

Allen Matkins

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law
2010 Main Street, 8th Floor | Irvine, CA 92614-7214
Telephone: 949.553.1313 | Facsimile: 949.553.8354
www.allenmatkins.com

Paige H. Gosney
E-mail: pgosney@allenmatkins.com
Direct Dial: 949.851.5444 File Number: 398082.00001

Via Electronic Mail (COB@sbcounty.gov)

July 27, 2026

Honorable Members of Board of Supervisors
County of San Bernardino
c/o Clerk of the Board of Supervisors
385 North Arrowhead Avenue, Second Floor
San Bernardino, California 92415

**Re: Applicants' Response in Opposition to Appeal PAPL-2026-00003 and
Request to Uphold Approval of Conditional Use Permit PROJ-2023-
00023 – Mercury Dry Camp, 62076 Mercury Drive**

Honorable Chair and Members of the Board:

This letter is submitted on behalf of David Lee and Joseph Milburn (collectively, the “Applicant”), in opposition to the appeal filed by Wendy Wacker (the “Appeal”) challenging the San Bernardino County Planning Commission’s unanimous April 9, 2026 approval of Conditional Use Permit PROJ-2023-00023 for the Mercury Dry Camp project (the “Project”) located in the Homestead Valley area of unincorporated San Bernardino County. As outlined more specifically below, the Applicant respectfully requests that the Board of Supervisors deny the Appeal and affirm the Planning Commission’s April 9, 2026, approval of the Project, including the Mitigated Negative Declaration (“MND”), Mitigation Monitoring and Reporting Program (“MMRP”), findings, and conditions of approval at the upcoming August 4, 2026, meeting. We further request that this letter and the attachments hereto be included as part of the administrative record for this matter.

The Applicant recognizes and respects the importance that neighboring property owners place on preserving the quiet, rural character of Homestead Valley. The Project was deliberately designed to advance that same objective through a limited, low-intensity use consisting of only 12 primitive campsites across approximately 7.5 acres. The Project includes no water, electrical, or sewer hookups; limits occupancy to two guests and one vehicle per campsite; establishes quiet hours beginning at 9:00 p.m.; and prohibits amplified sound, campfires, fireworks, and firearms. The County determined that the Project would occupy approximately 0.1 percent of the site, and the proposed campsite improvements are modular and removable. Project operations will also remain subject to continuing County enforcement and all applicable State regulatory requirements.

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The Board should **deny** the Appeal for at least three independent reasons:

1. The County made each finding required by the Development Code and the administrative record supports those findings with substantial evidence concerning site adequacy, access, compatibility, infrastructure, and public health and safety.
2. The concerns raised in the Appeal were addressed through Project design, technical analysis, enforceable conditions, a species-specific MMRP, operational rules, and continuing County enforcement authority. The Appeal does not identify any, much less the requisite substantial, evidence that the Project will cause a significant environmental impact or substantial adverse effect on neighboring property.
3. The MND independently and unquestionably satisfies CEQA's rigorous environmental review standards, including with respect to potential noise-related impacts. Notwithstanding this fact, and although wholly unnecessary for CEQA purposes, the Applicant commissioned a voluntary, post-approval acoustic study in response to the Appeal which supplies 24-hour ambient measurements, a receptor-specific stationary-source analysis, and a separate FHWA roadway-noise modeling analysis ("Supplemental Noise Study"). The Supplemental Noise Study further confirms that Project noise remains below the County's unadjusted residential standards by substantial margins. Further, the County also went above and beyond the requirements of CEQA by requiring the Applicant to prepare the MND for the Project because, consistent with County precedent in regards to similar campground projects, the Project would also be considered CEQA-exempt under the Class 3 "small structures" exemption set forth in CEQA Guidelines section 15303.

I. Project Background and Procedural History.

a. The Project Is a Small, Low-Intensity Campground Whose Limited and Removable Improvements Fit Its Rural Setting.

The Project, as approved by the County Planning Commission and located in a 7.5-acre parcel in the Homestead Valley/Rural Living land use district, reflects a material reduction in both the scale and intensity of the original campground project proposed by the Applicant and evaluated by the County. The Project had originally been proposed and evaluated to include 15 campsites accommodating both tent and RV camping. In response to County and community concerns, the Applicant subsequently reduced the Project to 12 primitive, tent-oriented campsites. This represents a 20-percent reduction in campsite count, a decrease in campsite density from approximately 2.0 to 1.6 campsites per acre, and a narrowing of the proposed use from a mixed tent-and-RV campground to the more limited primitive-camping configuration ultimately approved. These revisions demonstrate that the Applicant has meaningfully acknowledged and responded to compatibility

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concerns raised by community members by reducing not only the number of campsites, but also the nature and potential intensity of the authorized camping activity.

As approved, each of the 12 campsites is limited to two guests and one vehicle, resulting in a maximum of 24 guests and 12 guest vehicles at full occupancy. The Project includes removable tent platforms and pergola shade structures, picnic tables, limited dark-sky pathway lighting, self-contained portable sanitation facilities, enclosed trash and recycling receptacles, perimeter fencing, controlled access, and minor grading for approved access and internal circulation. Existing accessory structures will remain, but the Project proposes no new permanent habitable building and no water, power, sewer, or utility hookups.

The Project's physical scale is also substantially below the development envelope otherwise permitted in the Rural Living district. The County calculated lot coverage at approximately 0.1 percent of the parcel, compared with the applicable 20-percent maximum; the proposed structures will not exceed 16 feet in height, compared with the 35-foot limit; and the Project complies with the applicable setback and parking requirements. The 20-percent reduction in campsite count, reduced campsite density, limited development footprint, preservation of native vegetation, removable improvements, and absence of utility infrastructure collectively support the County's determination that the Project is appropriately scaled and compatible with the character of its rustic setting.

Project operations are also comparably constrained. Reservations will be accepted online; guests must identify themselves and agree to the campground rules; quiet hours will extend from 9:00 p.m. to 7:00 a.m.; and amplified sound, campfires, fireworks, firearms, off-road vehicles, and disturbance of wildlife are expressly prohibited. The Project is not approved as a concert, amplified-entertainment, or commercial event venue. Before commencing operations, the Applicant must also obtain the applicable operational permit from the California Department of Housing and Community Development under Title 25

b. The County Approved the Project Only After a Multi-Year, Publicly Noticed Review Supported by an Initial Study, MND, MMRP, and Technical Studies.

The Applicant filed the CUP application in 2023. The County mailed project notice to surrounding owners on October 24, 2023, and received five letters in support and two in opposition. The County then prepared and circulated for public review an Initial Study and MND, which elicited one agency comment letter from the California Department of Fish and Wildlife ("CDFW"). In response, the County incorporated species-specific mitigation addressing Western Joshua trees, desert tortoise, desert kit fox, Crotch's bumble bee, and nesting birds.

The County mailed notice of the April 9, 2026, Planning Commission hearing on March 25, 2026; no comment letters were received in response to that hearing notice. After considering the staff report, technical studies, public testimony, and the full administrative record, the Planning

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Commission voted unanimously (5-0) to adopt the MND and MMRP, make the required CUP findings, approve the CUP subject to conditions, and direct staff to file a Notice of Determination. The Appeal followed on April 19, 2026.

II. The Required CUP Findings Are Supported by the Administrative Record.

On appeal, the Board “shall consider the record and any additional evidence that may be offered,” and may affirm, reverse, or modify the decision. (Dev. Code, § 86.08.050(a).) The Board applies the same criteria and findings that governed the Planning Commission. (*Id.*, subd. (b).) Development Code section 85.06.040 requires findings concerning site adequacy, access, effects on abutting property, General Plan consistency, supporting infrastructure, reasonable conditions, and consideration of solar opportunities. As outlined below, the record supports each finding.

a. The Site Is Physically Adequate and Has Safe and Adequate Access.

The 7.5-acre site readily accommodates 12 campsites, internal circulation, sanitation facilities, parking, setbacks, fencing, screening, and preserved open desert. The Project’s County-calculated 0.1 percent lot coverage, 16-foot maximum structure height, and compliant setbacks provide a wide margin below the applicable development standards. Each campsite has one designated parking space, and the County found that access via Sunburst Avenue and the approved access improvements are adequate for guests and emergency response. (County Planning Commission Presentation, pp. 5, 7, 13.)

The Appeal does not identify any contrary traffic or access study. The Initial Study’s roadway analysis used approximately 22 daily vehicle trips at full occupancy. The Supplemental Noise Study used 24 daily trips, calculated as no more than two trips per campsite, for its separate Sunburst Avenue model. Both assumptions are documented in the record and both analyses conclude that Project-generated roadway noise will remain below the applicable threshold. This low trip generation is consistent with the Project’s one-vehicle-per-site limit and supports the County’s access and infrastructure findings.

b. The Project’s Limited Scale, Quantified Noise Levels, Operational Restrictions, and Enforceable Conditions Establish That It Will Not Substantially Adversely Affect Abutting Property.

The central compatibility finding asks whether the use will generate excessive noise, traffic, vibration, or other disturbance. (Dev. Code, § 85.06.040(a)(3).) Here, the County had quantitative noise modeling, low traffic estimates, receptor distances analyzed in the technical memoranda, limited occupancy, and enforceable restrictions on the principal sources of campground disturbance. The Supplemental Noise Study further identifies the analyzed homes as approximately 350 feet west, 549 feet southwest, and 1,320 feet east of the nearest campsites. The Project prohibits

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amplified sound and campfires, begins quiet hours one hour before the County nighttime noise period, limits occupancy to 24 guests, and controls access through a single gate. These features are not aspirational; they are a critical part of the approved project, conditions, and operating rules.

The conditions of approval imposed on the Project separately require compliance with County noise and vibration standards, maintenance of fencing and circulation controls, proper sanitation and refuse service, installation and maintenance of required landscaping and screening, dust control, and compliance with the MMRP. The County retains authority to inspect, enforce, modify, or revoke the CUP if the Project violates a condition, becomes a nuisance, or operates in a manner inconsistent with the findings. (Dev. Code, §§ 86.09.030, 86.09.060-.070, 86.09.170.)

c. The Project Is an Expressly Allowed Conditional Use, Is Consistent with Applicable Countywide General Plan Policies, and Serves the Public Convenience and Welfare.

A campground use is expressly allowed in the Rural Living district with approval of a CUP. (Dev. Code, § 82.04.040; Table 82-7.) The County Planning Commission found the Project consistent with Countywide Plan Policy LU 2.1 (compatibility with existing uses), Policy LU 2.4 (Land Use Map consistency), and Policy ED 3.6 (countywide tourism). The Project does not seek a land use map amendment; instead, it uses the CUP process the Development Code specifically assigns to campgrounds in this district.

The Project's primitive, low-density design also advances the County's interest in context-sensitive desert development. It offers a regulated alternative to unmanaged camping, supports local visitor-serving businesses, and generates transient occupancy tax while placing no on-site demand on water or sewer infrastructure. Those benefits are achieved without converting the property into a resort, restaurant, bar, recreational vehicle park, or amplified-entertainment venue. The County Planning Commission properly found that, at the approved scale and subject to the imposed conditions, the Project is compatible with surrounding land uses, consistent with the Rural Living district, and not detrimental to the public health, safety, or welfare.

III. The Appeal's Contentions Are Unsupported by the Administrative Record and Provide No Basis for Reversal.

The Appeal first alleges, in general and unsupported terms, that the Planning Commission "did not adequately consider" potential impacts relating to noise, property values, trespass, the "fragile high desert landscape," and alleged nuisance conditions. It then identifies seven specific claimed errors concerning prior camping activity; the enforceability of campground rules acknowledged through the online booking process; the effectiveness of the perimeter fence; alleged firearms use and trespass; the description of the site as "currently vacant"; prior grading and site disturbance; and the scope of post-approval oversight.

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For clarity and ease of reference, the Applicant addresses each contention separately below, quoting the Appeal's language where useful, and explains why none provides a basis to overturn the Planning Commission's decision.

a. *The Appeal's Noise and Nuisance Allegations Are Refuted by the Initial Study, Supplemental Noise Study, and Enforceable Operational Controls.*

Appeal contention. *The Commission allegedly "did not adequately consider" noise and "general nuisances," including disturbances that the Appeal asserts have already arisen from the site. (Appeal, pp. 1-2.)*

Response. The County evaluated construction noise, onsite stationary-source noise, and Project-generated roadway noise under the distinct metrics and thresholds in Development Code section 83.01.080. That provision requires noise to be evaluated using A-weighted sound pressure levels. For residential receiving uses, Table 83-2 establishes 55 dBA Leq from 7:00 a.m. to 10:00 p.m. and 45 dBA Leq from 10:00 p.m. to 7:00 a.m. "Leq" is the steady-state sound level containing the same total acoustic energy as a time-varying signal over a stated sample period. For adjacent mobile sources, Table 83-3 establishes a 60 dBA exterior Ldn or CNEL criterion for residential uses; CNEL is a 24-hour A-weighted average that adds five decibels to evening levels from 7:00 p.m. to 10:00 p.m. and ten decibels to nighttime levels from 10:00 p.m. to 7:00 a.m. The Project's quiet hours begin at 9:00 p.m., one hour before the County's nighttime stationary-noise period. (Dev. Code, § 83.01.080(a), (c)-(d).)

Although Development Code section 83.01.080(g)(3) exempts temporary construction, maintenance, repair, and demolition activities conducted between 7:00 a.m. and 7:00 p.m., except Sundays and federal holidays, the Initial Study nevertheless modeled temporary construction noise with the Roadway Construction Noise Model ("RCNM"). Across site preparation, grading, building construction, paving, and painting, the modeled levels at representative western, northern, and southwestern homes ranged from 49 to 63 dBA Leq. The highest value - 63 dBA Leq during building construction - was 17 decibels below the 80 dBA Federal Transit Administration construction threshold used in the Initial Study. Conditions of Approval Nos. 18 and 19 further limit construction to 7:00 a.m. to 7:00 p.m., Monday through Saturday, prohibit construction on Sundays and federal holidays, require muffled equipment, require staging as far as possible from occupied dwellings, and require stationary equipment to be oriented away from the nearest sensitive receptors. (Initial Study, pp. 93-96; Conditions of Approval Nos. 18-19.)

For onsite operations, the Initial Study used a measured reference level of 47.1 dBA Leq at 50 feet from camping activity at San Simeon Creek Campground, which has 115 campsites, and applied standard geometric spreading at six decibels of attenuation for each doubling of distance. That analysis modeled the then-proposed 15-site campground and calculated 30 dBA Leq at the nearest western home, 27 dBA Leq at the nearest northern home, and 28 dBA Leq at the nearest

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southwestern homes. The highest predicted level, 30 dBA Leq, is 25 decibels below the 55 dBA daytime standard and 15 decibels below the 45 dBA nighttime standard. The approved Project contains 12 sites; the record therefore does not need to assume or quantify any additional reduction attributable to the three-site decrease.

Moreover, and again wholly unnecessary to support the analysis and findings set forth in the Initial Study and MND, the Supplemental Noise Study (a copy of which is attached hereto as Exhibit A) adds two distinct forms of technical evidence: 24-hour field measurements of the existing sound environment and separate calculations for onsite campground operations and Project traffic on Sunburst Avenue. For the field program, Vista Environmental used three Larson Davis Model LXT1 Class 1 sound level meters and one Larson Davis Model 831 Class 1 meter, programmed in slow mode to record A-weighted sound pressure levels at one-second intervals. The microphones were placed three to six feet above the ground, fitted with windscreens, and calibrated before and after monitoring with a Larson Davis Cal200 calibrator. The memo states that the equipment met ANSI S1.4-2014 specifications. Monitoring ran from 4:26 p.m. on July 17, 2026 to 5:01 p.m. on July 18, 2026. (Exh. A [Supplemental Noise Study], pp. 4-5.)

The recorded daytime Leq, nighttime Leq, and 24-hour CNEL values were: 42.9/33.4/44.5 dBA at Site 1 west of the Project; 41.4/36.9/41.9 dBA at Site 2 southwest of the Project; 42.8/41.1/44.4 dBA at Site 3 near the northeast corner of the Project; and 62.3/60.4/65.0 dBA at Site 4 near Border Avenue and Giant Rock Road. The memo identifies Site 4 as the only monitoring location that exceeded the County's stationary and mobile exterior standards during the measurement period. It also reports observed sound from vehicles on nearby roads, particularly Border Avenue, and from wind moving vegetation, and notes that a property owner stayed overnight on the site to create sound similar to one occupied campsite. These measurements characterize the existing monitoring period; the approved 12-site campground was not operating.

For the onsite operational calculation, Vista used the methodology described in FHWA-RD-77-108 and Caltrans's September 2013 Technical Noise Supplement and treated the minimally vegetated desert site as a hard site, yielding six decibels of attenuation per doubling of source-to-receptor distance. The consultant also compared the original 47.1 dBA Leq reference at 50 feet with a separate measurement of 49.6 dBA Leq at 25 feet from the nearest campsite at Thousand Trails RV Resort, a 493-site facility with 14 rental cabins. Applying the same distance relationship converts the Thousand Trails measurement to 43.6 dBA Leq at 50 feet. Because 43.6 dBA is lower than 47.1 dBA, Vista retained the higher 47.1 dBA reference for the Supplemental Noise Study. (*Id.* at pp. 6-7.)

Using that retained source level, the Supplemental Noise Study calculated 30 dBA Leq at the western home, 26 dBA Leq at the southwestern home, and 19 dBA Leq at the eastern home. Those values are, respectively, 15, 19, and 26 decibels below the unadjusted 45 dBA nighttime standard and 25, 29, and 36 decibels below the 55 dBA daytime standard. They are also below the

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corresponding ambient values that the memo reports in Table D. The calculation applies geometric spreading and does not claim any acoustic barrier credit for the perimeter fence. (*Id.* at p. 7 & Table D.)

The result remains below the Code's thresholds without relying on either the ambient-level adjustment in section 83.01.080(e) or acoustic mitigation from fencing. Section 83.01.080(c)(2) applies the base standard to noise lasting more than 30 minutes in an hour and permits progressively higher levels for shorter cumulative durations: the standard plus five decibels for more than 15 minutes, plus ten decibels for more than five minutes, plus 15 decibels for more than one minute, and plus 20 decibels for any period of time. Because the highest modeled Project level is already below the base 45 dBA nighttime standard, it is necessarily below each higher short-duration limit. Section 83.01.080(f) separately reduces the Table 83-2 limits by five decibels only if the alleged noise consists entirely of impact noise or simple-tone noise. Even under that hypothetical reduction, the nighttime criterion would be 40 dBA, which remains 10 decibels above the highest modeled Project level of 30 dBA Leq. (Dev. Code, § 83.01.080(c)(2), (e)-(f).)

The roadway analyses are similarly conservative and distinct. The Initial Study used 22 daily Project trips at full occupancy and compared them with 1,798 forecast average daily trips on Border Avenue; it calculated a 1.2 percent contribution and explained that traffic would have to double to increase roadway noise by 3 dBA, or increase by 50 percent to raise noise by 1.5 dBA. The Supplemental Noise Study used the slightly higher assumption of 24 daily trips - no more than two trips per campsite - and ran the FHWA-RD-77-108 model for Sunburst Avenue. The resulting 33.5 dBA CNEL at 50 feet from the Sunburst centerline is 26.5 decibels below the County's 60 dBA exterior mobile-source criterion. The memo also reports that 33.5 dBA CNEL is below the 44.4 dBA CNEL measured at Site 3, which was located approximately 20 feet west of the Sunburst centerline. (Initial Study, pp. 93-96; Supplemental Noise Study, pp. 5, 7-8.)

Accordingly, contrary to the Appeal, the Project's noise analysis is comprehensive and does not rest on a single assumption or on the expectation of "perfect" guest behavior. It contains a construction model, a reference-based stationary-source model for a 15-site version, calibrated 24-hour field measurements, a second campground reference measurement used as a check, an updated receptor-specific operational analysis for the approved 12-site Project, and separate roadway analyses for Border Avenue and Sunburst Avenue. Each Project-impact model yields levels below the applicable threshold; the field measurements characterize the monitoring-period baseline and identify the Site 4 exceedance as existing rather than Project-generated. No analysis assigns a noise-reduction value to the fence.

Relevant lay observations may be considered under CEQA, but speculation and unsupported opinion are not substantial evidence. (CEQA Guidelines, § 15384.) The Appeal letter describes disputed past activity and expresses concern that future guests may be loud, but it provides no acoustic measurement, source-level analysis, receptor-distance calculation, traffic-noise model, or

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expert analysis showing that the approved Project will exceed an applicable threshold. The record therefore does not support a fair argument of a significant unmitigated noise impact.

b. The Appeal's Allegations Regarding Prior Camping Activity Do Not Undermine the County's Findings Concerning the Approved and Conditioned Project.

Appeal contention. *The Commission allegedly relied on the Applicant's statement that "absolutely" no camping activity had occurred on the property after purchase, which the Appeal characterizes as "an utter falsehood." (Appeal, p. 2.)*

Response. The April 19 Appeal letter raises a factual dispute about activity before approval; it does not show that the County's analysis of the approved Project used an incorrect environmental baseline. The CUP authorizes a prospective, conditioned 12-site commercial campground. The staff materials and Initial Study disclosed existing accessory structures, tents visible in site photographs, vehicle tracks, disturbed habitat, and evidence of prior grading. The environmental analysis therefore did not depend on an assumption that no person had ever camped on the parcel. (Staff Report, pp. 9-13; Initial Study, pp. 46, 69.)

The Applicant disputes the Appeal's characterization of prior personal or guest activity as operation of a commercial campground. The April 19 letter does not identify the dates, duration, occupancy, or frequency of the alleged activity or quantify any noise or other physical effect that the Initial Study failed to evaluate. The Board therefore need not resolve that historical dispute to determine whether the approved, conditioned Project satisfies the CUP findings and CEQA. CEQA generally evaluates a project's environmental effects against the physical environmental conditions existing when the notice of preparation is published or, if no notice of preparation is published, when environmental analysis begins. (CEQA Guidelines, § 15125, subd. (a)(1); *Bottini v. City of San Diego* (2018) 27 Cal.App.5th 281, 291–292.)

Any past activity that required but lacked a County approval remains subject to the County's separate enforcement authority. Approval of the CUP does not retroactively authorize activity outside the scope of the CUP or excuse compliance with grading, building, California Department of Housing and Community Development, or other permit requirements.

c. The Appeal's Challenge to Online Rules and Onsite Supervision Disregards the Project's Operating Restrictions and the County's Continuing Enforcement Authority.

Appeal contention. *Rules "found in the online booking process" allegedly could "scarcely be legitimately enforceable without true onsite supervision." (Appeal, p. 2.)*

Response. The County's noise determination does not depend solely on online rules or perfect guest compliance. The 12-site scale, 24-person cap, receptor separation distances, lack of

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utility hookups, limited traffic, absence of amplified entertainment, and objective acoustic modeling independently support the less-than-significant conclusion.

The rules add a further layer of control. Every guest must reserve in advance, identify the guest and vehicle, accept the rules, and use the single controlled entrance. The rules impose 9:00 p.m. to 7:00 a.m. quiet hours, prohibit amplified sound, campfires, fireworks, firearms, all-terrain vehicles, and off-road driving, limit each site to two guests and one vehicle, and authorize termination of a stay for violations. These are concrete operational limits that can be documented and enforced.

For additional assurance, the Applicant is prepared to accept supplemental operational conditions requiring: (1) a 24-hour neighbor contact line; (2) posted rules, quiet hours, and operator contact information at the entrance and campsites; (3) privacy-protective, decibel-only noise monitoring with timestamped records and no audio recording; (4) a written log of neighbor contacts and resolutions available to the County on request; and (5) local response capability within 30 minutes. These commitments directly address the concern about prompt local accountability without changing the Project's environmental conclusions. The County's independent inspection, enforcement, modification, and revocation authority is addressed separately in subsection (h), below.

d. The Appeal Mischaracterizes the Perimeter Fence, Which Serves Boundary, Security, and Access-Control Functions and Was Not Relied Upon as a Required Noise Barrier.

Appeal contention. *The fence “emphatically does not mitigate existing noise disturbances already coming from the site.” (Appeal, p. 2.)*

Response. That contention attacks a premise the County did not use. The fence is principally a boundary, privacy, security, and access-control feature. The Initial Study found Project noise below County standards without relying on the fence as an acoustic barrier. The Supplemental Noise Study likewise applies geometric spreading only and assigns no barrier insertion loss or other acoustic credit to the fence. Thus, whether the fence materially attenuates sound does not affect either modeled noise conclusion.

The fence remains important for the concerns it was designed to address. The approved plans establish visible boundaries, a single controlled entrance, and designated internal circulation. The conditions require maintenance of fences, walls, signs, parking designations, and circulation controls, and installation of the required screening before occupancy. Together with online reservations and gate control, those features reduce opportunities for guest trespass and unauthorized vehicle use.

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e. The Appeal's Contentions Concerning Unapproved Development, Firearms, Local Oversight, and Trespass Do Not Establish That the Approved Project Will Cause a Significant or Incompatible Impact.

Appeal contention. *The conditions allegedly failed to address "unapproved development, neglect over people's use of guns onsite, lack of local oversight, and trespass onto [the Appellant's] and neighboring properties." (Appeal, p. 2.)*

Response. This contention combines distinct issues that are addressed through different project controls. The CUP does not authorize any past or future development outside the approved plans, and it does not eliminate any separate grading, building, operational, or State permitting requirement. Before occupancy, the Applicant must install the improvements and controls required by the approved plans and conditions, including fencing, signs, circulation controls, screening, sanitation, refuse service, and dust-control measures.

The operating rules expressly prohibit firearms and fireworks. Trespass concerns are addressed through perimeter fencing, posted boundaries and signs, a single controlled gate, advance reservations identifying guests and vehicles, designated parking and circulation, and prohibitions on off-road vehicles and off-road driving. The Applicant's proposed 24-hour contact line, documented response log, and 30-minute local response capability would add a direct neighbor-response mechanism. Continuing County oversight is addressed in subsection (h).

The Applicant also requested the San Bernardino County Sheriff's Department premises history for 62076 Mercury Drive for January 1, 2023 through June 9, 2026. The report lists alarm calls, a security check, and a burglary-related event; it does not list noise, party, firearms, or trespass calls. (Sheriff's Department Premises History, attached as Exhibit B; CAD Call Types and Descriptions Key, attached as Exhibit C.) The premises history does not establish that no neighbor ever raised a concern through another channel, but it does not corroborate a recurring pattern of those specific police-service calls at the Project address.

f. The Staff Report's Description of the Site as "Currently Vacant" Did Not Conceal Existing Improvements or Prevent the County from Evaluating the Site's Actual Baseline.

Appeal contention. *The staff analysis allegedly was flawed because it identified the site as "currently vacant" even though the property contained metal storage structures and tents. (Appeal, p. 2.)*

Response. Read alone, "currently vacant" was imprecise if understood to mean that the parcel was literally empty. The full record, however, did not conceal the site's physical condition.

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The same staff materials described two existing accessory storage structures, including an approximately 400 sf storage building and an approximately 120 sf structure used as an office when a manager is present, as well as an existing water tank, disturbed vegetation, and creosote scrub. Existing-condition photographs showed yurt-style tents, accessory structures, stored materials, vehicle tracks, open disturbed areas, and native vegetation. (See Planning Commission Staff Report, pp. 9-13.)

The Initial Study likewise described a site consisting mostly of open land with three existing structures on the eastern portion, approximately 6.3 acres of disturbed habitat, 1.2 acres of creosote bush scrub, sparse ornamental and native vegetation, and evidence of prior grading and motor-vehicle disturbance. (Initial Study, pp. 46, 69.) Whatever shorthand meaning was intended by the phrase “currently vacant,” the County—in *actuality*—fully evaluated the actual physical baseline and did not assume an untouched or structure-free parcel.

g. The Appeal’s Grading Allegations Do Not Show That the County Mischaracterized Existing Disturbance or Failed to Analyze the Project’s Proposed Site Work.

Appeal contention. *The County allegedly relied on an inaccurate statement that “[t]he areas of disturbed land [on the site] are primarily the result of internal circulation of vehicles on established paths,” while the Applicant allegedly used heavy machinery for grading and other work. (Appeal, p. 2.)*

Response. The environmental record did not treat the site as undisturbed. The Initial Study and biological assessment identify approximately 6.3 acres of disturbed habitat and 1.2 acres of disturbed creosote bush scrub. They document sparse native and ornamental vegetation, vehicle disturbance, existing circulation paths and structures, and evidence of prior grading. (Initial Study, pp. 46, 69.)

The April 19 Appeal letter states that “documented evidence” reflects the use of heavy machinery, but the letter itself does not identify the equipment, dates, acreage, cut or fill volume, or biological or other resource affected. It also does not explain how the asserted cause of the existing disturbance changes the physical baseline or identifies an environmental effect omitted from the Initial Study. CEQA ordinarily evaluates the physical conditions existing when environmental review begins. (CEQA Guidelines, § 15125(a).) Whether particular equipment was used at a particular time is therefore a separate factual and enforcement issue, not by itself evidence that the County failed to evaluate the site’s actual condition.

Any grading or construction performed without a required permit remains subject to the County’s separate enforcement authority. Conversely, the approved Project’s access and driveway grading must comply with the approved plans, conditions, and any required grading permit. The

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contention therefore does not show that the County overlooked the site's disturbed condition or omitted a reasonably foreseeable impact of the approved Project.

h. The Appeal's Claim That the County Retained No Oversight Is Incorrect Because the Development Code Authorizes Inspection, Enforcement, Modification, and Revocation.

Appeal contention. *Despite a commissioner referring to the Project as "our test case," the Commission allegedly "failed to retain any oversight" over compliance with the CUP. (Appeal, pp. 2-3.)*

Response. The contention does not account for the continuing oversight established by the Development Code. Section 86.09.030 expressly authorizes the Director, the Code Enforcement Division, designated County personnel, and the responsible review authorities to enforce the Code and authorizes inspections. Section 86.09.150 requires post-approval access so County officials can determine continued compliance with the permit and its conditions. Sections 86.09.060 and 86.09.070 make noncompliance with a land-use condition unlawful and declare noncompliant property a public nuisance. These provisions apply whether or not they are repeated in a project-specific condition.

Section 86.09.170 separately authorizes modification or revocation of a CUP. A modification may address buffers, hours, landscaping and maintenance, lighting, parking, property maintenance, signs, surfacing, traffic circulation, or another reasonable condition needed to preserve the original findings. A permit may be modified or revoked for a material misrepresentation or omission, violation of a condition, a code violation, nuisance operation, or detriment to public health, safety, or welfare. The Code further provides that the department issuing the permit has primary responsibility for enforcing compliance. (Dev. Code, § 86.09.170(d), (f), (i).)

California courts recognize that land-use agencies may rely on detailed operational restrictions and enforcement mechanisms when substantial evidence supports them. (*Mission Bay Alliance v. Office of Community Investment & Infrastructure* (2016) 6 Cal.App.5th 160, 218 [upholding noise controls and explaining that courts do not second-guess the adequacy of supported measures]; *Lucas Valley Homeowners Assn. v. County of Marin* (1991) 233 Cal.App.3d 130, 157-158 [**"Real noncompliance, not the fear of future noncompliance," is the proper test of permit viability**] [emphasis added].) The CUP is therefore an ongoing regulatory instrument, not a one-time approval without accountability.

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i. *The Appeal's Property-Value Allegation Is Unsupported and Does Not Identify a Physical Environmental Effect Cognizable Under CEQA.*

Appeal contention. *The Commission allegedly did not adequately consider the Project's impact on property values. (Appeal, p. 1.)*

Response. The Appeal's property-value allegation is both unsupported and legally insufficient. It cites no appraisal, comparable sales, market study, or other competent evidence showing that the Project would reduce neighboring property values. Further, CEQA does not treat economic or social change, standing alone, as a significant environmental effect. Such a change matters only if it causes a physical change in the environment. (CEQA Guidelines, § 15131.) Here, the asserted *physical* mechanisms—noise, traffic, light, and disturbance of the landscape—were separately analyzed in the Initial Study, and the record supports the County's determination that those effects would remain less than significant or be controlled through enforceable conditions.

The unsupported valuation claim likewise does not undermine the required CUP compatibility findings. In *Lucas Valley*, the Court of Appeal deemed a realtor's unverified estimate of diminished property values speculative and upheld the county's compatibility finding because the project conditions and administrative record supported it. (233 Cal.App.3d at pp. 156–158.) The Appeal offers even less evidence. By contrast, the record includes detailed noise and traffic analyses, site-design limitations, operational restrictions, and enforceable conditions supporting that the Project will not cause a substantial adverse effect on surrounding properties. The property-value allegation therefore provides no legitimate basis to overturn the Planning Commission's decision.

j. *The Appeal's Biological-Resource Concerns Were Fully Addressed Through the Project's Limited Design, Biological Analysis, and Species-Specific Mitigation.*

Appeal contention. *The Commission allegedly did not adequately consider "the fragile high desert landscape so carefully cultivated and preserved" by residents. (Appeal, p. 1.)*

Response. The concern for the high desert landscape was addressed through both Project design and CEQA review. The Project preserves the great majority of the parcel as open desert, relies on existing native vegetation for screening, limits improvements to small modular campsite features, uses dark-sky pathway lighting, and avoids new water, sewer, and utility infrastructure. Required landscaping, dust control, erosion control, fencing, buffering, and screening must be installed and maintained as conditions of occupancy and operation.

The environmental record did not treat the site as pristine. In addition to documenting the site's existing disturbance, the Initial Study reports no jurisdictional waters or wetlands within the Project boundaries, no designated critical habitat on the site, and no identified wildlife movement corridor that the Project would block. (Initial Study, pp. 46, 69.) The County nevertheless required

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resource-specific protection. The adopted MMRP includes avoidance and authorization requirements for Western Joshua trees, preconstruction surveys and agency coordination for desert tortoise, pre-project surveys and den protections for desert kit fox, habitat assessment and focused surveys for Crotch's bumble bee, and nesting-bird surveys and avoidance buffers. CDFW's comment letter was addressed through the final mitigation package. The Appeal identifies no omitted resource or evidence that these measures are infeasible or ineffective.

k. The Project's Expressly Permitted Use, Limited Scale, and Enforceable Conditions Support the County's Findings of Compatibility and Public Welfare.

Appeal contention. *The Project allegedly was not shown to be "essential or desirable to the public convenience and welfare," would "impair the integrity and character of the neighborhood," and would be detrimental to public health, safety, morals, or welfare. (Appeal, p. 3.)*

Response. A campground is expressly allowed in the Rural Living district subject to a CUP. The relevant question is therefore not whether every neighbor prefers the use, but whether this particular campground, at this scale and under these conditions, satisfies the required findings. The record shows that it does.

This is a 12-site, 24-guest, primitive dry campground spread across 7.5 acres. It has no amplified entertainment, no campfires, no water or sewer hookups, no recreational-vehicle sites, limited lighting, a single controlled entrance, and an enforceable quiet period. The County's conditions and MMRP address sanitation, waste, fire, noise, access, dust, landscaping, biological resources, cultural resources, geology, and tribal resources. A future increase in scope or intensity would require further County review rather than occur by right. The County properly found the Project compatible with its setting and protective of public health, safety, and welfare.

IV. The County Complied with CEQA, and Substantial Evidence Supports Its Adoption of the Mitigated Negative Declaration.

a. The County Properly Adopted the MND Because the Record Contains No Substantial Evidence Supporting a Fair Argument of a Significant Unmitigated Environmental Effect.

A lead agency may adopt an MND when the initial study identifies potentially significant effects but substantial evidence supports that project revisions or enforceable mitigation reduce those effects to less than significant levels. (Pub. Resources Code, §§ 21064.5, 21080(c); CEQA Guidelines, §§ 15070, 15074.) Substantial evidence includes facts, reasonable assumptions based on facts, and expert opinion supported by facts; argument, speculation, and unsubstantiated opinion are not substantial evidence. (*Id.*, § 15384.)

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The County's record fully satisfies that standard. The Initial Study addresses the full CEQA checklist, supported by technical noise, air quality, traffic, and biological analysis. The County adopted enforceable mitigation and an MMRP after considering CDFW's comments. The approved 12-site Project is smaller than the conservative 15-site version evaluated in the original operational noise analysis. The Appeal does not identify an environmental topic omitted from review, an applicable threshold the Project will exceed, a mitigation measure that cannot be implemented, or evidence tying disputed past activity to a significant impact from the future, conditioned Project.

CEQA requires a good-faith disclosure and analysis of reasonably foreseeable physical effects; it does not require an agency to eliminate all disagreement or all possibility of rule violations. The record's quantitative studies, conservative assumptions, species-specific mitigation, and enforceable conditions support the County's conclusion that Project impacts will remain less than significant.

b. The Supplemental Noise Study Independently Confirms the MND's Noise Conclusion and Is Properly Considered as Corroborating Evidence on Appeal, Not as a Post-Approval Cure.

The Applicant voluntarily commissioned the Supplemental Noise Study solely as a good-faith response to the noise concerns raised in the Appeal and to provide the Board with additional, current technical information. Neither CEQA nor the County's prior environmental review required the Applicant to prepare this additional study, and the County's adoption of the MND did not depend on it. The study was not prepared to correct, complete, or replace any component of the Initial Study's noise analysis. Rather, it provides an additional layer of confirmation by:

- (1) documenting existing sound conditions during a 24-hour monitoring period; and
- (2) independently modeling onsite operational noise and project-generated traffic on Sunburst Avenue for the approved 12-site Project.

Further, the Supplemental Noise Study does not alter the Project, introduce new mitigation, or supply an analysis necessary to support the MND. The MND stands independently on the Initial Study's original construction-noise model, 47.1 dBA Leq campground reference level, six-decibel-per-doubling propagation methodology, receptor calculations for the then-proposed 15-site configuration, Border Avenue traffic analysis, and enforceable conditions of approval.

The Initial Study and Supplemental Noise Study use related acoustic principles but rely on distinct data sets and assumptions. The Initial Study used the San Simeon Creek Campground reference level, modeled 15 campsites, calculated operational noise levels of 30, 27, and 28 dBA Leq at representative residences, and evaluated approximately 22 daily trips on Border Avenue. The Supplemental Noise Study adds calibrated Class 1 field measurements, compares the original source level against a separate measurement taken at Thousand Trails RV Resort, conservatively retains the higher 47.1 dBA Leq reference level, calculates operational noise levels of 30, 26, and 19 dBA

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Leq for the approved 12-site Project, and evaluates 24 daily trips on Sunburst Avenue using FHWA-RD-77-108. Both analyses compare Project-generated noise against the County's unadjusted 55 dBA daytime and 45 dBA nighttime stationary-source limits and 60 dBA CNEL mobile-source criterion. Both independently conclude that Project-generated noise would remain below the applicable thresholds.

Development Code section 86.08.050 permits the Board to consider additional evidence on appeal. The Board may therefore consider Exhibit A for the limited purpose for which the Applicant voluntarily prepared it: as additional corroborating evidence submitted in good faith to respond fully to the Appellant's concerns. It should not be construed as a post hoc cure, a concession that the MND's noise analysis was incomplete, or evidence that further mitigation is required. The Supplemental Noise Study simply confirms, through current field measurements and a separate access-road model, the same below-threshold conclusion already reached in the Initial Study.

c. The Board Should Preserve Class 3 as an Alternative Basis for CEQA Compliance, Subject to CEQA Guidelines Sections 15303 and 15300.2.

The MND is adequate, and the Board need not rely on a CEQA exemption to affirm the Planning Commission's approval of the Project. Nevertheless, the record supports directing staff to evaluate and preserve an additional, independent basis for CEQA compliance under the Class 3 categorical exemption. Class 3 applies to the construction and location of limited numbers of new, small facilities or structures and to accessory structures, with the listed examples being nonexclusive. (CEQA Guidelines, § 15303.) The Project's physical improvements consist principally of 12 small modular campsite platforms and pergolas, limited accessory facilities, fencing, signs, and minor site work, with no new permanent habitable building and County-calculated lot coverage of approximately 0.1 percent.

The County has previously applied the Class 3 exemption to a materially larger Joshua Tree campground project. In 2019, County staff recommended and the Planning Commission adopted a Class 3 exemption for the AutoCamp Joshua Tree project, which included 55 Airstream lodging units, two back-of-house buildings totaling 2,000 square feet, and a 1,500-square-foot clubhouse on approximately 13.1 developed acres. The County concluded that the project fell within CEQA Guidelines section 15303 and that no unusual-circumstances exception applied. (Exhibit D [AutoCamp Joshua Tree Staff Report, P201900121/CUP].)

The comparison is not offered as a substitute for project-specific findings; categorical exemptions must be applied according to their text and may not be expanded beyond their reasonable scope. It does, however, show that County practice has already established precedent for treating substantially more intensive small-structure hospitality development as appropriately falling within the Class 3 exemption.

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Accordingly, the Board should direct staff to include in the final staff report a project-specific evaluation of Guidelines sections 15303 and 15300.2 and, if staff concurs, adopt Class 3 findings as a separate alternative ground for satisfying CEQA. Any such finding should rest on the Project's limited number and physical nature of small structures and should independently address the categorical-exemption exceptions; it need not and should not depend on the Supplemental Noise Study or CEQA mitigation to bring the Project within the exemption.

V. Conclusion.

The Applicant materially reduced the Project's scale and intensity in response to concerns raised during the County's review, completed the County's CUP and CEQA processes, and accepted enforceable limitations governing occupancy, access, noise, fire safety, site disturbance, and ongoing operations. As approved, the Project is limited to 12 primitive campsites, contains no permanent habitable buildings or utility hookups, and consists principally of modular and removable improvements. The administrative record demonstrates that the Project satisfies the findings required by the Development Code, will operate within applicable County noise standards, incorporates enforceable protections for biological and desert resources, and remains subject to continuing County inspection and enforcement, including modification or revocation of the CUP if the Project is not operated in accordance with its approvals.

Accordingly, the Applicant respectfully requests that the Board **deny** Appeal PAPL-2026-00003 and **uphold** the Planning Commission's April 9, 2026, approval of CUP PROJ-2023-00023, including the adopted MND, MMRP, findings, and conditions of approval. The Applicant further requests that the Board accept the Supplemental Noise Study as additional evidence confirming the conclusions already reached in the MND; incorporate the Applicant's supplemental neighbor-response commitments into the conditions of approval to the extent the Board determines appropriate; and direct staff to evaluate and preserve the applicability of the Class 3 categorical exemption as an independent alternative basis for CEQA compliance.

The Applicant reserves the right to supplement this response if the Appellant submits additional evidence or argument before the hearing. The Applicant appreciates the Board's consideration and remains committed to operating the Project in full compliance with all applicable approvals and to addressing legitimate concerns raised by County staff and neighboring property owners.

Respectfully submitted,



Paige H. Gosney

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

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cc: Michelle Feliciano, County Land Use Services Department (via e-mail w/ Encl.)
Luis Rodriguez, County Land Use Services Department (via e-mail w/ Encl.)
Jason Searles, Esq., County Counsel (via e-mail w/ Encl.)

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

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Exhibit A

Supplemental Noise Study



July 21, 2026

Paige H. Gosney, Partner
Allen Matkins Leck Gamble Mallory & Natsis LLP
2010 Main Street, 8th Floor
Irvine, CA 92614

Subject: County of San Bernardino – Noise Monitoring and Additional Noise Analysis to Address Public Comments for the Proposed Dry Campground at 62076 Mercury Drive, Joshua Tree.

Dear Mr. Gosney:

Vista Environmental has prepared this analysis in order to assist in addressing public comments received in association with the Conditional Use Permit No. PROJ-2023-00023 to establish a 12-site dry campground at 62076 Mercury Drive, Joshua Tree, which is located in an unincorporated area of San Bernardino County.

The following provides a summary of the analysis, a description of the site location and nearby sensitive receptors, the County noise regulations, noise measurement procedures and results, an enhanced analysis of onsite noise and an analysis of the project access road noise associated with the new extension of Sunburst Avenue.

Summary of Analysis

The noise measurements found that the property to the east (APN: 0631-201-27) is the only property that currently exceeds the County stationary and mobile exterior noise standards. All other noise measurements were below the County noise standards.

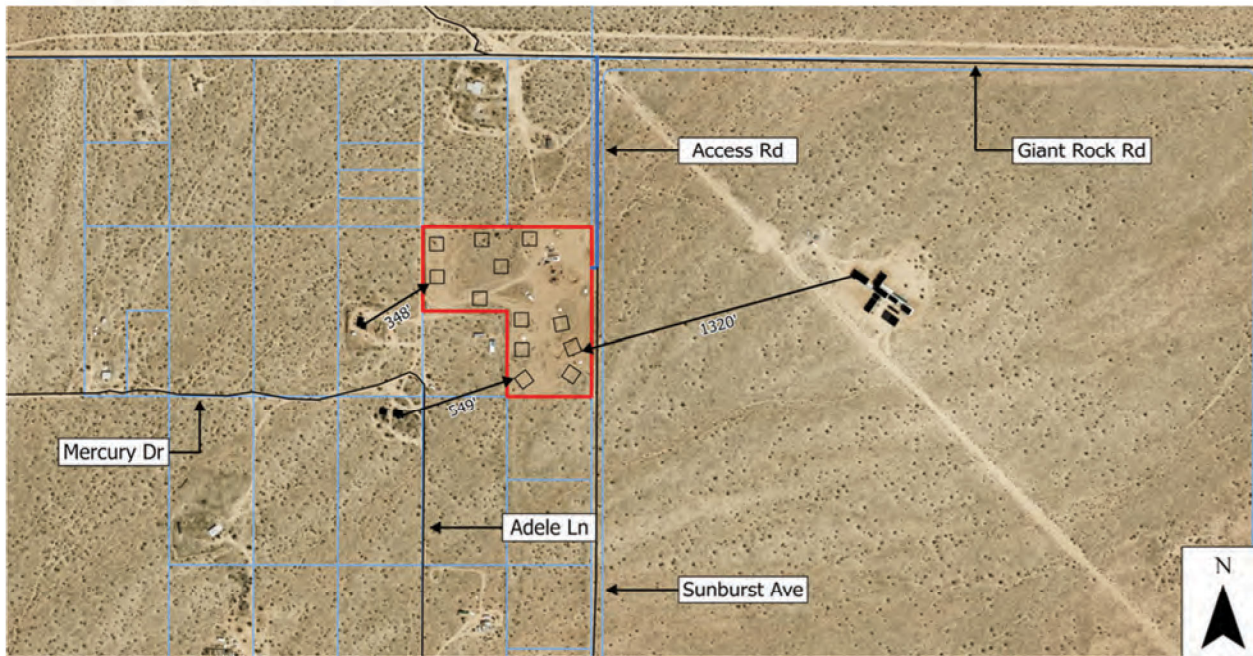
The stationary noise impacts from operation of the proposed campground would create a noise level as high as 30 dBA Leq at the nearest home to the west. The operational noise from the proposed campground would be below both the County daytime and nighttime noise standards for stationary noise and would be below the measured ambient noise levels at the nearby homes.

The offsite road noise analysis that analyzed Sunburst Avenue with operation of the campground would generate a noise level of 33.5 dBA CNEL at 50 feet from the centerline of Sunburst Avenue. The calculated roadway noise would be well below the County's 60 dBA CNEL exterior noise standard and would be below the measured ambient noise level of 44.4 dBA CNEL.

Site Location and Nearby Sensitive Receptors

The project site is located within an unincorporated portion of San Bernardino County (County) at 62076 Mercury Drive and consists of one parcel (APN: 0631-201-68) that is approximately 7.5 gross acres. The project site and nearby homes that consist of the following are shown in the Figure below.

- APN: 0631-201-19 – located as near as 348 feet west of the nearest campsite
- APN: 0631-201-18 – located as near as 549 feet southwest of the nearest campsite
- APN: 0631-201-27 – located as near as 1,320 feet east of the nearest campsite



County of San Bernardino Noise Regulations

The County of San Bernardino Municipal Code establishes the following applicable standards related to noise.

83.01.010 Purpose

The purpose of this of this Chapter is to establish uniform performance standards for development within the County that promotes compatibility with surrounding areas and land uses.

Performance standards are designed to mitigate the environmental impacts of existing and proposed land uses within a community. Environmental impacts include air quality, glare, heat, noise, runoff control, and waste disposal. These general performance standards are intended to protect the health and safety of businesses, nearby residents, and workers and to prevent damaging effects to surrounding properties.

83.01.080 Noise.

This Section establishes standards concerning acceptable noise levels for both noise-sensitive land uses and for noise-generating land uses.

(a) *Noise Measurement.* Noise shall be measured:

- (1) At the property line of the nearest site that is occupied by, and/or zoned or designated to allow the development of noise sensitive land uses;
- (2) With a sound level meter that meets the standard of the American National Standards Institute (ANSI Section S14-1979, Type 1 or Type 2);
- (3) Using the "A" weighted sound pressure level scale in decibels (ref. pressure = 20 micronewtons per meter squared). The unit of measure shall be designated as dB(A).

(b) *Noise Impacted Areas.* Areas within the County shall be designated as “noise-impacted” if exposed to existing or projected future exterior noise levels from mobile or stationary sources exceeding the standards listed in Subdivision (d) (Noise Standards for Stationary Noise Sources) and Subdivision (e) (Noise Standards for Adjacent Mobile Noise Sources), below. New development of residential or other noise-sensitive land uses shall not be allowed in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to these standards. Noise-sensitive land uses shall include residential uses, schools, hospitals, nursing homes, religious institutions, libraries, and similar uses.

(c) *Noise Standards for Stationary Noise Sources.*

(1) *Noise Standards.* Table 83-2 (Noise Standards for Stationary Noise Sources) describes the noise standard for emanations from a stationary noise source, as it affects adjacent properties:

Table A – County of San Bernardino Noise Standards for Stationary Noise Sources

Affected Land Uses (Receiving Noise)	7 a.m. – 10 p.m. Leq	10 p.m. – 7 p.m. Leq
Residential	55 dB(A)	45 dB(A)

Note:

Leq = (Equivalent Energy Level). The sound level corresponding to a steady-state sound level containing the same total energy as a time varying signal over a given sample period, typically 1, 8 or 24 hours.

dB(A) = (A-weighted Sound Pressure Level). The sound pressure level, in decibels, as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitivity range of the human ear.

Ldn = (Day-Night Noise Level). The average equivalent A-weighted sound level during a 24-hour day obtained by adding 10 decibels to the hourly noise levels measured during the night (from 10 pm to 7 am). In this way Ldn takes into account the lower tolerance of people for noise during nighttime periods.

Source: County of San Bernardino, 2020.

(2) *Noise Limit Categories.* No person shall operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or otherwise controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated, to exceed any one of the following:

- (A) The noise standard for the receiving land use as specified in Subdivision (b) (Noise-Impacted Areas), above, for a cumulative period of more than 30 minutes in any hour.
- (B) The noise standard plus five dB(A) for a cumulative period of more than 15 minutes in any hour.
- (C) The noise standard plus ten dB(A) for a cumulative period of more than five minutes in any hour.
- (D) The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour.
- (E) The noise standard plus 20 dB(A) for any period of time.

(d) *Noise Standards for Adjacent Mobile Noise Sources.* Noise from mobile sources may affect adjacent properties adversely. When it does, the noise shall be mitigated for any new

development to a level that shall not exceed the standards described in the following Table 83-3 (Table B - Noise Standards for Adjacent Mobile Noise Sources).

Table B – County of San Bernardino Noise Standards for Mobile Noise Sources

Land Use		Ldn (or CNEL) dB(A)	
Categories	Uses	Interior ⁽¹⁾	Exterior ⁽²⁾
Residential	Single and multi-family, duplex, mobile homes	45	60 ⁽³⁾

Notes:

(1) The indoor environment shall exclude bathrooms, kitchens, toilets, closets and corridors.

(2) The outdoor environment shall be limited to: Hospital/office building patios, Hotel and motel recreation areas, Mobile home parks, Multi-family private patios or balconies, Park picnic areas, Private yard of single-family dwellings, School playgrounds

(3) An exterior noise level of up to 65 dB(A) (or CNEL) shall be allowed provided exterior noise levels have been substantially mitigated through a reasonable application of the best available noise reduction technology, and interior noise exposure does not exceed 45 dB(A) (or CNEL) with windows and doors closed. Requiring that windows and doors remain closed to achieve an acceptable interior noise level shall necessitate the use of air conditioning or mechanical ventilation.

CNEL = (Community Noise Equivalent Level). The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of approximately five decibels to sound levels in the evening from 7 p.m. to 10 a.m. and 10 decibels to sound levels in the night from 10:00 p.m. to 7:00 a.m.

Source: County of San Bernardino, 2020.

- (e) *Increases in Allowable Noise Levels.* If the measured ambient level exceeds any of the first four noise limit categories in Subdivision (d)(2), above, the allowable noise exposure standard shall be increased to reflect the ambient noise level. If the ambient noise level exceeds the fifth noise limit category in Subdivision (d)(2), above, the maximum allowable noise level under this category shall be increased to reflect the maximum ambient noise level.
- (f) *Reductions in Allowable Noise Levels.* If the alleged offense consists entirely of impact noise or simple tone noise, each of the noise levels in Table 83-2 (Noise Standards for Stationary Noise Sources) shall be reduced by five dB(A).
- (g) *Exempt Noise.* The following sources of noise shall be exempt from the regulations of this Section:
 - (1) Motor vehicles not under the control of the commercial or industrial use.
 - (2) Emergency equipment, vehicles and devices.
 - (3) Temporary construction, maintenance, repair, or demolition activities between 7:00 a.m. and 7:00 p.m., except Sundays and Federal holidays.

Noise Measurement Procedures and Results

Noise Measurement Equipment

The noise measurements were taken using three Larson Davis Model LXT1 Class 1 sound level meters and one Larson Davis Model 831 Class 1 sound level meter programmed in “slow” mode to record the sound pressure level at 1-second intervals for 24 hours in “A” weighted form. In addition, the L_{eq} averaged over the entire measuring time and L_{max} were recorded with the four sound level meters. The sound level meters and microphones were placed between three and six feet above the ground and were equipped with windscreens during all measurements. The noise meters were calibrated before and after the monitoring using a Larson Davis Cal200 calibrator. All noise level measurement equipment meets American National Standards Institute (ANSI) specifications for sound level meters (ANSI S1.4-2014 standard).



Noise Measurement Locations

The noise monitoring locations were selected in order to obtain noise levels in the vicinity of the nearby residential properties. Descriptions of the noise monitoring sites are provided below in Table C and are shown in Figure 1. A photo index of the and noise measurement locations is attached to this Memo.

Noise Measurement Timing and Climate

The noise measurements were recorded between 4:26 p.m. on Friday, July 17, 2026 and 5:01 p.m. on Saturday, July 18, 2026. At the start of the noise measurements, the sky was partly cloudy, the temperature was 99 degrees Fahrenheit, the humidity was 30 percent, barometric pressure was 26.97 inches of mercury, and the wind was blowing around ten miles per hour. Overnight, the temperature dropped to 76 degrees Fahrenheit and the humidity peaked at 40 percent. At the conclusion of the noise measurements, the sky was partly cloudy, the temperature was 101 degrees Fahrenheit, the humidity was 30 percent, barometric pressure was 26.94 inches of mercury, and the wind was blowing around four miles per hour.

Noise Measurement Results

During the noise measurements, noise was observed being created from vehicles on the nearby roads, particularly from Border Avenue, from the rustling of vegetation associated with the wind, and from the property owner who spent the night on the property in order to create noise that would be similar to one occupied campsite.

The results of the noise level measurements are presented in Table C. The measured sound pressure levels in dBA have been used to calculate the minimum and maximum L_{eq} averaged over 1-hour intervals. Table C also shows the L_{eq} , L_{max} , and CNEL, based on the entire measurement time. The CNEL was calculated through use of the hourly L_{eq} that was entered into Equation 2-23 from *Technical Noise Supplement to the Traffic Noise Analysis Protocol (TeNS)*, prepared by Caltrans, September 2013. The noise monitoring data printouts are attached to this Memo. Figure 2 shows a graph of the 24-hour noise measurements.

As shown in Table C, only Site No. 4, which is located at APN 0631-201-27 currently exceeds the County's stationary noise standards of 55 dBA during the daytime and 45 dBA during the nighttime from Section 83.01.080(c) of the Municipal Code. Table C, also shows that only Site No. 4 currently exceeds the County's mobile exterior noise standard of 60 dBA CNEL.

Table C – Existing (Ambient) Noise Level Measurements

Site No.	Site Description	Average (dBA L _{eq})		1-hr Average (dBA L _{eq} /Time)		24-hour dBA CNEL
		Daytime ¹	Nighttime ²	Minimum	Maximum	
1	Located west of the property on a steel pole at APN 0631-201-119, approximately 25 feet west of Adele Lane centerline.	42.9	33.4	28.2 2:51 a.m.	49.6 4:56 p.m.	44.5
2	Located southwest of the property on an address sign at APN 0631-201-18, approximately 10 feet west of Adele Lane centerline	41.4	36.9	29.1 3:27 a.m.	49.6 5:03 p.m.	41.9
3	Located near the northeast corner of the property, approximately 20 feet west of Sunburst Street centerline	42.8	41.1	21.9 4:15 a.m.	49.3 6:30 p.m.	44.4
4	Located northeast of the property on a stop sign at the northeast corner of APN 0631-201-27, approximately 40 feet west of Border Avenue centerline and 10 feet south of Giant Rock Road centerline	62.3	60.4	30.9 11:17 a.m.	49.6 5:31 p.m.	65.0

Notes:

¹ Daytime defined as 7:00 a.m. to 10:00 p.m. (Section 83.01.080 of the Municipal Code)

² Nighttime define as 10:00 p.m. to 7:00 a.m. (Section 83.01.080 of the Municipal Code)

Source: Noise measurements taken between Friday, July 17, 2026 and Saturday, July 18, 2026.

Onsite Stationary Noise Analysis

Section 83.01.080(c) of the County's Development Code limits the noise created from stationary sources, such as campsites to 55 dBA between 7 a.m. and 10 p.m. and to 45 dBA between 10 p.m. and 7 a.m. at the nearby homes.

The onsite station noise impacts created by the proposed project were analyzed in the *County of San Bernardino – Proposed Joshua Tree Campground Project Noise Technical Memorandum* (Original Noise Memo), prepared by Vista Environmental, April 24, 2024, which utilized a reference noise measurement of 47.1 dBA Leq at 50 feet from the camp spaces at San Simeon Creek Campground that has 115 camp sites.

I have also previously taken a noise measurement at Thousand Trail RV Resort at 14615 Otay Lakes Road, Jamul, which has 493 camp sites as well as 14 rental cabins, which measured 49.6 dBA Leq at 25 feet from the nearest campsite and the reference noise measurement is attached to this Memo.

The onsite stationary noise levels at the nearby homes were calculated based on the methodology provided in the FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108) that is described in the *Technical Noise Supplement to the Traffic Noise Analysis Protocol* (TeNS), prepared by Caltrans, September 2013. Since the project site is located in a desert with minimal vegetation, the hard site drop off rates for point sources was utilized that results in a drop off rate of 6.0 dB per doubling the distance between source and receptor and was calculated based on the following equation:



$$dBA_2 = dBA_1 + 10\log_{10}[(D_1/D_2)]^1 = dBA_1 + 20\log_{10}(D_1/D_2)$$

where:

dBA_1 = noise level at distance D_1

dBA_2 = noise level at distance D_2

Based on the above formula, when the Thousand Trails noise measurement distance is extended out from 25 feet to 50 feet, it results in a noise level of 43.6 dBA Leq, which is lower than the 47.1 dBA Leq at 50 feet that was used in the Original Noise Memo. As such, the reference noise measurement from the Original Noise Memo of 47.1 dBA Leq at 50 feet has been utilized in this analysis. It should also be noted that both reference noise measurements were taken at much larger campgrounds than the proposed project that consists of 12 camp sites, so both reference noise measurements provide for a worst-case analysis for the proposed project.

The onsite operational stationary noise level were calculated based on the above methodology and the distances shown in the above Figure on page 2 and the results are shown in Table D. Table D also shows the existing ambient noise levels at the nearby homes for reference purposes.

Table D – Onsite Operational Noise Levels at the Nearby Homes

Noise Source	Operational Noise Levels ¹ (dBA Leq) at:		
	Nearest Home to West ²	Nearest Home to Southwest ³	Nearest Home to East ⁴
Campsites ⁵	30	26	19
Ambient Noise Levels ⁶ (Day/Night)	42.9/33.4	41.4/36.9	62.3/60.4
County Noise Standards ⁷ (Day/Night)	55/45	55/45	55/45
Exceed Standards?	No/No	No/No	No/No

Notes:

¹ The noise levels were calculated through use of standard geometric spreading of noise from a point source with a drop-off rate of 6 dB for each doubling of the distance between the source and receiver.

² The nearest home to west (APN 0631-201-19) is as near as 340 feet from the nearest campsite.

³ The nearest home to southwest (APN 0631-201-18) is as near as 549 feet from the nearest campsite.

⁴ The nearest home to east (APN 0631-201-27) is as near as 1,320 feet from the nearest campsite.

⁵ The campsites are based on a reference noise measurement of 47.1 dBA at 50 feet.

⁶ The ambient noise levels are from Table C, above.

⁷ From Section 83.01.080 of the County's Development Code

As shown above in Table D, the stationary noise impacts from operation of the proposed campground would create a noise level as high as 30 dBA Leq at the nearest home to the west. The operational noise from the proposed campground would be below both the County daytime and nighttime noise standards for stationary noise and would be below the measured ambient noise levels at the nearby homes.

Offsite Road Noise Analysis

Section 83.01.080(d) of the Municipal Code limits the noise created from mobile sources to 60 dBA CNEL at the exterior of the nearby homes. The road noise impacts to Border Avenue were analyzed in the Original Noise Memo, so this analysis is limited to the project impacts to the new extension of Sunburst Avenue, which is the new accessway to the proposed campground. It is anticipated that there would be no more than two vehicle trips per day per campsite, which would result in up to 24 daily trips generated by the project.



The FHWA-RD-77-108 was utilized to analyze the with campground road noise impacts created from 24 daily trips on Sunburst Avenue and the model output file is attached to this Memo. The FHWA Model found that Sunburst Avenue with operation of the campground would generate a noise level of 33.5 dBA CNEL at 50 feet from the centerline of Sunburst Avenue. The calculated roadway noise would be well below the 60 dBA CNEL exterior noise standard from Section 83.01.080(d) of the Municipal Code and would be below the measured ambient noise level of 44.4 dBA CNEL (see Site 3 from Table C).

Please let me know if you have any questions or need additional information, with regard to the above analysis. I can be reached at (949) 510-5355, or email me at greg@vistalb.com.

Sincerely,

A handwritten signature in black ink that reads "Greg Tonkovich".

Greg Tonkovich, INCE

Senior Analyst

Vista Environmental

949 510 5355

Attachments:

Figure 1 – Field Noise Monitoring Locations

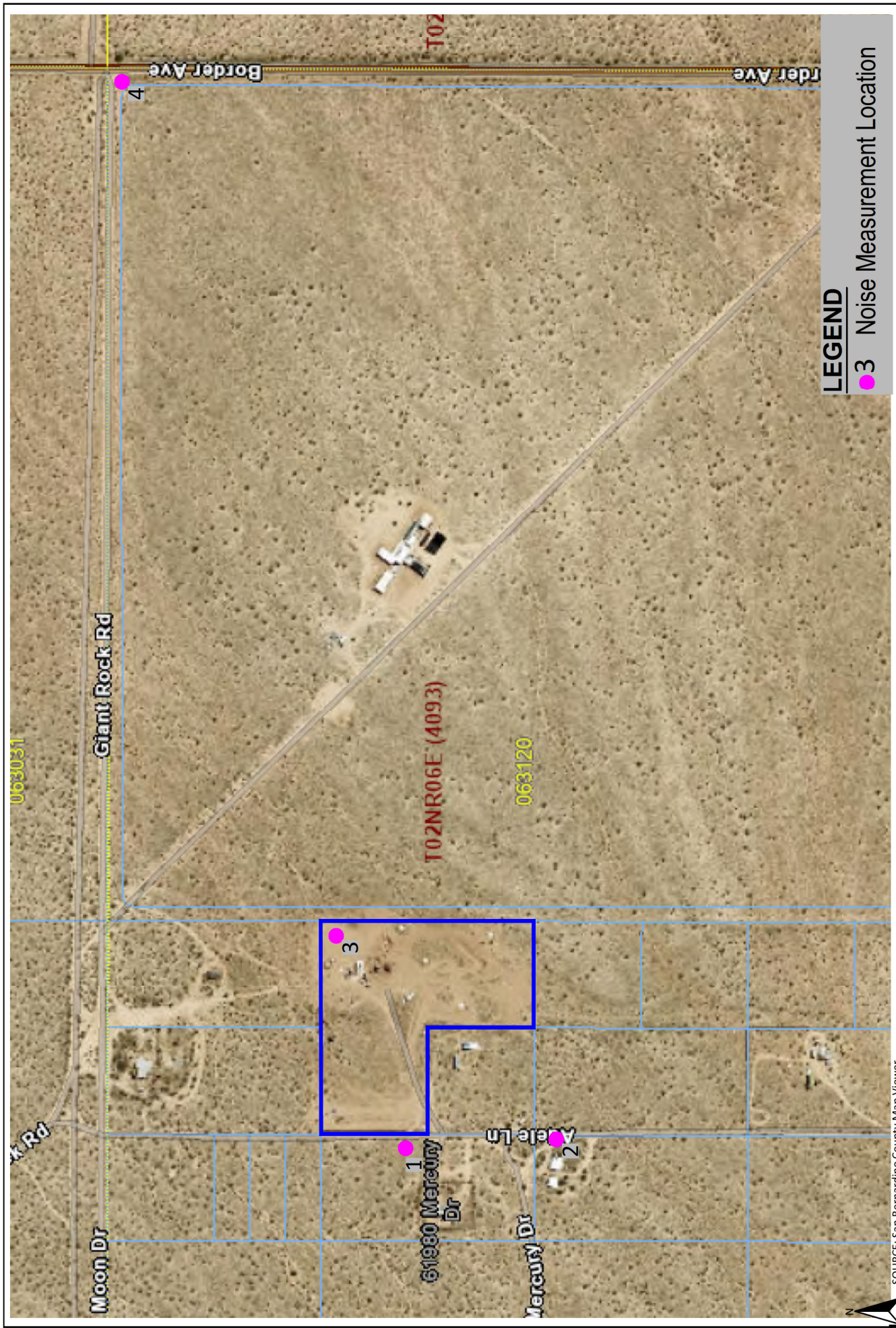
Figure 2 – Field Noise Measurements Graph

Field Noise Measurements Photo Index

Field Noise Measurements Printouts

Thousand Trails RV Resort Reference Noise Measurement Printouts

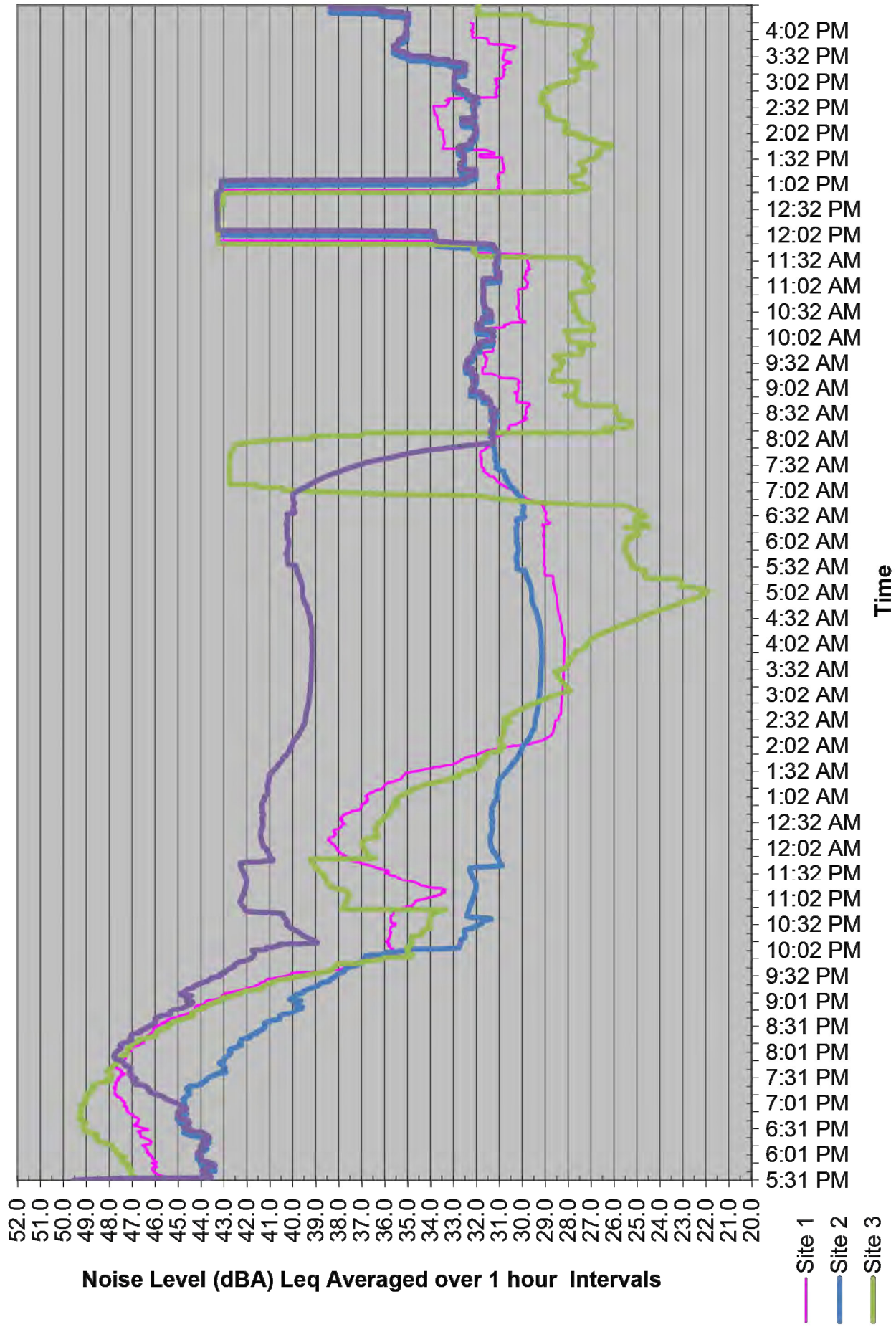
FHWA-RD-77-108 Model Sunburst Avenue Road Noise Printouts



SOURCE: San Bernardino County Map Viewer.



Figure 1
Field Noise Monitoring Locations



SOURCE: Larson Davis Model LXT1 and Model 831 Type 1 Sound Level Meters.



Figure 2
Field Noise Measurements Graph



Noise Measurement Site 1 - looking north



Noise Measurement Site 1 - looking northeast



Noise Measurement Site 1 - looking east



Noise Measurement Site 1 - looking southeast



Noise Measurement Site 1 - looking south



Noise Measurement Site 1 - looking southwest



Noise Measurement Site 1 - looking west



Noise Measurement Site 1 - looking northwest



Noise Measurement Site 2 - looking north



Noise Measurement Site 2 - looking northeast



Noise Measurement Site 2 - looking east



Noise Measurement Site 2 - looking southeast



Noise Measurement Site 2 - looking south



Noise Measurement Site 2 - looking southwest



Noise Measurement Site 2 - looking west



Noise Measurement Site 2 - looking northwest



Noise Measurement Site 3 - looking north



Noise Measurement Site 3 - looking northeast



Noise Measurement Site 3 - looking east



Noise Measurement Site 3 - looking southeast



Noise Measurement Site 3 - looking south



Noise Measurement Site 3 - looking southwest



Noise Measurement Site 3 - looking west



Noise Measurement Site 3 - looking northwest



Noise Measurement Site 4 - looking north



Noise Measurement Site 4 - looking northeast



Noise Measurement Site 4 - looking east



Noise Measurement Site 4 - looking southeast



Noise Measurement Site 4 - looking south



Noise Measurement Site 4 - looking southwest



Noise Measurement Site 4 - looking west



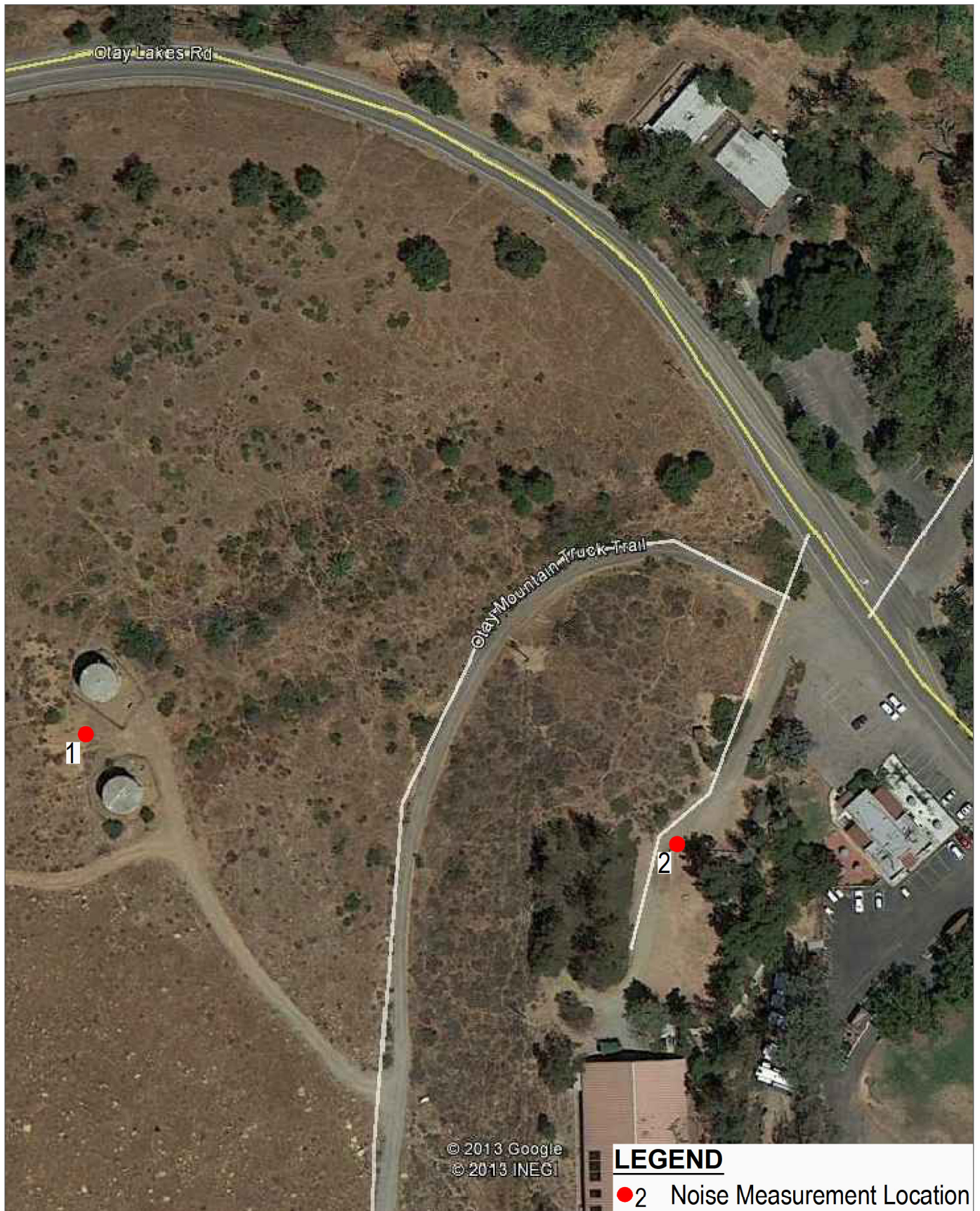
Noise Measurement Site 4 - looking northwest

Site 1 - West of Project at APN 0631-201-19					Site 2 - SW of Project at APN 0631-201-18					Site 3 - Near NE Corner of Property					Site 4 - NE of Project at APN 0631-201-27				
July 17, 2026					July 17, 2026					July 17, 2026					July 17, 2026				
Leq Daytime = 42.9					4:33:44 PM					4:49:40 PM					12:00:00 AM				
Sampling Time = 1 sec Freq Weighting=A					Leq Nighttime = 33.4					Leq Nighttime = 36.9					Leq Nighttime = 42.8				
Record Num = 86401					Record Num = 86401					Record Num = 86401					Record Num = 86401				
Leq = 41.2 Ldn(24hr) = 43.1 CNEL = 44.5					Leq = 39.6 Ldn(24hr) = 41.1 CNEL = 41.9					Leq = 41.0 Ldn(24hr) = 42.9 CNEL = 44.4					Leq = CNEL Calc Ldn(24hr) = 64.3 CNEL = 65.0				
Min = 28.0 Min Leq hr at 2:51 AM 28.2					Min = 29.0 Min Leq hr at 3:27 AM 29.1					Min = 28.8 Min Leq hr at 4:15 AM 21.9					Min = 28.8 Min Leq hr at 11:17 AM 30.9				
Max = 68.2 Max Leq hr at 4:56 PM 49.6					Max = 68.3 Max Leq hr at 5:03 PM 49.6					Max = 69.4 Max Leq hr at 6:30 PM 49.3					Max = 100.9 Max Leq hr at 5:31 PM 49.6				
SPL	Time	Leq (1 hour Avg.)	Ldn	CNEL	SPL	Time	Leq (1 hour Avg.)	Ldn	CNEL	SPL	Time	Leq (1 hour Avg.)	Ldn	CNEL	SPL	Time	Leq (1 hour Avg.)	Ldn	CNEL
51.9	16:26:22	51.9	51.9	50.4	50.4	16:23:44	50.4	50.4	50.4	46.6	16:49:40	46.6	46.6	44.6	17:01:52	44.6	44.6	44.8	44.8
61.1	16:26:23	61.1	61.1	51.1	51.1	16:30:45	51.1	51.1	51.1	47.4	16:49:41	47.4	47.4	45.4	17:01:53	45.4	45.4	47.5	47.5
57.7	16:26:24	57.7	57.7	53.0	53.0	16:30:46	57.7	57.7	53.0	41.4	16:49:42	41.4	41.4	39.4	17:01:54	39.4	39.4	44.4	44.4
59.8	16:26:25	59.8	59.8	56.3	56.3	16:30:47	59.8	59.8	56.3	42.4	16:49:43	42.4	42.4	40.4	17:01:55	40.4	40.4	46.4	46.4
54.0	16:26:26	54.0	54.0	54.2	54.2	16:30:48	54.0	54.0	54.2	43.4	16:49:44	43.4	43.4	41.4	17:01:56	41.4	41.4	47.4	47.4
59.3	16:26:27	59.3	59.3	56.8	56.8	16:30:49	59.3	59.3	56.8	44.4	16:49:45	44.4	44.4	42.4	17:01:57	42.4	42.4	48.4	48.4
55.5	16:26:28	55.5	55.5	52.8	52.8	16:30:50	55.5	55.5	52.8	45.4	16:49:46	45.4	45.4	43.4	17:01:58	43.4	43.4	49.4	49.4
58.4	16:26:29	58.4	58.4	56.5	56.5	16:30:51	58.4	58.4	56.5	46.4	16:49:47	46.4	46.4	44.4	17:01:59	44.4	44.4	50.4	50.4
59.0	16:26:30	59.0	59.0	54.3	54.3	16:30:52	59.0	59.0	54.3	47.4	16:49:48	47.4	47.4	45.4	17:02:00	45.4	45.4	51.4	51.4
50.9	16:26:31	50.9	50.9	48.9	48.9	16:30:53	50.9	50.9	48.9	48.4	16:49:49	48.4	48.4	46.4	17:02:01	46.4	46.4	52.4	52.4
53.5	16:26:32	53.5	53.5	57.3	57.3	16:30:54	53.5	53.5	57.3	45.5	16:49:50	45.5	45.5	43.5	17:02:02	43.5	43.5	53.4	53.4
56.5	16:26:33	56.5	56.5	48.7	48.7	16:30:55	56.5	56.5	48.7	47.7	16:49:51	47.7	47.7	45.7	17:02:03	45.7	45.7	54.4	54.4
52.5	16:26:34	52.5	52.5	41.8	41.8	16:30:56	52.5	52.5	41.8	48.0	16:49:52	48.0	48.0	46.0	17:02:04	46.0	46.0	55.4	55.4
53.4	16:26:35	53.4	53.4	51.5	51.5	16:30:57	53.4	53.4	51.5	48.2	16:49:53	48.2	48.2	46.2	17:02:05	46.2	46.2	56.4	56.4
63.0	16:26:36	63.0	63.0	61.3	61.3	16:30:58	63.0	63.0	61.3	48.3	16:49:54	48.3	48.3	46.3	17:02:06	46.3	46.3	57.4	57.4
60.1	16:26:37	60.1	60.1	43.1	43.1	16:30:59	60.1	60.1	43.1	49.8	16:49:55	49.8	49.8	47.8	17:02:07	47.8	47.8	58.4	58.4
54.7	16:26:38	54.7	54.7	48.5	48.5	16:30:40	54.7	54.7	48.5	45.9	16:49:56	45.9	45.9	43.9	17:02:08	43.9	43.9	59.4	59.4
51.5	16:26:39	51.5	51.5	60.3	60.3	16:30:41	51.5	51.5	60.3	42.9	16:49:57	42.9	42.9	40.9	17:02:09	40.9	40.9	60.4	60.4
56.4	16:26:40	56.4	56.4	43.1	43.1	16:30:42	56.4	56.4	43.1	42.8	16:49:58	42.8	42.8	40.8	17:02:10	40.8	40.8	61.4	61.4
55.6	16:26:41	55.6	55.6	55.2	55.2	16:30:43	55.6	55.6	55.2	42.0	16:49:59	42.0	42.0	40.0	17:02:11	40.0	40.0	62.4	62.4
60.7	16:26:42	60.7	60.7	56.6	56.6	16:30:44	60.7	60.7	56.6	46.8	16:50:00	46.8	46.8	44.8	17:02:12	44.8	44.8	63.4	63.4
59.8	16:26:43	59.8	59.8	48.7	48.7	16:30:45	59.8	59.8	48.7	47.2	16:50:01	47.2	47.2	45.2	17:02:13	45.2	45.2	64.4	64.4
59.3	16:26:44	59.3	59.3	41.7	41.7	16:30:46	59.3	59.3	41.7	48.1	16:50:02	48.1	48.1	46.1	17:02:14	46.1	46.1	65.4	65.4
54.6	16:26:45	54.6	54.6	46.6	46.6	16:30:47	54.6	54.6	46.6	49.8	16:50:03	49.8	49.8	47.8	17:02:15	47.8	47.8	66.4	66.4
59.3	16:26:46	59.3	59.3	41.6	41.6	16:30:48	59.3	59.3	41.6	41.4	16:50:04	41.4	41.4	39.4	17:02:16	39.4	39.4	67.4	67.4
61.8	16:26:47	61.8	61.8	58.8	58.8	16:30:49	61.8	61.8	58.8	37.2	16:50:05	37.2	37.2	35.2	17:02:17	35.2	35.2	68.4	68.4
58.6	16:26:48	58.6	58.6	57.9	57.9	16:30:50	58.6	58.6	57.9	34.6	16:50:06	34.6	34.6	32.6	17:02:18	32.6	32.6	69.4	69.4
61.3	16:26:49	61.3	61.3	55.9	55.9	16:30:51	61.3	61.3	55.9	35.3	16:50:07	35.3	35.3	33.3	17:02:19	33.3	33.3	70.4	70.4
57.8	16:26:50	57.8	57.8	58.3	58.3	16:30:52	57.8	57.8	58.3	49.2	16:50:08	49.2	49.2	47.2	17:02:20	47.2	47.2	71.4	71.4
62.6	16:26:51	62.6	62.6	51.7	51.7	16:30:53	62.6	62.6	51.7	51.9	16:50:09	51.9	51.9	49.9	17:02:21	49.9	49.9	72.4	72.4
55.1	16:26:52	55.1	55.1	63.2	63.2	16:30:54	55.1	55.1	63.2	51.9	16:50:10	51.9	51.9	49.9	17:02:22	49.9	49.9	73.4	73.4
57.5	16:26:53	57.5	57.5	49.5	49.5	16:30:55	57.5	57.5	49.5	48.4	16:50:11	48.4	48.4	46.4	17:02:23	46.4	46.4	74.4	74.4
46.6	16:26:54	46.6	46.6	56.8	56.8	16:30:56	46.6	46.6	56.8	50.0	16:50:12	50.0	50.0	48.0	17:02:24	48.0	48.0	75.4	75.4
59.7	16:26:55	59.7	59.7	59.7	59.7	16:30:57	59.7	59.7	59.7	49.2	16:50:13	49.2	49.2	47.2	17:02:25	47.2	47.2	76.4	76.4
56.7	16:26:56	56.7	56.7	61.8	61.8	16:30:58	56.7	56.7	61.8	49.2	16:50:14	49.2	49.2	47.2	17:02:26	47.2	47.2	77.4	77.4
53.6	16:26:57	53.6	53.6	55.7	55.7	16:30:59	53.6	53.6	55.7	55.7	16:50:15	55.7	55.7	53.7	17:02:27	53.7	53.7	78.4	78.4
54.6	16:26:58	54.6	54.6	53.6	53.6	16:30:20	54.6	54.6	53.6	45.4	16:50:16	45.4	45.4	43.4	17:02:28	43.4	43.4	79.4	79.4
53.2	16:26:59	53.2	53.2	54.6	54.6	16:30:21	53.2	53.2	54.6	48.4	16:50:17	48.4	48.4	46.4	17:02:29	46.4	46.4	80.4	80.4
58.9	16:27:00	58.9	58.9	51.8	51.8	16:30:22	58.9	58.9	51.8	45.4	16:50:18	45.4	45.4	43.4	17:02:30	43.4	43.4	81.4	81.4
56.6	16:27:01	56.6	56.6	58.1	58.1	16:30:23	56.6	56.6	58.1	46.5	16:50:19	46.5	46.5	44.5	17:02:31	44.5	44.5	82.4	82.4
49.5	16:27:02	49.5	49.5	41.7	41.7	16:30:24	49.5	49.5	41.7	45.1	16:50:20	45.1	45.1	43.1	17:02:32	43.1	43.1	83.4	83.4
50.7	16:27:03	50.7	50.7	57.7	57.7	16:30:25	50.7	50.7	57.7	46.6	16:50:21	46.6	46.6	44.6	17:02:33	44.6	44.6	84.4	84.4
60.1	16:27:04	60.1	60.1	50.3	50.3	16:30:26	60.1	60.1	50.3	53.8	16:50:22	53.8	53.8	51.8	17:02:34	51.8	51.8	85.4	85.4
50.1	16:27:05	50.1	50.1	50.4	50.4	16:30:27	50.1	50.1	50.4	51.1	16:50:23	51.1	51.1	49.1	17:02:35	49.1	49.1	86.4	86.4
50.1	16:27:06	50.1	50.1	55.5	55.5	16:30:28	50.1	50.1	55.5	48.5	16:50:24	48.5	48.5	46.5	17:02:36	46.5	46.5	87.4	87.4
57.0	16:27:07	57.0	57.0	50.2	50.2	16:30:29	57.0	57.0	50.2	47.1	16:50:25	47.1	47.1	45.1	17:02:37	45.1	45.1	88.4	88.4
56.3	16:27:08	56.3	56.3	56.5	56.5	16:30:30	56.3	56.3	56.5	46.0	16:50:26	46.0	46.0	44.0	17:02:38	44.0	44.0	89.4	89.4
56.5	16:27:09	56.5	56.5	55.5	55.5	16:30:													

General Information														
Serial Number												02509		
Model												831		
Firmware Version												2.112		
Filename												831_Data.002		
User												GT		
Job Description												ATT Mobility Thousand Trails SD0704		
Location												At nearest part of RV Park to proposed Tower		
Measurement Description														
Start Time												Friday, 2013 October 25 11:52:23		
Stop Time												Friday, 2013 October 25 12:08:24		
Duration												00:16:00.6		
Run Time												00:16:00.6		
Pause												00:00:00.0		
Pre Calibration												Friday, 2013 October 25 11:25:03		
Post Calibration												None		
Calibration Deviation												---		
Note														
Noise from vehicles on Otay Lakes Road and commercial activities at the RV Park Store														
74F, 29.36 in Hg, 42% Hu., clear sky, no wind														
Overall Data														
LAeq												49.6	dB	
LASmax	2013 Oct 25 11:59:02											62.7	dB	
LApeak (max)	2013 Oct 25 11:52:31											85.6	dB	
LASmin	2013 Oct 25 12:01:23											37.4	dB	
LCeq												60.8	dB	
LAeq												49.6	dB	
LCeq - LAeq												11.2	dB	
LA1eq												52.7	dB	
LAeq												49.6	dB	
LA1eq - LAeq												3.1	dB	
Ldn												49.6	dB	
LDay 07:00-23:00												49.6	dB	
LNight 23:00-07:00												---	dB	
Lden												49.6	dB	
LDay 07:00-19:00												49.6	dB	
LEvening 19:00-23:00												---	dB	
LNight 23:00-07:00												---	dB	
LAE												79.5	dB	
# Overloads												0		
Overload Duration												0.0	s	
# OBA Overloads												0		
OBA Overload Duration												0.0	s	
Statistics														
LAS5.00												54.8	dBA	
LAS10.00												52.8	dBA	
LAS33.30												49.3	dBA	
LAS50.00												47.7	dBA	
LAS66.60												44.7	dBA	
LAS90.00												40.3	dBA	
LAS > 65.0 dB (Exceedence Counts / Duration)												0 /	0.0	s
LAS > 85.0 dB (Exceedence Counts / Duration)												0 /	0.0	s
LApeak > 135.0 dB (Exceedence Counts / Duration)												0 /	0.0	s
LApeak > 137.0 dB (Exceedence Counts / Duration)												0 /	0.0	s
LApeak > 140.0 dB (Exceedence Counts / Duration)												0 /	0.0	s
Settings														
RMS Weight												A Weighting		
Peak Weight												A Weighting		
Detector												Slow		
Preamp												PRM831		
Integration Method												Linear		
OBA Range												Normal		
OBA Bandwidth												1/1 and 1/3		
OBA Freq. Weighting												Z Weighting		
OBA Max Spectrum												Bin Max		
Gain												+0	dB	
Under Range Limit												26.2	dB	
Under Range Peak												75.8	dB	
Noise Floor												17.0	dB	
Overload												143.4	dB	
1/1 Spectra														
Freq. (Hz):	8.0	16.0	31.5	63.0	125	250	500	1k	2k	4k	8k	16k		
LZeq	59.9	55.4	56.4	57.3	55.6	46.6	45.5	45.6	42.3	38.8	39.8	43.1		
LZSmax	83.5	72.5	74.0	70.6	73.1	64.4	63.1	59.3	56.1	52.3	43.5	44.1		
LZSmin	40.8	43.5	47.6	45.2	40.4	34.9	35.0	33.3	34.4	36.3	39.4	42.9		

1/3 Spectra												
Freq. (Hz) :	6.3	8.0	10.0	12.5	16.0	20.0	25.0	31.5	40.0	50.0	63.0	80.0
LZeq	56.2	55.7	52.9	50.8	51.1	51.4	50.2	51.6	52.6	51.0	53.2	53.2
LZSmax	76.1	81.2	75.5	71.8	69.5	71.3	68.2	71.5	70.3	66.5	68.0	70.6
LZSmin	30.2	28.8	38.4	34.0	35.9	36.5	36.1	40.4	44.1	39.0	39.7	39.3
Freq. (Hz) :	100	125	160	200	250	315	400	500	630	800	1k	1.25k
LZeq	52.3	50.5	48.7	43.1	41.3	40.6	40.6	40.7	41.0	40.9	41.3	40.3
LZSmax	73.6	69.1	65.7	60.7	57.0	60.9	61.6	56.8	56.8	53.1	56.3	56.1
LZSmin	35.4	35.7	31.8	30.3	29.2	28.2	28.1	30.7	29.4	27.3	28.0	29.0
Freq. (Hz) :	1.6k	2k	2.5k	3.15k	4k	5k	6.3k	8k	10k	12.5k	16k	20k
LZeq	38.5	37.2	36.6	34.9	33.7	33.3	34.0	34.8	36.0	37.2	37.9	39.7
LZSmax	50.7	52.0	52.4	49.1	49.0	42.3	40.5	38.4	37.4	39.1	39.0	40.2
LZSmin	29.2	29.1	29.8	30.6	31.1	31.5	33.3	33.5	35.2	36.9	37.5	39.5

Calibration History												
Preamp	Date						dB re. 1V/Pa					
PRM831	25 Oct 2013 11:25:03						-25.8					
PRM831	14 Oct 2013 15:34:47						-25.6					
PRM831	29 Aug 2013 13:41:41						-26.1					
PRM831	22 Aug 2013 15:07:50						-25.8					
PRM831	27 Jul 2013 17:53:07						-25.9					
PRM831	27 Jul 2013 13:36:08						-25.6					
PRM831	28 Apr 2013 15:34:24						-25.9					
PRM831	23 Apr 2013 10:17:33						-25.0					
PRM831	27 Feb 2013 19:15:30						-25.7					
PRM831	24 Jan 2013 12:00:16						-25.6					
PRM831	15 Jan 2013 07:50:44						-26.2					



Source: Google Earth, 2013.



Michael Brandman Associates

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COUNTY OF SAN DIEGO • AT&T MOBILITY THOUSAND TRAILS TELECOMMUNICATIONS PROJECT
NOISE IMPACT REPORT

Exhibit 6 Noise Measurement Locations

Exhibit A

Project: 62076 Mercury Dr Campground
Site Conditions: Hard

Scenario: WITH CAMPGROUND CONDITIONS

Vehicle Type	Vehicle Mix 1 (Local)			Vehicle Mix 2 (Arterial)			Vehicle Mix 3 (I215)		
	Day	Evening	Night	Day	Evening	Night	Day	Evening	Night
Automobiles	73.60%	13.60%	10.22%	69.50%	12.90%	9.60%	61.54%	12.61%	14.75%
Medium Trucks	0.90%	0.90%	0.04%	1.44%	0.06%	1.50%	4.98%	0.98%	3.21%
Heavy Trucks	0.35%	0.04%	0.35%	2.40%	0.10%	2.50%	0.96%	0.10%	0.87%

Road Name:	Sunburst Avenue	Segment:	North of Project Site
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Average Daily Traffic: 24 Vehicles		Vehicle Speed: 25 MPH		Vehicle Mix: 1		Roadway Classification: Local							
NOISE PARAMETERS AT 50 FEET FROM CENTERLINE		(Equiv. Lane Dist: 49.51 ft)				Centerline Distance to Noise Contour (in feet)							
Noise Adjustments		Unmitigated Noise Levels											
Vehicle Type	REMEL Traffic Adj.	Dist Adj.	Finite Adj	Leq Peak	Leq Day	Leq Eve.	Leq Night	Ldn	CNEL				
Automobiles	59.44	-25.60	-0.03	0.00	33.82	31.69	30.38	24.37	32.79	33.42	70 dBA:	0	0
Medium Trucks	71.09	-42.83	-0.03	0.00	28.23	6.98	13.00	-5.29	7.85	10.60	65 dBA:	0	0
Heavy Trucks	78.74	-46.79	-0.03	0.00	31.92	6.57	3.17	7.82	14.02	14.12	60 dBA:	0	0
Total:				36.7	31.7	30.5	24.5	32.9	33.5	55 dBA:	0	0	

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

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Exhibit B

Sheriff's Department Premises History

Call summary for: 01/01/2023 - 06/09/2026

Event IncName	Pri	Type	Location
[7/13/23]			
#MB231940023	1	PANIC ALARM	62076 MERCURY DR,LDR
[7/14/23]			
#MB231950021	2	SECCK	62076 MERCURY DR,LDR
[7/22/23]			
#MB232030012	1	459	62076 MERCURY DR, LDR
[9/09/23]			
#MB232520010	1	459A ALARM	62076 MERCURY DR, LDR
[11/02/23]			
#MB233060041	1	ALARM	62076 MERCURY DR, LDR
[1/11/24]			
#MB240110005	1	459A ALARM	62076 MERCURY DR, JOT

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Attorneys at Law

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Exhibit C

AD Call Types and Descriptions Key



SHANNON D. DICUS, SHERIFF-CORONER



CAD CALL TYPES & DESCRIPTIONS KEY FOR PREMISES HISTORY PRINTOUT

CALL TYPE	URGENCY	DESCRIPTION
10-6		Busy
1010		SUBJECT TO CALL
1014		PUBSER ESCORT
1016		PRISONER TRANS
1017		PICKUP PAPER
1019		Out at Station
1021		OUT PHONE CALL
1023		Stand-by
1048		Coffee Break
10751		VEH ALTERED SN
10752		FRAUD USE OF VIN
10801		CHOP OWNER OPS
10802		CHOP ACTIVITIES
10803		CHOP BUY & SELL
10851		GTA JUST OCC
10851	In Progress	GTA IN PROGRESS
10851	Report	GTA REPORT
10851R		GTA REPORT
10852	Just Occrd	VEH TAMPERING JO
10852	In Progress	VEH TAMPERING IP
10852	Report	VEH TAMPERING RP
10853	Just Occrd	VEH TAMPERING JO
10853	In Progress	VEH TAMPERING IP
10853	Report	VEH TAMPERING RP
10855	Report	EMBZL VEH RPT
1087		MEET UNIT
109		
1124		ABANDON VEH
1125		TRAFFIC HAZARD
1126		STRAND MOTORIST
1126B		STRAND BOAT
11350	In Progress	POSS NARCOTICS
11350	Report	POSS NARCS RPT
11351	In Progress	POSS HEROIN SALE
11351	Report	HEROIN SALE RPT
11352	In Progress	TRANSP OF HEROIN
11352	Report	TRANS HEROIN RPT
11352R		TRANS HEROIN RPT
11357	In Progress	POSSESSION MJ
11357	Report	POSS OF MJ RPT

CALL TYPE	URGENCY	DESCRIPTION
11357A	Report	POSS CANABIS
11357B	Report	POSS MJ LESS OZ
11357C	Report	POSS MJ MORE OZ
11357E	Report	POSS MJ SCHOOL
11358	In Progress	CULTIVATION MJ
11358	Report	CULTV OF MJ RPT
11359	In Progress	MJ FOR SALE
11359	Report	MJ FOR SALE RPT
11360	In Progress	SALES OF MJ
11360	Report	SALES OF MJ RPT
11364	In Progress	PARAPHERNALIA
11364	Report	PARAPH RPT
11366		DISPENSE NARC
113668		False compartment
11368		FORGING PRESRPT
11368	Report	FORGING PX RPT
11369	In Progress	ALIEN ARR DRUGS
11369	Report	ALIEN ARR DRG RP
11377	In Progress	POSS DANG DRUGS
11377	Report	POSS XX DRUGS RP
11377A	Report	POSS CNTL SUBST
11377B	Report	POSS CNTL SUBST
11378	In Progress	POSS FOR SALES
11378	Report	POSS FOR SALE RP
11379	In Progress	UL SALE OF SPEED
11379	Report	UL SALE SPEED RP
113795	Report	Sale of PCP
113796		PCP/METH LAB
11383A	Report	METH CHEMICALS
11383B	Report	PCP CHEMICALS
11383C	Report	POSS EPHEDRINE
1144	In Progress	FATAL T/C
1144	Report	FATAL T/C RPT
1144B	In Progress	FATAL BOAT TC
1144B	Report	FATAL BOAT TC RP
1144BR		FATAL BOAT TC RP
1144R		FATAL T/C RPT
1148		Transport
11550	In Progress	UNDR INFL DRUGS
11550	Report	UNDR INFL HS RPT

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
11590	Report	H&S REGISTRANT
1179	Just Occrd	TC W/MEDAID ENRT
1179B	In Progress	BOAT TC W/MEDAID
1179BR	In Progress	BOAT TC W/MEDAID
1179R	Just Occrd	TC W/MEDAID ENRT
118	Report	PERJURY REPORT
1180	In Progress	MAJOR INJURY TC
1180	Report	MAJ INJ TC RPT
1180B	In Progress	MAJOR INJ BOAT
1180B	Report	MAJ INJ BOAT RPT
1180BR		MAJ INJ BOAT RPT
1180R		MAJ INJ TC RPT
1181		MINOR INJ TC
1181	Report	MINOR INJ TC RPT
1181B		MINOR INJ BT TC
1181B	Report	MINOR INJ BT RP
1181R		MINOR INJ TC RPT
1182		NON INJ TC
1182	Report	NON INJ TC RPT
1182B		NON INJ BOAT TC
1182B	Report	1182 BOAT TC RPT
1183	In Progress	UNK INJ TC
1183B	In Progress	UNK INJ TC BOAT
1184		DIRECT TRAFFIC
1185		TOW REQUEST
118G	Report	PERJURY GANG
12020		
12020	Report	
12020G		
12020R		
12021		
12021	Report	
12021G		
12021R		
12022		
12022G		
12025	Report	
12025		
12025G		
12025R		
1203.2		PROB VIOLATION
1203.2G		PROB VIOL GANG
1203.9		VERIFY RESIDENCE
12031		
12031	Report	
12031G		
12031R		
12034		
12034	Report	

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
12034G		
12072		
12091		
12091G		
12101B1		
12101B1(F)		
12280		
12303		
12303	Report	
12303G		
12303R		
12308		
12309		
12310		
12310	Report	
12310R		
12312		
12355		
12500A		DRIVING W/O LIC
12671		UNREG FIREWORKS
12671	Report	UNREG FIREWORKS
12677		DANGEROUS FIREWK
136	In Progress	INTIMIDATING WIT
136.1	Report	DISSUADING WIT
136B	Report	INTIMD WIT/VICT
137	Report	INFLU TESTIMONY
14		
140		THREAT WITNESS
140	Report	THREAT WITNESS
146	In Progress	IMPERSON OFFICER
146	Report	IMPERSON OFF RPT
14601		DRV W/SUS/RV LIC
148	Report	RESIST OFFCR RPT
148		RESIST OFFCR RPT
148.1	In Progress	BOMB THREAT
148.1	Report	BOMB THREAT RPT
148.1R		BOMB THREAT RPT
148.3		False Report
148.5	Report	FALSE RPT CRIME
148.9		FALSE ID DEPUTY
148.9	Report	FALSE ID DEPUTY
148.9G		FALSE ID GANG
148G	In Progress	RESISTING GANG
148R		RESIST OFFCR RPT
149		ASSLT BY PUB OFF
166.4	Just Occrd	VIOL CRT ORD JO
166.4	In Progress	VIOL CRT ORD IP
166.4	Report	VIOL CRT ORD RPT
166.4G		VIOLCRT ORD GANG

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
166.4R		VIOL CRT ORD RPT
180		TOW RPT
180	Report	TOW RPT
182	Report	CONSPIRACY RPT
186.10	Report	FEL MONEY LAUNDR
186.30	Report	GANG REGISTRATIO
187	Just Occrd	HOMICIDE J/O
187	In Progress	HOMICIDE I/P
187	Report	HOMICIDE RPT
187R		HOMICIDE RPT
19		
192		MANSLAUGHTER
192	Report	MANSLAUGHTER RPT
20001	Just Occrd	INJ HIT AND RUN
20001	In Progress	INJ HIT/RUN I/P
20001	Report	INJ HIT/RUN RPT
20001R		INJ HIT/RUN RPT
20002	Just Occrd	NON INJ HIT/RUN
20002	In Progress	NON INJ HIT/RUN
20002	Report	NO INJ HIT/RN RP
203	Just Occrd	MAYHEM J/O
203	In Progress	MAYHEM INPROG
203	Report	MAYHEM RPT
203R		MAYHEM RPT
205	Just Occrd	AGGRVTD MAYHEM
205	Report	AGGRVTD MAYHEM
206		TORTURE
206	Report	TORTURE
207	Just Occrd	KIDNAPPING J/O
207	In Progress	KIDNAPPING I/P
207	Report	KIDNAPPING RPT
207R		KIDNAPPING RPT
210.5	Report	TAKING HOSTAGES
210.5R	Report	TAKING HOSTAGES
211	Just Occrd	ROBBERY J/O
211	In Progress	ROBBERY I/P
211	Report	ROBBERY RPT
211A	Just Occrd	ROBBERY ARMED JO
211A	In Progress	ROBBERY ARMED IP
211A	Report	ROBBERY ARMED RP
211R		ROBBERY RPT
211S		ROBBERY ALARM IP
211SA	Just Occrd	ROBBRY STRNG ARM
211SA	In Progress	ROBBERY SA I/P
211SA	Report	ROBBERY SA RPT
211SAR		ROBBERY SA RPT
211T		BANK TRCKER ACTV
212.5	Just Occrd	RES ROBBERY J/O
212.5	In Progress	RES ROBBERY I/P

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
212.5	Report	RES ROBBERY RPT
212.5R		RES ROBBERY RPT
21200		DUI BIKE RIDER
215	Just Occrd	CARJACKING J/O
215	In Progress	CARJACKING I/P
215	Report	CARJACKING RPT
215R		CARJACKING RPT
22651		TOW AUTHORITY
22655		IMPOUND
22658A		SALES TO MINOR
22669		ABN VEH TOW AUTH
23103	In Progress	RECKLESS DRIVING
23103	Report	RECKLESS DRV RPT
23103R		RECKLESS DRV RPT
23109		SPEED CONTEST
23109	Report	SPEED CONTEST RP
23110		THROWING AT VEH
23110	Report	THROW AT VEH RPT
23110A		MISD 23110
23110B		FEL 23110
23136A		DUI UNDER 21
23152	In Progress	DUI
23152	Report	DUI RPT
23152B		DUI OVER .08%
23152C		DUI DRUGS
23152D		DUI ALCHOHOL .04
23152R		DUI RPT
23153		FELONY DUI
23153	Report	FELONY DUI RPT
23153R		FELONY DUI RPT
23156		MANS NEG DRIVNG
23175A		DUI 4 CONV 7 YRS
23222A		OPEN CONTAINER
23222B		POSSESION MJ
23550A		DUI W/3+ 23103
236		FALSE INPRISON
236G		FALSE INPR GANG
24/7		BB 24/7 Program
240	Just Occrd	ASSAULT J/O
240	In Progress	ASSAULT INPROG
240	Report	ASSAULT RPT
240R		ASSAULT RPT
242	Just Occrd	ASSAULT J/O
242	In Progress	ASSAULT INPROG
242	Report	ASSAULT RPT
242R		ASSAULT RPT
243	Just Occrd	ASSAULT OFFCR
243	Report	ASSLT OFFCR RPT
243.4		SEXUAL BATTERY

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
243.4	Report	SEXUAL BATTERY RP
243.9		243 Gassing
243B	Just Occrd	ASSAULT ON OFFCR
243B	Report	ASSLT OFFCR RPT
243D	Just Occrd	ASSAULT W/S INJS
243D	Report	ASSLT W/S INJ RP
243E1G		DOMESTIC BAT GANG
243R		ASSLT OFFCR RPT
244		ASSUALT W/CHEM
244	Report	ASSLT W/CHEM RPT
244.5		ASSAULT STUN/TAS
244.5	Report	244.5 RPT
245	Just Occrd	ASSAULT W/WEAPON
245	Report	ASSAULT W/WEAPON
245C		ADW KNIFE OFFCR
245C	Report	ADW KNIFE OFF RP
246	Just Occrd	SHOOT DWELLING
246	Report	SHOOT DWELLNG RP
246.3	Report	DISCHAR FIREARM
246R		SHOOT DWELLNG RP
247.5	Report	PT LAZER AT ACFT
248	Report	INTREFRE W/ACFT
25658A		ALCHO SALE MINOR
25660	Report	MINOR FALSE ID
25662	In Progress	MINOR P/ALCOHOL
25662	Report	MINOR P/ALCOHOL
25663	Report	MINOR EMPLOY
270.5		FAIL TO PROVIDE
270.5	Report	270.5 RPT
272		CONTR TO MINOR
272	Report	CONTR MINOR RPT
275		PROC MISCARRIAGE
277		CUSTODIAL 207
278		NON-CUSTODY 207
278.5		DEPRIVE CUSTODY
28.061		NONAUTH CUCA CYN
2800		TRAFFIC PURSUIT
2800	Report	FTY RPT
2800.1		FTY MISD
2800.1	Report	FTY MISD RPT
2800.1R		FTY MISD RPT
2800.2		FTY FELONY
2800.2	Report	FTY FELONY RPT
2800.2R		FTY FELONY RPT
2800.3		FTY W/DEATH
2800.3	Report	FTY W/DEATH RPT
2800.3R		FTY W/DEATH RPT
2800R		FTY RPT
281	Report	BIGAMY RPT

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
290		290 REGISTR
290FU		290 FOLLOW UP
300		LACK PARENT CTRL
3008.08		PAROLE VIOLATION
300A		LACK PARENT CTRL
300B		UNFIT HOME
303		SOLIC FOR ALCHOH
3056		PAROLE VIOLATION
3056G		PAROLE VIOL GANG
308B		JUV W/TOBACCO
31		FALSE INF TO DEP
311.11		POSS/CTRL MATTR
314		INDECENT EXPOSUR
314	Report	INDECENT EXP RPT
315	Report	HSE OF ILL FAME
32		ACCESSORY
320	Report	ILLEGAL LOTTERY
330		GAMBLING
330	Report	GAMBLING RPT
337A	Report	BOOKING MAKING
34500.3		TITLE 49
34506.3		TITLE 13
3455		AB109 VIOLATION
346	Report	TICKET SCALPING
3544		PAROLE VIOLATION
369I	In Progress	RR TRESPASS
369I	Report	RR TRESPASS RPT
369IR		RR TRESPASS RPT
370		PUBLIC NUISANCE
374.8		ILL DUMP HAZMAT
374B	In Progress	ILLEGAL DUMP I/P
374B	Report	ILLEGAL DUMP RPT
374B	Just Occrd	ILLEGAL DUMP J/O
374C		Shooting in road
381		INHALE TOLUENE
381	Report	IHALE TOLUENE RP
384A		DESTRUCT HWY VEG
4024.2		WK REL FAIL FTR
402B	In Progress	DMP FRIG W/DOOR
402B	Report	DMP FRIG W/DOOR
404.6	In Progress	INCITING A RIOT
404.6	Report	INCITNG RIOT RPT
404.6R		INCITNG RIOT RPT
405A		LYNCHING RPT
407		UNLAWFUL ASSMBLY
4149		NON-LIC HYPODERM
415	In Progress	DISTURBANCE
415	Report	DISTURBANCE RPT
415.5		Interfer school

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
415A		Auto Disturbance
415BG	In Progress	DISTURB BF/GF
415CIV		DISTURB CIVIL
415D	In Progress	DOMESTIC DISTURB
415DOG		DISTURBANCE DOG
415F	In Progress	FIGHT
415G	In Progress	DISTURBNCE GANG
415HW	In Progress	DISTURB HUS/WIFE
415J	In Progress	DISTURBNCE JUVIE
415LT	In Progress	LANDLORD/TENANT
415M		DISTURBNCE MUSIC
415MC		DISTURBANCE M/C
415N		NEIGHBORS
415NO		DISTURBNCE NOISE
415P		DISTURBNCE PARTY
415S		SUBJECT DISTURB
415UNK		DISTURBNCE UNK
415V		DISTURB VERBAL
415VEH		DISTURB AUTO
417	Just Occrd	BRANDISHING WPN
417	In Progress	BRANDISHING I/P
417	Report	BRANDISHING RPT
417R		BRANDISHING RPT
423.2		ANTI REPRO RGHTS
423.2A		ANTI REPRO RGHTS
423.2C		ANTI REPRO RGHTS
423.2E		ANTI REPRO RGHTS
4324		FORGING PRESCRIP
4324	Report	FORGE PRECRP RPT
4462B		IMPROPER PLT/TAB
4463		FALSE VEH REG
451	Just Occrd	ARSON J/O
451	In Progress	ARSON I/P
451	Report	ARSON RPT
451R		ARSON RPT
452		ULWFL SETNG FIRE
452	Report	ULWFL SETNG FIRE
452R		ULWFL SETNG FIRE
453		ULWFL POSS EXPLS
4532		ESCAPE
4532	Report	ESCAPE RPT
4532R		ESCAPE RPT
457.1		ARSON REGISTRNT
4573		NARC/ALCO PRISON
4573.5		DRUGS PRISON
4573.6		HEROIN IN JAIL
4574		WEAPON IN JAIL
458		BURG FRGHT CNTNR
458	Report	BURG FRGHT CNTNR

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
458R		BURG FRGHT CNTNR
459	In Progress	BURGLARY IP
459	Report	BURGLARY REPORT
459	Just Occrd	BURGLARY J/O
459.5	In Progress	SHOPLIFTING IP
459.5	Report	SHOPLIFTING RP
459.5	Just Occrd	SHOPLIFTING JO
459A		AUDIBLE ALARM
459C	Just Occrd	COMMERCL BURG JO
459C	In Progress	COMMERCL BURG IP
459C	Report	COMMERCL BURG RP
459CR		COMMERCL BURG RP
459P		BURGLARY PLANE
459P	Report	BURG PLANE RPT
459PR		BURG PLANE RPT
459R	Just Occrd	RESID BURG J/O
459R	In Progress	RESID BURG I/P
459R	Report	RESID BURG RPT
459RR		RESID BURG RPT
459S		SILENT ALARM
459V	Just Occrd	VEH BURG J/O
459V	In Progress	VEH BURG I/P
459V	Report	VEH BURG RPT
459VR		VEH BURG RPT
4600		DAMAGE JAIL PROP
463	Report	LOOTING
463		LOOTING
466		POSS BURG TOOLS
466	Report	POSS BURG TOOLS
470	Just Occrd	FORGERY J/O
470	In Progress	FORGERY I/P
470	Report	FORGERY RPT
470A		FORGERY DL/ID
470R		FORGERY RPT
473	Just Occrd	FORGERY J/O MISD
473	In Progress	FORGERY I/P MISD
473	Report	FORGERY RPT MISD
475		FRAUD/FORGED CHK
475	Report	FRAUD/FRGD CK RP
475R		FRAUD/FRGD CK RP
476		BAD CHECK
476	Report	BAD CHECK RPT
476A		OVER \$200 CLOSED
476A	Report	OVER \$200 CLOSED
476B		UNDER 200 CLOSED
476B	Report	UNDER 200 CLOSED
48		
484		THEFT BY FRAUD
484	Report	THEFT FRAUD RPT

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
484E		FRAUD CREDIT APP
484F		COUNTERFEIT CARD
484G		FRAUD USE CR CRD
484R		THEFT FRAUD RPT
485		THEFT:LOST PROP
487		GRAND THEFT
487	Report	GRAND THEFT RPT
487.3		THEFT OF GUN RPT
487A		GRAND THEFT BOVI
487E		487 DOG OVER 400
487F		487 DOG UNDR 400
487R		GRAND THEFT RPT
488		PETTY THEFT
488	Report	PETTY THEFT RPT
490.1		488 LESS THAN 50
490.1	Report	488 LESS THAN 50
490.2		488 < \$950
490.2	Report	488 < \$950
490.5	Just Occrd	488 RETAIL J/O
490.5	In Progress	488 RETAIL I/P
490.5	Report	488 RETAIL RPT
496		POSS STLN PROP
496	Report	POSS STLN PRP RP
496R		POSS STLN PRP RP
498		UTILITIES THEFT
498	Report	UTIL THEFT RPT
499B		Joyriding
499C		THEFT TRADE SECR
499D		Aircraft Theft
502		COMPUTER CRIME
502	Report	COMP CRIME RPT
502.7		Phone svc theft
503		EMBEZZLEMENT RPT
518	Report	EXTORTION
519	Report	EXTORT FEAR/THRT
520	Report	EXTORTION FELONY
520119		72HR PRKING CHH
529		FALSE PERSONATIO
529.7		FALSE DMV DOCS
530.5		IDENTITY THEFT
530.5	Report	IDENT THEFT RPT
532		FALSE PRETENSE
532	Report	FALSE PRETENSE
537	Just Occrd	DEFRAUD INNKP JO
537	In Progress	DEFRAUD INNKP IP
537	Report	DEFRAUD INNKP RP
537E		SER # REMOVED
538D		IMPERSN OFFICER
587		DAMAGE TO RAILRD

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
587	Report	DAMAGE TO RR RPT
587R		DAMAGE TO RR RPT
591		DAMAGE TO PHONE
591	Report	DAMAGE TO PH RPT
592		THEFT OF WATER
593D		THEFT OF CABLE
593D	Report	THEFT CABLE RPT
594		VANDALISM
594	Report	VANDALISM RPT
594B		GRAFF OVER 5000
594B	Report	GRAFF OVER 5000
597		CRUELTY TO ANMLS
597	Report	CRLTY ANMLS RPT
6		
601		INCORRIGIBLE JUV
601	Report	INCORRIG JUV RPT
602		LAND TRESPASS
602	Report	TRESPASS RPT
602.5		ILL ENTRY DWELNG
602.5	Report	ILL ENTRY DWELNG
603		ILL ENTRY & 594
603	Report	ILL ENTRY & 594
625B		ARCFT TAMPERING
625B	Report	ARCFT TAMPRNG RP
626		SCHOOL CRIME
626	Report	SCHOOL CRIME RPT
626.10		POSS WPN AT SCH
626.10	Report	POSS WPN AT SCH
626.10R		POSS WPN AT SCH
626.9		FIREARM ON SCH
626.9	Report	FIREARM ON SCH
626.9R		FIREARM ON SCH
632A		ILLEGAL RECORDNG
6389		SURRENDER FIRARM
640.6	Report	GRAFFITI RPT
640.6		GRAFFITI RPT
647	Report	DISORDERLY RPT
647		DISORDERLY CONDU
647A		LEWD CONDUCT
647A	Report	LEWD CONDUCT RPT
647B		PROSTITUTION
647B	Report	PROSTITUTION RPT
647C		PANHANDLING
647C	Report	PANHANDLING RPT
647E		LOITERING
647F		DRUNK IN PUBLIC
647F	Report	DRUNK IN PUB RPT
647G		PROWLING
647G	Report	PROWLING RPT

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
647GR		PROWLING RPT
647H		PEEPING TOM
647H	Report	PEEPING TOM RPT
647HR		PEEPING TOM RPT
648		COUNTERFEIT BILL
653.22		POSS INTENT 647B
653F		SOLICITING CRIME
653K		POSS SWITCHBLADE
653K	Report	POSS SWITCHBLADE
653M		OBSCENE PH CALLS
653M	Report	OBSCENE PH CALLS
653X		911 HARRASS
653X	Report	911 HARRAS
655A		RECKLS/NEGL OPER
655B		RECKLS OPER DUI
664187		ATTEMPT MURDER
664187	Report	ATTEMPT MURDER
664207	Just Occrd	ATT KIDNAP J/O
664207	Report	ATT KIDNAP RPT
664211	Just Occrd	ATT ROBBERY J/O
664211	Report	ATT ROBBERY RPT
664215	Just Occrd	ATT CARJING J/O
664215	Report	ATT CARJING RPT
664242	Just Occrd	ATT ASSAULT J/O
664242	Report	ATT ASSLT INPROG
664245	Just Occrd	ATT ADW J/O
664245	Report	ATT ADW RPT
664278		ATT CHILD ABDUCT
664278	Report	ATT CHILD ABDUCT
664451		ATT ARSON J/O
664451	Report	ATT ARSON RPT
664459		ATT BURG J/O
664459	Report	ATT BURG RPT
664459R		ATT BURG RPT
664459V		ATT VEH BURG RPT
664484		ATT/CCARD OFENCE
664487	Just Occrd	ATT GRND THFT JO
664487	Report	ATT 487 RPT
664487R		ATT 487 RPT
664488	Just Occrd	ATT PETTY THEFT
664488	Report	ATT PETTY THEFT
664GTA	Just Occrd	ATT GTA J/O
664GTA	Report	ATT GTA RPT
664GTAR		ATT GTA RPT
666		PRIOR CONVICTION
69		RESIST EXEC OFF
71		THREAT PUB OFFL
71	Report	THREAT PUB OFFL
800MHZ		EMER 800MHZ

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
87		
905		ANIMAL PROBLEM
905A		ABND/ABUSE ANML
905B		DOG BITE
905B	Report	DOG BITE RPT
905VI		VICIOUS/INJ ANML
907		GANG MEMBERS
911FU		911 FOLLOW UP
999		OFFICER HELP C3
AB109		AB109 Contact
ABC		ABC INCIDENT
ABNVEH		ABANDON VEH
ADMIN		Administrative
ADMN		Admin Duties
ALARM		MISC ALARM
ALPR		LIC PLATE READER
AMBER		Amber Alert
AMBERFU		Amber Follow Up
AOD		ASSIST OTHR DEPT
APB		APB
APPFU		Armed&Prohib FU
APSFU		ADULT PRO SVS FU
APSIR	In Progress	APS IMMED RESP
AREACK		AREA CHECK
ATL		ATT TO LOCATE
AUDITS		JAIL AUDIT RPT
AWOL		ABSENT W/O LEAVE
B		BOAT STOP
BACK		REQUEST BACK UP
BARCK		BAR CHECK
BIKCHK		Bicycle check
BIKECK		BIKE CHECK
BLY		BANK LEVY
BOATCK		BOAT CHECK
BOATOD		Overdue Boat
BOLO		BOLO
BOMB		BOMB THREAT
BRIBES		BRIBERY
BRIEF		Sta Briefing
BRIEFING		Sta Briefing
BSTOP		BOAT STOP
BURG	Just Occrd	BURGLARY J/O
BUSCK		BUSN CHECK
C7		Meal Break
CALLBK		TECH EXPECTS PRB
CARFIR		CAR FIRE
CBW		CIVIL B/WARRANT
CCODES		COUNTY CODE
CCOFF		COURT CALL OFF

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
CCONT		COLLATERAL CONT
CCW	In Progress	CONCEALED WPN
CELL		EMER IN JAIL
CFU		COURT FOLLOWUP
CITCOM	Report	Citizen compl.
CIVIL		CIVIL PROBLEM
CODE7		
COMCCD		COMML CODE ENF
COPFU		COMMUNITY FU
COPS		COPS MORE TRKNG
COR		Coroner Call
COR1		Coroner Call P1
COR2		Coroner Call P2
COR3		Coroner Call P3
COR4		Coroner Call P4
CORD		CITY ORDINANCE
CORDB		Coroner DB Call
CORFU		Coroner FU Call
CORTR		Coroner Trans
COUNTR		COUNTER RPT
COURT		At Court
COURTESY		Courtesy Report
CPSFU		CPS FOLLOW UP
CPSIR		CPS IMMED RESP
CR		
CTO		CHILD TRANSFER
CURFEW		CURFEW
CVC		CA VEH CODE
DB		DEATH INV
DERAIL		TRAIN DERAILED
DESK		IN OFFICE
DISC		Inmate Discipline
DIST		Jail Disturbance
DOGPRO		DOG PROBLEM
DROWN		DROWNING
DUMP		ILL DUMP HAZMAT
ECHECK		ELEC SURV CK
ECONT		EMPLOYMENT CONT
ELC		LEVY CAR
ELK		KEEPER JOB
ELPP		LEVY PERSN PROP
EMPINJ		JAIL EMP INJ RPT
ENRBKG		JAIL ENR BKNG RP
ENSTAL		INSTAL ELEC SURV
EP		EVICTON POST
EREMOV		REMOVE ELEC SURV
ERIN		EMR RESP INF NET
ESCAPE		ESCAPE
EVCUST		EVAL FREE CUST

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
EVENT		SPECIAL EVENT
EVFOST		EVAL FOSTER HOME
EWO		EMP W/HOLD ORDER
EXTRA		
F&G		
FABATE		FIRE ABATEMENT
FCONT		FIELD CONTACT
FD		FLAG DOWN
FED		FED OFFENSE
FI		FIELD INTER CARD
FIC		
FIRE		ASSIST FIRE/CDF
FIREI		FIRE INSPECTION
FIREW		FIREWORKS
FISH		FISH & GAME VIO
FOOD		FOOD&AGRICULTURE
FOUNDA		FOUND ADULT
FOUNDC		FOUND CHILD
FOUNDN		FOUND NARCOTICS
FOUNDP		FOUND PROPERTY
FP		Foot Pursuit
FPAT		Foot Patrol
FTY		Traffic Pursuit
FU		FOLLOW UP
FU459		BURG FOLLOW UP
FUEL		Out for Fuel
GRIEV		INMATE GRIEV RPT
GTA	Just Occrd	GTA JUST OCCURED
GTAREC		GTA REC
GUN		
H&S		H&S ACTIVITY
HAZARD		HAZARDOUS COND
HAZMAT		HAZARDOUS MATRL
HIPOP		HIGHL POP PROJ
HOMER		HOME CALL
HOMEV		VIOLATION INV
HOSP		JAIL HOSP RUN
HOST		HOSTAGE SITUATIO
HOUSCD		HOUSING CODE ENF
HR		
HS		H&S ACTIVITY
HV		
ICD		IN CUST DEATH
ICE		SUBJ ON ICE LAKE
ILLSHO		ILLEGAL SHOOTER
IMINJ		JL INMTE INJ RPT
INC		MISC INCIDENT
INCUST		INCUSTODY
INFO		INFORMATION CALL

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
INSP		JL FACILITY INSP
INV		INVESTIGATION
ISEERC		iSeeRC Program
JAIL		AT THE JAIL
K9TRAIN		K9 Training
KIDCAR		CHILD LOCKD VEH
KNOCK		KNOCK AND TALK
KPEACE		KEEP THE PEACE
KTP		KEEP THE PEACE
LAW		DEFAULT LAW CODE
LFE		LETHAL FORCE ENC
LNDUSE		LAND USE CODE
LOCATE		STLN VEH LOCATE
LOJACK		Lojack Hit
LOSTP		LOST PROPERTY
LSTBAD		LOST BADGE
LSTPLT		LOST/STLN PLT
MAGINS		MAG INSPECTION
MAIT	In Progress	M.A.I.T. Call
MANDOW		MAN DOWN
MANGUN		MAN WITH A GUN
MANHUNT		MANHUNT
MEDAID		MEDICAL AID
MEET		
MISPER		MISPER
MISVEH		MISVEH
NARC		NARCOTIC ACTIVITY
NOTIF		NOTIFICATION
OC		JL CAP STUN RPT
OC	Report	JL CAP STUN RPT
OD		DRUG OVERDOSE
OD	Report	DRUG OVERDOSE RP
OHVPAT		OFF HIGHWAY PAT
OIS		
OPEN		OPEN DOOR/GATE
OPENR		OPEN DOOR CHECK
OSC		ORDER SHOW CAUSE
PANIC		PANIC ALARM
PAPER		OUT ON PAPER
PARK		PARKING CITATION
PATINF		PATROL INFO
PC1170		WORK RELEASE ARR
PCONT		PLACEMENT CONTAC
PEDCK		PEDESTRIAN CHECK
PKGvio		PARKING VIOLATIO
PLANED		PLANE DOWN
POP		POP PROJECT
PRCS		
PRINTS		FINGERPRINTING

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
PRITOW		PRIVATE TOW
PROBFU		PROB FOLLOW UP
PROVIO		PROB VIO GANG
PT		
PTH		PRISONER TO HOSP
PTRANS		PRISONER TRANS
PUBNUI		PUBLIC NUISANCE
PUBSER		PUBLIC SERVICE
PURSE	Just Occrd	ROBBRY STRNG ARM
PURSE	In Progress	ROBBERY SA I/P
PURSE	Report	ROBBERY SA RPT
PURSUI		Traffic Pursuit
RAJ		RAJ REPORT
RCCODE		RC CITY CODE
RCCORD		RC CITY ORDANCES
RDRAGE		ROAD RAGE
RECPRO		RECOVERED PROP
REPO		REPOSSESSION
REPORT		Writing Report
REST		Rest Room Stop
RETPER		RETURNED MISSPER
RIOT		RIOT
S&R		SEARCH & RESCUE
SAFKEE		KEEPING OF PROP
SBPD		SBPD CALL
SEARCH		SEARCH WARRANT
SECCK		Security Check
SERVE		LEGAL SERVICE
SGLSER		SMALL CLAIMS PRO
SHAKE		JAIL SHAKEDOWN
SHOTSF		SHOTS FIRED
SHOTSH		SHOTS HEARD
SKS		SKS BUY BACK
SOAA		ASST OA SEARCH
SOREQ		FIRE REQUEST SO
SPLIT		DEF SPLIT ON WAR
SPROP		PROPERTY SEARCH
SR		
SS		Subject Stop
STA		Sta Avl
STAB	Just Occrd	STABBING
STRIKE		STRIKE EVENT
STRIP		STRIP SEARCH
STU		At Station Unavl
SUBCK		SUBJECT CHECK
SUBSER		SUBPOENA SERVICE
SUPP		SUPPLEMENTAL RPT
SUSCIR		SUSPICIOUS CIRCS
SUSCON		SUSPECT CONTACT

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
SUSPER		SUSPICIOUS PER
SUSVEH		SUSPICIOUS VEH
SV		SCHOOL VISIT
T		Traffic Stop
T911		Text 911 FU
TAG		TAGGER
TEST		TEST
THEFT		THEFT, MISC
THEFTR		THEFT, MISC RPT
TILTAP		TILL TAP
TOW		TOW REQUEST
TP		Traffic Pursuit
TRAF		TRAFFIC CITATION
TRAINING		Inservice Traing
TRAN		TRANSIENT
TRLRLOC		ALPR TRAILER LOC
TRO		TEMP REST ORDER
TSTOP		Traffic Stop
UNKPRO		UNK PROBLEM
UNWANT		UNWANTED SUBJ
UOF		Use of Force

<u>CALL TYPE</u>	<u>URGENCY</u>	<u>DESCRIPTION</u>
VACPAT		VACATION REPORT
VCAM1		Video Camera P1
VCAM2		Video Camera P2
VCONT		VICTIM CONTACT
VEHCK		VEHICLE CHECK
VEHREL		Vehicle Release
VEHSER		Vehicle Service
VINVER		VIN VERIFICATION
W911		Wireless 911 FU
WARARR		WARRANT ARREST
WARR		WARRANT
WARREX		WARRANT Extradit
WARSER		ATTEMPT WARSER
WEAPON	In Progress	P/M/S DANGER WPN
WEAPON	Report	P/M/S WPNS RPT
WEAPONG		P/M/S WPNS GANG
WEAPONR	Report	
WELCK		WELFARE CHECK
WP		EVICITION
XPAT		EXTRA PATROL

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Honorable Members of the San Bernardino County Board of Supervisors
July 27, 2026
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Exhibit D

AutoCamp Joshua Tree Staff Report, P201900121/CUP



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: October 3, 2019

AGENDA ITEM #3

Project Description

Vicinity Map - 

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



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

SITE INFORMATION:

Parcel Size: 26.15-acres

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

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

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

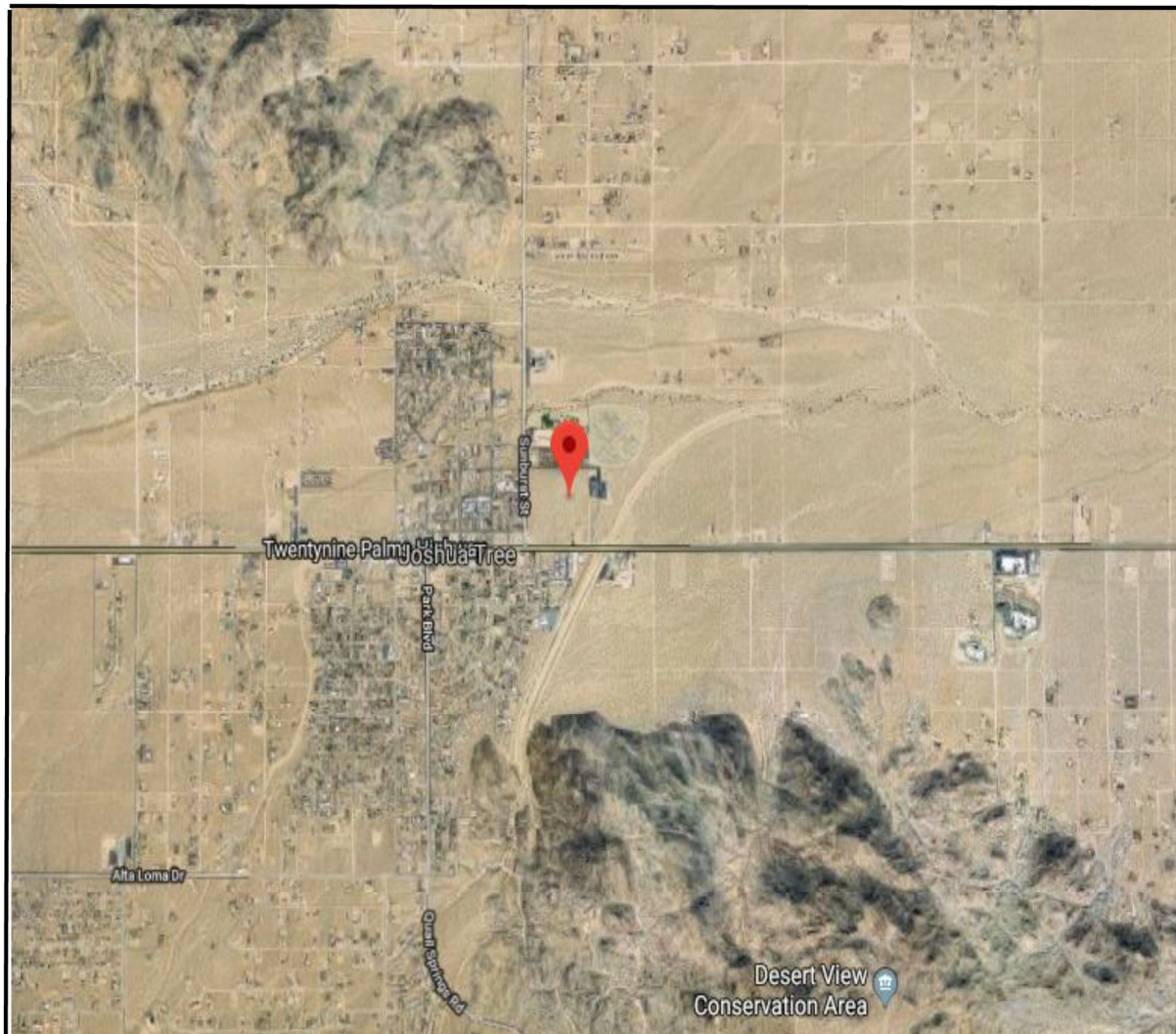
AREA	EXISTING LAND USE	LAND USE DISTRICT
Site	Vacant land	Joshua Tree/General Commercial – Sign Control plan (JT/CG-SCp)
North	Apartment complex	Joshua Tree/Multiple Residential (JT/RM)
South	Twenty-nine Palms Hwy, mobile home park further south	Joshua Tree/General Commercial – Sign Control plan (JT/CG-SCp)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

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

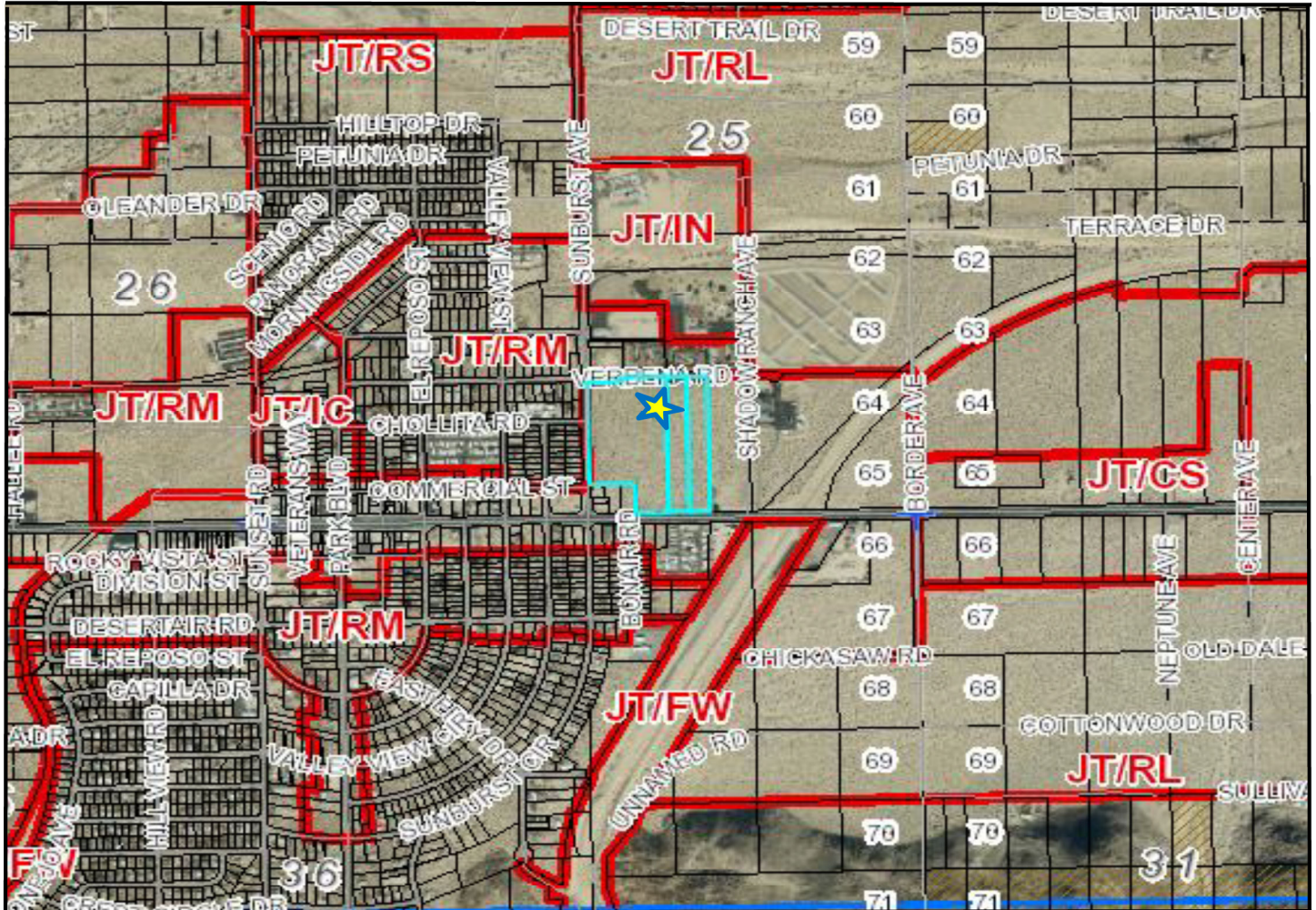
STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the Notice of Exemption, **ADOPT** the Findings as contained in the Staff Report, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval, **APPROVE** the Lot Line Adjustment, and **DIRECT** staff to file a Notice of Exemption.¹

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

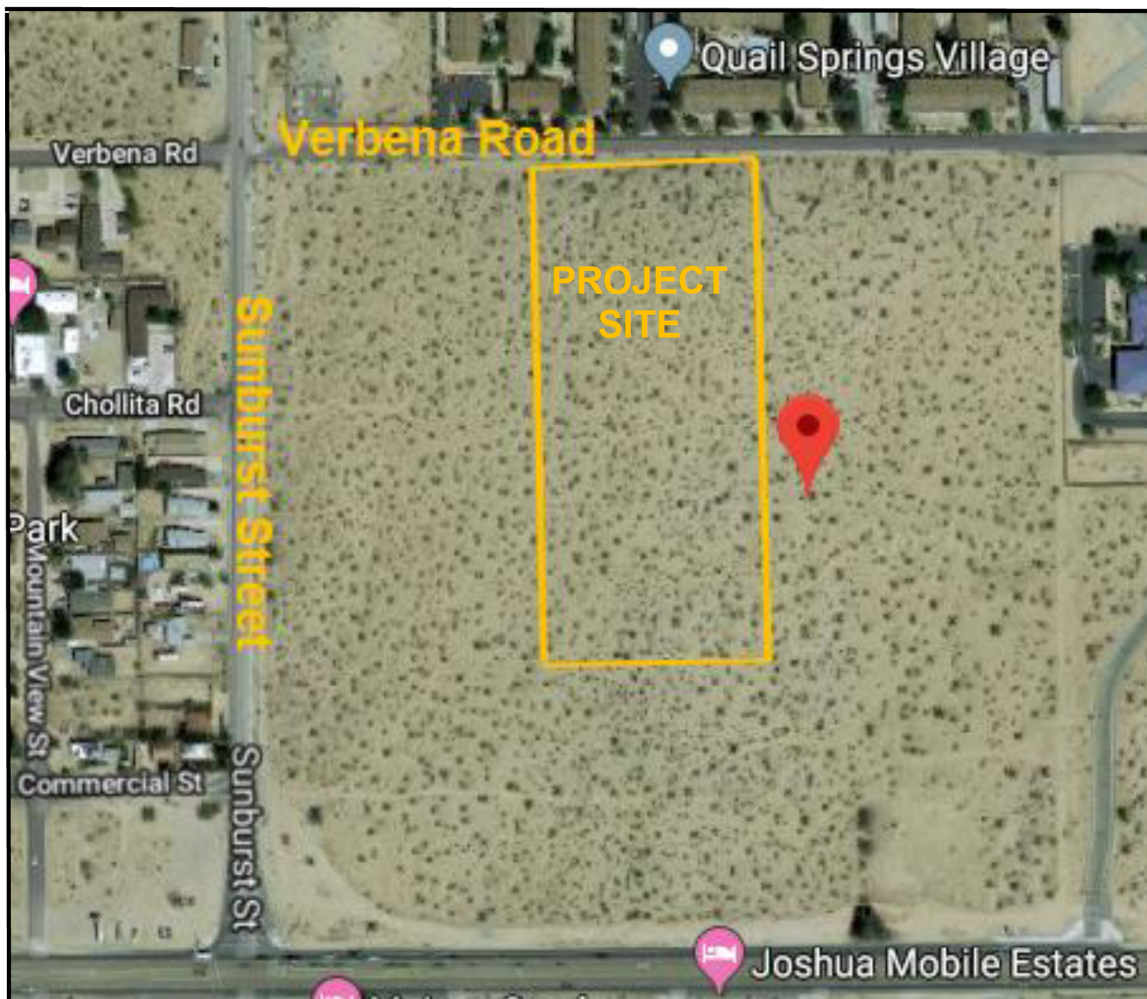
VICINITY MAP:
Aerial view of the Project Site



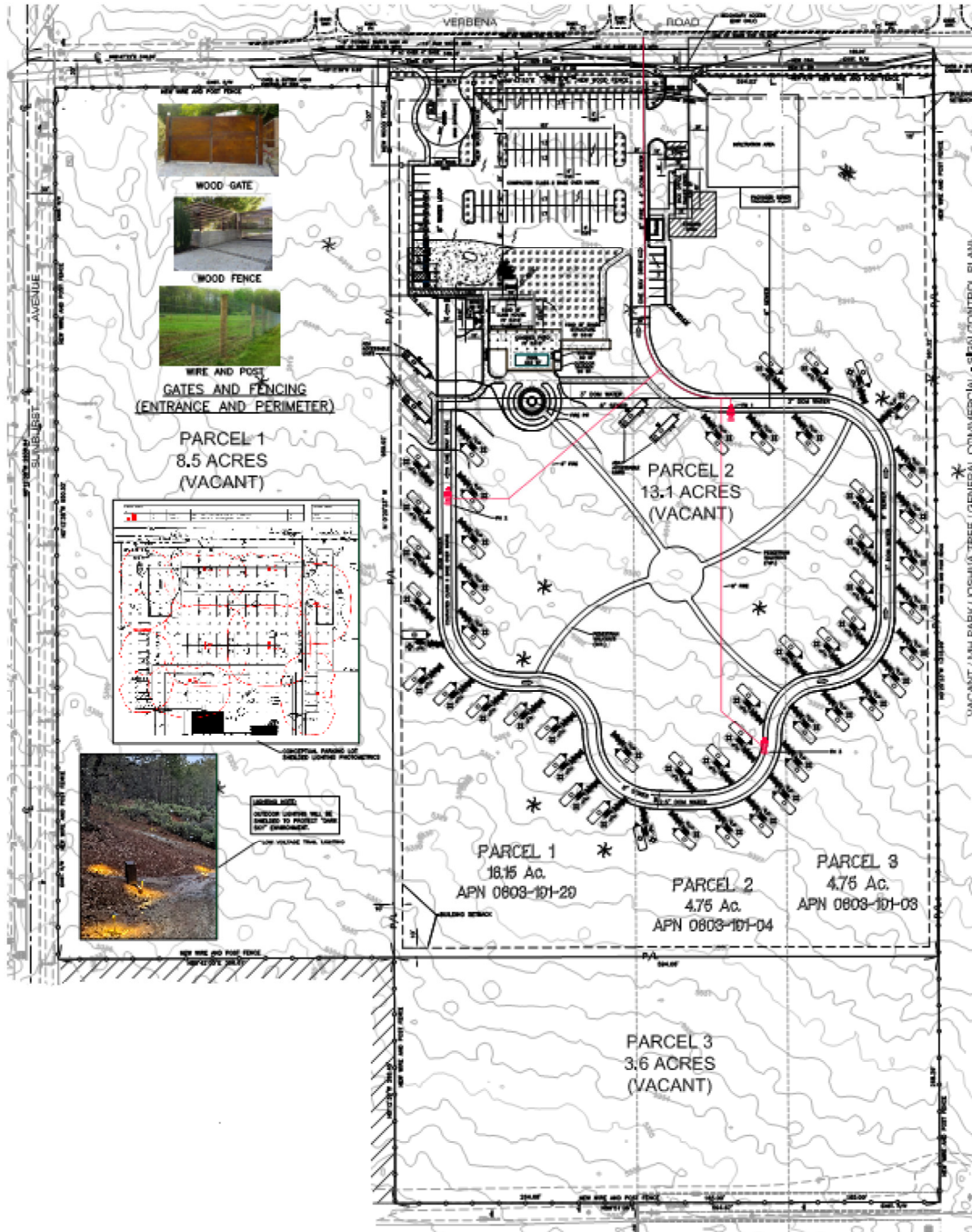
LAND USE DISTRICT MAP:



AERIAL MAP:



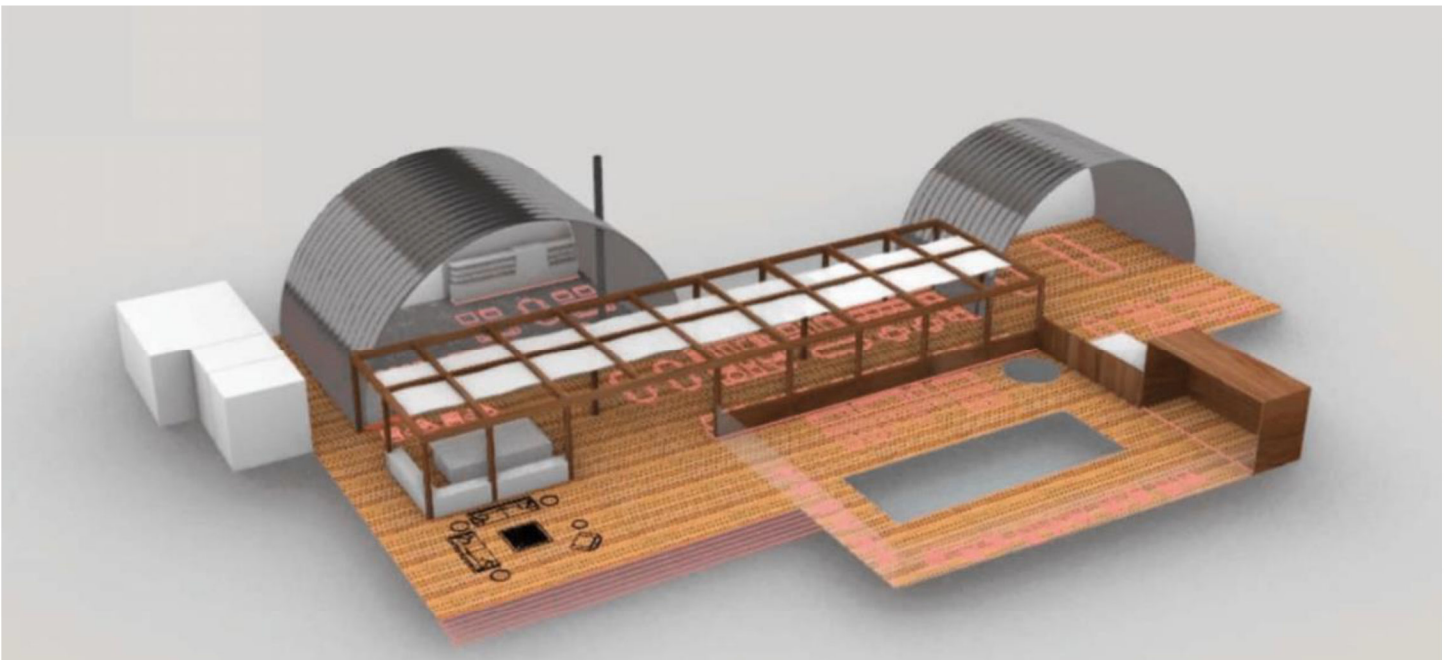
SITE PLAN:



BUILDING ELEVATIONS:



CLUBHOUSE – QUONSET HUT (INTERIOR)



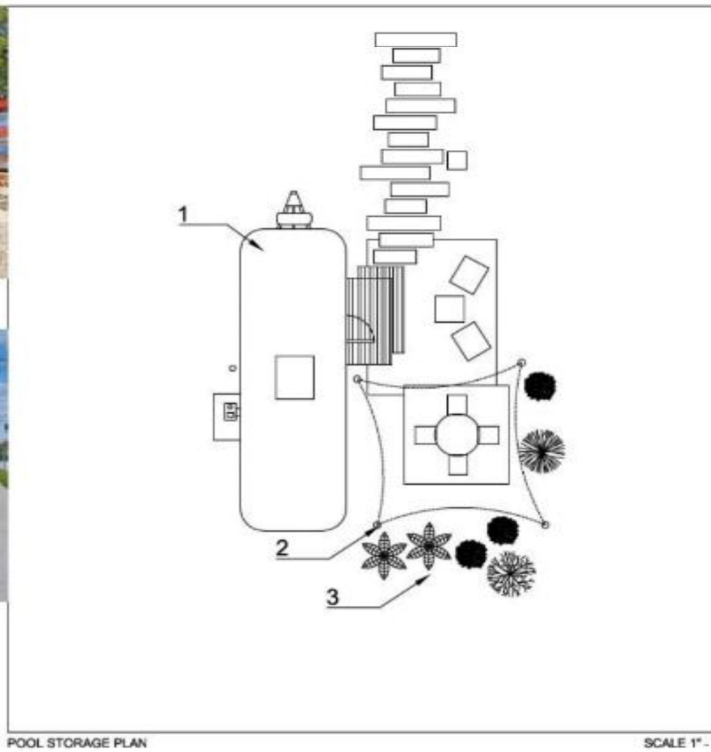
CLUBHOUSE



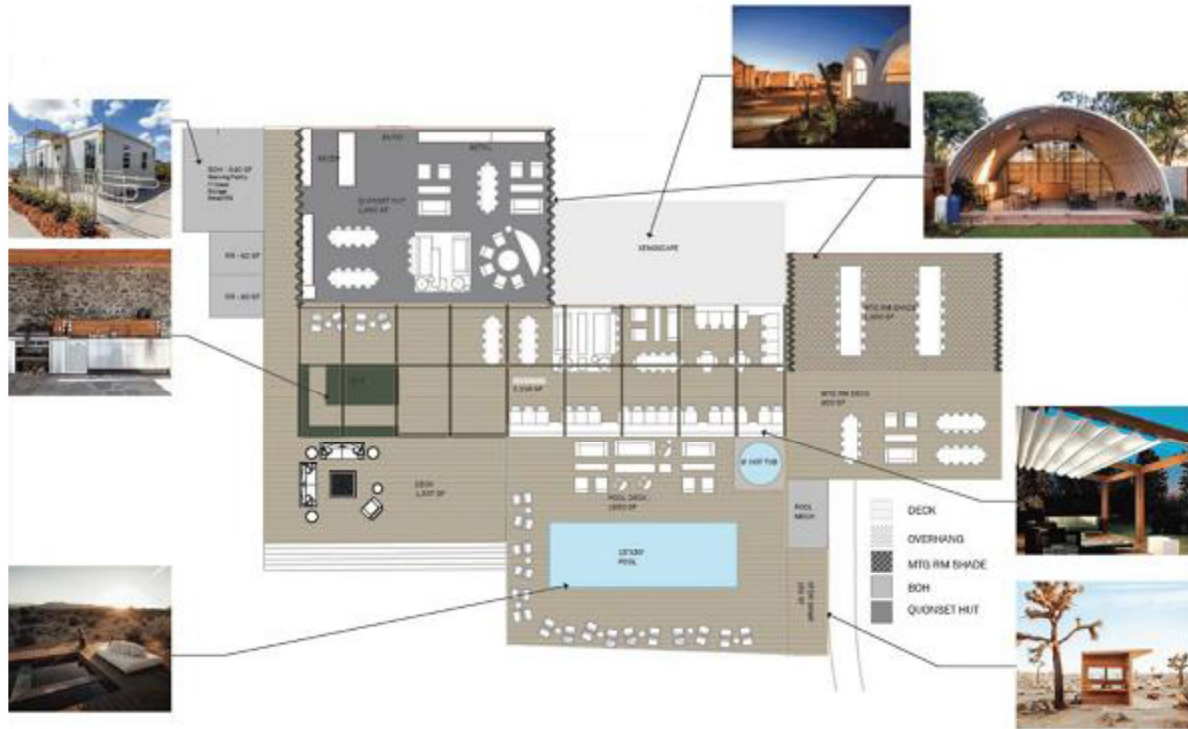
AIRSTREAM UNIT



CONCEPT IMAGE OF SHADE STRUCTURE



AIRSTREAM EXTERIOR SETTING



FLOOR PLAN



MEETING AREA

SITE PHOTOS



North view from subject property



West view from subject property



East view from the subject property



South view from subject property

[STAFF REPORT CONTINUES ON NEXT PAGE]

PROJECT DESCRIPTION AND BACKGROUND:

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

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

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

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

PROJECT ANALYSIS:

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

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

Table 2: PROJECT CODE COMPLIANCE

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

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

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

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

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE:

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

PUBLIC COMMENTS:

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

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

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

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

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

RECOMMENDATION:

That the Planning Commission:

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

ATTACHMENTS:

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

EXHIBIT A

Site Plan & Lot Line Adjustment

EXISTING UTILITIES NOTE:

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

BENCHMARK

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

BASIS OF BEARINGS

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

LEGEND

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

PARKING:

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

TRASH STORAGE REQUIREMENT:

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

OFFICIAL USE ONLY

TOPOGRAPHIC LEGEND

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

EXISTING IMPROVEMENTS:

- VERBENA ROAD
- NO EXISTING SIDEWALK
- NO EXISTING STREET LIGHTS

PROPOSED IMPROVEMENTS:

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

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

SETBACKS AND HEIGHT LIMIT:

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

ZONING DEVELOPMENT

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

UTILITY COMPANIES:

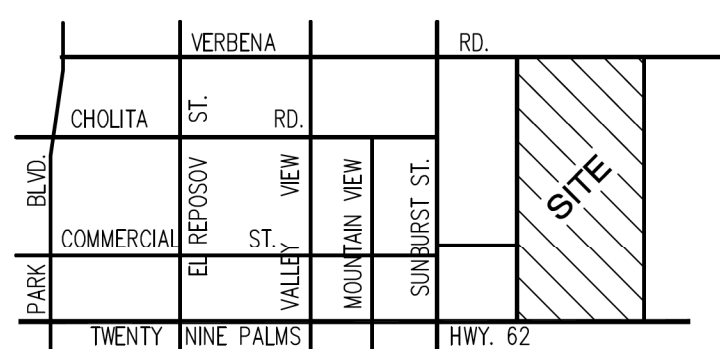
DOMESTIC WATER / SEWER:
JOSHUA BASIN WATER DISTRICT
RANDY MAYES 760 366-8438
ELECTRIC POWER:
SOUTHERN CALIFORNIA EDISON
909 307-6791
GAS COMPANY:
SOUTHERN GAS COMPANY
909 335-7838
TELEPHONE:
VERIZON TELECOMMUNICATION
909 748-6640

EASEMENTS:

NONE APPLICABLE

SIGN NOTE:

TO BE SUBMITTED UNDER SEPARATED PERMIT



PROJECT INFORMATION

APN: SAN BERNARDINO COUNTY A.P.N. 0603-191-04, 0603-191-04, 0603-191-04	
APPLICATION TYPE: CUP FOR GENERAL COMMERCIAL DEVELOPMENT CONSISTING OF A CLUBHOUSE (1500 SQ FT), BACK OF HOUSE (1500 SQ FT), BACK OF HOUSE CLUB (500 SQ FT), AND AIRSTREAMS (118 SQ FT)	
APPLICANT: AC, JOSHUA TREE LLC	PHONE NO: (415) 497-6914
ADDRESS: 444 6TH STREET, SAN FRANCISCO, CALIFORNIA 94103	
REPRESENTATIVE: TRANSTECH	PHONE NO: (929) 384-7464
ADDRESS: 413 MACKAY DRIVE, SAN BERNARDINO, CA 92408	
OWNERS: VIOLETTE SP MIRMAN, RICHARD S. LOV, ROSEMARIE T. SP, ELIZABETH T. SP, EDISON T. SP, JEFFERSON T. SP	
ADDRESS: 1300 ALPHEA AVENUE, SOUTH PASADENA, CALIFORNIA 91030	
PLANS PREPARED BY: TRANSTECH	PHONE NO: (929) 384-7464
ADDRESS: 413 MACKAY DRIVE, SAN BERNARDINO, CA 92408	
PLAT PLAN PREPARATION DATE: 2-25-19	REVISION DATE: 6-24-19

COUNTY OF SAN BERNARDINO

PLANNING AND LAND USE SERVICES

SITE IMPROVEMENT PLAN

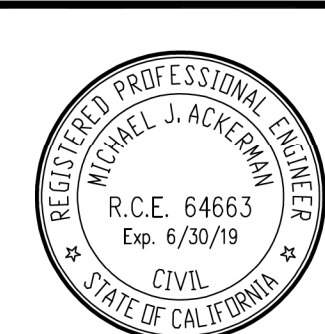
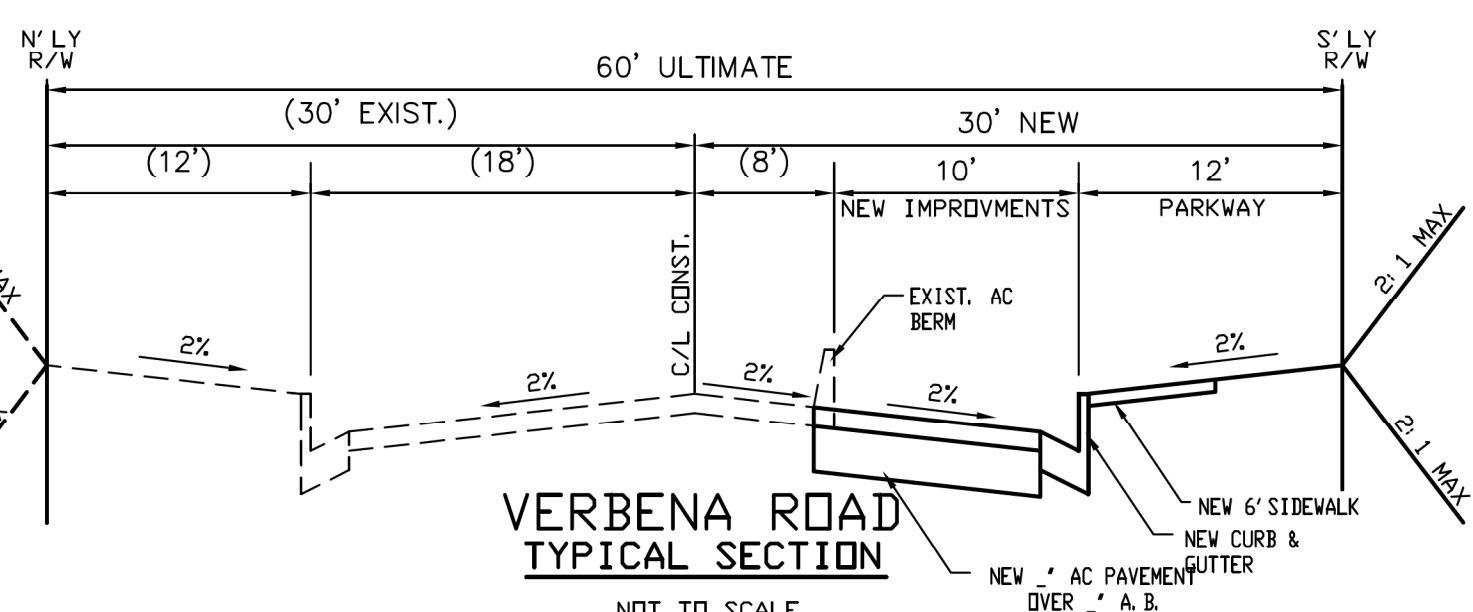
AUTOCAMP

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

REVISIONS	DATE	APPR.
COUNTY ENGINEER		
NAME:		
R.C.E. NO:		
APPROVED:		
PLAN NO. 18552		
SHEET 1 OF 1		

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

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



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

MICHAEL ACKERMAN RCE NO. 64663 DATE

EXHIBIT B

Letter of Intent

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

APN(s): 0603-191-04, -03 & -29
Community: Joshua Tree
Sup. District: 3RD Supervisorial District
Location: Extending between Twenty-nine Palms Highway and Verben Road in Joshua Tree.
Land Use District: JT/CG-SCp
Overlays:
Community Plan: Joshua Tree
Land Use Types Allowed: The CG (General Commercial) land use zoning district provides sites for retail trade and personal services, lodging services, office and professional services, recreation and entertainment services, wholesaling and warehousing, contract/construction services, transportation services, open lot services, and similar and compatible uses.

The Sign Control (SC) Overlay ... is created to regulate freestanding signs ensure compatibility with the character of the neighborhood.
*For a complete list of allowed uses, see County Development Code

AUTOCAMP SIGNATURE AIRSTREAM SUITE



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

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

The 'Project' will consist of:

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

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

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

Land Use Designations

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

Permitted Uses

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

The proposed project characteristics are as follows:

Clubhouse	1500 sq. ft.	(habitable, conditioned space)
Back of House (BOH) building	500 sq. ft.	(adjacent to Clubhouse)
Back of House (BOH) building	1500 sq. ft.	(near front parking lot area)
Airstreams	6,490 sq. ft.	(118 sf x 48 units)
Total building area	9,990 SF	

PROJECT CHARACTERISTICS

About AutoCamp:

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

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

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

Staffing

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

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

Maintenance / Trash

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

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

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

Hours of Operation

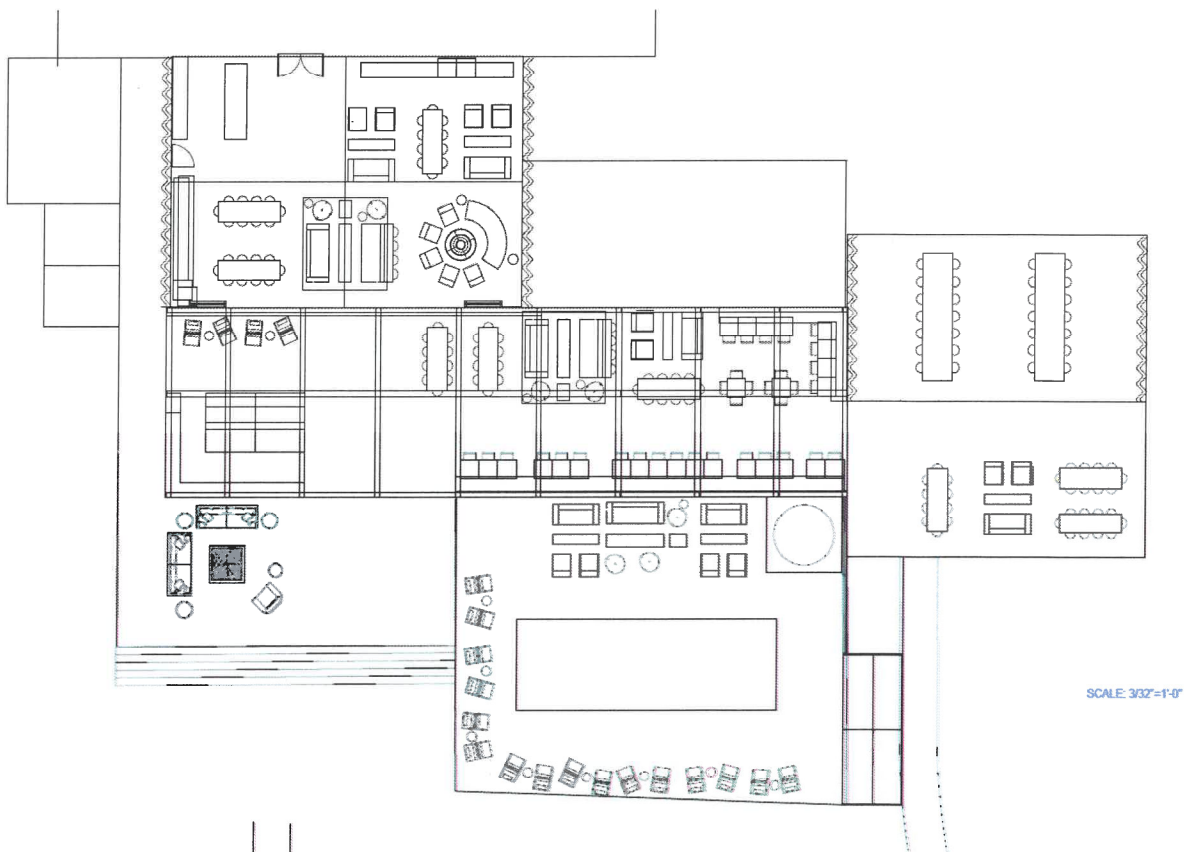
The facility will be staffed 24/7. No restrictive time periods for guests. Facility will only be open to guests. Management hours for use of common facilities and clubhouse will be subject to further discussions with County staff.

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

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



Clubhouse Interior (concept)

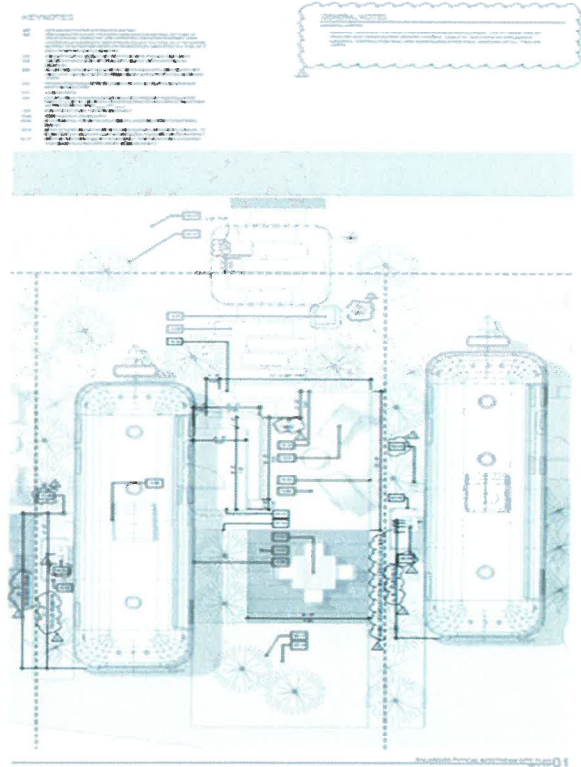


Interior Perspective (below)



Typical Unit Setting (below)

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



Site Access

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

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

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

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

Security

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

Other Activities

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

Lighting

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

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

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



LED Pathway Lighting (above and below)

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

SPECIFICATIONS

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

LENS: High impact clear acrylic

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

LIFETIME RATING: 50,000 hours

12V INTERNAL DRIVER: 5w 12VDC 350mA output, 12VAC input

SOCKET: None - LED is hard wired inside fixture

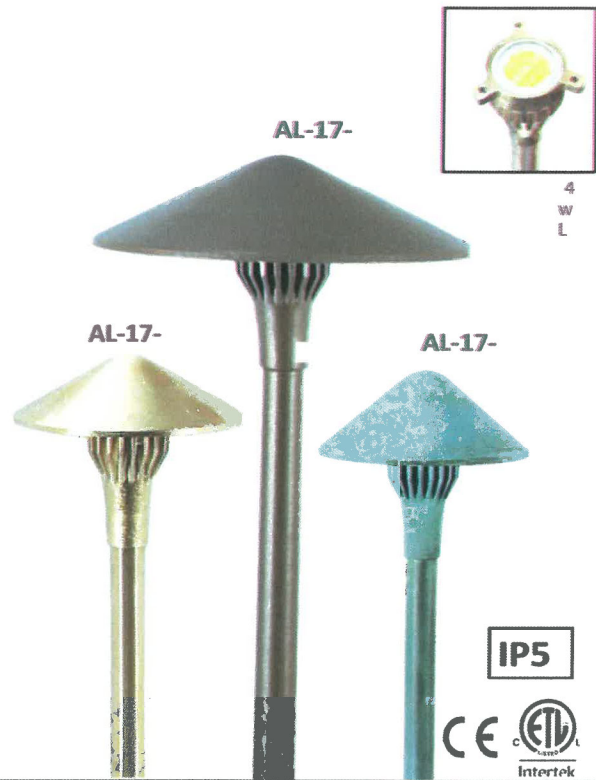
WIRING: Black 3 foot 18/2 zip cord from base of fixture (12v only) For 25 foot 16/2 fixture lead wire add -25F to catalog number.

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

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

FINISH: Aluminum-Black texture polyester powder coat.

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



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



Utilities

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

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

Public Improvements

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

Land Use Designations

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

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

Property Information

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

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

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

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

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

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

PROPERTY LOCATION AND DESCRIPTION

Type of Property

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

- **Improvements**
-

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

- **Current Property Use**

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

- **Prior Reports**

No prior reports were available for review.

Physical Setting Sources

Topography

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

Geology/Soils

According to information posted on posted on the State Water Resources Control Board, GeoTracker website (<http://geotracker.swrcb.ca.gov>), the subject property is located in the Mojave Desert region of the California high desert. The Mojave Desert occupies about 25,000 miles (65,000 km²) of southeastern California. It is landlocked, enclosed on the southwest by the San Andreas Fault and the Transverse Ranges, on the north and northwest by the Garlock Fault, the Tehachapi Mountains and the Basin Ranges. The Nevada state line and the Colorado River form the arbitrary eastern boundary, although the province actually extends into southern Nevada. The San Bernardino-Riverside county line is designated as the southern boundary. The desert itself is a Cenozoic feature, formed as early as the Oligocene presumably from movements related to the San Andreas and Garlock Faults. Prior to the development of the Garlock Fault, the Mojave was part of the Basin Ranges and shares Basin Range geologic history possibly through the Miocene. Today the region is dominated by broad alleviated basins that are mostly aggrading surfaces receiving nonmarine continental deposits from adjacent uplands. The alluvial deposits buried the older topography which was more mountainous.

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

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

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

Hydrology

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

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

Historical Use Information

Prior Uses of Property

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

Recorded Land Title Records

Environmental liens recorded against the subject property were not reported.

Other Maps

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

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

Tribal Lands

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

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

State/Tribal Sites

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

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

Solid Waste/Landfill Facilities (SWLF)

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

State/Leaking Underground Storage Tank List (LUST)

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

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

Local Regulatory Review

Fire Department

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

Air Quality Management District

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

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

California Regional Water Quality Control Board

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

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

Department of Toxic Substances Control

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

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

EXHIBIT C

Findings

CONDITIONAL USE PERMIT FINDINGS:

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

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

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

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

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

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

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

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

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

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

ENVIRONMENTAL FINDINGS:

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

LOT LINE ADJUSTMENT FINDINGS:

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

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

ENVIRONMENTAL FINDINGS:

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

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

EXHIBIT D

Conditions of Approval

CONDITIONS OF APPROVAL

Joshua Tree Autocamp
Conditional Use Permit

GENERAL REQUIREMENTS

Ongoing and Operational Conditions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Following Shall Be Completed

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

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

- g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
43. Air Quality. Although the Project does not exceed Mojave Desert Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the Mojave Desert Air Basin is in non-attainment status for ozone and suspended particulates [PM₁₀ and PM_{2.5} (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:
- a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.
 - 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
 - 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.
 - b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO_x and PM₁₀ levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements:
 - 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
 - 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.
44. Diesel Regulations. The operator shall comply with all existing and future California Air Resources Board and Mojave Desert Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. Mojave Desert Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

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

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

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

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

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

68. MDAQMD Permits. The applicant/developer shall comply with the following dust control measures prescribed by the Mojave Desert Air Quality Management District.

- Prepare and submit to the MDAQMD, prior to commencing construction, a dust control plan that describes all applicable dust control measures that will be implemented at the project. Dust Control Plan information may be located at <http://mdaqmd.ca.gov/permitting/compliance-forms>
- Pave main entrance access to project.

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

69. Construction Plans. Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

- 1) Permanent structures (i.e. clubhouse, back-of-house-buildings, pool, etc.).
- 2) Anchoring Plan for airstream trailers for flood and seismic zones.

70. Temporary Use Permit. A Temporary Use Permit (T.U.P.) for the office trailer will be required or it must be placed on a permanent foundation per State H.C.D. guidelines. A T.U.P. is only valid for a maximum of five (5) years.

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

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

Verbena Road (Local Road – 60')

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

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

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

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

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

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

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

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

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

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

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

or,

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

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

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

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

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

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

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

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

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

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

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

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

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

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

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

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

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

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

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

END OF CONDITIONS

EXHIBIT E

Comment Letters – Supporting

Gonzalez, Magda

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

Hi,

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

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

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

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

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

Thanks for your consideration.

Stephanie Smith

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

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

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

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

Hello Ken,

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

Sincerely,

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



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

www.SBCounty.gov

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

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

Hi Magna,

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

Was this project approved?

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

Thank you.

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

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

Dear Ms. Gonzalez,

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

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

Best regards,

Mark Sprouse
398 Rainer Road
Lake Arrowhead, CA 92352

Sent from my iPhone

9/25/2019

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

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

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

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

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

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

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

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

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

By:

CALMAN US, INC.

Kenneth O'Leary, President

15 Marseille, Laguna Niguel, CA 92677 Phone: (949) 636-6087 E-mail: ken@calman.us





September 26, 2019

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

Via email

RE: AutoCamp's Joshua Tree Application

Ms. Gonzalez:

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

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

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

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

With best regards,

Frank Dean
President

Providing For Yosemite's Future

EXHIBIT F

Comment Letters – Opposing

April 29, 2019

San Bernardino County, Land Use Services
Attention: Magda Gonzalez

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

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

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

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

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

Thank you,



Susan Highland



Thomas Newsome

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

ASSESSOR PARCEL NUMBER: 0603-191-29

(See map below for more information)

PROJECT NUMBER: P201900121/MUP

*** Multiple Parcel Associations ***

APPLICANT: SONIA GREENLEE- AC JOSHUA TREE LLC

LAND USE DISTRICT (ZONING): JT/CG

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

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

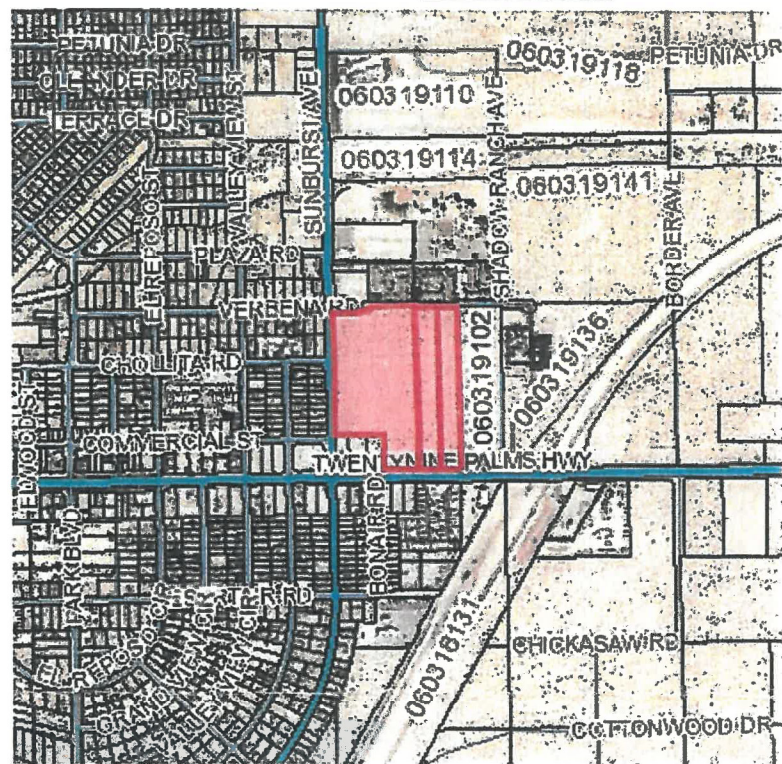
PROPOSAL: MINOR USE PERMIT TO ESTABLISH A 55 AIRSTREAM SUITE HOTEL (AUTOCAMP- JOSHUA TREE) WITH TWO BACK OF THE HOUSE BUILDINGS (1,500 SQ. FT. AND 500 SQ. FT. RESPECTIVELY) AND A 1,500 SQUARE-FOOT CLUBHOUSE ALONG WITH A LOT LINE ADJUSTMENT ON A PORTION OF 26.15 ACRES IN THE JOSHUA.

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

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

SEE ATTACHED LETTER

VICINITY MAP



Susan Highland
SIGNATURE

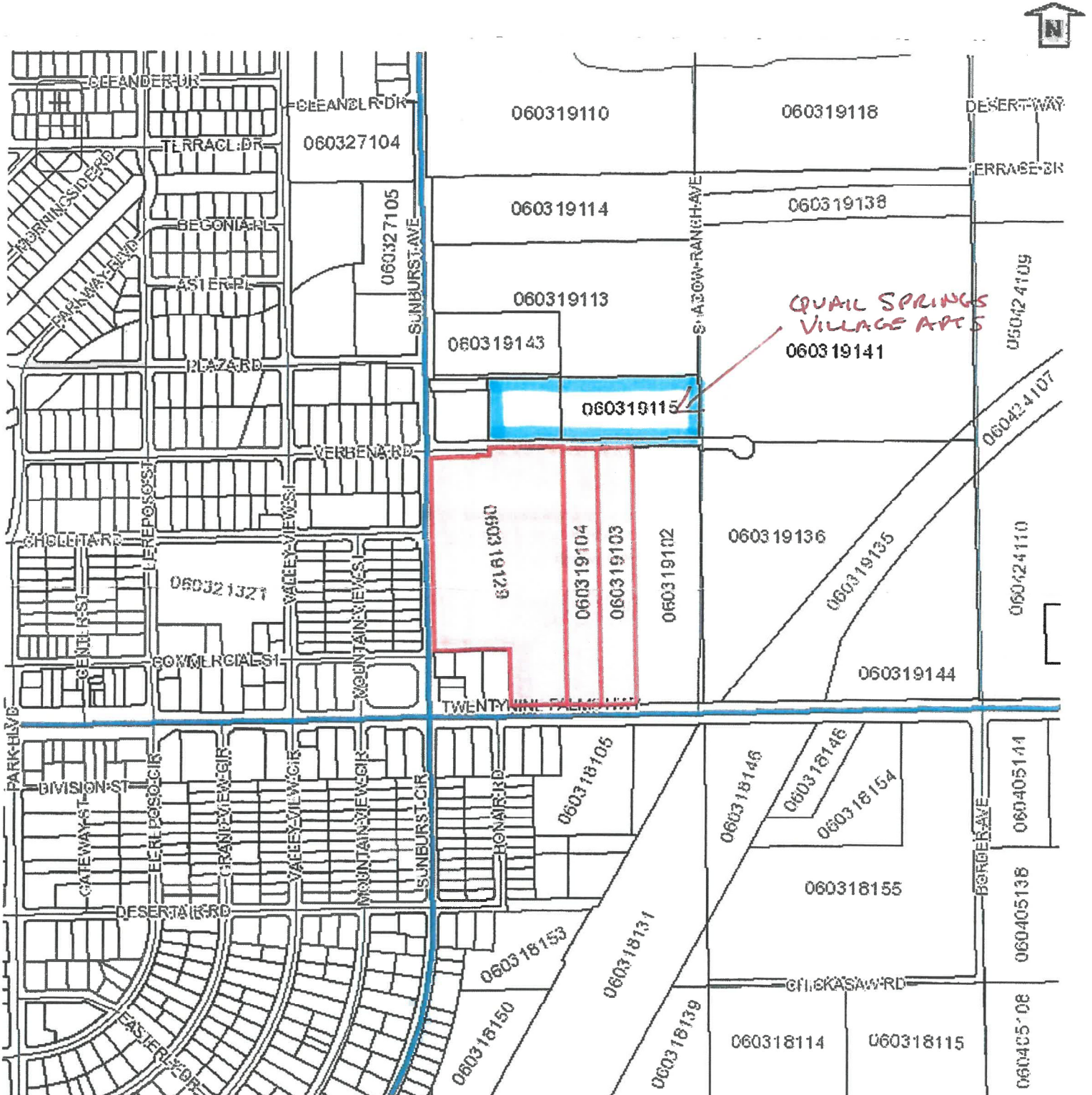
4/29/19
DATE

QUAIL SPRINGS VILLAGE APTS
AGENCY (SEE OVER)

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

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

PARCEL MAP



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

Please stop this project until it is put before the Joshua Tree Community in writing or as a town hall type hearing. As planned it is far too large for the site! Could it be put out somewhere in sunfair of other outlying area near Joshua Tree community. Also just what is a "Minor use permit " and why is that the designation for this 'major' project!

Thank you in advance for your response.
peace, Jane Jarlsberg, Joshua Tree resident

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

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

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

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

Recipient Information



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

Sender Information

Project number: P201900121/MUP Parcel number: 060319102

Applicant Name: "Sonia Greenlee- AC Joshua Tree LLC

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

This fax was sent using the FaxZero.com fax service. Please send your response directly to the sender, not to FaxZero.

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1/1

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

Dear Ms. Gonzalez,

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

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

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

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

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

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

Sincerely,
Raoul La Vogue
323-620-1841

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

Dear Magda Gonzales,

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OP Forget about ever getting a restaurant table again.

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

MH- Highway 62 is already overloaded.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Dear Magda Gonzalez,

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

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

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

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

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

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

Regards
Thomas Fjallstam

Gonzalez, Magda

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

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

Many thanks,
Jo-Anne Watts

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ലോകാ സമസ്താ സുഖിനോ ഭവന്തു!

Aum Lokaha Samastaha Sukhino Bhavantu !

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

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

April 22, 2019

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

REF# P201900121/MUP

Dear Ms. Gonzalez

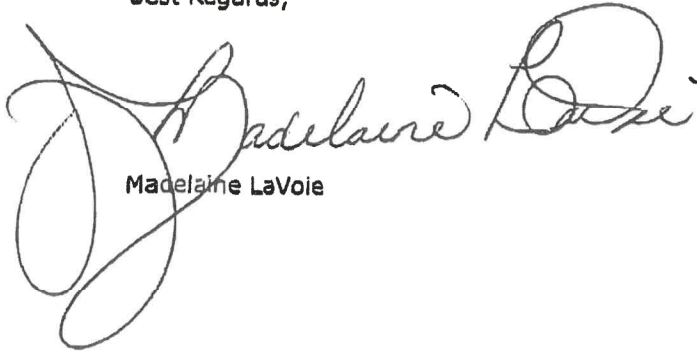
In response to your notice of Airstream project for downtown Joshua Tree, dated April 19th, I would like to state my vehement disapproval. I am a majority owner of four lots on the corner to the west, and my future plans would be to build a stickbuilt construction motel, not an airstream park, which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

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

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

I appreciate your time.

Best Regards,



Madelaine LaVoie

Gonzalez, Magda

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

Ms. Gonzalez,

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

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

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

Please, do not approve this project.

Thank you.

Sincere regards,

Jane Fawke

Gonzalez, Magda

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

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

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

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

Heidi Pearson

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

May 2, 2019

To Magda Gonzalez
County Planning Associate

Project Number: P201900121/MUP

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

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

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

Thank you.
Diane Kuntz
Joshua Tree, California