



Land Use Services Department
Planning Division

Flamingo 640 Campground Appeal

Applicant/Appellant: RoBott Land Company

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Heidi Duron, Planning Director
Land Use Services Department
December 19, 2023

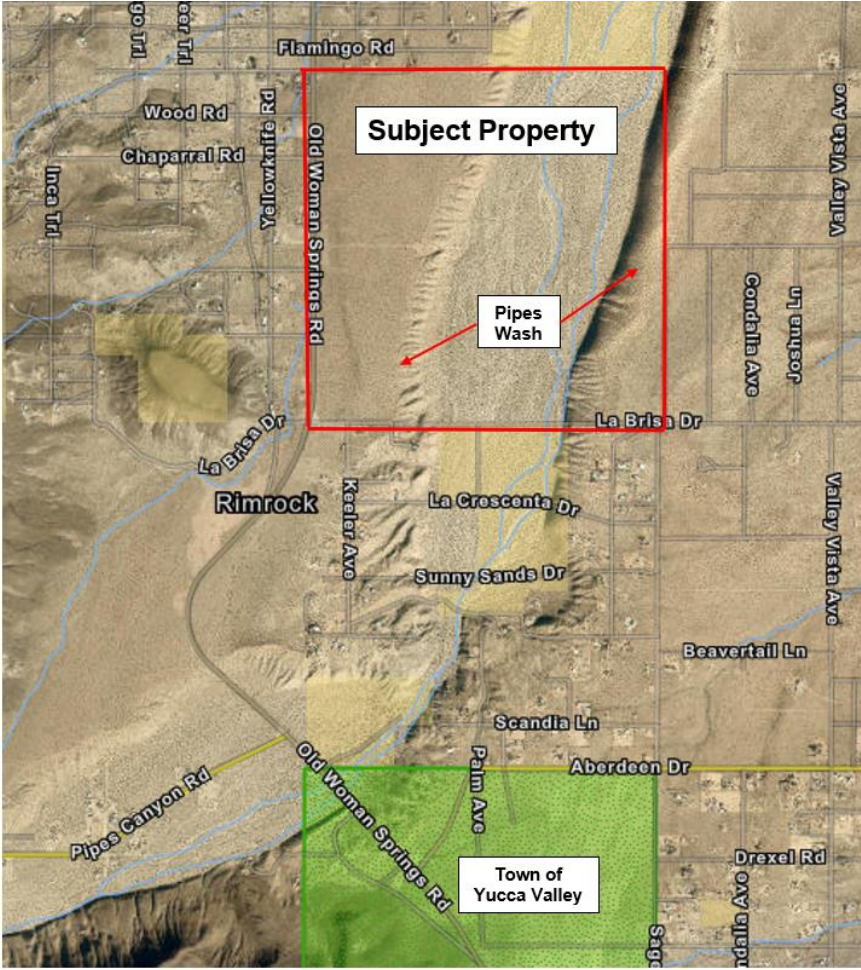


The Flamingo 640 Campground Project denial by the Planning Commission on March 9, 2023, is being appealed by the Applicant, RoBott Land Company.

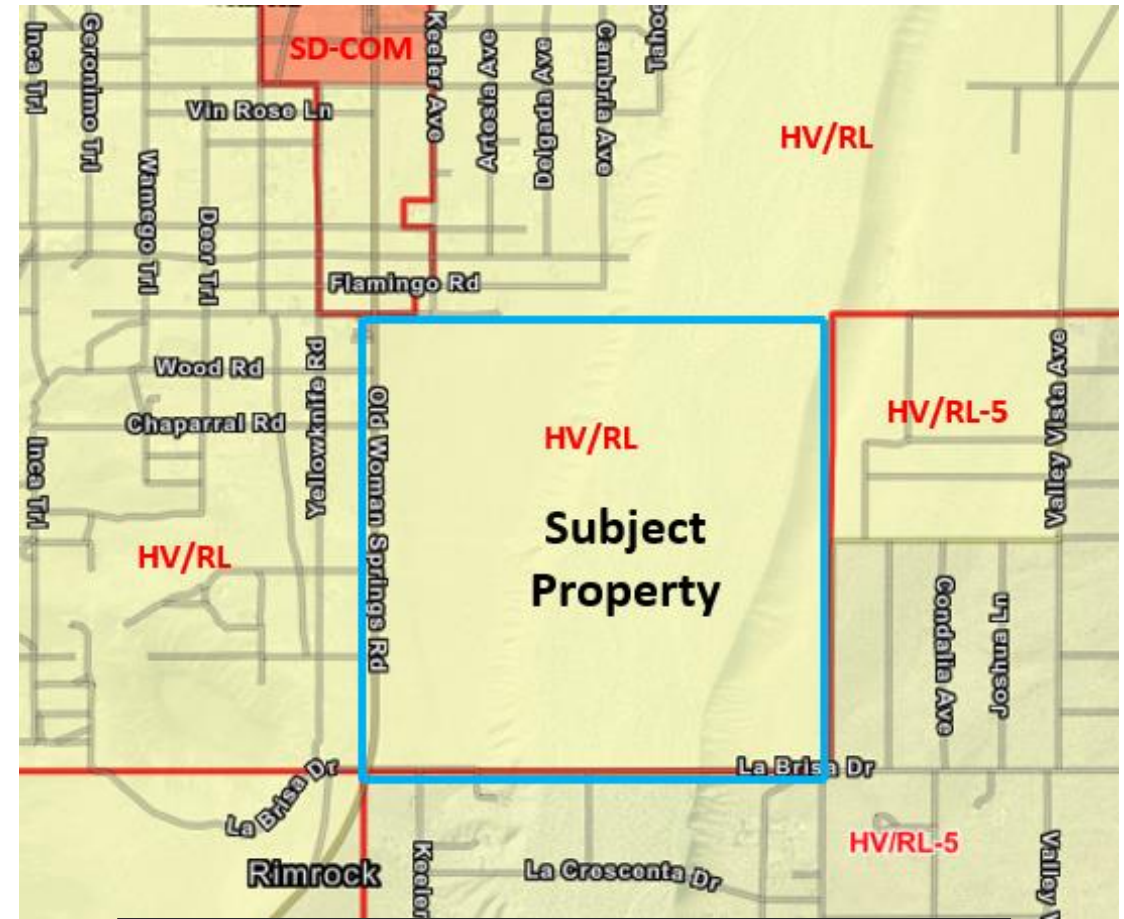
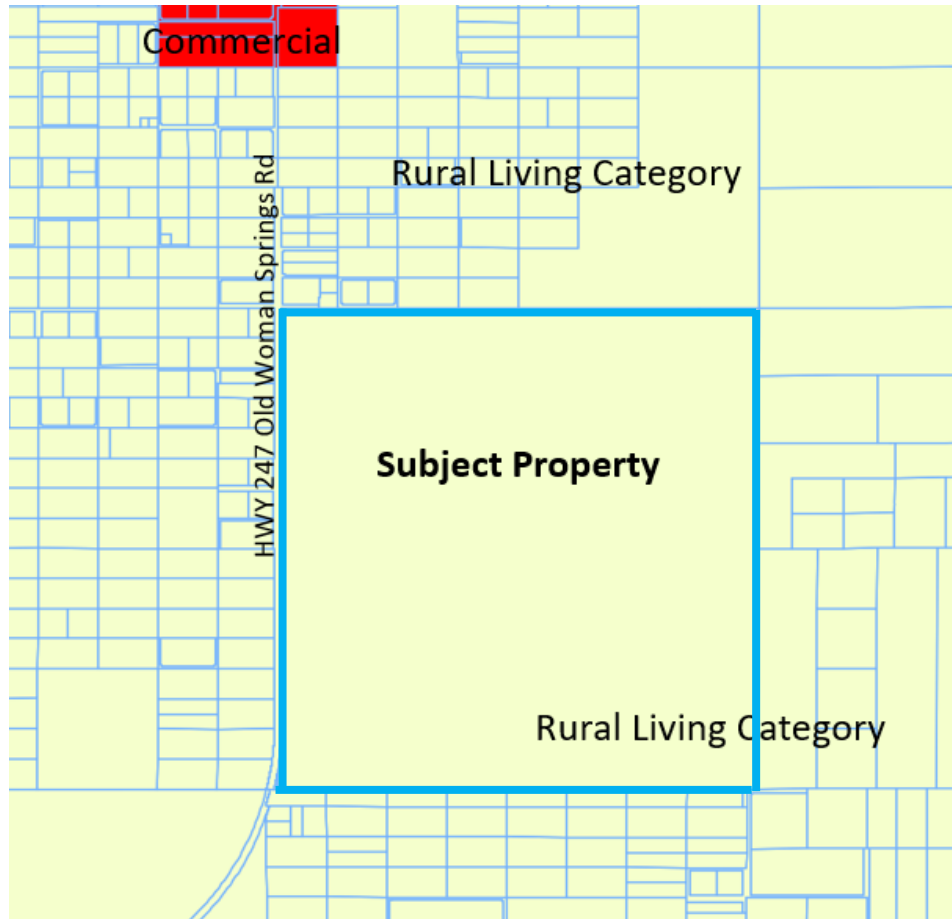
The Project includes a Conditional Use Permit for a campground with 75-camp sites, a camp store, restaurant, bar, restrooms, pool, workshop buildings, and common area gardens and pathways within an approximate 25-acre portion of a 640-acre parcel.

The campground is a permitted use in the Rural Living zone and the site design complies with County requirements and accessibility needs.

Regional Setting & Vicinity Map

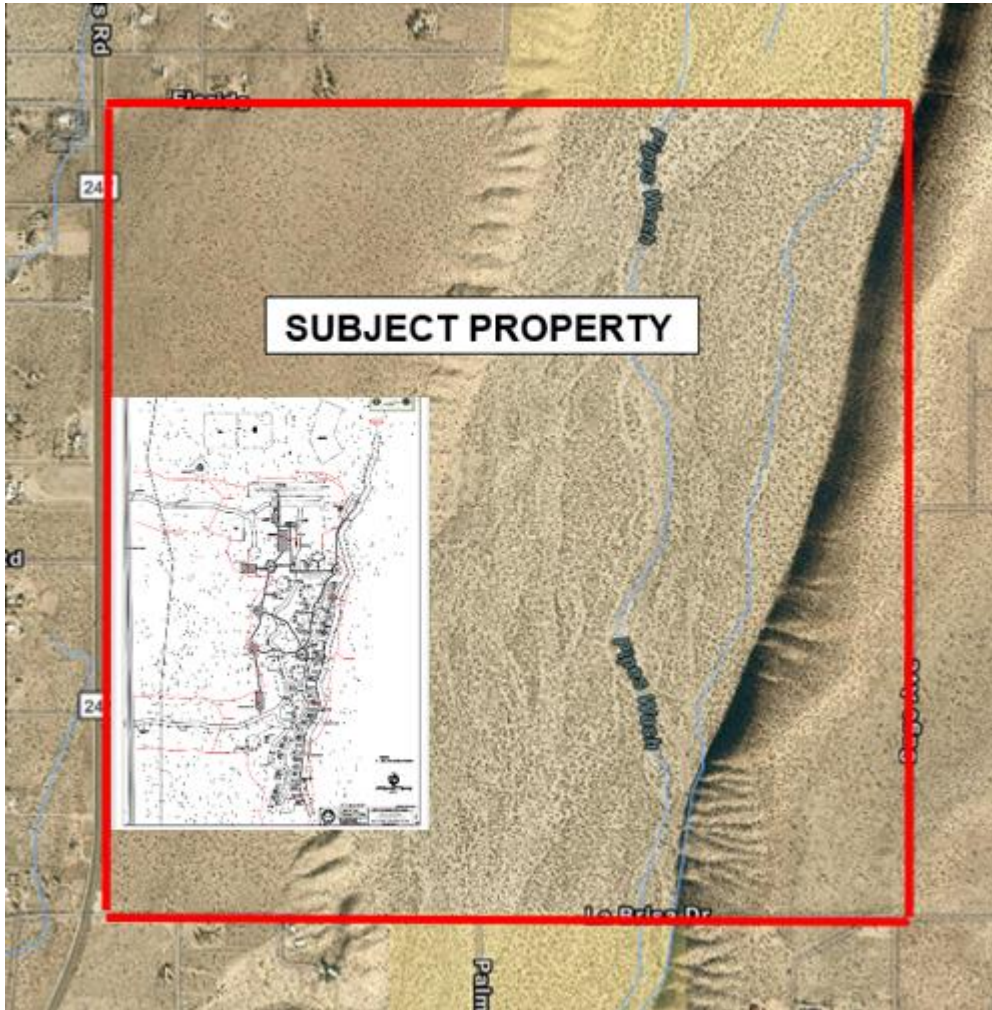


Land Use Category and Zoning Map



HV/RL – Homestead Valley Community Planning Area/ Rural Living

SD-COM – Special Development Commercial Focus



- 75 camp sites would be located on approximately 25 acres, within a 640-acre property.
- The various support buildings and activities are intended solely for patrons staying at the Project site and are not open to the public.
- Large portions of the property involving Pipes Wash and the flat land to the north of the campground will not be used.
- Access will be provided from State Highway 247.

Campsite Details



The Project was modified as follows to be consistent with the Countywide Policy Plan and Development Code, and achieve greater compatibility with the surrounding community:

- Removed proposed 90-acre music festival area.
- Restricted ancillary restaurant/bar to site occupants only.
- Restricted proposed helipad for emergency use/access only.

The Planning Commission discussed the mix, size, and scale of uses, and the compatibility of the proposed Project with the community. Public comments, and speakers at the hearing, expressed similar concerns about the Project, including:

- Land use consistency
- Traffic impacts
- Restaurant size
- The intended use of the helipad
- Noise and light impacts
- Fire pits and fire safety
- Loss of habitat
- Limited ground water supply
- Wastewater impacts to ground water quality
- Level of environmental analysis

Project Notice/Notice of Hearing

- Project Notices, Notice of Availability of the environmental document, and hearing notices were sent to surrounding properties within 1,300 feet of the boundaries of the Project site.
 - Staff received 308 written comments in response to the Project Notice, along with a 120-page unsigned petition opposing the Project.
 - Staff received 83 written comments in response to the Notice of Availability.

California Environmental Quality Act (CEQA)

- An Initial Study/Mitigated Negative Declaration (IS/MND) has been prepared.
- The IS/MND concludes that the Project will not have a significant adverse impact on the environment with the implementation of the following recommended mitigation measures:
 - Biological Resources
 - Cultural and Tribal Resources
 - Geologic Resources
- Mitigation measures were added based on comments received from the California Department of Fish and Wildlife.

Planning Commission Hearing

- A public hearing was conducted by the Planning Commission on March 9, 2023, where approximately 50 individuals spoke in opposition of the Project, with one speaker in favor.
- The Planning Commission did not make a motion either to approve or deny the Project, thus resulting in a denial of the Project without prejudice.

Appeal Filed by Applicant

- On March 13, 2023, the Applicant, RoBott Land Company, filed a timely appeal of the Planning Commission's denial of the Project.
- In response to concerns raised in the Planning Commission hearing, the appeal application includes modifications to reduce various aspects of the Project.

1. Consider an appeal of a Planning Commission action denying a conditional use permit for a Project that includes campground and related facilities that contain 75-camp sites, camp store, restaurant, bar, restrooms, pool, workshop buildings, helipad, and common area gardens and pathways within an approximate 25-acre portion of a 640-acre parcel.
2. Pursuant to San Bernardino County Code Section 86.08.050(a), after conducting the public hearing the Board of Supervisors may take one of the following actions:
 - a. Grant the appeal, reversing the Planning Commission's action, and approve the Project.
 - b. Grant the appeal, reversing the Planning Commission's action, and provide direction that the Project be modified.
 - c. Deny the appeal, affirming the Planning Commission's action, and deny the Project.

3. If the Board of Supervisors adopts Recommendation 2.a., above, take the following actions for approval of the Project:
 - a. Adopt the mitigated negative declaration and the mitigation monitoring and reporting program.
 - b. Adopt the findings for approval of the conditional use permit.
 - c. Adopt the conditional use permit, subject to the conditions of approval.
 - d. Direct the Clerk of the Board of Supervisors to post and file the notice of determination.
4. If the Board of Supervisors adopts Recommendation 2.b., above, refer the item back to the Planning Commission for consideration.

5. If the Board of Supervisors adopts Recommendation 2.c., above, take one of the following actions for denial of the Project:
 - a. Adopt a declaration of intent to deny the Project and continue the hearing to January 9, 2024, directing staff to return with written findings consistent with the evidence presented and decision to deny the Project.
 - b. Deny the Project with a statement of an alternative finding(s) as listed in San Bernardino County Code Section 85.06.040(a) and find the denial is exempt from the California Environmental Quality Act pursuant to Public Resources Code Section 21080(b)(5).