that proper notification of this project be provided including the necessity for compliance with CEQA. A new Project Notice is needed with sufficient time allowed for comment. Given the intense community interest in this project, a public community presentation is warranted. This significant project requires thorough evaluation and is clearly beyond the level of 'administrative review'.

Thank you for your consideration.

Respectfully,

Stare Bardwell

Steve Bardwell, President Morongo Basin Conservation Association

Photograph of site



 From:
 Griffith, Rosie - LUS

 To:
 Barragan, Elena

 Subject:
 FW: PROJ-201-00169

**Date:** Thursday, February 27, 2025 3:29:09 PM

Attachments: <u>image001.png</u>

From: Atlasphere Pfau <atlasatlasphere@gmail.com>

Sent: Monday, March 25, 2024 1:55 PM

To: Planning CSU <PlanningCSU@lus.sbcounty.gov>

Subject: Fwd: PROJ-201-00169

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

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

I was in touch with Chris Warrick about this project, he is no longer available.

Please update anything that you can tell me about this project. I'm very concerned about this dangerous development.

Also, has a CEQA been completed?

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

From: Atlasphere Pfau < atlasatlasphere@gmail.com >

Date: Thu, Mar 21, 2024, 09:35 Subject: Re: PROJ-201-00169

To: Warrick, Chris - LUS < <a href="mailto:chris.warrick@lus.sbcounty.gov">chris.warrick@lus.sbcounty.gov</a>>

hello

what is the status of this disastrous project? Has a CEQA report been done?

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#### **Chris Warrick**

Supervising Planner Land Use Services Department Phone: 909-387-4112 Cell: 909-601-4747 385 North Arrowhead Avenue, First Floor San Bernardino, CA 92415



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From: Atlasphere Pfau <atlasatlasphere@gmail.com>

Sent: Wednesday, August 23, 2023 5:16 PM

To: Warrick, Chris - LUS < <a href="mailto:Chris.Warrick@lus.sbcounty.gov">Chris.Warrick@lus.sbcounty.gov</a>>

**Subject:** Fwd: PROJ-201-00169

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Please update accordingly.

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From: Atlasphere Pfau < atlasatlasphere@gmail.com >

Date: Wed, Aug 23, 2023, 12:46 Subject: Re: PROJ-201-00169

To: < irene.romero@lus.sbcounty.gov >

Hello Ms. Romero

Please advise and update me regarding this project and the application status.

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Regards, Mx. Pfau, Concerned neighbor

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Mx. Pfau

From: <u>Atlasphere Pfau</u>
To: <u>Cruz, Ron</u>

**Subject:** Re: PROJ-201-00169

**Date:** Wednesday, August 7, 2024 11:27:32 AM

Attachments: image001.png

Screenshot 2024-08-07 at 10.34.59 AM.pnq Screenshot 2024-08-07 at 10.12.54 AM.pnq

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Aug 6, 2024

ATTN: Ron Cruz, Planner

PROJECT: PROJ- 2021-00169

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I will be writing more letters before the deadline.

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Also, has a CEQA been completed?

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Mx. Pfau

From: **Brian LaFaille** To: Cruz, Ron

Subject: PROJ-2021-00169 | 0602-361-04 Date: Tuesday, August 6, 2024 7:27:42 AM

You don't often get email from blafaille1@gmail.com. Learn why this is important

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

Hi there,

My name is Brian LaFaille I'm the homeowner of 61741 Alta Mesa Dr, Joshua Tree, CA 92252 at the corner of Park and Alta Mesa just two houses down from the proposed construction site of the 64 parcel project.

### **Number of homes:**

Can more details be shared about this project? 64 subdivided parcels / homes seems like a massive number of houses given the space on this parcel.

#### **Aesthetics:**

What are these homes going to look like? Since there's going to be so many of the homes sitting side by side, how is the developer planning to preserve the natural beauty of this area without this corner looking like just another housing development with cheap materials, etc? Will they be adobe styled?

### **Entrance / Exit:**

Lastly, what's the layout of the neighborhood? How will these 64 new homes have access to Alta Loma, or, Sunset? Will there be just a single entry / exit? With 64 homes being added it feels like traffic could be an issue.

## STRs:

I think the intent behind the developer's plans is to increase housing supply in the area -- which is very much needed!! How do we make sure these tiny homes are reserved for long-term renters and are not immediately flipped into 64 Airbnb units? Can a STR-permit ban be set in place of this neighborhood?

Thank you,

Brian LaFaille 61741 Alta Mesa Drive Joshua Tree, CA 92252

Brian LaFaille (925) 348-3736

https://www.linkedin.com/in/blafaille

blafaille1@gmail.com

From: <u>shiners.balky-0m@icloud.com</u>

To: <u>Cruz, Ron</u>

Subject: Please do not let PROJ- 2021-00169 happen
Date: Saturday, October 19, 2024 12:40:18 PM

[You don't often get email from shiners.balky-0m@icloud.com. Learn why this is important at <a href="https://aka.ms/LearnAboutSenderIdentification">https://aka.ms/LearnAboutSenderIdentification</a> ]

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

## Hello Ron,

I write to you as a concerned long time local of Joshua Tree. We simply cannot let PROJ- 2021-00169 happen. It will absolutely destroy that beautiful plot of open desert.

The community does need more affordable housing, but the price range this developer is estimating is definitely out of the "affordable" range for many locals. Not to mention the environmental impact putting 64 houses will have on that land. And the traffic. And the light pollution. And the coyotes that cross through the plot. And the Joshua Trees. And the bunnies!

Sincerely, Concerned local 
 From:
 harry

 To:
 Cruz, Ron

**Subject:** Lovemore Ranch Joshua Tree

**Date:** Tuesday, October 22, 2024 12:22:44 PM

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

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

I'm sure you have received a ton of emails about this proposed development <a href="https://www.lovemore.group/">https://www.lovemore.group/</a> I'd like to add my name to the list of those opposed to the plan. I am all for more affordable housing, but 64 houses in that size space is not really fitting into the local desert vibe. I like just up the street and have a 1.25 acre lot - many neighbors have 5 acers. Seems like 1.25 is a good minimum size.

I am also concerned about the flora and fauna. They must be cutting down a bunch of protected Joshua Trees and I have found no proper study that shows no Desert Tortoise or Burrowing Owls live there. I've see tortoise literally just across the street just last year.

Finally wondering if there are any developments that use the proposed sewage treatment process?

Is there a government site that I can monitor to follow this development?

Thank You,

Harry

From: <u>Jamie Caffrey</u>
To: <u>Cruz, Ron</u>

**Subject:** PROJ-2021-00169 ASSESSOR PARCEL NO: 0602-361-04

**Date:** Wednesday, August 7, 2024 11:17:15 AM

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

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Hi Ron,

I am property owner in Joshua Tree and I am hoping to have my opposition to PROJ-2021-00169

ASSESSOR PARCEL NO: 0602-361-04 included in the comments against.

I understand the need for housing however after reviewing the project details and with my experience of being in the area since 2013 I feel it would be a burden on people already living in the area and on the quality of life.

I own property at 63321 Quail Springs rd 92252.

Sincerely,

James Caffrey

From: <u>Jessi Turner</u>
To: <u>Cruz, Ron</u>

**Subject:** Comments for Project Number: PROJ-2021-00169

**Date:** Tuesday, August 6, 2024 11:41:31 AM

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

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Dear Ron Cruz.

Thank you for the opportunity to comment on this proposed project. I have serious concerns about **Project Number PROJ-2021-00169**, **Assessor Parcel Number 0602-361-04**.

- 1. It looks like this project will require the **complete removal of existing native plants**, destroying a precious natural ecosystem. Completely removing a functioning desert environment causes long-term problems with flooding, erosion and loss of local wildlife. Impacting the proposed homes and all neighboring homes.
- 2. What will the impacts be to both neighborhood and National Park **traffic and visibility/safety** at the intersection of Sunset and Alta Loma?
- 3. The proposed **on-site wastewater treatment system** seems to be in question of its compliance with the mandated ½ acre minimum lot size.
- 4. As a recent home purchaser that had trouble finding an affordable home in the area, I would love more options for **affordable housing to be the development norm** so that locals and transplants looking to become locals in this community can have affordable housing options. More housing converted into short-term rentals is not the answer for this desert community.

I believe that this project requires more study and more time to understand the impact this project would have on our desert and our communities for years to come. I understand the balance required to consider both density/urban creep and rural character/valuable native environments but considering all those factors can be done well. This project does not accomplish that balance as it stands currently. Please consider more study on density, flooding, the wastewater treatment system, a complete plant survey, and a traffic study.

Jessi Turner

 From:
 Jimmy Brower

 To:
 Cruz, Ron

 Subject:
 PROJ-2021-00169

Date: Wednesday, August 7, 2024 4:52:15 PM

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

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Hi Ron,

As a resident of the High Desert I do not approve of this project development of tract homes. Please reject this for the sake of environmental projection, the continued housing crisis and the desert charm. These things will all be ruined when approving developments such as this.

Thank you,
-Jimmy Brower

--

**Jimmy Brower** 

From: <u>Jon Christopher</u>
To: <u>Cruz, Ron</u>

 Subject:
 PROJ-2021-00169 - public comments

 Date:
 Tuesday, August 6, 2024 8:33:25 PM

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

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Project Number: PROJ-2021-00169

Assessor Parcel No: 0602-361-04

Attn. Ron Cruz:

We live on the corner of Alta Loma and Sunset, across from the proposed development and are strongly opposed to this project.

We prize the dark skies and quiet, open area we live in and fear this project will bring both light pollution to our community and noise pollution from the increased population.

The 18 acres that the proposed project will fill with houses is already home to numerous flora and fauna that would be killed or displaced. And the peaceful quality of our neighborhood would be changed forever.

Please turn down this project and help save our neighborhood!!!

Sincerely

Jonathan Shelton and Tania Leysen

61716 Alta Loma Dr

Joshua Tree CA 92252

760.333.4143

Mr. Ron Cruz San Bernadino County Planner 909-974-4967

Ron.cruz@lus.sbcounty.gov

Dear Mr. Cruz,

I am writing to voice my vehement objection to PROJ-2021-00169 on parcel number 0602-361-04 by applicant Merrell-Johnson Companies.

My name is Joseph Boyle, property owner of 7138 Sunset Rd. in Joshua Tree, directly next to the parcel in question.

While I understand the increased need for housing in the desert, dividing 18.49 acres into 64 parcels for 64 homes is excessive in the extreme. It is my hope that as a county planner you and your team have visited the site and can see for yourselves that there is not sufficient infrastructure in place to support such a massive addition.

One side of the parcel borders Alta Loma Drive, where both visitors and residents frequently drive well over the posted 55 MPH speed limit. If this development proceeds, it will likely cause numerous traffic accidents and potential loss of life. The intersection of Alta Loma and Sunset Road is already quite dangerous without this added risk. Additionally, the development would cause significant traffic and congestion, for which the existing infrastructure is also inadequate.

There are only 27 homes on the adjacent 3 blocks between Alta Loma and Alta Vista of comparable size to the lot in question. This proposition would more than double that in the same space. This is an outsized and outrageous level of density that is not matched elsewhere in our desert village.

And finally, the proposed development would put undue stress on the wildlife in our fragile desert ecology. At minimum, this is desert tortoise habitat, which is a federally threatened species. Has a California Environmental Quality Act review been conducted yet for this project?

I will continue to be a vocal opponent to this project. I implore you to reject this proposal.

Sincerely,

Joseph Boyle

510-910-1159

emailshimmy@gmail.com

SAN BERNARDINO COUNTY PLANNING DEPARTMENT 15900 Smoke Tree St., Suite 131 Hesperia, CA 92345 385 N Arrowhead Ave San Bernardino, CA 92415 August 5th, 2024

ATTN: Ron Cruz 909-974-4967 Ron.Cruz@lus.sbcounty.gov

PROJECT: PROJ-2021-00169

Dear Mr. Cruz,

My name is Katherine Helen Fisher, and I have proudly owned my home in Joshua Tree since 2018. I am writing to firmly oppose the proposed tract subdivision at 61650 Alta Loma Dr by Merrell-Johnson Companies. This development threatens the unique character and environmental integrity of our community.

The plan to develop 64 lots in this area is alarming. This level of residential density is unprecedented and would greatly disrupt the existing balance of our neighborhood. The construction will lead to the loss of unobstructed natural views and disturb the local wildlife habitats, which are critical to the ecosystem of Joshua Tree.

The environmental impact cannot be overstated. The proposed development will strain our limited water resources, which are already under pressure due to the desert climate. Increased water usage for new homes will exacerbate the scarcity issues, potentially affecting both existing residents and the local flora and fauna.

Additionally, I have serious concerns about the scale and density of this project and its compatibility with the Joshua Tree Community Plan and the goals and aspirations contained within the Joshua Tree Community Action Guide:

- A Model Community for Sustainability: This project would require the complete removal of the existing native plants, destroying the sustainability and resilience of the current ecosystem.
- Responsible and Respectful Growth and Development: The proposed growth
  maximizes the number of lots, disregarding measured growth and negatively impacting
  the desert environment.
- 3. **A Gateway to Nature:** The removal of native plants contradicts this aspiration. The dense housing tract would not enhance the rural desert lifestyle and character.

Here are additional concerns and unresolved issues:

- 4. **Density:** The project allows for significantly smaller lots than neighboring properties. Larger lot sizes contribute to the rural character of Joshua Tree.
- 5. Flooding: The site is part of a larger wash that occasionally floods, as seen in 2014 when Alta Loma flooded, resulting in a fatality. Clearing this area could increase the risk of flooding for houses to the north. Flooding is of specific concern to my property, which is up against this higher ground. Any development plans must address these serious flooding concerns.
- 6. **Flora:** A comprehensive plant survey is necessary to locate all Joshua trees, yuccas, and other protected desert plants. These plants, which are often over a hundred years old, are irreplaceable. A design that respects these native plants is essential to preserving the rural character of Joshua Tree.
- 7. Traffic: Alta Loma has become a busy thoroughfare, raising safety concerns. The intersection of Sunset and Alta Loma is particularly dangerous. The additional traffic from this project would exacerbate safety issues and strain public services such as fire, ambulance, and law enforcement. A thorough traffic study must be a condition of approval.
- 8. **Waste Water:** The proposed on-site waste water treatment system (OWTS) does not comply with the mandated ½ acre minimum lot size. Western Joshua Tree, to which this property is adjacent, is already saturating groundwater with nitrates. This is due to existing high-density housing using septic tanks. According to the Joshua Basin Water District's Wastewater Treatment Strategy, new developments of this type should not use septic systems to protect the aquifers.

Furthermore, I did not receive a notification letter about this proposal; rather, my neighbor forwarded it to me. The very short response time does not give residents significant time to respond adequately.

In closing, this project appears to be ill-conceived and not respectful of the site, the environment, and the character of the community. We recommend reconsidering this project to utilize fewer, larger lot sizes reflective of the special character of the Joshua Tree community.

Thank you for your attention to these critical issues. I will continue to actively oppose this project to protect the interests of our community.

Warm regards.

Kuhnja

Katherine Helen Fisher 7138 Sunset Road

Joshua Tree, CA 92252

kate@safetythirdproductions.com

From: <u>Laura Ambrosius</u>
To: <u>Cruz, Ron</u>

Subject: Re: Project Notice PROJ-2021-00169

Date: Wednesday, August 7, 2024 8:15:59 AM

You don't often get email from chipper115@gmail.com. Learn why this is important

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## Ron Cruz,

This email is in response to the application filed with county planning to develop the 18.49 gross acres into 64 parcels with the intent to establish 64 homes in Joshua Tree.

I am adamantly opposed to the building of these small houses in Joshua Tree for the following reasons.

- 1. It will negatively impact the traffic on Alta Loma and Sunset/Hillview.
- 2. The homes are too densely packed and the neighborhood will be negatively impacted.
- 3. I anticipate that the homes being built are going to be 2 bedroom 2 bath because an outside developer is in it for the money grab not to better our community and provide housing for families that is affordable.
- 4. The serenity of the area will be negatively impacted.
- 5. On such small parcels the septic and sewage will be in question.
- 6. The local fauna will be displaced, as well as the natural beauty of the desert.

I would like to be notified of the decision rendered for this project and the projected timelines for the building. I anticipate that this comment is useless because big companies can do whatever they want to do without public opinion mattering.

My contact information is:

Laura Ambrosius <u>chipper115@gmail.com</u> 61526 Alta Mura Drive Joshua Tree, Ca 92252 From: Abigail Stewart
To: Cruz, Ron

**Subject:** Lovemore Development.

**Date:** Thursday, February 20, 2025 4:21:23 PM

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

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

Good afternoon Mr. Cruz,

I am reaching out with concern about the Lovemore development happening on Alta Loma in Joshua Tree. What stage is the project at?

I am primarily concerned about the loss of wildlife and Joshua Trees if the development progresses, particularly as it's taking place at a time when the National Park System is already strained and we must do all we can to be local land stewards. Is there a plan in place to preserve the flora and fauna of the area, if this is to go through?

Warmly, Abigail Stewart



August 7, 2024

Ron Cruz
County of San Bernardino

Via email to: ron.cruz@lus.sbcounty.gov

Re: PROJ-2021-00169 Tentative Tract Map 20443,

Assessor parcel no: 0602-361-04

Dear Mr. Cruz.

Thank you for the opportunity to comment upon this proposed project. The Morongo Basin Conservation Association (MBCA) has serious concerns about the scale and density of this project and its compatibility with the Joshua Tree Community Plan and the goals and aspirations contained within the Joshua Tree Community Action Guide. This subdivision is considered a project under CEQA and requires compliance with that process. Some of our concerns are stated below:

- 1. A model Community for Sustainability??? This project would require the complete removal of the existing native plants. The sustainability and resilience of the existing functioning eco-system on site would be destroyed. This is not sustainable!
- Responsible and Respectful Growth and Development This is
  irresponsible growth with only a maximized number of lots in mind at the
  expense of an opportunity for smart measured growth. There is nothing
  responsible or respectful about blading 18 acres of intact desert
  landscape.
- A Gateway to Nature The complete removal of all native plants does not support this aspiration. This project would not enhance the Rural Desert Lifestyle and Character through a dense tract of housing on a site denuded of the natural landscape. The CEQA analysis for this aesthetic impact must be addressed.

Following are some additional issues and questions that remain of concern and are un-resolved:

- 1. **DENSITY.** Accounting for the land required for roads, that leaves approximately 15 acres for use by the 64 parcels, or approx. 0.25 acres per site. This small lot size compares with the properties immediately to the east of .41 acres +/-, to the south larger 1 acre and 2 acre plus, and to the west of 2 to 2.5 acres, To the north, the much smaller lots of .2 to .3 acre are bereft of native plants. The larger lot sizes of the Joshua Tree community contribute to the rural character of Joshua Tree.
- 2. FLOODING. This site is within a larger wash flowing from the south which occasionally floods (in 2014 the border road to the south, Alta Loma, flooded, leading to the death of one man). Clearing this area could imperil houses to the north with flooding. Any plans for development must address these serious flooding concerns.
- 3. **FLORA.** A complete plant survey to locate all Joshua trees, yuccas, and other protected desert plants must be undertaken with the design of the development reflecting their presence. These native plants (e.g. yucca, Joshua tree and black brush) are often a hundred or more years old and cannot be replaced. A design that reflects and respects the value of these native plants is essential to preserve the rural character of Joshua Tree.
- 4. **TRAFFIC.** Alta Loma has become a busy traffic thoroughfare over recent years and safety concerns have increased. The intersection of Sunset and Alta Loma is particularly dangerous. We have not seen the new tract map, but the previous had too many driveways with direct egress onto the very dangerous and high-speed Alta Loma. The additional traffic created by this project would add to existing vehicle safety concerns, and demand for public services (fire, ambulance, law enforcement etc.). Increased use would hasten current pavement deterioration. A thorough traffic study must be undertaken as any condition of approval.
- 5. WASTE WATER. An on-site waste water treatment system (OWTS) would not be in compliance with the mandated ½ acre minimum lot size. Western Joshua Tree (mostly downtown), to which this property is adjacent, is already saturating ground water with nitrates according to a <u>United States Geological Service study</u>. That is due to existing high-density housing to the south using septic tank sewage treatment. According to the <u>Joshua Basin Water District's Wastewater Treatment Strategy</u>, new developments of this type are not be allowed to use septic,

- to protect the aquifers, and "Existing vacant land will not be allowed to use on-site septic systems as tract development over 15 units occurs."
- 6. **AFFORDABLE HOMES.** Affordable housing to replace the over 1000 homes that were converted into short-term rentals is needed. No more short-term rentals, nor a 64 unit 'hotel' masquerading as homes is needed in the Joshua Tree community. See our <u>recent video</u> regarding the local housing crisis caused by a surfeit of short-term rentals. Iron-clad assurances must be obtained from the developer to assure that affordable family homes are built on this parcel and not more STRs.

During the June 11, 2024, consideration of the Program 4 study of the Housing Element, the Board of Supervisors was to: '

Provide direction to the Land Use Services Department and Community Development and Housing Department to establish and implement the following proposed strategies to reduce the impacts of short-term rentals and return, as needed, to the Board of Supervisors for future action:

- a. Augment existing affordable housing programs.
- b. Consider new affordable housing programs'

This 64-unit subdivision with no provisions for affordability does not satisfy that direction and has the potential to further exacerbate the existing affordable housing crisis.

MBCA would support development of the property that addresses the need to construct additional affordable housing for the community while being respectful and sensitive to the desert environment on lots that are over ½ an acre to allow for animal movement and preservation of native plants. To support opportunities for our local builders, lots should be sold and built-on individually. There must be no grading prior to building permit approval for each lot. There should be no mass grading, with grading limited to the building pad and surrounding yard with clear encouragement to leave as much of the native desert intact as possible. Pre-construction inspection must occur on each lot, prior to plan submittal.

The county has posted NO information on this project. A search of EZOP comes up empty. It is not possible to provide relevant comments without additional information including the proposed Tract Map as well as studies and reports that will be needed for the required CEQA analysis. The complete submittal package in compliance with County requirements must be made available for public review and comment.

The proposed subdivision is considered a Project under CEQA and an Initial Study (IS) is required. Our comments herein are intended as scoping comments that require addressing during the CEQA process.

The CEQA analysis must consider the effect of destroying all the native plants on site as it appears would be needed to develop this property in the manner being proposed. The carbon released by their destruction and the loss of their ability to continue sequestering carbon must be evaluated. The Report on Carbon and Biodiversity prepared for the State's 30x30 effort provides compelling scientific rationale for conserving the intact desert ecosystem.

It is unclear what process is being followed by the county for the entitlement of this project. We request that proper notification of this project be provided including the necessity for compliance with CEQA. A new Project Notice is needed with sufficient time allowed for comment. Given the intense community interest in this project, a public community presentation is warranted. This significant project requires thorough evaluation and is clearly beyond the level of 'administrative review'.

Thank you for your consideration.

Respectfully,

Stare Bardwell

Steve Bardwell, President Morongo Basin Conservation Association

Photograph of site



From: Melissa Lakey
To: Cruz, Ron

 Subject:
 Re: PROJECT # PROJ-2021-00169

 Date:
 Monday, August 19, 2024 10:01:10 AM

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

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Thank you, I will attend the meeting.

Melissa Lakey

On Fri, Aug 16, 2024 at 10:02 AM Cruz, Ron < Ron. Cruz@lus.sbcounty.gov > wrote:

The applicant is hosting a Community Meeting on August 29. I've attached the flyer.

**From:** Melissa Lakey < melissa.g.lakey@gmail.com >

**Sent:** Wednesday, August 7, 2024 2:03 PM **To:** Cruz, Ron < Ron.Cruz@lus.sbcounty.gov > **Subject:** RE: PROJECT # PROJ-2021-00169

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

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Hi,

I am writing to express my strong disapproval of the development proposed for 61650 Alta Loma Drive, Joshua Tree. (PROJECT # PROJ-2021-00169).

I am currently a Yucca Valley resident but previously lived on Alta Vista Drive in Joshua Tree, adjacent to the proposed project. That area (and most of the high desert) maintains its

character as a quiet, rural neighborhood, with lots of wide open space nearby. It is a quiet
nieghborhood where you can see the stars at night, and there is a lot of wide open space
around it. A development like this, with this density of housing would totally change the
character of the neighborhood, making it into a busy residential neighborhood.

The high desert is a place that attracts artists, musicians, writers and people seeing peace and quiet in their lives. We need to preserve space for native plants and animals and keep slow and sustainable growth in mind to make sure that we don't lose what makes this place so magical.

Please do not approve this development!

Thank you.

All the best,

Melissa Lakey

58713 Los Coyotes Dr, Yucca Valley, CA 92284, USA

Miriam Seger 63421 Quail Springs Rd. Joshua Tree, CA. 92252 (213)705-8003

Ron Cruz County of San Bernardino

Via email to: ron.cruz@lus.sbcounty.gov

August 7, 2024

Re: PROJ-2021-00169, APN 0602-361-04 Addendum to comment letter dated August 6, 2024

Dear Ron,

As more information comes to light, I'm taking this opportunity to add to my previous comments. There are few things more emotionally charged than knowing that someone is attempting intentional deception while claiming moral high ground. This begs to be called out.

By advertising a mission statement of "sustainability", this builder opens the door to scrutiny of its practices. What we have here is massive greenwashing so brazen that one must almost admire their confidence! I urge SBC staffers to deduct any considerations of sustainability from approval decisions, and to include criteria below.

To claim "sustainability", environmental compromises must be factored over time. This includes offsets from the potential loss of sequestration mechanisms and the amount of carbon stored factored by the age of an undisturbed scape. On the builders homepage picture (parcel in questions), I see hundreds, perhaps collectively thousands of years of stored carbon which will be released upon excavation.

#### On Net Zero:

What are the footprint calculations factoring in the emissions created from disturbed soil (stored carbon going airborne) and the *complete* loss of a natural sequestration system?

On conserving natural landscape and this claim:

"In an effort to reduce the environmental impact of construction, GCB takes strides towards conserving the native landscape as well as limiting water usage by integrating conservative solutions into the design and construction process."

Given the fact that wall to wall blading will occur and every element of this landscape will be altered, this statement is so ironic that I cannot even compose a question except to ask, "What?!"

Please see the builders website where buzzwords, when set against the approach being taken with PROJ-2021-00169, effectively translate as snake oil. Just show me the CEQA.

Thank you for considering this additional commentary.

Sincerely,

Miriam Seger

https://www.greencollarbuilders.net/



# Sustainability



From: Nicole King
To: Cruz, Ron

**Subject:** Re: opposing proj-2021-00169 - Do not approve this project in Joshua TREE..

**Date:** Friday, August 16, 2024 5:45:08 PM

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

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Thank you Ron.

Sent from my iPhone

On Aug 16, 2024, at 10:06 AM, Cruz, Ron < Ron. Cruz@lus.sbcounty.gov> wrote:

The applicant is hosting a Community Meeting on August 29. I've attached the flyer.

**From:** nicole king fhenicoleking@gmail.com>
Sent: Wednesday, August 7, 2024 10:31 AM
To: Cruz, Ron <Ron.Cruz@lus.sbcounty.gov>

**Subject:** opposing proj-2021-00169 - Do not approve this project in Joshua TREE..

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

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Dear Mr Ron Cruz,

I live in Joshua Tree. As someone who has lived in urban neighborhoods much of my life, I have chosen to leave the hustle and bustle, the tight living home developments, the traffic and the noise/air pollution. We chose this area to live and heal from the overwhelm of urban air pollution, because it is just the opposite of urban planning, and rather Joshua Tree planning offers respect and reverence simultaneously to both the natural world and the

residence. I greatly oppose proj-2021-00169/assessor parcel no: 0602-361-04 to subdivide 18 a.49 acres into 64 parcels.

With this plan, there will be a negative impact on the whole high desert.

64 new tiny homes squeezed into 18 acres (of what supposedly being called "love more ranch") will not only create damage to the wildlife corridor but will increase traffic, raise noise and air pollution, and will chip away and harm The Joshua Tree village and the surrounding areas.

Please do not approve this disaster of a planning proposal.

Thank you,
Nicole King
<image001.png>

Parcels: CRAMER, AXEL ZOELLIN

APN: **060236104** Land Value: **318,362** 

Impr Value: **0** Exempt Value: **0** 

HOX:

Acreage: 18.49

Tax Status: **ASSESSED BY COUNTY** 

Zoning: JT/RS

Zoning Desc: Joshua Tree/Single Residential Jurisdiction: County Land Use Services office URL: <a href="http://cms.sbcounty.gov/lus/Home.aspx">http://cms.sbcounty.gov/lus/Home.aspx</a>

Base Year: 2020

Assess Desc: VACANT LAND
Assess Class: SINGLE FAMILY

<LMR Invite (002).pdf>

 From:
 Robert Kaplan

 To:
 Cruz, Ron

 Subject:
 Fwd:

Date: Wednesday, August 7, 2024 4:04:26 PM

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

From: Robert Kaplan < Robert.Kaplan@reed.edu >

Date: Wed, Aug 7, 2024 at 4:03 PM

Subject:

To: <<u>ron.cruz@lus.sbcounty.gov</u>>

Ron Cruz

County of San Bernardino

Via email to: <u>ron.cruz@lus.sbcounty.gov</u>

August 7, 2024

Comments opposing PROJ-2021-00169, APN 0602-361-04

Dear Mr. Cruz,

As a 12 year resident of Joshua Tree and a retired biology professor specializing in conservation related matters especially as related to biodiversity I would like to voice opposition to anything but the gentlest of approaches to developing never to be replaced habitat in the town of Joshua Tree. The quality of life for residents is eroding in Joshua Tree for a variety of reasons and parcels of the sort involved in this project still hang on to a charm that should only be sacrificed after careful consideration.

Thank you for providing an opportunity to provide feedback. Without belaboring the arguments here, if the project continues I will be participating in what will probably be a large community voice in opposition.

Sincerely, Robert Kaplan

--

Bob Kaplan 63383 Doggie Trail Joshua Tree, CA 92252 503-701-6203 From: Robert Kaplan
To: Cruz, Ron

**Date:** Wednesday, August 7, 2024 4:03:25 PM

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Ron Cruz

County of San Bernardino

Via email to: <u>ron.cruz@lus.sbcounty.gov</u>

August 7, 2024

Comments opposing PROJ-2021-00169, APN 0602-361-04

Dear Mr. Cruz,

As a 12 year resident of Joshua Tree and a retired biology professor specializing in conservation related matters especially as related to biodiversity I would like to voice opposition to anything but the gentlest of approaches to developing never to be replaced habitat in the town of Joshua Tree. The quality of life for residents is eroding in Joshua Tree for a variety of reasons and parcels of the sort involved in this project still hang on to a charm that should only be sacrificed after careful consideration.

Thank you for providing an opportunity to provide feedback. Without belaboring the arguments here, if the project continues I will be participating in what will probably be a large community voice in opposition.

Sincerely, Robert Kaplan

\_\_

Bob Kaplan 63383 Doggie Trail Joshua Tree, CA 92252 503-701-6203 August 7, 2024

Ron Cruz

County of San Bernardino

Via email to: ron.cruz@lus.sbcounty.gov

Re: PROJ-2021-00169 Tentative Tract Map 20443,

Assessor parcel no: 0602-361-04

Dear Mr. Cruz:

Please see my comments below on the proposed project to develop this 18.49 acres into (64) parcels with 64 homes.

As a resident, homeowner and business owner in this neighborhood since 2011, I strongly oppose this project for the follow reasons:

- WASTE WATER ISSUES we are already over stressing the water supply from the aquifer.
   Adding an additional 64 homes on parcels less than 1/3 acre each will add to the existing problems exponentially.
- TRAFFIC Has a traffic study been done on the impact to the neighborhood and adjacent roads to access the National Park? We are already facing visitor growth annually with numbers in the hundreds of thousands more cars on these local roads.
- FLORA This extreme approach to developing the land will most likely "scrape" the existing
  native vegetation for economy in construction. I do not believe the developer will replace the
  native flora, likely impossible as many of these plants are up to a hundred years old or more.
- INTEGRITY OF COMMUNITY The area has already been transitioning to short term rentals a
  rate that is beyond sustainable for the local economy or the investors who have taken a
  deep dive into properties that are now back on the market, as they cannot support the costs
  of an oversaturated business model.
- AFFORDABLE HOUSING I doubt the homes being proposed would be considered affordable housing. This is not what Joshua Tree needs. I am opposed to developing this land in the manner proposed.

Please take these comments to heart when moving forward with your review process. I, as well as many of my neighbors, feel this development is an inappropriate concept for Joshua Tree Village.

Sincerely,

Stephen Mark Johnston

 From:
 Steve Bardwel

 To:
 Cruz, Ron

Cc: Rowe, Dawn; Harris, Glen

Subject: Re: MBCA comments on PROJ-2021-00169 Tentative Tract Map 20443

**Date:** Friday, August 16, 2024 10:08:27 AM

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Thank you Mr. Cruz fir the info!

Regards,

Steve

Steve Bardwell president, MBCA www.mbconservation.org steve@infinityranch.net

On Aug 16, 2024, at 10:03 AM, Cruz, Ron <Ron.Cruz@lus.sbcounty.gov> wrote:

The applicant is hosting a Community Meeting on August 29. I've attached the flyer.

From: Steve Bardwell <steve@infinityranch.net>
Sent: Wednesday, August 7, 2024 1:45 PM
To: Cruz, Ron <Ron.Cruz@lus.sbcounty.gov>

Cc: Rowe, Dawn < Dawn.Rowe@bos.sbcounty.gov>; Harris, Glen < Glen.Harris@bos.sbcounty.gov>

Subject: MBCA comments on PROJ-2021-00169 Tentative Tract Map 20443

You don't often get email from steve@infinityranch.net. Learn why this is important

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

Dear Mr. Cruz,

Please find attached, substantive comments on the above proposed project:

Thank you for your consideration.

Please confirm receipt of this email.

Regards,

Steve Bardwell president, MBCA www.mbconservation.org steve@infinityranch.net

<LMR\_Invite (002).pdf>

 From:
 Cruz, Ron

 To:
 Steve Bardwell

**Subject:** RE: Project 2021-00169 **Date:** Thursday, August 29, 2024 9:27:00 AM

Attachments: LMR Invite (002).pdf

**From:** Steve Bardwell <steve@infinityranch.net>

**Sent:** Tuesday, August 6, 2024 3:23 PM **To:** Cruz, Ron <Ron.Cruz@lus.sbcounty.gov>

Subject: Project 2021-00169

You don't often get email from steve@infinityranch.net. Learn why this is important

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

Hello Mr Cruz,

We are in the process of preparing comments on the above project. I am not able to access any reports, maps or records from the county. Would you please provide a copy of the Tentative Tract map and other reports and studies for this 64 parcel subdivision?

Thank you in advance for your prompt response.

Regards,

Steve Bardwell

Steve Bardwell president, MBCA www.mbconservation.org steve@infinityranch.net

From: Steve Brown
To: Cruz, Ron

Subject: PROJECT: PROJ-2021-00169

**Date:** Monday, January 27, 2025 10:26:33 AM

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

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Mr. Cruz,

As a hi-desert resident for nearly 25 years, and a homeowner here, I want to go on record that any decision to approve this project is an absurd dereliction of duty by the Planning Commission. This level of density is extremely out of character for the area where it is proposed, and will open the door to additional traffic on Alta Loma that is already being heavily used by traffic going to and from Joshua Tree National Park's main Joshua Tree entrance.

Staff that recommended approval of this project obviously do not know the area and honestly, are not good at their jobs. Your department has ignored all rational objections to the project brought forth by people who know that area far better than your department does, and you have chosen to disregard their valid concerns.

I have learned that, without proper public consultation, this project has been pushed forward, once again, ignoring the people who pay your salaries. Other people have signed their letters "respectfully." I cannot, as I will offer you and your department the same level of respect you provide to homeowners who pay taxes to employ people who continuously strive to ruin our neighborhoods and homes. This project is obscene and any objective review would have noted that it is extremely out of place in the location proposed. Your department did not, which means that your department is either incompetent or corrupt.

Steve Brown

Steve Brown

Journalist, publisher, editor, producer, destination & event marketing services, video & specialty publication production

Sun Runner Media & Blue Highways Media Joshua Tree, California (760)820-1222 (voice/text)



From: <u>Joshua Sullivan</u>
To: <u>Cruz, Ron</u>

**Subject:** PROJ-2021-00169 proposed 64 unit tract development

**Date:** Friday, August 30, 2024 4:08:13 PM

[You don't often get email from highdesertscapes@gmail.com. Learn why this is important at <a href="https://aka.ms/LearnAboutSenderIdentification">https://aka.ms/LearnAboutSenderIdentification</a> ]

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#### Hello Ron,

I'm writing this in hopes to get some info regarding the 64 unit LoveMore ranch tract development that is being proposed on hillview road in Joshua Tree.

I've ready through their website and have read the articles in the paper and I understand what their idea is and what their plan is.

My main question is whether it is going to get approval and whether it is going to get approval in the scope that they are planning.

I'm sure you've had your fair share of emails letting you know why this is horrible for Joshua Tree so I won't bore you with more of that. I'm just really hoping to get answers on whether it's moving forward at this time.

Thank you very much,

A concerned citizen and neighbor of the project.

From: Tami Roleff
To: Cruz, Ron

 Subject:
 Proj-2021-00169, APN 0602-361-04

 Date:
 Tuesday, August 6, 2024 5:50:02 PM

You don't often get email from tamiroleff@verizon.net. Learn why this is important

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

Dear Mr. Cruz.

I am writing to express my opposition to the Proj-2021-00169 in Joshua Tree (APN 0602-361-04).

It is laughable that this is considered a "low-density" project, seeing as how the developers want to put 64 houses on 18 acres. Assuming there are no roads, easements, package plants, or land set aside for parks, etc., that works out to about quarter-acre lots for the houses. People do not move to the wide open spaces of the desert to be packed in so close together on tiny lots. The lot sizes surrounding this development are much larger, 1 to 2.5 acres to the south of this development.

In addition, with Joshua trees and desert tortoises on the endangered species list, how would the developer be able to legally clear the land to build 64 houses?

The larger lot sizes and the presence of Joshua trees are why people come to Joshua tree to live and to recreate. Turning Joshua Tree into a subdivision would destroy its character. Housing is desperately needed in Joshua Tree to replace all the homes that have been bought up by investors and turned into short-term rentals, but this development is not the answer. Please reconsider this development plan with no more than 30 to 35 homes on the 18 acres.

Sincerely, Tami Roleff Yucca Valley, CA From: <u>tania</u>
To: <u>Cruz, Ron</u>

**Subject:** Re: Being notified re: LoveMore Ranch **Date:** Friday, November 1, 2024 10:51:21 AM

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

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Hi Ron-

Just to follow up- I wanted to send a letter to the Planning Commission regarding our opposition to LoveMore Ranch. I believe you said the meeting was on November 7th?

Can you provide me the contact info/email address?

Thank you!

Tania 760.333.3178

On Thu, Sep 12, 2024 at 11:39 AM tania < heyitsmetania@gmail.com > wrote:

Hi Ron-

Thank you again for getting back to me so quickly!

Here is my info- please notify me via email regarding the Mitigation Negative Declaration & the Planning Commission meeting and on anything else having to do with LoveMore Ranch where I can express my opposition!

Thank you!!!

Tania Leysen heyitsmetania@gmail.com

760.333.3178

 From:
 Planning CSU

 To:
 Griffith, Rosie - LUS

 Subject:
 FW: Contact LUS [#6579]

**Date:** Thursday, May 26, 2022 3:26:48 PM

#### Forwarded to Irene.

From: Wufoo

**Sent:** Thursday, May 26, 2022 1:12 PM

To: Planning CSU

**Subject:** Contact LUS [#6579]

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

Please select a topic *	Planning
Name *	Debra Savitt
Phone Number *	(310) 995–6478
Email *	Debrareverend@gmail.com
Project Location/ Address (If known)	PROJECT-2021-00169
Parcel Number ( If known)	0602-361-04
Project Number or Name (If Any)	Joshua Tree District 3
Please describe your request. *	First of all I find that giving only one week's notice of this project irreprehensible. This project needs to be evaluated for availability of water, interference with wildlife and plants, traffic, noise pollution and early notification of intention to build this project with open times for meetings, discussions and comments. Our local community does not want to be overbuilt and enjoys the beauty of nature, privacy and our trees. Please stop this project now and allow the local residents to speak out!

From: Moore, Amanda
To: Planning CSU

**Subject:** FW: Contact LUS [#21762]

Date: Wednesday, August 7, 2024 4:29:28 PM

#### Routed to assigned planner.

From: Wufoo

Sent: Tuesday, August 6, 2024 7:12 PM

To: Planning CSU

**Subject:** Contact LUS [#21762]

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

Please select a topic *	Planning
Name *	Jacob Colella
Phone Number *	(760) 401–1813
Email *	JACOB_A_C@YAHOO.COM
Project Location/ Address (If known)	61650 ALTA LOMA DRIVE, JOSHUA TREE CA 92252
Parcel Number ( If known)	0602-361-04
Project Number or Name (If Any)	PROJ-2021-00169
Please describe your request. *	Do not allow this project to proceed. This development is not in line with the spirit or direction the local population wants for this area. This development is akin to a cancer.

From: <u>tania</u>

To: <u>Mawby, Linda</u>
Subject: Objection to LoveMore Ranch

**Date:** Sunday, November 24, 2024 7:13:34 PM

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PROJ-2021-00169

Hi. We live on the corner of Alta Loma and Sunset, directly across from the proposed development and are strongly opposed to this project.

We prize the dark skies and quiet area we live in and fear this project will bring both light pollution to our community and noise pollution from the increased population, as well as significant traffic increase!

The 18 acres that the proposed project will fill with houses- is already home to numerous flora and fauna that would be killed or displaced. And the peaceful quality of our neighborhood would be changed forever.

Please turn down this project and help save our neighborhood!!!

Thank you!
Jon & Tania
61716 Alta Loma Dr.
Joshua Tree

From: Amador, Terry - LUS
To: Planning CSU

**Subject:** FW: Contact LUS [#19775]

**Date:** Thursday, March 21, 2024 1:04:10 PM

#### Forward to assigned Planner PROJ-2021-00169

From: Wufoo

Sent: Thursday, March 21, 2024 9:32 AM

To: Planning CSU

**Subject:** Contact LUS [#19775]

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

Please select a topic *	Planning
Name *	e pfau
Phone Number *	(415) 302-7877
Email *	atlasatlasphere@gmail.com
Project Location/ Address (If known)	18 acres bordered by alta vista, sunset, alta loma, hill view in joshua tree
Parcel Number ( If known)	0602361040000
Please describe your request. *	request a status update on this development plan. request all neighbors be notified on this project, it must not proceed due to its egregious scope and scale

 From:
 Planning CSU

 To:
 Planning CSU

 Subject:
 FW: PROJ-2021-00169

Date: Thursday, September 12, 2024 4:26:01 PM

Attachments: <u>image003.png</u>

Forwarded to assigned Planner Ron Cruz

Respectfully,

#### **Amy Claborn**

Land Use Technician

#### **Land Use Services Department**

Phone: 909-387-8311 or 760-995-8140

Cell: 909-601-4643

385 N. Arrowhead Ave. 1<sup>st</sup> floor San Bernardino, CA, 92415



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

#### www.SBCounty.gov

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From: Bell, Mary

Sent: Thursday, September 12, 2024 1:04 PM

To: Planning CSU

**Subject:** PROJ-2021-00169

Would like to know if they can be added to mail out list as they are renters and not owners of the neighboring property of this project.

Tania

760-366-6754

Thank you, Mary Bell

Office Assistant III

**Land Use Services Department** 

Phone: 760-995-8140

15900 Smoke Tree St., 1<sup>st</sup> Floor

Hesperia, CA 92345



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#### COMMENTS RECEIVED AFTER APPEAL

Axel Cramer <axel@lovemore.group>

#### Form Submission - Community Connection Form 3 2 - Housing

4 messages

**Squarespace** <form-submission@squarespace.info> Reply-To: dougloughconst@gmail.com
To: hello@lovemore.group

Sat, Aug 31, 2024 at 2:22 PM

Sent via form submission from LOVEMORE RANCH

Name: Doug Lough

Email: dougloughconst@gmail.com

Subject: Housing

**Message:** Does anyone want a track of house in their neighborhood, probably not. But the fact of the matter is that it is zoned according. The neighboring residents have enjoyed this parcel as their own for 50+ years while allowing someone else to pay the taxes on it. Enjoying it for evening walks, a place for their dogs to take a crap and not have to pick it up, enjoy it as a place to dump their trash. All while letting someone else pay the taxes. And now we have a knee jerk react from the hypocritical masses at the last minute when they have had years to join together and buy this property to preserve it as their own. To late folks. Alex and his team have the legal right to develop the land and seem to be doing their best to give some concessions to the community as best they can and still make a reasonable profit.

#### Manage Submissions

Does this submission look like spam? Report it here.

### Axel Cramer <hello@lovemore.group>

To: dougloughconst@gmail.com Bcc: 47265783@bcc.hubspot.com

Mon, Sep 2, 2024 at 9:05 PM

Hi Doug, thank you for your message. I enjoyed reading your perspective. Would it be OK with you if I share it with others? No worries if not.

**Axel Cramer** 

Founder, Steward & Neighbor | LoveMore Ranch hello@lovemore.group | LinkedIn

p.s. If I'm able to achieve my vision here, it certainly will not be a tract home. Though there may be some similar floor plans, each home will be custom designed to the lot.

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[Quoted text hidden]

**Doug Lough** <dougloughconst@gmail.com>
To: Axel Cramer <hello@lovemore.group>

Tue, Sep 3, 2024 at 3:44 AM

I have no problem with you sharing my comments. I tried submitting it publicly after reading the article but was unable. Sent from my iPhone

On Sep 2, 2024, at 9:05 PM, Axel Cramer <hello@lovemore.group> wrote:

[Quoted text hidden]

**Axel Cramer** <hello@lovemore.group>
To: Doug Lough <dougloughconst@gmail.com>
Bcc: 47265783@bcc.hubspot.com

Tue, Sep 3, 2024 at 11:24 AM

Thanks Doug, appreciate it.

Axel Cramer
Founder, Steward & Neighbor | LoveMore Ranch
hello@lovemore.group | LinkedIn

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[Quoted text hidden]

From: Cruz, Ron
To: Barragan, Elena

**Subject:** FW: Lovemore Development.

**Date:** Thursday, February 20, 2025 4:37:38 PM

From: Abigail Stewart < hello.abigail.stewart@gmail.com>

**Sent:** Thursday, February 20, 2025 4:21 PM **To:** Cruz, Ron <Ron.Cruz@lus.sbcounty.gov>

**Subject:** Lovemore Development.

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

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

Good afternoon Mr. Cruz,

I am reaching out with concern about the Lovemore development happening on Alta Loma in Joshua Tree. What stage is the project at?

I am primarily concerned about the loss of wildlife and Joshua Trees if the development progresses, particularly as it's taking place at a time when the National Park System is already strained and we must do all we can to be local land stewards. Is there a plan in place to preserve the flora and fauna of the area, if this is to go through?

Warmly, Abigail Stewart

03/24/2025

San Bernardino County Board of Supervisors 385 N. Arrowhead Avenue, Fifth Floor San Bernardino, CA 92415

Dear Honorable Members of the Board of Supervisors,

I am writing in response to the appeal for the Lovemore Project scheduled to be heard April 8<sup>th</sup> at 10:00 am. I would like to express and reaffirm my unwavering confidence in both Axel Cramer and the Lovemore Group, as well as in the San Bernardino County Planning Department and all overseeing officers who have diligently guided this project every step of the way.

As a dedicated member of this community, I believe deeply in the immense benefits this development will bring. The Lovemore Project comes at a pivotal moment, aligning seamlessly with the ongoing movement of new residents drawn to the unique blend of natural beauty and close-knit community that our region offers. This project provides a much-needed alternative to the existing housing options, addressing the growing demand for thoughtfully designed, sustainable living spaces.

I have tremendous faith in the San Bernardino County Planning Department and the rigorous process that ensures responsible and compliant development. I also have complete trust in Axel Cramer's leadership and expertise. His proven ability to follow all regulations and policies set forth since 2020, as well as his commitment to working closely with county officials, demonstrates his dedication to responsible and transparent development. The Lovemore Group has shown time and again their ability to engage with the community, uphold the highest standards, and bring meaningful projects to life.

Personally, I dream of living in a community like the one envisioned here, and I will continue to support and assist in making that dream a reality. I urge you to uphold the approval granted on January 23, 2025, and recognize the undeniable value this project brings to San Bernardino County.

Thank you for your time, commitment, and leadership in fostering thoughtful, sustainable growth in our community.

Warm Regards,

Pamela Garcia

424.566.1035 | Coldwell Banker Roadrunner Realty | DRE02227622

From: Geri Johnson
To: Barragan, Elena

**Subject:** LoveMore development support **Date:** Thursday, March 27, 2025 9:33:03 AM

Attachments: LoveMore Letter Signed.PDF

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

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Elena, attached is a letter showing my support for the LoveMore Development as you get close to the appeal hearing

Geraldine Johnson



Premier Pools & Spas PO Box 429 Yucca Valley, CA 92286 760-333-0187 Lic# C53-878257

RE: LoveMore group Joshua Tree Housing Project. 03/25/2025

My name is Jason Lewis. I have been a resident of the Yucca Valley, Joshua Tree area now for 33 years. I'm a home owner and a business owner. I fully support this project. I believe it will have a positive impact on the community. Many homes are under construction in the desert at this time. None of which are as eco friendly and symbiotic with the desert environment as the homes that the LoveMore group are proposing to build.

In addition there is a real need for energy efficient housing.

I also believe this housing development will have an added economic benefit to the community directly and indirectly. Residents like myself spend money in local establishments. Service workers perform maintenance and upkeep on homes. As a result we see economic growth. This growth brings unique businesses, great restaurants. This development will create choices and opportunities.

I hope this letter helps the commission make a well informed decision.

Sincerely,

lason Lewis

From: Kerrie Aley
To: Barragan, Elena
Subject: Appeal LoveMore

**Date:** Monday, February 10, 2025 10:25:06 PM

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#### Elena Barragan LUS SBC

Please send me a copy of the MBCA appeal on the Planning Commission's January 23 2025 approval of the LoveMore Investments project in Joshua Tree. I do not have a copy.

Will this appeal be heard within 90 days? I would appreciate notification if possible of the hearing date.

I have issues with the content of the appeal and would like to submit public comment in support of the Staff Report and the process that was used. I understand that there is community opposition to the project and am sympathetic with the residents quality of life concerns, however from what I can discern the zoning on this parcel has not changed in at least 30 years. If the appellants are asking for affordable housing then the state's density, parking and other bonus incentives could be applied which would be counter to their other choice which is that the developer reduce the density below what's allowed by the zoning.

My chief concern is that the appellants are requesting actions and findings that are in violation of the CA Housing Accountability Act, legal project notification requirements, Planning Commission hearing procedure and some of the statements are not accurate. It is also my understanding that the comment period for the Negative Declaration closed in November 2024 and that any appeal on its approval must provide significant new information on environmental impacts which were not considered and I do not believe that the appellant has provided legal cause for the Negative Declaration to be redone.

Kerrie Aley

 From:
 Lacey Smith

 To:
 Barragan, Elena

 Cc:
 Raad, Elie

**Subject:** LoveMore Ranch project (PROJ-2021-00169)

**Date:** Friday, March 28, 2025 3:37:20 PM

Some people who received this message don't often get email from laceylsmith6@gmail.com. <u>Learn why this is important</u>

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To Whom It May Concern,

I am writing to express my enthusiastic support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to the community.

As a future resident of LoveMore Ranch, and lover of Joshua Tree National Park, I am also a person who is passionate about supporting sustainable growth. I believe LoveMore Ranch could be the example of sustainable development that will light the way for development outside of Joshua Tree.

The LoveMore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community our region offers. With more than 2x visitation and 3x visitor spending over the last 10 years, it is critical for our community to have a benchmark project showcasing the viability and actual *added value* of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly-zoned parcel (single family residential), outside of severe fire, flood and seismic zones, and its design principals of Sanctuary, Environment, Community, Lifelong Learning, and to Be a Model for future generations were inspired by the Joshua Tree Community Plan. Additionally, the project has already exceeded the stringent CEQA (California Environmental Quality Act) standards and been unanimously passed through the San Bernardino County Planning Commission.

It is my understanding that this incredible project is being delayed by an appeal. There are local websites spreading misinformation about the project which hinders our ability to have collaborative dialogue. We are all aware of the impact of misinformation in today's world and I fear this misinformation will negatively

From: James Edwards
To: Barragan, Elena
Subject: Love More Ranch

**Date:** Friday, January 3, 2025 10:01:00 AM

You don't often get email from sprinklers13d@gmail.com. Learn why this is important

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

Hello Elena.

I am writing on behalf of the project Love More Ranch 64 project (PROJ-2021-00169) and to share my in the positive impacts this development will bring to our basin

As a long time resident of the morongo basin and a small business owner supporting sustainable growth, I see this as a positive to enhance our morongo basin

The Lovemore Project is what is needed for the community aligning with the community needs new residents seeking the desert life and close-knit

community our region offers. Furthermore, this project will help meet

the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly-zoned parcel (single family residential), outside of severe fire, flood and seismic zones, and its design principles of Sanctuary, Environment, Community, Lifelong Learning, and to Be a Model for future generations were inspired by the Joshua Tree Community Plan. Additionally, the project has already exceeded the stringent CEQA (California Environmental Quality Act) standards with no significant comments and in the shortest possible public notice period, something that is known to hang up many developments.

I am impressed in the vision, expertise, and dedication of Axel Cramer and his local team. Their proven ability to deliver innovative housing solutions that go beyond simply "doing less harm" to actually being a long-term good thing for the community and local ecology ensures This project will not only meet but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Axel has my full support,

So in closing my request is for approval of this project as it a good fit

James Edwards resident

Sara Rathbone resident

Lisa Edwards resident

Mike Price resident

Dan Halter resident

Steve Tromp resident

Rubin Larios resident

#### --James

J. Edwards Fire Protection Inc.

impact the community of Joshua Tree for generations to come.

I am fully confident in the vision, expertise, and desire of Mr. Axel Cramer and his team to deliver innovative housing solutions that go beyond simply "doing less harm" to rather being a long-term benefit to the community, the local ecology, ultimately exceeding expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Thank you for your commitment to making this vision a reality.

With great anticipation and full support, Lacey Smith Future LoveMore Resident From: <u>Laura Ambrosius</u>

To: Barragan, Elena; Rowe, Dawn; Joshua Tree Village Neighbors

Subject: Lovemore Project Joshua Tree

Date: Thursday, March 27, 2025 6:13:47 AM

You don't often get email from chipper115@gmail.com. Learn why this is important

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

### Good Morning,

I am writing to ask that the April 8th meeting regarding this project be extended because I was not properly notified. We also were not represented at the last meeting that Lovemore had with the county and our community needs time to build our response.

Laura Ambrosius Alta Mura Drive Joshua Tree From: Laura Rosecrans
To: Barragan, Elena
Cc: Raad, Elie

**Subject:** Letter of Support for LoveMore Ranch project (PROJ-2021-00169)

**Date:** Tuesday, March 25, 2025 2:59:34 PM

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March 25, 2025

To Whom It May Concern,

It is with great enthusiasm that I express my unwavering support for LoveMore Ranch project (PROJ-2021-00169), and I deeply resonate with its vision of fostering a community that lives in respectful coexistence with the land.

As a resident of San Diego, I've had the privilege of exploring the natural beauty of Southern California, and I've particularly fallen in love with the unique and breathtaking landscapes of Joshua Tree. Every visit has been a profound experience, deepening my appreciation for nature and the importance of sustainable living.

LoveMore Ranch embodies a visionary approach, placing the preservation of Joshua Tree's delicate desert ecosystem at its core. Mr. Cramer and his team have meticulously woven sustainability into every aspect, from eco-conscious materials to advanced water conservation and renewable energy. This dedication ensures the natural beauty of the landscape remains untouched, offering a responsible and immersive experience for all who cherish it.

My heart is set on seeing this project realized. It represents a chance, not just for me, but for loved ones too, to create a life rooted in our shared respect for nature's beauty.

Thank you for your time considering this.

Warm regards,

Laura Rosecrans 858-945-1306 laura.rosecrans@gmail.com 
 From:
 Peri Flora

 To:
 Barragan, Elena

 Cc:
 Raad, Elie

Subject: LoveMore Ranch project (PROJ-2021-00169)

Date: Sunday, March 23, 2025 1:23:56 PM

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#### To Whom It May Concern,

I am writing to express my strong support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in its vision as a place where people can live in harmony with the land and within a caring community.

I currently reside in a wonderful community in Hawaii that embodies similar values. As my husband and I plan our move back to California to be closer to family, we can truly envision ourselves making LoveMore Ranch—and the beautiful Joshua Tree area—our home. Additionally, we have close friends who have relocated from Maui to Joshua Tree, and they too would consider purchasing a home at LoveMore Ranch should this vision become a reality.

Through my conversations with Mr. Cramer, I have been impressed by his thoughtful approach to this project. I am confident that he and his team have carefully considered every aspect of building a sustainable and community-centered development that respects both families and nature.

I sincerely hope this project moves forward, as it would provide us with a unique opportunity to build a future in a place that aligns with our values.

Thank you for your time and consideration.

#### Sincerely,

Peri Flora

 From:
 Maya Grim

 To:
 Barragan, Elena

 Cc:
 Raad, Elie

Subject: LoveMore Ranch project (PROJ-2021-00169)

Date: Monday, March 24, 2025 8:23:41 AM

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

To Whom It May Concern,

I am writing to express my strong support for the Lovemore Ranch development in Joshua Tree. Being in the real estate industry, I recognize how rare it is to find a development that is thoughtfully designed and committed to preserving the natural beauty, wildlife, and ecological integrity of the region while also addressing the growing needs of residents and visitors.

The Lovemore Ranch development has been meticulously planned to harmonize with the unique desert landscape. The architectural design respects the environment and blends into its surroundings and ensures minimal impact on the local ecosystem. The developers have demonstrated a genuine commitment to sustainability by incorporating eco-friendly building materials, water conservation strategies, and renewable energy sources to maintain the delicate balance of this cherished desert environment.

Furthermore, the project is situated on appropriately zoned land designated for single-family residential use and has surpassed the extensive environmental review set by the California Environmental Quality Act (CEQA). This thoughtful planning ensures that open spaces and natural habitats remain undisturbed while providing residents and visitors with an opportunity to appreciate and engage with nature responsibly. This vision aligns with the aspirations of visitors, residents, and all who cherish Joshua Tree.

With the continued growth of both full-time residents (which my husband and I hope to be among in our retirement years) and visitors in the Joshua Tree area, developments like Lovemore Ranch are essential.

I understand that this project is currently delayed due to an appeal. While I acknowledge and respect the importance of thorough public participation, I believe that the project's adherence to environmental regulations and zoning requirements should be given considerable weight in the final decision. I urge you to continue supporting the Lovemore Ranch development, as it represents a model for sustainable growth that respects the natural beauty and ecological integrity of Joshua Tree.

Thank you for your time and consideration.

Warm regards, Maya Grim malamaaloha@gmail.com 
 From:
 Peri Flora

 To:
 Barragan, Elena

 Cc:
 Raad, Elie

Subject: LoveMore Ranch project (PROJ-2021-00169)

Date: Sunday, March 23, 2025 1:23:56 PM

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#### To Whom It May Concern,

I am writing to express my strong support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in its vision as a place where people can live in harmony with the land and within a caring community.

I currently reside in a wonderful community in Hawaii that embodies similar values. As my husband and I plan our move back to California to be closer to family, we can truly envision ourselves making LoveMore Ranch—and the beautiful Joshua Tree area—our home. Additionally, we have close friends who have relocated from Maui to Joshua Tree, and they too would consider purchasing a home at LoveMore Ranch should this vision become a reality.

Through my conversations with Mr. Cramer, I have been impressed by his thoughtful approach to this project. I am confident that he and his team have carefully considered every aspect of building a sustainable and community-centered development that respects both families and nature.

I sincerely hope this project moves forward, as it would provide us with a unique opportunity to build a future in a place that aligns with our values.

Thank you for your time and consideration.

#### Sincerely,

Peri Flora

From: <u>Jackson Volle</u>

To: <u>Barragan, Elena</u>; <u>Raad, Elie</u>

**Subject:** LoveMore Ranch

**Date:** Tuesday, March 25, 2025 9:57:01 AM

[Some people who received this message don't often get email from jvolle@gmail.com. Learn why this is important at <a href="https://aka.ms/LearnAboutSenderIdentification">https://aka.ms/LearnAboutSenderIdentification</a> ]

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Dear Joshua Tree Community,

I am writing to share my thoughts on the LoveMore Ranch project (PROJ-2021-00169) as someone who has cherished Joshua Tree for years. Joshua Tree has always been my refuge—a place where I can slow down, reconnect with nature, and find inspiration away from the demands of daily life. Like so many who love this special place, I want to see it protected and respected.

I understand that change can be unsettling, and I recognize the concerns some community members have about new development. That's why I've taken the time to learn more about LoveMore Ranch and the thoughtful vision behind it. This isn't just another housing project—it's an opportunity to create something truly aligned with the values of Joshua Tree. The team behind LoveMore Ranch is committed to responsible, sustainable development that honors the land, prioritizes open space, and fosters a deep connection between residents and the environment.

I believe LoveMore Ranch can be an example of how to thoughtfully balance progress with preservation. The project embraces water conservation, low-impact design, and a community-driven approach that respects the character of Joshua Tree. More importantly, it seeks to create a place where people who love this area—people like myself—can be part of it in a meaningful and responsible way.

I hope this project can move forward in a way that brings people together rather than divides them. Change is inevitable, but with the right approach, it can enhance a community rather than diminish it. I appreciate your time and consideration.

Sincerely, Jackson Volle Jvolle@gmail.com 619-889-9195

## Re: Support for the Lovemore Ranch Project with Concern for Alta Loma Drive Traffic Safety

Dear Commissioners,

As a homeowner on Alta Loma Drive, I am writing to express my support for the proposed Lovemore Ranch project. After reviewing the plans and vision presented on the Lovemore Group's website (<a href="www.lovemore.group">www.lovemore.group</a>) as well as presentations to the community, I find the project to be a thoughtful and harmonious addition to our community—one that respects the natural environment while aiming to cultivate a strong sense of place rooted in regenerative practices, conservation, and community connection.

The project's commitment to ecological stewardship, including land restoration, dark-sky practices, and the integration of native habitat corridors, aligns with the values that many of us in this area hold dear. Furthermore, its emphasis on community gathering spaces, and gardens promises to enrich our region both culturally and economically.

That said, I would also like to use this opportunity to draw the Commission's attention to an issue of public safety that is increasingly concerning to residents along Alta Loma Drive. Traffic volume has significantly increased over the years, yet the posted speed limits remain high. This has resulted in dangerous driving conditions—especially for residents attempting to turn into their driveways while vehicles frequently travel well above the posted speed. The current road infrastructure does not adequately support safe entry or exit from private properties, and this poses a serious risk to drivers and pedestrians alike.

As you consider the Lovemore Ranch proposal, I respectfully urge the Planning Commission to view this as an opportunity to reassess and address the existing traffic safety concerns along Alta Loma Drive. Improvements such as speed mitigation measures, turn lanes, or enhanced signage could go a long way in protecting residents and future visitors to the area.

In conclusion, I support the Lovemore Ranch project and believe it will be a valuable asset to our community. I also believe that with careful attention to surrounding infrastructure—particularly traffic safety on Alta Loma Drive—the project can contribute to a safer and more sustainable future for all who live, work, and travel here.

Thank you for your time and consideration.

Sincerely, Melissa Vazquez Homeowner, Alta Loma Drive

909-223-8467

From: Ryan Keys

**To:** <u>Barragan, Elena; Raad, Elie</u> **Subject:** Re: Template letter

**Date:** Friday, March 28, 2025 9:56:02 PM

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important

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

Good evening Elena and Elie,

I am writing to express my enthusiastic support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to the Joshua Tree community.

It is my understanding that this incredible project is being delayed by an appeal. This is deeply concerning to me, as the delays will hurt the project and take away from the community at the end of the day. While I am not a resident of your community, I am a frequent visitor to the beautiful area that you call home. When Axel Cramer first purchased this land, I came to visit and it was clear that many locals had been treating this property as an open-air dump. The NIMBY-ism on display with this appeal does not make any coherent sense and represents so many of the problems that we have with housing in California. I know that Mr. Cramer values the beauty and character of your town and its surroundings.

As a potential future resident of LoveMore Ranch and lover of Joshua Tree, (both the park and the town,) I am passionate about supporting sustainable growth. I see LoveMore Ranch as a pivotal opportunity to create a benchmark sustainable development, and can truly envision myself and my family making LoveMore Ranch—and the beautiful Joshua Tree area—our home.

The LoveMore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community your region offers. With more than 2x visitation and 3x visitor spending over the last 10 years, it is critical for our community to have a benchmark project showcasing the viability and actual *added value* of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly-zoned parcel (single family residential), outside of severe fire, flood and seismic zones. Additionally, the project has already exceeded the stringent CEQA (California Environmental Quality Act) standards and been unanimously passed through

the San Bernardino County Planning Commission.

I am fully confident in the vision, expertise, and desire of Mr. Cramer and his team to deliver innovative housing solutions that go beyond simply "doing less harm" to being a long-term good thing for the community, the local ecology, and ensure this project will not only meet, but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Thank you for your commitment to making this vision a reality.

With great anticipation and full support,

Ryan Keys Rock Climber and Finance Manager Ventura, CA 
 From:
 Tracie Schatz

 To:
 Barragan, Elena

 Cc:
 Raad, Elie

**Subject:** The LoveMore Project

**Date:** Tuesday, January 7, 2025 3:18:05 PM

Some people who received this message don't often get email from tracie.schatz@gmail.com. <u>Learn why this is important</u>

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

January 8, 2025

To Whom It May Concern,

I am writing to express my support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to our community.

As a resident of Joshua Tree and a retired career Realtor in support of sustainable growth, I see this as a pivotal opportunity to enhance our community.

The Lovemore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community our region offers. With more than 2x visitation and 3x visitor spending over the last 10 years, it is critical for our community to have a benchmark project showcasing the viability and actual *added value* of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly-zoned parcel (single family residential), outside of severe fire, flood and seismic zones, and its design principals of Sanctuary, Environement, Community, Lifelong Learning, and to Be a Model for future generations were inspired by the Joshua Tree Community Plan. Additionally, the project has already exceeded the stringent CEQA (California Environmental Quality Act) standards with no significant comments and in the shortest possible public notice period, something that is known to hang up many development.

I am hopeful that the vision, expertise, and dedication of Axel Cramer and his local team have a proven ability to deliver innovative housing solutions that go beyond simply "doing less harm" to actually being a long-term good thing for the community and local ecology ensures this project will not only meet but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Thank you for your commitment to making this vision a reality.

With great anticipation and full support,

Tracie Schatz

Tracie Schatz
Certified Zentangle Teacher (CZT)
IG: zentangle\_joshuatree
760-851-8065
Sent from my iPhone

### January 8, 2025

To Whom It May Concern,

I am writing to express my enthusiastic support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to our community.

As a 22-year resident of Twentynine Palms, I see this as a pivotal opportunity to enhance our community.

The Lovemore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community our region offers. With more than 2x visitation and 3x visitor spending over the last 10 years, it is critical for our community to have a benchmark project showcasing the viability and actual *added value* of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly-zoned parcel (single family residential), outside of severe fire, flood and seismic zones, and its design principals of Sanctuary, Environment, Community, Lifelong Learning, and to Be a Model for future generations were inspired by the Joshua Tree Community Plan. Additionally, the project has already exceeded the stringent CEQA (California Environmental Quality Act) standards with no significant comments and in the shortest possible public notice period, something that is known to hang up many developments.

I am fully confident in the vision, expertise, and dedication of Axel Cramer and his local team. Their proven ability to deliver innovative housing solutions that go beyond simply "doing less harm" to actually being a long-term good thing for the community and local ecology ensures this project will not only meet but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Thank you for your commitment to making this vision a reality.

With great anticipation and full support,

Catja Fleck

March 31<sup>st</sup>, 2025

To Whom It May Concern,

I'm writing to share my full support for the LoveMore Ranch project (PROJ-2021-00169). I really believe in the vision behind it—a place where people can live more intentionally, connected to both the land and a caring community.

To me, LoveMore Ranch feels like a rare chance to build something meaningful. I can honestly see my family and me living there and feeling right at home in the Joshua Tree area. We also have friends who've expressed interest in joining us if this vision becomes a reality.

From my chats with Mr. Cramer, it's clear this isn't just another development. He and his team have put a lot of thought into making something that's sustainable, community-driven, and respectful of the environment.

I really hope this project moves forward. It aligns with everything we're looking for in a future home and way of life.

Thanks so much for taking the time to read this.

Aaron Meltzer

Af

From: <u>Atlasphere Pfau</u>
To: <u>Barragan, Elena</u>

Cc: Supervisor Rowe; Rowe, Dawn; info@stoplovemoreranch.com

Subject: PROJ-201-00169

**Date:** Wednesday, April 2, 2025 11:02:09 AM

Attachments: nope 61657 2025.pdf

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Elena Barragan, Land Use Services, Senior Planner CC to Supervisor Dawn Rowe CC to Joshua Tree Village Neighbors

Greetings Ms. Barragan,

Below is the thread of communications I have exchanged with the Land Use Planners of your department, dating back to 2022. From Irene Romero, Chris Warwick, Lisette Sanchez Mendoza, Ron Cruz and now, to you.

The common threading this exchanges is carelessness. A series of seemly earnest planners possessing little information, power, or stake in this location or community. They offer weak answers and then disappear. Lovemore Ranch has threatened my quality of life and property value, from day 1. That I pay my taxes to you and receive this level of incompetent treatment, is deeply callous and unfair.

Attached below is my updated letter (nope\_61657\_2025) outlining my reiterated concerns, on top of my letters from 2024 and 2021. The first part is copied here if you so chose to skip my detailed timeline of concerns.

What the applicant and developer of Lovemore Ranch is committing is fraud and deception. Do you honestly want his actions attached to your political service record? And do you truly care to represent, with decency and integrity, the tax paying constituents of this county? I sincerely hope so.

Respectfully, Mx. Pfau

March 31, 2025

ATTN: Elena Barragan, Senior Planner, Dawn Rowe, Supervisor PROJECT: PROJ- 2021-00169

Dear Ms Barragan and Ms. Rowe.

As a home owner in Joshua Tree since 2021 and who lives 30 feet from the proposed waste treatment plant, I am appalled and disappointed that we, your property taxpayers and constituency, continue to be required to mount opposition to one man and an mega destructive development, one of many this town cannot support.

I have stated, in granular detail, in my prior letters, of failures to notify, inform or hold accountable the applicant and Project's gross inconsistencies.

Since 2022, I have received NOT ONE notification by mail. I did not receive any of the following notices for critical matters that required me to respond in a timely manner: Jan 8, 2025, Request for Comment/Jan 23, 2025, Public Hearing/ Oct 23, 2024- Nov 25, 2024 Open Comments for CEQA / August 29, 2024, Community Center Hearing / July 24, 2024 64 Lots/ request for Comments / May 27, 2022 75 Lots, Request for Comments. I am outraged by this neglect and oversight.

The waste treatment plant proposed will destroy my quality of life and property value. The appalling hubris of this proposed mega toilet to service 64 homes (or is it more that you haven't disclosed) and a swimming pool, on a slope, with no leech field except our vulnerable homes, made of concrete subject to cracking due to building on sand that moves when the marine base conducts bombing exercises and is subject to mass flooding events, IS INSANE! Please with all respect, no manufactured tax revenue is worth it when people suffer. Have you no heart?

Ive reached my limit of understanding for the workings of San Bernadino County Representation and Land Use Services. I have endured the lack of communication and representation by multiple Planners: Irene Romero, Chris Warwick, Lisette Sanchez Mendoza and Ron Cruz before you.

Please withdraw the approval of Jan 23 and direct the applicant to resubmit a proposal that meets or exceeds or list of entirely reasonable demands.

E. Pfau PO Box 1046 61657 Alta Vista Joshua Tree Village Neighbors

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

From: Atlasphere Pfau <atlasatlasphere@gmail.com>

Date: Sun, Jan 5, 2025 at 10:06 AM Subject: Re: PROJ-201-00169

To: Cruz, Ron < Ron. Cruz@lus.sbcounty.gov >

hello Mr Cruz

what is the update on this project. i recently learned the CEQA had an open comment period we were not informed of.

what can you tell me about the status of this development? Are you still on this, or has the ever absent project manager game begun again?

Sadly now, San Bernardino turns over five PMs and still no progress or priority to protect the tax paying residents of our fragile town from massively destructive development by corporate interests.

please advise mx pfau

On Mon, Oct 28, 2024, 18:51 Atlasphere Pfau <atlasatlasphere@gmail.com wrote:

Hello Mr Cruz

Are you still there? Is it possible to get some answers?

Please advise

On Thu, Oct 17, 2024 at 11:50 PM Atlasphere Pfau <a tlasatlasphere@gmail.com wrote: hello mr Cruz

apologies for not keeping up my weekly checks. i have a pet in hospice and it's been full time energy.

will you please update me on my last set of questions?

appreciated tysm

mx pfau

On Tue, Oct 1, 2024, 09:54 Atlasphere Pfau < atlasatlasphere@gmail.com wrote: Hello Mr Cruz.

Another check in from me. Thank you for the information in your last email. How do I find out more abut the planning commission, their standards and procedures and who is their point of contact?

A few more questions:

- 1. Is there a way to track the CEQA for this project?
- 2. IF the JDWB does not agree to service this project does that mean it is effectively DOA?
- 3. Will this set a precedent for all proposals to meet with JBWD first in order to determine service viability and to ultimately save everyone the administrative headaches and expenses?
- 4. How was the zoning allowed to be decreased from 75 to 64 units? if that IS allowed why not an even lower number? Mr Cramer reveled on his "Ask ME Anything" live Q&A that he was able to negotiate the width of the interior roads, which leads one to believe these rules are arbitrary and negotiable.

Thanks again for your continued communications Mx Pfau

On Mon, Sep 16, 2024 at 10:01 AM Cruz, Ron < Ron. Cruz@lus.sbcounty.gov > wrote:

The project is still in 3<sup>rd</sup> Party CEQA review. Once the CEQA review is complete, the document will be publicly routed for comments, then a Planning Commission hearing will be scheduled. At that hearing, anyone who wants to comment will have the ability to do so. The Planning Commission is an independent body and they will make a determination on the project, after considering County Department comments and public comments.

The Zoning for this parcel has not been changed. The existing RS zone allows for up to 4 units per acre, so the original proposal on the 18.49 acre parcel was for 74 units, but was reduced to the current proposal for 64 units.

The applicant will have to have to get confirmation from the Joshua Basin Water District that the project can be serviced.

I hope this makes the process clear. Please let me know if you have any more questions.

**From:** Atlasphere Pfau <atlasatlasphere@gmail.com>

**Sent:** Monday, September 16, 2024 9:43 AM **To:** Cruz, Ron < Ron.Cruz@lus.sbcounty.gov>

**Subject:** Re: PROJ-201-00169

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hello Mr Cruz

I've written to you for 2 weeks and not heard back. I'm concerned of what's happening whether you are off this project and somebody else is on it which has happened before or if we're now in the silent treatment phase of this where San Bernardino doesn't respond to concerns of residence in Joshua Tree.

please please let me know what the current status is.

thank you

On Fri, Sep 13, 2024, 14:46 Atlasphere Pfau < atlasatlasphere@gmail.com > wrote:

hello me cruz

its friday and im checking in. as I did not hear back from you on my previous email, please simply reply to last weeks email below

appreciated

mx pfau

On Sun, Sep 8, 2024 at 16:20 Atlasphere Pfau <atlasatlasphere@gmail.com wrote:

hello Mr. Cruz

I missed my Friday check-in, and also didn't hear back from you about my last email attached below.

I'm deeply concerned about LMR project for many reasons. I believe the developer is being evasive about filing /completing a CEQA report.

According to my hour long conversation with a member of the Joshua basin water district, Mr. Kramer has not met with the water department to discuss the facts of our aquifer crisis. o

As well as the proposed sewer treatment plant, which is completely incompatible with any future plans for a town approved sewer project.

According to my research, a sewer treatment plant should be within a mile from where somebody lives. This proposed plant is 20 feet from my house, this will destroy my quality of life and my property value. I don't understand why someone who has never built a sewer plant, believes that they will do it successfully the first time.

our research reveals true concerns about what the arbitrary zoning numbers and parameters are. we are not convinced about his numbers that were 75 now 64 and

he revealed that he was able to change the road with by working with you and that also opens the window to being able to change the zoning in cooperation with San Bernardino county.

Mr. Kramer has also made clear that he is unwilling to prohibit STR conversions on any of these properties. In a high risk fire area when many people are being dropped from their insurance, I don't understand how he would be able to ensure these properties when they are in STR status, which is an even higher risk from some dingdong, starting a fire pit outside in the wind and burning down the whole desert

This is a reckless project and it is confirmed over and over that he's not answering questions. He just repeats his cult like belief system, which is not based in fact. for example he says that he made nice with local residents however he has been threatening to most of us, rudely dismissive and intimidating, to me in particular.

please outline the next steps for the Land used department & this project moving forward or halting completely.

We would like to arrange a group of people to attend the next planning meeting in order to represent our interest as residents of this very small and fragile town

I appreciate your attention to this matter

mx pfau

ps

for what it's worth it has been pointed out by many people who attended the event that squatting & having a trailer on land with wire fencing is actually illegal

I hope you can understand that this fellow is shady and he's taking advantage of our small numbers and incorporated status to shove through his tech bro cult city.

On Fri, Aug 30, 2024 at 15:05 Atlasphere Pfau <atlasatlasphere@gmail.com> wrote:

there was definitely a lot going on I'm have social anxiety so focusing on all the things was challenging

according to this article it sounds like the project is moving ahead, is that correct?

https://z1077fm.com/lovemore-ranch-gets-full-spectrum-of-feedback-on-planned-64-home-development-in-joshua-tree/

as far as I've understood from you there are many more steps before it can really begin. can you give me the next steps that will be happening?

thanks

On Fri, Aug 30, 2024, 11:00 Cruz, Ron < Ron. Cruz@lus.sbcounty.gov > wrote:

I hoped to meet you there. At the beginning of the meeting Axel had me and my Supervisor raise our hands. We were in the back corner next to the food and water cooler.

**From:** Atlasphere Pfau <atlasatlasphere@gmail.com>

**Sent:** Friday, August 30, 2024 10:58 AM **To:** Cruz, Ron < Ron.Cruz@lus.sbcounty.gov>

**Subject:** Re: PROJ-201-00169

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Hello Ron,
I just learned you were at the Town Hall last night and I'm so sorry I didn't know that!
I was told you weren't likely to be there because a conflict of interest, or something anyway people with their information that's often wrong!
I'm sorry I didn't get to say hello and chat for a bit! I hope you're gearing up for a nice long weekend. Let this note suffice as my weekly check in. As before, I welcome all notification of developments following the town hall (that was quite a lot) last night.
Thank you so much.
All the best  Mx Pfau
On Thu, Aug 29, 2024, 11:51 Atlasphere Pfau <atlasatlasphere@gmail.com> wrote:</atlasatlasphere@gmail.com>
yep. totally horrific and reckless
https://z1077fm.com/sixty-four-home-development-holding-community-meeting-tonight-at-6pm-in-joshua-tree/

On Thu, Aug 29, 2024, 09:23 Cruz, Ron < Ron.Cruz@lus.sbcounty.gov > wrote:

**From:** Atlasphere Pfau <atlasatlasphere@gmail.com>

**Sent:** Monday, August 5, 2024 2:35 PM **To:** Cruz, Ron < Ron. Cruz@lus.sbcounty.gov>

Subject: Fwd: PROJ-201-00169

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Dear Sir

I stated in my letter attached below, sent in 2021, that I have deep concerns about the safety, equity and impact of this project.

This development would directly put a waste treatment plant in my backyard and would cause terrible noise, ecological destruction and a traffic nightmare beyond anything worth destroying this land over.

I implore you to stand on the corner of sunset and Alta Loma on this next weekend the 10th and 11th of August when the park will be receiving the highest number of people coming to see the meteor showers and ask yourself if having 65 people exiting and entering their driveways under 55 mile an hour speed limits would be a good idea?

As also stated in my previous letter I am devoted to fighting this project and now I know many more people who are also allies in making sure this project never happens.

It is a disgusting land grab by an outsider with zero stake in the

community.
I will be writing more letters before the deadline.
Mx Pfau
Forwarded message From: <b>Atlasphere Pfau</b> <a tlasatlasphere@gmail.com=""> Date: Mon, Mar 25, 2024, 13:54 Subject: Fwd: PROJ-201-00169 To: <a href="mailto:planningcsu@lus.sbcounty.gov">planningcsu@lus.sbcounty.gov</a>&gt;</a>
I was in touch with Chris Warrick about this project, he is no longer available.
Please update anything that you can tell me about this project. I'm very concerned about this dangerous development.
Also, has a CEQA been completed?
Forwarded message From: Atlasphere Pfau <atlasatlasphere@gmail.com> Date: Thu, Mar 21, 2024, 09:35 Subject: Re: PROJ-201-00169 To: Warrick, Chris - LUS <a href="mailto:chris.warrick@lus.sbcounty.gov">chris.warrick@lus.sbcounty.gov</a></atlasatlasphere@gmail.com>
hello what is the status of this disastrous project? Has a CEQA report been done?

On Thu, Aug 24, 2023 at 09:08 Warrick, Chris - LUS < Chris. Warrick@lus.sbcounty.gov > wrote:

Good Morning,

This project is still under review by the County and the applicant is still working to address comments received from the County. At this point the County has not taken final action to either approve or deny the project.

I'm not sure what the equipment was that you provided pictures of, but if they were taking soil samples for a geotechnical report, that would not require a permit.

The County will continue with its review and preparation of the environmental document for the project. If the applicant wishes to proceed with the project, upon completion of the environmental document, all surrounding property owners will be notified and provided an opportunity to submit comments.

### **Chris Warrick**

Supervising Planner Land Use Services Department Phone: 909-387-4112 Cell: 909-601-4747 385 North Arrowhead Avenue, First Floor

San Bernardino, CA 92415

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

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: Atlasphere Pfau <atlasatlasphere@gmail.com> Sent: Wednesday, August 23, 2023 5:16 PM To: Warrick, Chris - LUS < Chris. Warrick@lus.sbcounty.gov> Subject: Fwd: PROJ-201-00169 You don't often get email from atlasatlasphere@gmail.com. Learn why this is <u>important</u> **CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe. Hello Mr Warrick Thank you for your attention to this matter. We confronted the drilling company who did not have a permit for soil testing. We then reported to SB permitting department, the environmental agency, water department for potential harms to water table and to the sheriff's department for noise offense. According to the permit department, this proposal had been denied, is that correct? Please update accordingly.

Best Regards,

Mx Pfau

From: Atlasphere Pfau <atlasatlasphere@gmail.com> Date: Wed, Aug 23, 2023, 12:46 Subject: Re: PROJ-201-00169 To: <irene.romero@lus.sbcounty.gov></irene.romero@lus.sbcounty.gov></atlasatlasphere@gmail.com>
Hello Ms. Romero
Please advise and update me regarding this project and the application status.
Early this morning, the property owner was drilling for soil samples without a permit. It was VERY loud and prolonged from 7am- and still ongoing when i left at 1130 am to get away from the noise. We notified the county and sheriff accordingly.
Regards,
Mx. Pfau,
Concerned neighbor
On Wed, May 25, 2022, 16:58 Atlasphere Pfau <atlasatlasphere@gmail.com> wrote:</atlasatlasphere@gmail.com>
Ms. Romero
Please find attached PDF, in dissent of project proposal PROJ-2021-00169 on parcel 0600-361-04.
Mx. Pfau

March 31, 2025

ATTN: Elena Barragan, Senior Planner, Dawn Rowe, Supervisor

PROJECT: PROJ- 2021-00169

Dear Ms Barragan and Ms. Rowe.

As a home owner in Joshua Tree since 2021 and who lives 30 feet from the proposed waste treatment plant, I am appalled and disappointed that we, your property taxpayers and constituency, continue to be required to mount opposition to one man and an mega destructive development, one of many this town cannot support.

I have stated, in granular detail, in my prior letters, of failures to notify, inform or hold accountable the applicant and Project's gross inconsistencies.

Since 2022, I have received NOT ONE notification by mail. I did not receive any of the following notices for critical matters that required me to respond in a timely manner: Jan 8, 2025, Request for Comment/Jan 23, 2025, Public Hearing/ Oct 23, 2024- Nov 25, 2024 Open Comments for CEQA / August 29, 2024, Community Center Hearing / July 24, 2024 64 Lots/ Request for Comments / May 27, 2022 75 Lots, Request for Comments. I am outraged by this neglect and oversight.

The waste treatment plant proposed will destroy my quality of life and property value. The appalling hubris of this proposed mega toilet to service 64 homes (or is it more that you haven't disclosed) and a swimming pool, on a slope, with no leech field except our vulnerable homes, made of concrete subject to cracking due to building on sand that moves when the marine base conducts bombing exercises and is subject to mass flooding events, IS INSANE! Please with all respect, no manufactured tax revenue is worth it when people suffer. Have you no heart?

Ive reached my limit of understanding for the workings of San Bernadino County Representation and Land Use Services. I have endured the lack of communication and representation by multiple Planners: Irene Romero, Chris Warwick, Lisette Sanchez Mendoza and Ron Cruz before you.

Please withdraw the approval of Jan 23 and direct the applicant to resubmit a proposal that meets or exceeds or list of entirely reasonable demands.

E. Pfau PO Box 1046 61657 Alta Vista Joshua Tree Village Neighbors

### SAN BERNARDINO COUNTY PLANNING DEPARTMENT

15900 Smoke Tree St., Suite 131 Hesperia CA 92345

385 N Arrowhead Ave San Bernadine, CA 92415

Aug 6, 2024

ATTN: Ron Cruz, Planner

PROJECT: PROJ-2021-00169

This is a 2024 Addendum to the first letter I sent regarding this 2021 proposal, then under Irene Romero.

My new concerns are as follows:

- 1. The neighbors and surrounding community were not given fair time to respond. None of the neighbors I know were mailed a notice. I did not receive a notice. Once we found a notice, we are forced to scramble a response in 48 hours.
- 2. The mega density of this development is not appropriate or in proportion to this neighborhood or small town scale. We do need LTR, but this is not the correct location for this level of density.
- 3. The land owner/ developer has been unwilling to work with neighbors to find solutions. He is an outsider with zero stake in the community.
- 4. Why is the development cloaked in such secrecy, why is no information available regarding project safety and land protection. Why do planners keep leaving the department and causing a lag in responses to requests for more information? The assigned Planner has changes multiple times. Irene Romero, Chris Warrick, Lisette Sanchez Mendoza and now Ron Cruz. How can we trust continuity of care on this critical matter?
- 5. Scraping 18 acres to the bone will create a giant dust bowl that will cover the radius of homes around the area, exposing all residents to the extremes of valley fever, released when desert soil is airborne. This dust will recirculate at every wind event.
- 6. The water use, light and noise pollution issues have not been addressed in this proposal
- 7. This development would directly put a waste treatment plant in two backyards, compromising long term owners who have established STR business and homes they love.
- 8. Construction would cause terrible noise, untold ecological destruction and a traffic nightmare beyond anything worth destroying this land over. I implore you to stand on the corner of sunset and Alta Loma on this next weekend the 10th and 11th of August when the park will be receiving the highest number of people coming to see the meteor showers and ask yourself if having 65 people exiting and entering their driveways while 55 miles an hour speeds fly by would be a good idea?
- 9. Scaling the development size to 65 units down from 75 is laughable. 65 homes on a block when the standard is 10 is akin to inserting a massive city onto a fragile hillside! How many revisions of this development proposal will there be? Another 3 year period of quiet followed by version three at 55 houses, followed by version four and 45 houses? How many years will this seething nightmare be revisited?
- 10. I will continue to fight this project. Now I know many more people who are allies in making sure this project never happens. Since yesterday I have personally reached out to 55 people to notify them to oppose this project.

Merrell-Johnson Companies' application for a tract subdivision at 61650 Alta Vista Dr, is aggressive and ought not proceed. The Z shape/dog leg intersection at Sunset and Alta Loma is a low visibility, high traffic congestion area with a blistering 55MPH designation. Development and construction congestion will impact and impede National Park and residential access for decades.

The north side of the block is already developed, which means the proposed 75 lots will translate into 25 lots per each side on Sunset, Alta Loma and Hillside. There are no similar blocks in the friendly hills area with this density. This proposal will create a tremendous amount of residential congestion. Covering a pristine 18 acre parcel will destroy 5 protected Joshua trees, unobstructed views and ecological habitat. There will be 75 concrete trucks pouring 75 foundations, 75 septic tanks, 75 water users, 75 more cars, 75 driveways, 75 building sites, 75 daily noise infractions, 75 more light pollution sites, and 75 potential flooding and fire hazards, on a hillside, above a fragile small town, to name a few. Even at 18 parcels, the impact of this 'development' is profound. Why is this even a possibility?

As a new resident of this block, I have major concerns. I bought this property because the open space provided a beautiful and peaceful quiet. Most troubling, and suspect, is that I did not receive any official notice for this project, as my address is 61657 Alta Vista. How many residents were not notified? Why is the window to respond/comment only 10 days? What is the big rush?

Please address the following concerns.

**Development**. Are these 75 lots going to be available to long term residents? For example, is this development solving for the housing crisis? Are these allowed to be vacation rentals? What are the long term development goals for land use in Zone 3 and their impact on residential access and quality of life? Zone 3, zoning designation is low density (LDR) and Single Residences (RS). How is 75 parcels considered low density? Will these parcels and the subsequent homes be subject to height, density and square footage restrictions? Will these be single family homes only, or luxury monstrosities? Joshua Tree is suffering from a long term rental crisis. 33% of all inventory is sequestered into short term vacation rentals that compromise local employment, housing, natural resources and economic access. Are local plumbing, electrical and service companies to be given access to these jobs and economic opportunities? Where is the tax benefit for this town and how will it translate for the local residents? If a non local company pays taxes outside of the area, who benefits?

**Environment**. What does the CEQA California Environmental Quality Act report show about the systemic impacts related to this 18 acre tract? According to their website, https://opr.ca.gov/ceqa/:

"CEQA requires public agencies to look before they leap" and consider the environmental consequences of their discretionary actions. CEQA is intended to inform government decision makers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage."

**Applicant**. Merrell-Johnson Companies is a large developer who's website portfolio includes detention centers, waste treatment, college training centers and airports, why are they applying to subdivide? Who are they as people and what is their interest specifically? Who will supervise Merrell-Johnson and hold them accountable for best practices? Who will assure the residents that our local interests are their priority? What if Merrell-Johnson is yet another developer that builds for profit on high risk land?

Please deny this development proposal. This project must not continue without a thorough CEQA assessment and report. I will continue to be outspoken regarding this project.

Mx. E. Pfau, RESIDENT PO Box 1046 Joshua Tree, CA 92252

atlasatlasphere@gmail.com



Via email

April 1, 2025

San Bernardino County Board of Supervisors c/o Clerk of the Board COB@sbcounty.gov

Re: Appeal of the Planning Commission's approval of Tentative Tract Map (TTM No. 20443) (Lovemore Investment, LLC.)

Honorable Supervisors

I submit this letter on behalf of Joshua Tree Village Neighbors (JTVN) in support of the appeal of the above-referenced residential project by the Morongo Basin Conservation Association (MBCA). The appeal raises several important issues but my comments only address the following four issues:

- 1. The Initial Study (IS) does not include an adequate discussion of potential hydrological impacts
- 2. The IS does not include a stable or adequate description of the proposed wastewater treatment facility (WWTF).
- 3. The IS fails to consider or analyze the environmental impacts of the Project's WWRF.

# The Initial Study does not adequately analyze the Project's potential hydrological impacts

In its August 24, 2024 comments, the MBCA noted that the Project site "is within a larger wash flowing from the south which occasionally floods (in 2014 the border road to the south, Alta Loma, flooded, leading to the death of one man)." MBCA noted that the Project could therefore cause more serious flooding.

Similarly, the IS also notes that a tributary "flows northward within the Hillview Road right-of-way and encroaches the project slightly at the northwest property corner. **There is existing scour at this location from the offsite flow**." (IS at p. 47.)

890 Monterey St Suite H San Luis Obispo California 93401 ph: 805-593-0926 fax: 805-593-0946 babaknaficy@naficylaw.com Finally, based on these observations, the IS recommends a drainage easement at the northwest corner of the Site "from the right-of-way to the top of the existing slope of the existing off-site drainage path." The IS therefore clearly recognizes that even without any additional development, the Project site is subject to scouring as a result of flooding and that the volume of floodwater leaving the site is large enough to warrant a drainage easement over the neighboring property in order to accommodate the offsite flows.

It is commonly accepted that stormwater flow rates increase substantially after when an empty lot is converted into a residential development. This widely accepted principle is described in a 2009 US Environmental Protection Agency (EPA) guidance entitled "Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects.1" ("Guidance") The EPA guidance explains:

Alterations to Natural Hydrology and the Impact on Stormwater Runoff In the natural, undisturbed environment rain that falls is quickly absorbed by trees, other vegetation, and the ground. Most rainfall that is not intercepted by leaves infiltrates into the ground or is returned to the atmosphere by the process of evapotranspiration. Very little rainfall becomes stormwater runoff in permeable soil, and runoff generally only occurs with larger precipitation events. Traditional development practices cover large areas of the ground with impervious surfaces such as roads, driveways, sidewalks, and buildings. Under developed conditions runoff occurs even during small precipitation events that would normally be absorbed by the soil and vegetation. The collective force of the increased runoff scours streambeds, erodes stream banks, and causes large quantities of sediment and other entrained pollutants to enter the water body each time it rains (Shaver, et al., 2007; Booth testimony, 2008).

Guidance at p. 3. The figures on page 4 of the Guidance explain that post-development surface runoffs may increase by as much as a factor of 100.

Despite this common understanding, the IS surprisingly claims that postdevelopment stormwater rates would actually be lower, and not higher.

on-site stormwater flow rate prior to development is estimated at 84.5 cfs and the post-development flow rate is estimated at 74.9 cfs. Runoff volume from the undeveloped site is approximately 5.94 acre-feet, and runoff volume from the developed site is estimated to be 5.27 acre-feet.

<sup>&</sup>lt;sup>1</sup> / Technical Guidance on Implementing the Stormwater Runoff Requirements for Federal Projects under Section 438 of the Energy Independence and Security.pdf 2

Post development peak runoff flow rates are required to be less than 90% of the predevelopment peak runoff flow rate. The post-development peak flow rate is approximately 88.6% of the pre-development peak flow rate while the post-development runoff flow volume is approximately 88.7% of the predevelopment runoff volume. Therefore, no on-site retention is required." (IS at p. 47.)

The IS does not explain how or why post-development rates would be lower. The IS does not refer to any project features or mitigation measures to explain the predicted lower flood rates.

The IS relies entirely on a May 30, 2024 Hydrology Study that was apparently prepared on behalf of the developer. The key to understanding the seemingly bizarre conclusion about future runoff rates appears on page 4 of the Hydrology Study, where under the heading "Methodology," the Study falsely claims that the "[t]he current project is for lot sales and **minimal onsite disturbance of the existing condition is expected.**" This assumption renders the hydrology study essentially meaningless because the project the Report analyzed was **not** a 64 unit single-family residential development, but merely "sale of lots." Selling individual owners would not cause any change in the site's hydrology because it does not include any ground disturbance. The Hydrology Study therefore did not consider, let alone estimate, the stormwater rates that would result after all 64 lots are developed with single family homes.

The IS, therefore violates CEQA because it did not consider the hydrological impacts of building and occupying 64 single-family homes, a community center, internal roadways and a wastewater treatment facility. The IS study was required to analyze the potential impacts of all phases of the project grading, construction and eventual occupancy. CEQA Guideline §15063(a)(1). "The term 'project' refers to the activity which is being approved and which may be subject to several discretionary approvals by governmental agencies. The term 'project' does not mean each separate governmental approval." (Guidelines, § 15378, subd. (c)" (Moss v. Cnty. of Humboldt (2008) 162 Cal. App. 4th 1041, 1055." Here, the IS assumed the "Project" consisted merely of the approval of the subdivision map, and ignored the fact that the definition of "project" under CEQA includes the "whole" of the project, which in this case includes not only the approval of the subdivision map, but the virtual certainty that the approval of the subdivision is merely the first step in the eventual construction and occupancy of the future homes on the lots contemplated by the map.

Rominger v. Cnty. of Colusa, (2014) 229 Cal. App. 4th 690<sup>2</sup> is instructive. There,

<sup>&</sup>lt;sup>2</sup> Rominger was disapproved on other grounds by <u>Union of Med. Marijuana Patients</u>, <u>Inc. v. City</u>

the Court of Appeal considered whether approval of a subdivision map is categorically a project subject to CEQA. In deciding that the answer to this question must be yes, the court observed that

It virtually goes without saying that the purpose of subdividing property is to facilitate its use and development. (See Gov.Code, § 66424 [defining "subdivision" for purposes of the Subdivision Map Act "the division, by any subdivider, of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale, lease, or financing, whether immediate or future," italics added].) Presumably no one goes to the trouble of subdividing property just for the sake of the process; the goal of subdividing property is to make that property more useable. And with the potential for greater or different use comes the potential for environmental impacts from that use. Thus, the Romingers are correct that under subdivision (a) of section 21080, the approval of a tentative subdivision map is categorically a CEQA project.

### Rominger v. Cnty. of Colusa (2014) 229 Cal. App. 4th 690, 702.

Rominger also rejected the County's argument that the subdivision map was exempt from CEQA review pursuant to the Common Sense Exemption because it was reasonably possible "that the creation of smaller parcels that are easier to finance *will* lead to development that might not otherwise occur, and to attendant significant effects on the environment. Thus, the commonsense exemption does not apply." (Id. at 704.)

Similarly, here, the subdivision of the subject property into smaller lots will almost certainly result in the construction and eventual occupancy of 64 new residential homes on the subject property, which would undoubtedly significantly alter the site's hydrology. The construction of these homes would undoubtedly significantly increase the impermeable surfaces (e.g roofs, roadways, driveways) thereby significantly increasing the total stormwater leaving the parcel. Accordingly, at a minimum, the IS must estimate and analyze the revaluate the Project's potential hydrological impacts by assuming the eventual construction of all proposed houses and facilities.

## The IS study does not clearly explain whether the Project will or will not include a WWTF.

The IS violates CEQA because it does not contain a stable and finite Project description. More specifically, the IS fails as an informational document because, as explained more fully below, it is not clear whether the Project description includes a wastewater treatment facility.

Under the heading: "Project Description," the IS includes a reference to a "wastewater treatment facility" in Lot A. (IS at p. 2.) Similarly, the IS's discussion of Project impacts on Geology and Soils, states that "[t]he Proposed Project would utilize a shared package treatment plant for wastewater disposal. Subsurface wastewater disposal would be subject to approval of the County's Environmental Health Services Division," but claims that "no significant adverse impact is identified or anticipated." This discussion does not describe a "shared package treatment" or why no significant adverse impact is "anticipated." (IS at p. 37.)

IS, Section XIX "Utilities and Service Systems" considers whether the Project would "require or result in the relocation or construction of new or expanded water, wastewater treatment or ... the construction or relocation of which could cause significant environmental effects." (IS at p. 65.) The IS claims

The Proposed Project is not anticipated to require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electrical power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects. No significant adverse impacts are identified or are anticipated, and no mitigation measures are required.

Without any explanation, this discussion seemingly suggests the Project would NOT require the construction of a WWTF, notwithstanding the fact, as stated above, that the Project description specifically includes a WWTF. Accordingly, the IS is deficient and violates CEQA to the extent that it is unclear whether or not the Project will require and include a wastewater treatment facility.

It is conceivable though unlikely that the IS merely claims that though the Project will require the construction of a WWTF, there is no possibility that the proposed facility would be capable of causing any significant impacts. This is not a plausible claim because the IS does not include any description of the WWTF, let alone any explanation as to why the WWTF could not possibly cause any potential impacts.

Such a claim would be in clear violation of CEQA's informational requirements,

which specifically prohibit conclusory and unsubstantiated claims about the likelihood of impacts. (Citizens Ass'n for Sensible Development v. County of Inyo (1985) 172 Cal.App.3rd 151, 171 (an initial study must disclose the data or evidence supporting the study's environmental findings.) (See, also Sundstrom v. County of Mendocino (1988) (the agency must develop a record that shows, and does not simply assumes, that significant impacts will not occur.) (CEQA Guideline § 15063(d)("An initial study shall contain in brief form (3) An identification of environmental effects by use of a checklist, matrix, or other method, provided that entries on a checklist or other form are briefly explained to indicate that there is some evidence to support the entries. The brief explanation may be either through a narrative or a reference to another information source such as an attached map, photographs, or an earlier EIR or negative declaration. A reference to another document should include, where appropriate, a citation to the page or pages where the information is found.")

## The IS must include a description of the WWTF and a detailed analysis of its potential impacts

There is no dispute that CEQA forbids "piecemeal" review of the significant environmental impacts of a project. This rule derives, in part, from section 21002.1, subdivision (d), which requires the lead agency—in this case, the Port—to "consider[] the effects, both individual and collective, of all activities involved in [the] project." It has been recognized that "'[a] curtailed or distorted project description may stultify the objectives of the reporting process. Only through an accurate view of the project may affected outsiders and public decision-makers balance the proposal's benefit against its environmental cost, consider mitigation measures, assess the advantage of terminating the proposal ... and weigh other alternatives in the balance. An accurate, stable and finite project description is the sine qua non of an informative and legally sufficient EIR.' [Citation.]" (Sacramento Old City Assn. v. City Council (1991) 229 Cal.App.3d 1011, 1023, 280 Cal.Rptr. 478, original italics; Stanislaus Natural Heritage Project v. County of Stanislaus (1996) 48 Cal. App. 4th 182, 201, 55 Cal.Rptr.2d 625.)

(Berkeley Keep Jets Over the Bay Comm. v. Bd. of Port Comm'rs (2001) 91 Cal. App. 4th 1344, 1358, as modified on denial of reh'g (Sept. 26, 2001).

San Joaquin Raptor/Wildlife Rescue Ctr. v. Cnty. of Stanislaus (1994) 27 Cal. App. 4th 713, 729–30, is on point. There, the Court of Appeal agreed that the EIR was inadequate because the required wastewater treatment facility "was excluded from the description of the development project and its effects ignored in the FEIR. The FEIR

was thus premised on an improperly "curtailed" and "distorted" project description." The Court agreed with the Appellants that the expansion of the sewer service was a "crucial element" of the project "without which the proposed project cannot go forward." and the sewer would "have significant effects on the environment, as evidenced by the fact that a separate EIR was prepared and certified for the sewer expansion (expansion EIR)." (Id at 732.)

The Court further noted that "sewer expansion will, among other environmental effects, negatively impact air emissions, significantly impact existing water quality, and cause "[o]n-site flooding and overflow of the existing and proposed facilities during heavy rain." This "presents a potential for flood waters to mix with treated wastewater." (Id.)

Accordingly, the IS is inadequate and violates CEQA because it does not include any analysis of potential impacts associated with the proposed WWTF.

### Conclusion

For all of these reasons, I urge you to grant the appeal and send the Project back to the Planning Commission with instructions to staff to revise the IS to comply with the requirements of CEQA.

Babak Naficy

Babak Naficy, Counsel for JTVN

cc. Nelson Day (email)

To Whom It May Concern,

I am writing to express my enthusiastic support for the Love More Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to our community.

Being involved in environmental issues, especially groundwater protection for than 30 years, I am concerned with projects that might impact on the beauty of the Joshua Tree area.

The LoveMore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community our region offers. With visitation growing over the last 10 years, it is critical for our community to have a benchmark project displaying the viability and actual *added value* of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly zoned parcel (single family residential). I understand that it is outside of severe fire, flood, and seismic zones. The unique design principles encourage a peaceful Serine Community. I hope that it can serve as a Model for future generations being inspired by the Joshua Tree Community Plan. Additionally, the project has already exceeded the stringent CEQA (California Environmental Quality Act) standards and been unanimously passed through the San Bernardino County Planning Commission.

Unfortunately, it is my understanding that this incredible project is being delayed by an appeal. This is deeply concerning to me, as the delays will hurt the project and take away from our community at the end of the day.

I am fully confident in the vision, expertise, of Mr. Cramer and his team to deliver innovative housing solutions that go beyond simply "doing less harm" to being a long-term good thing for the community, the local ecology, and ensure this project will not only meet, but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves. residents.

Thank you for your commitment to making this vision a reality.

With great anticipation and full support,

Steven Braband President BioSolutions Inc. To Whom It May Concern,

I am writing to share, once again, my enthusiastic support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to our community.

As a 25-year resident of Twentynine Palms and a homeowner passionate about supporting sustainable growth, I see this as a pivotal opportunity to enhance our community.

Prior to the Planning Commission hearing I also wrote a letter, but I wanted to reiterate my full support. Unfortunately, it is my understanding that this incredible project is being delayed by an appeal. This is deeply concerning to me, as the delays will hurt the project and take away from our community at the end of the day. There are local websites that are spreading misinformation about the project and this hurts our ability to have collaborative dialogue, which I believe the Applicant has gone to great lengths to achieve through his outreach.

I am fully confident in the vision, expertise, and desire of Mr. Cramer and his team to deliver innovative housing solutions that go beyond simply "doing less harm" to being a long-term good thing for the community, the local ecology, and ensure that this project not only meets, but exceeds expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents. Thank you for your commitment to making this vision a reality.

With great anticipation and full support,

Catja Fleck

From: <u>Christina Kantzavelos</u>

To: Rowe, Dawn; Barragan, Elena; Supervisor Rowe

Cc: <u>info@stoplovemoreranch.com</u>

**Subject:** Opposition to LoveMore Ranch Development in Joshua Tree

**Date:** Tuesday, April 1, 2025 7:46:30 PM

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Dear Supervisor Rowe and Ms. Barragan,

As a full-time resident of Joshua Tree, I am writing to express my strong opposition to the proposed LoveMore Ranch development in Joshua Tree. After reviewing information from <a href="StopLoveMoreRanch.com">StopLoveMoreRanch.com</a>, I have significant concerns regarding the project's potential impact on our community.

### **Environmental Impact**

Joshua Tree's fragile desert ecosystem is already under pressure, and this development poses a serious threat to native wildlife and plant species. Increased human activity, construction, and land alteration could lead to habitat destruction, further endangering species that rely on this environment.

### Water Resources

Water scarcity is an ongoing issue in the Joshua Tree area. The addition of a large-scale development would put further strain on already limited groundwater supplies, potentially leading to over-extraction and negatively impacting residents, local ecosystems, and long-term sustainability.

### Traffic and Safety

The proposed development will significantly increase traffic along local roads, particularly in an area that is not designed to accommodate such an influx. This raises concerns about road safety, noise pollution, and the overall burden on existing infrastructure.

Preservation of Joshua Tree's Character

Joshua Tree is known for its open landscapes, quiet environment, and small-town charm. Large-scale luxury developments like LoveMore Ranch are inconsistent with the character of the community and could contribute to over-commercialization, diminishing the qualities that make this area so special.

I urge you to take these concerns seriously and to prioritize the protection of Joshua Tree's natural and cultural heritage. I encourage the county to reject this project in favor of preserving the unique and irreplaceable landscape that so many residents and visitors cherish.

Thank you for your time and attention. I look forward to your response and hope to see the community's concerns addressed.

C. Kantzavelos

--In Metta.

### Christina P. Kantzavelos, MSW, LCSW, MLIS \*She/ Her

Holistic Psychotherapist - Freelance Writer - Food+Travel Blogger (619) 800-4137
<a href="https://www.christinakantzavelos.com">www.christinakantzavelos.com</a>
<a href="https://holistinakantzavelos.com">hello@christinakantzavelos.com</a>

"At the end of the day people won't remember what you said or did, they will remember how you made them feel."— Maya Angelou

BEGIN WITHIN - A DAILY HEALING JOURNAL IS NOW AVAILABLE!

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Sent in transit.

From: <u>David Fick</u>
To: <u>Barragan, Elena</u>

**Subject:** David Fick - MBCA - Waste Water Treatment Facility Fraud

**Date:** Tuesday, April 1, 2025 8:00:42 PM

Attachments: <u>image001.png</u>

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April 1st, 2025

David Fick Joshua Tree MBCA Board

Dear San Bernardino Board of Supervisors,

One of the major topics of concern with the Lovemore Ranch project is the Waste Water Treatment Facility.

The facility's nearness to the rest of the current neighborhood is of great concern. In the Initial Study, the Planning Staff's Report and the Proponent's own statements - it's been inferred that most everything has been studied and somewhat approved in design. That is actually not the case.

I'm a twenty year board member of MBCA and a two-year board member of Joshua Basin Water District. I'm commenting as a MBCA board member but have great knowledge of the JBWD. I'm somewhat networked in the Water Industry and have been for over three decades.

The only contact Axel Cramer/Lovemore Group/Merrell Johnson has had with ANY Water Agency pertaining the Lovemore Ranch project were two phone calls to the Colorado River Basin Regional Water Quality Board (Region 7). One by a Merrell Johnson Agent in 2022 and one by Axel Cramer in 2024.

The first call in 2022, the MJ Agent had the impression that JBWD got it's water from the Colorado River (due to JBWD being under the jurisdiction of Colorado River Basin - R7).

The second call was in 2024 with Axel Cramer; "The discussion was a theoretical discussion regarding a centralized treatment system." Axel never completed the 'Form 200' application describing the Lovemore Ranch project for analysis.

I communicated directly with CRBRWQB Ombudsman Cassandra Owens and I've quoted a transcript of the Feb, 5th, 2025 JBWD Board meeting (video link below) as evidence of Lovemore Group's lack of constructive communications regarding Waste Water Treatment Facilities. They don't know what they're doing. They have little idea of the actual logistics of water supply infrastructure required for the Lovemore Ranch project and even less about Waste Water Treatment Facilities. They're Bluffing.

Thank you for your consideration of this portion of the Lovemore Ranch project. The two subject entries are below.

David Fick Joshua Tree MBCA Director (760) 220-2376

In the February 5th, 2025 JBWD Board meeting - the JBWD General Manager's report had a Q & A. This is at one hour-thirty-one minutes in the JBWD video (the video link is set at 1:31).

The Q & A of the JBWD General Manager's report included a Lovemore Ranch concern by General Manager Sarah Johnson (GM), Board member David Fick (DF) and board member Jane Jarlsberg (JJ). Here's the Transcript:

JJ: Yeah, I'm also curious about Lovemore - at one point you said that they had approached you to meet and I wondered if that has been set up?

GM: They have not approached me.

JJ: Oh? They haven't?

GM: They have not. I've heard through the 'Grapevine' they're going to...

JJ: Oh, that was it.

DF: Grapevine?

GM: Yes, they have a 'Grapevine' in Joshua Tree, who knew? But no, they have not reached out.

JJ: OK, thank you.

https://www.youtube.com/watch?v=PIZerf95szg&t=5520s

Hi David,

Thank you for reaching out to us. I was not familiar with the project. However, I talked with Jose Cortez, the Unit Chief of our Land Disposal Unit, and he was familiar with the project. He indicated that we were originally contacted in 2022. In 2024, Adrian Lopez, staff in the Land Disposal Unit was contacted by Axel Cramer from Lovemore Group regarding the project. The discussion was a theoretical discussion regarding a centralized treatment system. They were asked to complete a Form 200 application to provide all of the information for Regional Water Board staff to evaluate their proposal. We have not received any additional information or the application for the project.

If you have additional questions, please contact Adrian Lopez at Adrian.lopez@waterboards.ca.gov.

Thank you, Cassandra

Cassandra D. Owens Assistant Executive Officer Colorado River Basin Region

Phone: (760) 346-2612

Cassandra.Owens@waterboards.ca.gov



To Whom It May Concern,

I am writing to express my enthusiastic support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to our community.

As a potential future resident of LoveMore Ranch, real estate industry professional, and lover of Joshua Tree National Park, I am passionate about supporting sustainable growth. I see LoveMore Ranch as a pivotal opportunity to create a benchmark sustainable development, and can truly envision myself and my family making LoveMore Ranch—and the beautiful Joshua Tree area—our home. Additionally, we have close friends who too would consider purchasing a home at LoveMore Ranch, should this vision become a reality.

The LoveMore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community our region offers. With more than 2x visitation and 3x visitor spending over the last 10 years, it is critical for our community to have a benchmark project showcasing the viability and actual *added value* of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly-zoned parcel (single family residential), outside of severe fire, flood and seismic zones, and its design principals of Sanctuary, Environment, Community, Lifelong Learning, and to Be a Model for future generations were inspired by the Joshua Tree Community Plan. Additionally, the project has already exceeded the stringent CEQA (California Environmental Quality Act) standards and been unanimously passed through the San Bernardino County Planning Commission.

Unfortunately, it is my understanding that this incredible project is being delayed by an appeal. This is deeply concerning to me, as the delays will hurt the project and take away from our community at the end of the day. There are local websites that are spreading misinformation about the project and this hurts our ability to have collaborative dialogue, which I believe the Applicant has gone to great lengths to achieve through his outreach.

I am fully confident in the vision, expertise, and desire of Mr. Cramer and his team to deliver innovative housing solutions that go beyond simply "doing less harm" to being a long-term good thing for the community, the local ecology, and ensure this project will not only meet, but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Thank you for your commitment to making this vision a reality.

With great anticipation and full support,

**Diego Spiniak Wolf** 

From: Geneva Winans

To: Rowe, Dawn; Barragan, Elena

**Subject:** Lovemore?

**Date:** Tuesday, April 1, 2025 12:48:50 PM

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### Dear city planner and

I am a concerned local resident from Joshua tree. My daughter attends friendly hills elementary and I work for the local hospital on Whitefeather rd.

#### Concerns -

- 1. Increase to the number of Airbnbs (Mammoth now requires Airbnbs to host/occupy the residence so that there will be a community)
- 2. Decreases/dry to the water table.
- 3. Traffic on Sunset and Alta loma becoming unsafe for locals to walk/bike ride to the farmers market.
- 4. Increase to crime Sunset (lower friendly hills) has some of the highest crime rates to any other area of Joshua tree.
- 5. School system strain my daughters class has almost 40 kids this communities children would attend Friendly hills elementary how is the city able to accommodate this level of growth with the current available resources (education, medical 60 bed hospital, food, water, power).
- 6. How will placing this many homes affect flash flood to the inhabitants on park and the 62 freeway.
- 7. How will this community affect energy and power to the surrounding homes/land? I am located 1 mile up the hill.

Joshua tree has a lot to offer and a lot to lose. I care about this town, and I hope that you can help protect it.

Geneva Winans, PT, DPT, CWS (619)757-8021 61476 Sandalwood Trl Joshua tree CA 92252 Sent from my iPhone



April 2, 2025

To Whom It May Concern,

I am writing to express my enthusiastic support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to our community.

We are the Mechanical, Electrical and Plumbing design professional for this project as a professional in the construction industry. I am passionate about supporting sustainable growth, I see this as a pivotal opportunity to enhance our community.

The LoveMore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community our region offers. With more than 2x visitation and 3x visitor spending over the last 10 years, it is critical for our community to have a benchmark project showcasing the viability and actual *added value* of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly-zoned parcel (single family residential), outside of severe fire, flood and seismic zones, and its design principals of Sanctuary, Environment, Community, Lifelong Learning, and to Be a Model for future generations were inspired by the Joshua Tree Community Plan. Additionally, the project has already exceeded the stringent CEQA (California Environmental Quality Act) standards and been unanimously passed through the San Bernardino County Planning Commission.

Unfortunately, it is my understanding that this incredible project is being delayed by an appeal. This is deeply concerning to me, as the delays will hurt the project and take away from our community at the end of the day. There are local websites that are spreading misinformation about the project and this hurts our ability to have collaborative dialogue, which I believe the Applicant has gone to great lengths to achieve through his outreach.

I am fully confident in the vision, expertise, and desire of Mr. Cramer and his team to deliver innovative housing solutions that go beyond simply "doing less harm" to being a long-term good thing for the community, the local ecology, and ensure this project will not only meet, but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Thank you for your commitment to making this vision a reality.

With great anticipation and full support,

Jack Khalifeh, P.E.

Jack Kh

Khalifeh & Associates, Inc

From: Kyle Silva

To: <u>Barragan, Elena</u>; <u>Raad, Elie</u>; <u>Axel Cramer</u>

Subject: Support of LoveMore Ranch

Date: Tuesday, April 1, 2025 6:36:35 PM

You don't often get email from kieffersilva.cvmd@yahoo.com. Learn why this is important

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Date 03/31/2025

To whom it may concern,

I am writing to offer my full and unwavering support for the LoveMore Ranch project (PROJ-2021-00169). I truly believe that this development represents a transformative opportunity for our community and aligns perfectly with our shared goals for sustainable, responsible growth.

As a lifelong resident of Yucca Valley and a small business owner dedicated to promoting the well-being of our community, I see this project as an essential step toward creating a vibrant, forward-thinking future for the region. The LoveMore Ranch project embodies the values of environmental stewardship, community engagement, and innovation, and it will undoubtedly contribute to making our area an even better place to live, work, and thrive.

The project's timing could not be more perfect. With the ongoing Joshua Tree movement and an increasing number of people drawn to our area's unique blend of natural beauty and close-knit community, the LoveMore Ranch development will provide a vital solution to the rising demand for sustainable housing. Over the past decade, we've seen tremendous growth in visitation and visitor spending, making it critical to present a project that sets a new standard for development that benefits both current residents and future generations. This project will not only meet the growing housing demand but will do so in a way that enhances the character and values of our community.

The LoveMore Ranch project is located on a properly-zoned parcel (single-family residential) in an area well outside of severe fire, flood, and seismic zones. Its design principles—Sanctuary, Environment, Community, Lifelong Learning, and Sustainability—are directly aligned with the goals of the Joshua Tree Community Plan. The project has already exceeded the stringent California Environmental Quality Act (CEQA) standards and received unanimous approval from the San Bernardino County Planning Commission, reflecting its high environmental and community standards.

I am deeply concerned by the appeal that is currently delaying this remarkable project. It is disheartening to see misinformation circulating in local spaces, as it undermines the potential for constructive conversations that would benefit the whole community. I am confident that the Applicant, Mr. Cramer, and his team have made every effort to engage with the community and address any concerns, and they have gone above and beyond to ensure this project is a responsible, sustainable development that will stand the test of time.

I am fully committed to this project and strongly believe that it will not only benefit our community but will also serve as a model for future developments. This project represents an opportunity to create something truly exceptional that aligns with our values and vision for the future.

Thank you for your time and consideration. I urge you to stand in full support of the LoveMore Ranch project and approve it without delay.

Sincerely,

Kieffer Silva Business Owner/Local Resident

From: <u>laura bogner</u>
To: <u>Barragan, Elena</u>

Subject: Lovemore Ranch/ Joshua Tree
Date: Tuesday, April 1, 2025 5:39:19 PM

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Dear Elena,

My name is Laura Bogner, and I am a full-time resident of Joshua Tree. I live less than a mile away from the proposed Lovemore Ranch 64+ high-density housing project. Lovemore Ranch will be **detrimental** to all aspects of our community. Please, as a senior planner of San Bernardino County land use services, consider how harmful this project would be for Joshua Tree.

A building project of 64-plus high-density housing on only 18 acres will further constrict traffic flow in one of the busiest intersections (Alta Loma and Park Blvd) in Joshua Tree. Traffic is a nightmare, especially on the weekends. A project of this **magnitude** would be ongoing for years, making traffic worse and endangering drivers, residents, and children who live in the area. I am curious; have proper traffic studies even been conducted? If so, how can we, as residents, see them? There is dire concern for the wildlife in this area once the 18 acres are ripped apart and 64 houses are built in a delicate wildlife corridor, and of course, the very species that our town is famous for will be further endangered.

This project has been **alarmingly secretive**. We received zero notification of the project and only learned of it in 2024 on Facebook. Axel Cramer, the founder of Lovemore Ranch, held two disastrous, bordering on comical, community meetings that showcased his admitted complete lack of experience in building and construction. He flip-flopped all over the place, red-faced and sweating when pressed of his plans, mumbling ridiculous word salads about 'regenerative architecture and his project's centerpiece gathering place, the 'thought lounge.' After the second meeting, I called our 3rd District Supervisor Dawn Rowe's field representative, Glen Harris, to voice the community's concern about the high-density project. I begged for a meeting with our representative, Dawn Rowe, only to be falsely assured that the project was only in early planning stages and it would take years to go up for approval and we would be given plenty of opportunities to have our concerns heard by the county. It is incredibly suspicious that it was quietly approved a mere 6 months later.

I promise you this is not a case of NIBYISM. There have been 7 houses built on my street in the past 4 years, spanning a half-mile stretch. Two sold at the height of the pandemic for record-breaking prices. They are expensive Airbnbs and seldom cause trouble. The house next to us is built out of three shipping containers and a fourth one for a pool. It too was proudly billed by nonresidential owners as an 'architectural masterpiece.' It took over two years to build and pass inspection. We jokingly refer to it as the 'dumpster house,' and it too is an Airbnb that rarely causes trouble. Well, there was that one exception last summer when drunken tenants were shooting off fireworks. Three of these new build houses have sat on the market unable to sell for years because apparently people no longer want to buy a thousand-square-foot concrete box that looks like a Starbucks drive-through on a 1.25-acre lot for

\$750,000. I implore you to envision 64 + 'regenerative houses,' which now I believe is code for unaffordable, gimmicky houses crammed four to an acre and, instead of a lake, will feature a water treatment plant next next to the 'thought lounge.' I assure you it will be a disaster. What I and many of our residents are asking for is compromise. A smaller-scale project that will respect our natural habitat and provide the community with much-needed, reasonably priced housing for full-time residents. I encourage you, as a senior planner, to excel at your job and work with the community and not against it.

Thank you for your consideration.

Laura Bogner

April 2025

Subject: Lovemore Ranch

To: Elena Barragan Elie Raad

To Whom It May Concern:

I am writing to express my support for the Lovemore Ranch development in Joshua Tree.

My family and I have cherished our visit to the desert over the years, especially to Joshua Tree as a peaceful getaway.

After learning about this project through a friend, I was impressed by the thoughtful planning that prioritizes the preservation of the area's native plants and wildlife.

I believe Lovemore ranch will serve as a sanctuary of the community while respecting the natural beauty of Joshua Tree.

Thank you for your time and consideration

Sincerely,

Lena Jo Neve

Lisa Edwards 58811 Santa Barbara Dr. Yucca Valley, CA 92284

April 1, 2025

To Whom It May Concern,

I'm writing to express my strong support for the LoveMore Ranch project (PROJ-2021-00169). I have lived in this area since 1968 and have seen a lot of changes over the decades. Growth in our area is inevitable, but I'd rather see it led by someone who truly cares about the quality of life we cherish, as well as the desert landscape and community, rather than an outside developer focused solely on profit.

I've had the opportunity to speak with Mr. Cramer at length and applaud him for caring so deeply about this project on a personal level. It's clear that he and his team have gone to great lengths in developing their vision with great care and detail.

Mr. Cramer has already invested years of time, energy, and heart into this project. He spends as much time in Joshua Tree as possible and plans to live in the development himself. His vision prioritizes preserving natural beauty, protecting views, and respecting the habitat while offering thoughtfully designed lots and homes that blend with the surroundings, while eliminating unnecessary grading. He aims to attract the type of homeowner that cares about these same values.

It's disappointing that this project is facing delays due to an appeal, especially when it has met and exceeded all environmental standards. Misinformation has only fueled unnecessary opposition, which undermines efforts to bring well-planned, responsible growth to our community.

I believe in this project and the positive impact it will have on our area. I hope to see it move forward without further setbacks.

Sincerely,

Lisa Edwards

Local Property Manager and Office Manager

From: <u>lauren tabak</u>

To: dawn.row@bos.sbcounty.gov; Barragan, Elena

Cc: <u>info@stoplovemoreranch.com</u>

**Subject:** lovemore ranch

**Date:** Tuesday, April 1, 2025 11:55:59 AM

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Dear Ms. Rowe.

I oppose this project. Here are my concerns:

- 1. A model Community for Sustainability This project would require the complete removal of the existing native plants. The sustainability and resilience of the existing functioning ecosystem on site would be destroyed.
- 2. Responsible and Respectful Growth and Development Growth and development would be maximized at the expense of measured growth through the maximization of lots within the development again at the expense of the desert environment.
- 3. A Gateway to Nature The complete removal of all native plantings does not support this aspiration. This project would not enhance the Rural Desert Lifestyle and Character through a dense tract of housing on site denuded of the natural landscape.

Following are some additional issues and questions that remain of concern and are unresolved:

- 1. DENSITY. Accounting for the land required for roads, that leaves approximately 15 acres for use by the 75 parcels, or 0.2 acres per site. This small lot size compares with the properties immediately to the east of .41 acres +/-, to the south larger 1 acre and 2 acre plus, and to the west of 2 to 2.5 acres, To the north, the much smaller lots of .2 to .3 acre are bereft of native plants. The larger lot sizes of the Joshua Tree community contribute to the rural character of Joshua Tree.
- 2. FLOODING. This site is within a larger wash flowing from the south which is occasionally floods (in 2014 the border road to the south, Alta Loma, flooded, leading to the death of one man). Clearing this area could imperil houses to the north with flooding. Any plans for development must address these serious flooding concerns.
- 3. FLORA. A complete plant survey to locate all joshua trees, yuccas, and other protected desert plants must be undertaken with the design of the development reflecting their presence. These native plants (e.g. yucca, Joshua tree and black brush) are often a hundred or more years old and cannot be replaced. A design that reflects and respects the value of these native plants is essential to preserve the rural character of Joshua Tree.
- 4. TRAFFIC. Alta Loma has become a busy traffic thoroughfare over recent years and safety concerns have increased. The intersection of Sunset and Alta Loma is particularly dangerous. The proposed tract map shows 11 parcels utilizing Alta Loma for access. The additional traffic created by this project would add to existing vehicle safety concerns, and demand for public services (fire, ambulance, law enforcement etc.). Increased use would hasten current pavement deterioration. A thorough traffic study must be undertaken as any condition of approval.

- 5. WASTE WATER. The proposed on-site wastewater treatment system (OWTS) is not in compliance with the mandated ½ acre minimum lot size. Western Joshua Tree (mostly downtown), to which this property is adjacent, is already saturating ground water with nitrates according to a United States Geological Service study. That is due to existing high-density housing to the south using septic tank sewage treatment. According to the Joshua Basin Water District's Wastewater Treatment Strategy. New developments of this type are not allowed to use septic, to protect the aquifers and: "Existing vacant land will not be allowed to use on-site septic systems as tract development over 15 units occurs."
- 6. AFFORDABLE HOMES. We need affordable family homes to replace homes being converted into short-term rentals. We do not need more short-term rentals. Iron-clad assurances must be obtained from the developer to assure that affordable family homes are built on this parcel and not more STRs.

In closing, this project appears to be ill-conceived and not respectful of the site, the environment and character of the community. We recommend this project be re-considered to utilize fewer, larger lot sizes reflective of the special character of the Joshua Tree community.

Respectfully,

Lauren Tabak Joshua Tree resident

--

Lauren Tabak laurentabak.com



From: Melanie Davis

To: Barragan, Elena; Supervisor Rowe; Rowe, Dawn
Subject: A Letter Of Concern - Lovemore Ranch
Date: Wednesday, April 2, 2025 9:20:18 AM

You don't often get email from melaniejdavis22@gmail.com. Learn why this is important

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# Dear County Officials,

My name is Melanie Davis, I am a professional field botanist and illustrator living in Joshua Tree, California. I am writing to you to voice my concern about the Lovemore Ranch that is being proposed to be built in the Joshua Tree Village.

I live on the adjacent street - Alta Vista - that runs parallel to where this project is being proposed. As I write this, I am listening to the sounds of a new home being built directly next to me, and looking across the street at a vacation rental. Every third house in this neighborhood stands empty, occupied one to two weekends a month by visitors of our beautiful desert. As a resident of Joshua Tree for the past decade, it took me 3 years to move out of a run-down apartment simply because of a lack of available housing.

I am presenting you with these three anecdotal experiences to highlight just how tenuous the housing situation in Joshua Tree is. We have plenty of single family homes that stand empty, we have residents who cannot find housing, and we have new houses being built - clearing away pristine desert.

What I am writing to you about, begging in fact, is for you to take a closer look at the Lovemore Ranch Project. This would clear away pristine desert that people come here to enjoy, and put a massive strain on our community resources. There isn't a single person in my community who wants to see this project go through. The group proposing to build this project claims to have sustainability as one of its core pillars - however I fail to see what is sustainable about a massive, high density, destructive project.

I am sure that you are very busy and I thank you for listening to the concerns of a local resident. This project going through will be heartbreaking and devastating, and will signal a shift in the way that this community is held together. I hope you will take a second look at the proposal, as well as the concerns of my community.

Respectfully, Melanie Davis

\_\_

Melanie Davis She/Her Field Botanist, Artist From: Melissa Lakey
To: Barragan, Elena

Cc: <u>info@stoplovemoreranch.com</u>
Subject: Stop Lovemore Ranch

**Date:** Tuesday, April 1, 2025 12:37:50 PM

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

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Hi,

I am writing to express my strong disapproval of the Lovemore Ranch development proposed for 61650 Alta Loma Drive, Joshua Tree.

I am currently a Yucca Valley resident but previously lived on Alta Vista Drive in Joshua Tree, adjacent to the proposed project. That area (and most of the high desert) maintains its character as a quiet, rural neighborhood, with lots of wide open space nearby. It is a quiet neighborhood where you can see the stars at night, and there is a lot of wide open space around it. A development like this, with this density of housing would totally change the character of the neighborhood, making it into a busy residential neighborhood.

The high desert is a place that attracts artists, musicians, writers and people seeing peace and quiet in their lives. We need to preserve space for native plants and animals and keep slow and sustainable growth in mind to make sure that we don't lose what makes this place so magical.

Please do not approve this development!

Thank you.

All the best, Melissa Lakey 58713 Los Coyotes Dr, Yucca Valley, CA 92284, USA From: Peter Spurr

To: Supervisor Rowe; Barragan, Elena
Cc: Joshua Tree Village Neighbors

Subject: Resident concerns / Lovemore Ranch development

**Date:** Tuesday, April 1, 2025 2:27:20 PM

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Supervisor Dawn Rowe CC to planner Elena Barragan, Land Use Services CC to Joshua Tree Village Neighbors

This message is to those in charge of approving the Lovemore Ranch housing development and expresses my strong opposition to this project.

As a local resident and real-estate broker, I am concerned with responsible growth and development of the Joshua Tree community. This project appears to be getting fast-tracked without proper resident notification or community input and is ill-considered in other obvious ways.

The proposed sewage collection and treatment will effectively condemn surrounding existing adjacent properties, which are nearby enough to make the odor inescapable and constant. Anyone who says package plants don't smell should park their car near the Yucca Valley Applebee's or visit the hospital on Whitefeather rd and roll down the windows to take a good breath. To compound this issue, the Joshua Basin Water District hasn't been contacted regarding the proposed wastewater treatment package plant, which majorly erodes trust in the process.

Furthermore, the arterial roads are unsafe enough currently without adding the density burden of 64 more properties to this already-known road hazard area. Alta Loma at Sunset and Hillview will without question see heavy traffic, accidents, and occurrences of road-rage.

Lastly, as a Joshua Tree real-estate broker I can say from 20-years experience that this project will not be met with eager home buyers; people buying in the proposed price range for the Lovemore Ranch homes in Joshua Tree tend to seek homes on acreage. While the risk of developing a housing tract might not be of concern to the County of San Bernardino--as it is the developer's risk--the tragedy and nuisance of scraping and creating home sites that sit vacant for years should be very-much considered. Air quality hazards from scraped lots and unfinished construction blight will soon become everyone's eye-sore. The approved developments in 29 Palms, where vacant lots with weeds growing next to finished homes are a sad reality.

Responsible growth requires a transparent approval process with community input being paramount. Please consider all issues before any project approval for the Lovemore Ranch.

 From:
 Brian Kim

 To:
 Barragan, Elena

 Cc:
 Raad, Elie

 Subject:
 LoveMore Ranch

**Date:** Tuesday, April 1, 2025 4:48:35 PM

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31MAR25

#### Dear Sir or Madam:

I'm writing to express my enthusiastic support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to our community.

As a college friend of Axel Cramer, I am also a person who is passionate about supporting sustainable growth, and I see LoveMore Ranch as a pivotal opportunity to create a benchmark sustainable development that will light the way for future growth.

The LoveMore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community our region offers. With more than 2x visitation and 3x visitor spending over the last 10 years, it is critical for our community to have a benchmark project showcasing the viability and actual added value of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly-zoned parcel (single family residential), outside of severe fire, flood and seismic zones, and its design principals of Sanctuary, Environment, Community, Lifelong Learning, and to Be a Model for future generations were inspired by the Joshua Tree Community Plan. Additionally, the project has already exceeded the stringent CEQA (California Environmental Quality Act) standards and been unanimously passed through the San Bernardino County Planning Commission.

Unfortunately, it is my understanding that this incredible project is being delayed by an appeal. This is deeply concerning to me, as the delays will hurt the project and take away from our community at the end of the day. There are local websites that are spreading misinformation about the project and this hurts our ability to have collaborative dialogue, which I believe the Applicant has gone to great lengths to achieve through his outreach.

I am fully confident in the vision, expertise, and desire of Mr. Cramer and his team to deliver innovative housing solutions that go beyond simply "doing less harm" to being a long-term good thing for the community, the local ecology, and ensure this project will not only meet,

but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Thank you, Brian Kim To Whom It May Concern,

I am writing to express my enthusiastic support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to our community.

As a potential future resident of LoveMore Ranch and lover of Joshua Tree National Park, I truly believe in supporting sustainable growth in the Joshua Tree area. I see LoveMore Ranch as a pivotal opportunity to create a benchmark sustainable development, and can truly envision myself making LoveMore Ranch—and the beautiful Joshua Tree area— a future home, should this vision become a reality.

The LoveMore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community our region offers. With more than 2x visitation and 3x visitor spending over the last 10 years, it is critical for our community to have a benchmark project showcasing the viability and actual added value of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

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The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Thank you for your commitment to making this vision a reality.

All the best, Benjamin Kirsch 
 From:
 Benjamin Kirsch

 To:
 Barragan, Elena

 Cc:
 Raad, Elie

**Subject:** Letter of Support for the LoveMore Ranch Project

Date: Thursday, April 3, 2025 7:42:59 AM
Attachments: Letter of Support for LoveMore Ranch.docx

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To Whom It May Concern,

I am writing to express my enthusiastic support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to our community.

As a potential future resident of LoveMore Ranch and lover of Joshua Tree National Park, I truly believe in supporting sustainable growth in the Joshua Tree area. I see LoveMore Ranch as a pivotal opportunity to create a benchmark sustainable development, and can truly envision myself making LoveMore Ranch—and the beautiful Joshua Tree area— a future home, should this vision become a reality.

The LoveMore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community our region offers. With more than 2x visitation and 3x visitor spending over the last 10 years, it is critical for our community to have a benchmark project showcasing the viability and actual *added value* of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

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but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Thank you for your commitment to making this vision a reality.

All the best, Benjamin Kirsch From: <u>Instar Co</u>

To: <u>Barragan, Elena</u>; <u>Raad, Elie</u>

**Subject:** LoveMore Ranch project (PROJ-2021-00169).

**Date:** Thursday, April 3, 2025 2:00:47 PM

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

Dear Elena Barragán and Elie Raad,

I'm writing as a future home buyer with sincere interest in the Joshua Tree area to express my strong support for the LoveMore Ranch project (PROJ-2021-00169).

Like so many others drawn to this incredible region, I'm looking for more than just a place to live—I'm seeking a community that values sustainability, creativity, and harmony with the natural landscape. LoveMore Ranch represents exactly the kind of thoughtful, visionary development that makes that dream possible.

It's rare to see a housing project so clearly aligned with the character and values of Joshua Tree. This one not only fits within the proper zoning for single-family residential use, but it also respects the environmental realities of the region—avoiding severe fire, flood, and seismic risk areas, and going above and beyond CEQA standards. It's even more reassuring to know the project was unanimously approved by the San Bernardino County Planning Commission.

The guiding principles behind LoveMore Ranch—Sanctuary, Environment, Community, Lifelong Learning, and serving as a Model for future generations—speak to exactly the kind of place I want to call home. It's more than housing; it's a vision for how we can live better, together, without sacrificing the integrity of this unique desert environment.

That's why I'm deeply concerned to hear that the project is now facing delays due to an appeal. This not only jeopardizes an important community asset, but also creates uncertainty for people like me who are looking to invest in a future here. I've seen false and misleading information circulating online, and I believe it's distracting from the real opportunity we have to support a meaningful and well-designed development.

I trust in Mr. Cramer and his team to follow through on their commitment to excellence and community-minded design. LoveMore Ranch is the kind of housing development we need more of-not just in Joshua Tree, but everywhere. It's sustainable, inspiring, and built with care.

Thank you for your time and for supporting a brighter, more thoughtful path forward for this special place.

With full support, Jordi MB From: <u>julianne elliott</u>

To: Rowe, Dawn; Barragan, Elena

**Subject:** Lovemore Ranch

**Date:** Wednesday, April 2, 2025 4:19:46 PM

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I live approximately 450 feet from the perimeter of the proposed Lovemore Ranch. I'm two houses away from Hillview, a half block from where the asphalt turns into a rutted dirt road.

I strongly object to the Lovemore Ranch project. Drivers already go up and down Hillview way too fast - and I've never seen a deputy policing the street for speeders because we don't have sufficient law enforcement personnel in this vast county. Since there is currently a long, rutted dirt section at the south end of Hillview (the western border of the Lovemore Ranch) before it reaches Alta Loma, most drivers either know or quickly figure out to slow down when they get that far because most cars would be damaged if they tried to navigate the dirt part. If that section is paved, we will be faced with the same sort of racetrack behavior I witness daily on Park and Sunset by locals and tourists alike.

Joshua Tree Village is not the sort of place where a gated community belongs. This is not La Quinta. This is an area with tremendous character, not a cookie cutter, stucco covered tract home spot.

Axel has circumvented requirements. Lies have been told. Documents sent by concerned neighbors to you have been "lost."

Do not try and ram this ridiculously misguided development down our throats. We don't want it here, just like we didn't want Walmart or Dollar General here. Respect and treasure the unique nature of Joshua Tree.

To Whom It May Concern,

I am writing to express my enthusiastic support for the LoveMore Ranch project (PROJ-2021-00169) and to share my belief in the benefits this development will bring to our community.

As a lifelong resident of the Morongo Basin and a local Insurance agency owner, I am passionate about supporting sustainable growth and see LoveMore Ranch as a pivotal opportunity to enhance our community.

The LoveMore Project comes at the right time, aligning with the Joshua Tree movement that continues to draw new residents seeking the unique blend of natural beauty and close-knit community our region offers. With more than 2x visitation and 3x visitor spending over the last 10 years, it is critical for our community to have a benchmark project showcasing the viability and actual *added value* of sustainable development. Furthermore, this project will help meet the growing demand for better choices in community living, providing a much-needed alternative to the housing currently available.

This project is located on a correctly-zoned parcel (single family residential), outside of severe fire, flood and seismic zones, and its design principals of Sanctuary, Environment, Community, Lifelong Learning, and to Be a Model for future generations were inspired by the Joshua Tree Community Plan. We need the housing, the area has grown and this planned community will help with the need for housing.

Unfortunately, it is my understanding that this incredible project is being delayed by an appeal. This is deeply concerning to me, as the delays will hurt the project and take away from our community at the end of the day. There are local websites that are spreading misinformation about the project and this hurts our ability to have collaborative dialogue, which I believe the Applicant has gone to great lengths to achieve through his outreach.

I am fully confident in the vision, expertise, and desire of Mr. Cramer and his team to deliver innovative housing solutions that go beyond simply "doing less harm" to being a long-term good thing for the community, the local ecology, and ensure this project will not only meet, but exceed expectations.

The LoveMore Ranch project embodies the kind of progress our community deserves, and I am excited to witness its positive impact on both current and future residents.

Thank you for your commitment to making this vision a reality.

With great anticipation and full support,

Karen Martin

Farmers Insurance Agency 55898 29 Palms Hwy., Ste C

Yucca Valley, CA. 92284

From: <u>Patty Micklus</u>
To: <u>Barragan, Elena</u>

**Subject:** Fwd: Propose Lovemore ranch development in Joshua tree

**Date:** Thursday, April 3, 2025 12:20:31 PM

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Sent from my iPhone

Begin forwarded message:

From: Patty Micklus pmicklus@yahoo.com>
Date: April 3, 2025 at 12:18:44 PM PDT
To: Supervisor.Rowe@bos.sbcounty.gov

Subject: Propose Lovemore ranch development in Joshua tree

## Sent from my iPhone

A love of nature, as well as being an avid rock climber, drew me to this area and the late 1980s and 1990s. A search for tranquility and a richer quality of life convinced me to relocate to Joshua tree from Long Beach 26 years ago. I was able to complete the last half of my nearly 40 years as a classroom teacher right here in the Morongo unified school district. As a result, my many ties and connections led me to the decision that this cozy and rejuvenating location would become my retirement destination. Now my future plans seem shattered with the devastating proposal known as Lovemore ranch. It would be an aggressive assault on this fragile area with tragic and irreversible consequences. This project should never have even reached the stage of conception as it is an illogical, unreasonable, environmentally, unsound, and all around hideous attempt at exploitation for individual gain with no regard to its overall permanent societal scars and environmental degradation.

LOCAL IMPACT: this community has already been heavily impacted by the rising number of national Park visitors and vacation rentals. The end result being heavy traffic, congestion, particularly in the area of this proposed project. Both Altaloma and sunset roads have historically been major thorough affairs for local residence to access parts of their community as well as route two and from school and work.. In addition, both roads bring vehicles to Park Boulevard leading the out-of-towners to JTN park. Several times during each each day and throughout peak tourist season, traffic at these intersections can often result in more than 10 to 20 vehicles backed up east of sunset waiting to turn north or south. Adding 60 to 70 homes could potentially add up to 140 or more vehicles using these roads each day.

ENVIRONMENTAL CONCERNS: are you as smart as a fifth grader I post this question as many of our local students are well educated in the care and preservation of this special ecosystem, the Mojave desert. Water, scarcity, light pollution, dramatically increased amount of trash, overburden, landfills, as well as imposing noise levels all effect, the unique flora and Fana that lie between this proposed development and the protected sex areas of section 5 and six, native American land Conservancy (coyote hole site stewards) not to mention Joshua tree national Park itself. San Bernardino County must be aware of this relationship because a few years ago they posted. WILDLIFE CROSSING signs along Park Boulevard near the intersections of sunset and Altaloma roads. I am familiar with this precious piece of largely undisturbed desert from the days when climbers are welcome to use it as overflow camping. Desert, tortoises, desert, iguanas, jack, rabbits, grey, foxes, coyotes, as well as various species of birds, and the ever helpful snakes are among the many creatures. I have personally observed using that track as our homes numerous mature Joshua trees dot the landscape surrounded by myriads of young seedlings that we locals call "pups". They MUST be protected.!

PUBLIC WELL-BEING AND SAFETY: Alta Loma Road is unfortunately notorious for high numbers of traffic violations, as well as related accidents and fatalities. Local law-enforcement, including CHP could offer more details and specifics. There is also concern with this project being within 3 miles of two schools, two churches, and the number of daycare providers, all bringing their share of morning and afternoon traffic. These streets are also the only routes of choice for bicyclist as well as elementary and middle school students who walk to and from their school buses each day. In times of heavy rains, rain pours down from the south and runs north across Altaloma from Park Boulevard to sunset and slightly west to Sunny Vista. In extreme conditions, vehicles can and have been washed away. Tragically, several years ago, a gentleman lost his life when he did not heat warnings leading to him becoming trapped in his overturned vehicle. Then there is always an increased risk of fire in such a dry climate. We're heating and cooling homes is nearly year-round. With the proposed density of new homes in this project, how will emergency vehicle vehicles be able to enter and exit safely and effectively?

AESTHETICS: the proposed density of 64 houses on 0.17ths of an acre is a great concern. No other neighborhood in this community resembles this in the least....The closest would be the nearby mobile home park... Directly across/south of Alta Loma from this housing site. You can observe approximately 6 to 8 well space homes, a relatively spacious and well landscape lots. In my corner of the neighborhood, two blocks east, all homes are on lots 0.32 or 0.41of an acre. Directly east along Al tourist Drive, the lots are 2 acres to over 10. Such an intensely clustered area of homes on postage stamp size lots would stick out like a sore thumb. When I first saw the map of the proposed love more ranch project to me. It greatly resembled a layout for a dog kennel or an animal shelter... Not an ideal place to raise families... Is that what visitors to our national Park want or expect to see? Never forget that this tourism brings much-needed venue to our community. They need to see something different from the homes that they are escaping.

In closing, I realize that this land may ultimately be developed, but hopefully it can be done in a way that is not only aesthetic, but also logical in a way that takes into consideration the well-being and safety of visitors as well as its residence... Both wild as well as human... 629 homes on lots of 2 to 3 acres would most likely be much more well received than this proposed Lovemore Ranch atrocity.

Hopefully, and respectfully,

Patricia Micklus 61879 Alta Mura Dr. Joshua Tree CA

pmicklus@yahoo.com

760-401-0822