



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: January 23, 2025

AGENDA ITEM 3

Project Description

APN: 0602-361-04
Applicant: Lovemore Investments, LLC
Community: Joshua Tree
Location: 61560 Alta Loma Dr. Joshua Tree
Project No: PROJ-2021-00169
Staff: Elena Barragan
Rep: Axel Cramer
Proposal: Tentative Tract Map No. 20443 to subdivide an 18.49-acre parcel into 64 single-family residential lots ranging in size from approximately 7,200 square foot lots to approximately 13,068 square foot lots and three lettered lots, Lots A, B, and C.



63 Public Hearing Notices Sent on: January 8, 2025

Report Prepared By: Elena Barragan, Senior Planner

SITE INFORMATION:

Parcel Size: Approximately 18.49 acres
Vegetation: Mojave Desert scrub and Mojave yucca, Creosote bush, Joshua tree, and Parish's Daisy.

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

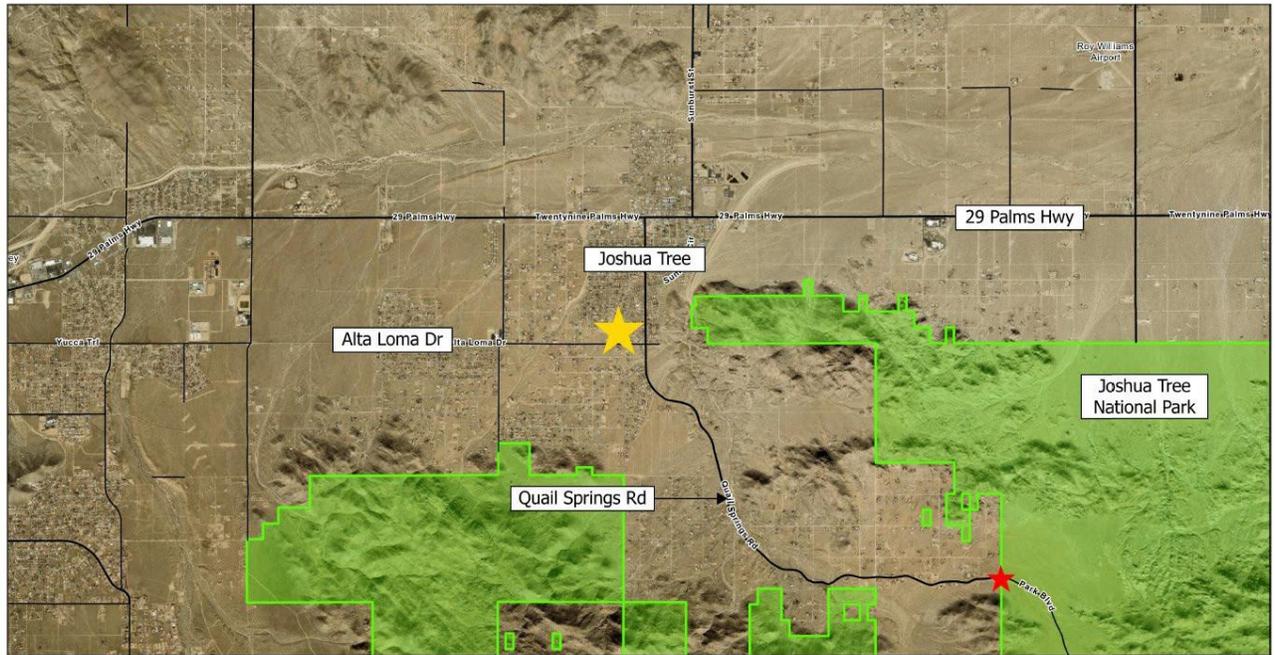
AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Vacant Property	Low Density Residential (LDR)	Single Residential (RS, 7,200 square feet minimum)
North	Single-Family Residences	Low Density Residential (LDR)	Single Residential (RS, 7,200 square feet minimum)
South	Single-Family Residences	Low Density Residential (LDR)	Single Residential (RS-1, one acre minimum)
East	Single-Family Residences	Low Density Residential (LDR)	Single Residential (RS, 7,200 square feet)
West	Single-Family Residences	Low Density Residential (LDR)	Single Residential (RS, 7,200 square feet)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	N/A	N/A
Water Service:	Joshua Basin Water District	Will Serve
Sewer Service:	Onsite Wastewater Treatment Plan	Provided onsite

STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; **ADOPT** the findings for approval of the Tentative Tract Map **APPROVE** the Tentative Tract Map subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department to file a Notice of Determination in accordance with California Environmental Quality Act¹.

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

FIGURE 1 – VICINITY MAP



- ★ PROJ-2021-00169
- ★ Park Entrance
- ▭ Joshua Tree National Park
- Major Highway
- Secondary Highway

Vicinity Aerial Map
PROJ-2021-00169 // Tentative Tract Map

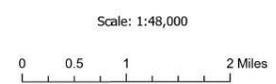


FIGURE 2 – LAND USE CATEGORY MAP

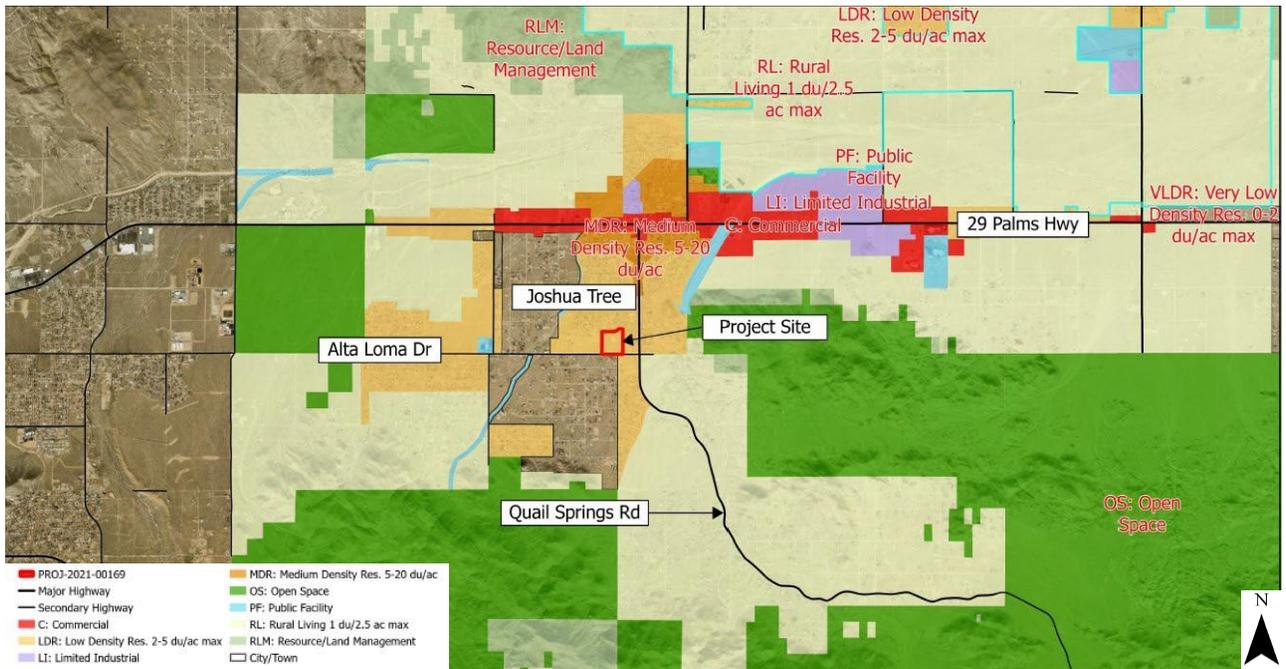


FIGURE 3 – ZONING MAP

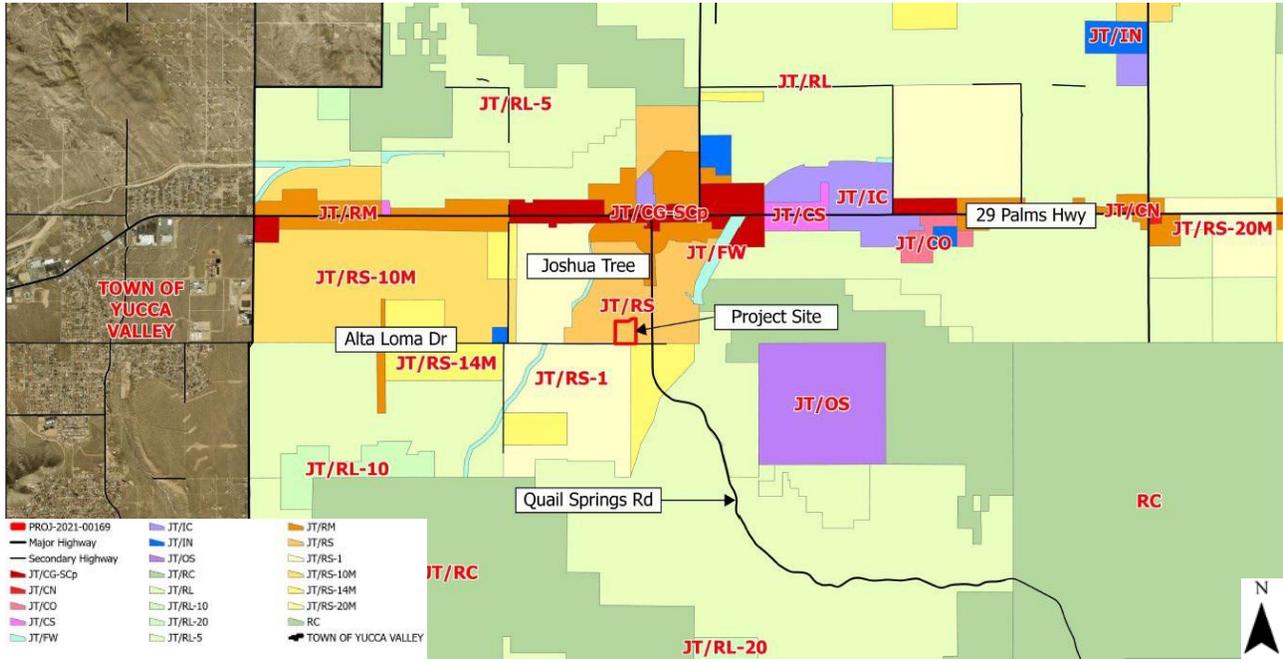


FIGURE 4 – PROJECT SITE View of site looking north on Alta Loma Drive



FIGURE 5 – PROJECT SITE View of site looking east on Hillview Road



FIGURE 6 – PROJECT SITE View of site looking west from Sunset Road



FIGURE 7 – TRACT MAP

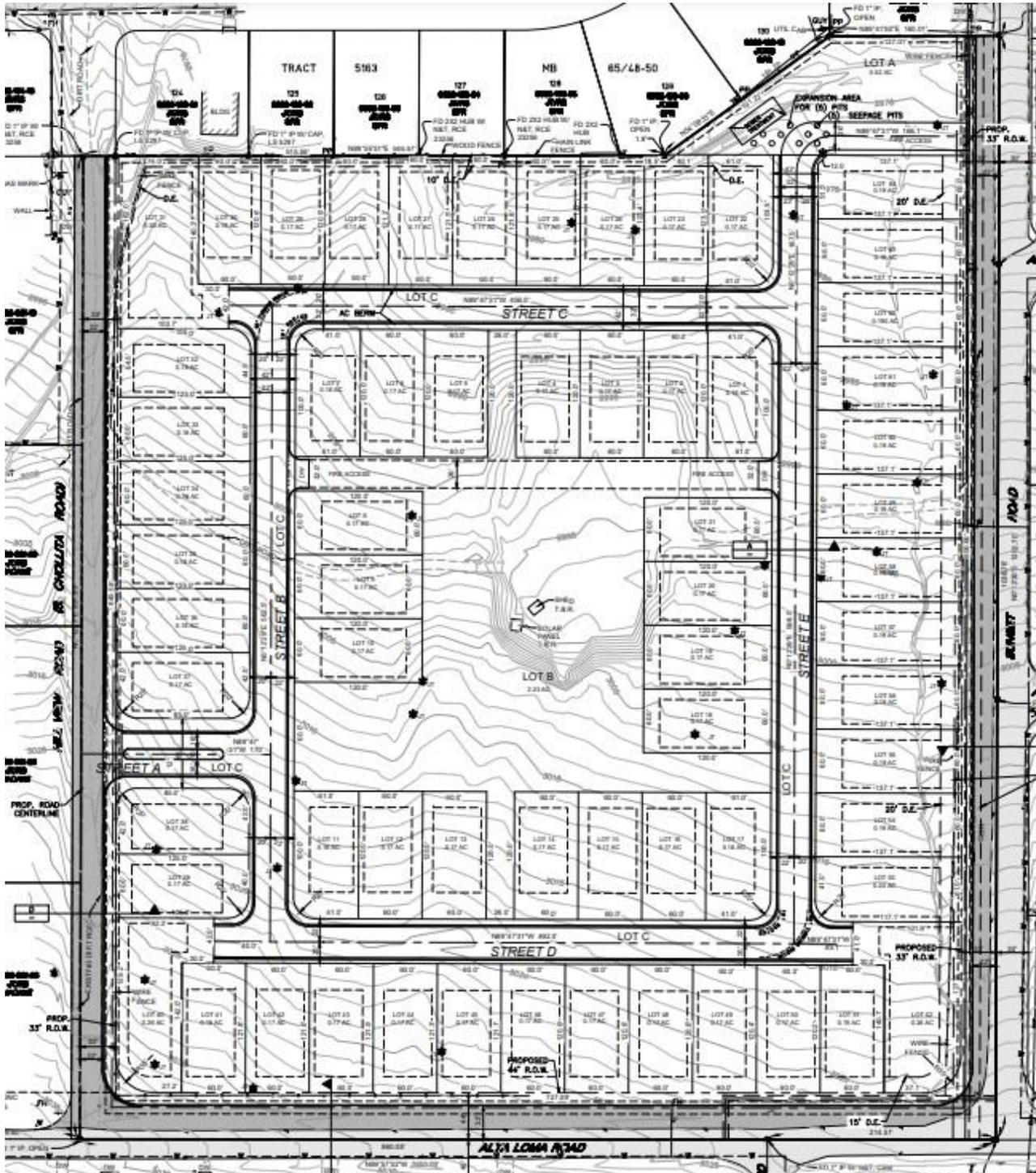


FIGURE 8 – SIMULATION OF VIEW FACING WEST ON SUNSET ROAD



FIGURE 9 – INTERNAL STREET VIEW SIMULATION OF D STREET



FIGURE 10 – AERIAL VIEW OF TYPICAL LOT WITH LANDSCAPING



FIGURE 11 – RESIDENTIAL UNIT SECTION



PROJECT DESCRIPTION AND BACKGROUND

The applicant, Lovemore Investments, LLC., has applied for a Tentative Tract Map (TTM) No. 20443 to subdivide a vacant 18.49-acre parcel into 64 single-family residential lots ranging from approximately 7,200 to approximately 13,068 square foot lots. Three lettered lots will provide areas for commonly maintained uses. Lot A comprising of a 22,651 square feet parcel and would include a wastewater treatment facility, communal utilities and onsite resident services/staff quarters. Lot B (2.23-acre parcel) would provide a social gathering space, learning zone, multipurpose space and recreational facility and pool. Lot C contains private roads and utilities (Project).

The Project site is in unincorporated San Bernardino County in the community of Joshua Tree and within the 3rd Supervisorial District. Primary access to the site will be from Hillview Road. Internal circulation and vehicular access would be provided with five new private streets. The Project site is located on an unoccupied parcel which is relatively undisturbed, except for the graded area in the center where a prior residence was located. The 18.49-acre parcel has existing desert scrub vegetation including Western Joshua Trees, Creosote bush, Mojave Yucca, and Parish's Daisy. There are two ephemeral stream channels on the property, one located in the eastern section of the property and the other located in the northwest corner of the property. The 18.49-acre parcel is located between Hillview Drive and Sunset Road and on the north side of Alta Loma Drive.

The current application has been updated from the initial 2021 proposal, which originally sought to subdivide the parcel into 75, approximately .25-acre lots. Through review of the Countywide Policy Plan (General Plan), San Bernardino County Development Code (Development Code), and input from notice to surrounding property owners, the Project was then reduced to 64 residential lots and three (3) lettered lots.

PROJECT ANALYSIS.

Land Use:

The subject property is located in the Low Density Residential (LDR) Land Use Category designation per the General Plan and the Single Residential (RS) Zoning District. The General Plan was adopted on October 27, 2020; however, the comprehensive Zoning Map update has not been completed creating potential inconsistencies with the General Plan and the Development Code densities, where in the case of this Project, the zoning would allow a higher density than the General Plan. The Board of Supervisors established interim procedures (Resolution No. 2020-197) for determining General Plan consistency and how properties in the unincorporated County can be used and/or developed during this interim period.

The General Plan density for the LDR Land Use Category is two (2) to five (5) dwelling units per acre. For the 18.49-acre parcel within the LDR designation the density range is between 37-92 units. Per Development Code Table 82-8B, the minimum lot area for the RS Zoning District is 7,200 square feet, or six (6) units per acre. For the 18.49-acre parcel in the RS Zone, the opportunity to develop 112 residential lots would be available if the applicant pursued the project under the Interim Policies outlined in Resolution No. 2020-197, Section 6B, nonconformity between the Land Use Category and the Land Use District, (Zone).

In review of the General Plan, Joshua Tree Community Action Guide, input from staff and Project noticing, the applicant has chosen to subdivide the subject property into 64 residential lots with lots ranging from 7,200 to approximately 13,068 square feet, which is well within the allowed density range under both the LDR designation and RS zone. The proposal is scaled to be compatible with the physical and historical character and identify of the existing Joshua Tree residential pattern. The proposal does not include any requests for relief from the Development Code and is developing at a lesser density than could be allowed. Single family residences are an allowed use in the RS, Single Residential, Zone District. A Tentative Map application proposing five or more parcels is reviewed by the Director pursuant to Development Code Section 87.02.050(a)(1). If the Director determines that

there have been substantial public objections to the proposal, the Director may refer the action to the Planning Commission. Taking into consideration public comments, the Director has chosen to refer the action to the Planning Commission.

Housing Accountability Act:

To address the statewide housing shortage, the Housing Accountability Act (HAA), promotes the approval of housing development projects which include exclusively residential developments such as the Project, by limiting the discretion agencies have to deny or impose density-reducing conditions. Where a housing development project complies with applicable, objective general plan, zoning and subdivision standards and criteria, including design review standards, an agency cannot deny the project or impose conditions that lower the project’s density unless the agency makes written findings based on a “preponderance of the evidence” that the project will have a specific, adverse, and unmitigable impact to public health and safety and there is no feasible method to mitigate or avoid the adverse impact. (Gov. Code Section 65589.5(j)(1).) The HAA applies to both affordable and market-rate housing development projects and include subdivision maps and other discretionary land use approvals or entitlements necessary for the issuance of a building permit for a housing development project. The proposed Project is a market rate housing development project and the Department’s evaluation of the proposal is that it complies with applicable objective General Plan and Development Code standards and criteria for new subdivisions for residential lots.

Wastewater:

The proposed Project would utilize a shared package treatment plant for wastewater disposal. Subsurface wastewater disposal would be subject to approval of the Regional Water Quality Control Board. No unique conditions are known to exist that would adversely affect the proposed use of an on-site septic system.

Code Compliance Summary:

The Project provides an adequate area to accommodate all parking, access and circulation to comply with County requirements (See Table 2 below) (Exhibit E)

Roads:

Primary access to the site is taken from Hillview Road. Access to the lots would be provided by five additional internal street. For the internal private streets, a 42-foot Private Road of easement is required to provide full-width right-of-way with parking will be allowed only on one side. An emergency access road is proposed near the northeast corner of the Project Site along Sunset Road. Conditions of approval are in place to ensure adequate dedications and plans for the required improvements are reviewed and approved prior to recordation of Final Map.

Table 2: Project Code Compliance

Project Component	San Bernardino Development Code		Project Plans
Lot Area	7,200 square feet		7,200 to 13,068 square feet
Density	Low Density Residential (General Plan): 92 units, RS (SBDC): 112 units		64 units
Parking Spaces	Two parking spaces, one enclosed		Two enclosed parking spaces
Building Setbacks	Front Side	25 Feet 5 Feet and 10 Feet on the other side	25 Feet 5 Feet and 10 Feet on the other side
	Streetside Rear	15 Feet 15 Feet	15 Feet 15 Feet

Project Component	San Bernardino Development Code	Project Plans
Building Height	35 Feet Maximum	35 Feet
Maximum Lot Coverage	Entire Building Envelope	Entire Building Envelope
Street Standards Private Roads (Internal Road)	42 Foot Full width right of way	42 Foot Full width right of way
Street Standard Sunset Road	33 Foot Dedication	33 Foot Dedication
Street Standard Hillview Road	33 Foot Dedication	33 Foot Dedication
Street Standard Alta Loma Road	44 Foot Dedication	44 Foot Dedication

California Environmental Quality Act Compliance

An Initial Study (IS) was prepared in compliance with the California Environmental Quality Act (CEQA) (Exhibit A). The IS concludes that the Project will not have a significant effect on the environment with implementation of mitigation measures related to the Project’s impacts on Biological Resources, Tribal Cultural Resources, Paleontological Resources, and Cultural Resources. A Notice of Availability/Notice of Intent to adopt a Mitigated Negative Declaration (MND) was advertised and distributed for public review and comment for a 30-day period from October 23, 2024, through November 25, 2024. One comment was received from an adjacent property owner. Their response stated that they were opposed to the project due to potential for light and noise pollution from the new community, increase in traffic, removal of desert native plants and a change of sense of place.

A summary of recommended mitigation measures intended to reduce the Project’s impact on the environment to less than significant is contained in the IS/MND and incorporated into the Project’s Mitigation and Monitoring and Reporting Program (Exhibit B). The mitigation measures include the following topics: Biological Resources, Cultural Resources, Geology and Soils, and Tribal Cultural Resources.

The following are summaries of topics addressed in the MND:

Pre-construction Surveys: A General Biological Resources Assessment, (BRA), dated July 21, 2023, was prepared for the Project site by RCA Associates, Inc. The Project site and adjoining areas were evaluated for the presence of native habitats which may support populations of sensitive wildlife species. The areas were also evaluated for the presence of sensitive habitats including wetlands, vernal pools, riparian habitats and jurisdictional areas. As a result of the surveys, Mitigation Measure Bio-1 requires the applicant to conduct pre-construction surveys for burrowing owls, desert tortoise, and nesting birds protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior to the commence of Project-related ground disturbance.

Western Joshua Trees: There are 50 Joshua trees that occur within the boundaries of the property, and 5 Joshua trees that occur within an approximately 50-foot buffer surrounding the property. Section 1927.2(b) of the California Fish and Game Code provides applicants with an option to either comply with the fee-based permit or obtain an Incidental Take Permit under California Endangered Species Act. Mitigation Measure Bio-2 would require the applicant to obtain either an Incidental Take Permit, from California Department of Fish and Wildlife under Section 2081 of the California Endangered Species Act or a permit under the Western Joshua Tree Conservation Act, whichever would be applicable.

Streambed Alteration Permit: The Project site has two ephemeral stream channels that are identified. A northwestern channel and an eastern channel. California Department of Fish and Wildlife (CDFW) asserts jurisdiction over the bed and banks of a stream channel and associated wildlife. Specifically the CDFW regulates any activities that would “substantially divert or obstruct the natural flow of, or substantially change or use any material from the bed, channel or bank of, any river, stream, or lake

deposit or dispose of debris, waste, or other material containing crumbled, flaked, ground pavement where it would pass into any river, stream or lake” (Section 1602 of the CDFW Code [Streambed Alteration]). Mitigation Measure Bio-3 requires the applicant to obtain a Streambed Alteration Agreement under Section 1602 of the California Fish and Game Code from CDFW, prior to issuance of a grading permit.

Cultural Resources Assessment: A Cultural Resources Assessment dated October 6, 2021, was prepared for the Project Site by Duke Cultural Resources Management, LLC (DUKE CRM). The Project site is considered to have a low to moderate potential to impact prehistoric and historic archaeological resources. It is not likely that cultural resources will be impacted by the Proposed Project. However, due to the potential for resources to occur anywhere, Mitigation Measure CR-1 would require the applicant to stop all work within a 100-foot radius upon discovery of an item until a qualified professional can evaluate. Additionally, Mitigation Measure CR-2 would also require all earthmoving activities to stop immediately in the area if human remains and/or cremations are encountered.

Geological Features and Paleontological Resources: The geology in the vicinity of the Project has been mapped by Dibble (1967). A review of this map indicates the Project site is located on solder surficial deposit of Pleistocene-Holocene Age. These are potentially fossiliferous sediments that were deposited between 1.8 million years ago to 11,000 years ago. Older Pleistocene deposits in the area have been found to be highly fossiliferous yielding the remains of ground sloths, bison and horse. Mitigation Measure Geo-1 will require a qualified paleontologist be on-sit at the pre-construction meeting to discuss monitoring protocols, and a paleontological monitor shall be present full-time during ground disturbance below one foot including but not limited to grading, trenching, utilities and off-site easements.

Tribal Cultural Resources: The Morongo Band of Mission Indians, MBMI, has stated that the proposed Project is located within the ancestral territory and traditional use area of the Cahuilla and Serrano people of the Morongo Band of Mission Indians. Tribal cultural resources are of high importance to the Morongo Tribe, therefore, tribal monitoring is recommended during all ground disturbing activities, and shall be implemented with Mitigation Measure TCR-1.

Public Outreach

The applicant’s representative, Axel Cramer, organized two meetings with the Joshua Tree community to inform the interested parties of the project proposal and to answer questions as they arose. The first meeting on August 29, 2024, had approximately 75 people in attendance and was held at the Joshua Tree Community Center in Joshua Tree. The second meeting on September 4, 2024, was held via social media and had approximately 30 people in attendance virtually. Mr. Cramer has also conducted door to door engagement through the application process with adjacent properties.

Public Comments:

On May 27, 2022, Project Notices were mailed to the surrounding property owners within 300 feet of the Project site, as required by Section 85.03.080 of the Development Code. In response to the Project Notice, staff received twelve (12) emails from nearby residents expressing concerns about the proposed Project and two (2) requesting additional information. A second Project Notice was sent on July 24, 2024, that identified the updated proposal with 64 Residential Lots and Three Lettered lots. In response to the second project notice, sixteen (16) letters of opposition were received.

The concerns raised by the public ranged from the following:

- Traffic

- Sense of Place
- Impact to biological resources
- Drainage concerns
- Availability to water and sewer infrastructure
- Light pollution
- Noise pollution

The following is a response to those concerns:

- The Project is forecast to generate fewer than 100 peak hour trips. The Project was evaluated using both the Production-Attraction (PA) and the Origin-Destination (OD) methodologies to evaluate Vehicle Miles Traveled, or VMT. Both methodologies determined that the Project would reduce total VMT per service population, and therefore the Project satisfies the County-established screening criteria for projects located in low VMT areas. The Project does not warrant preparation of a transportation impact study based on the County established screening criteria. Additionally, the Project is conditioned to develop/construct all on-site and off-site improvements in accordance with County design standards.
- The proposed architectural style of development is mid-century modern with a low profile desert-modern aesthetic. The Project would consist only of residential uses and maintain the visual character of the surrounding community. The RS, Single Residential Zoning District identifies the maximum height of structures as 35 feet and the proposed structures are approximately 14 feet in height.
- A General Biological Resources Assessment (BRA), dated July 21, 2023, was prepared for the Project site. The Initial Study identifies two mitigation measures for protection of biotic resources, one for pre-construction surveys for burrowing owls, desert tortoise, and nesting birds that are protected under the Migratory Bird Treaty Act and Section 3503 of the California Fish and Wildlife Code shall be conducted prior land disturbance. The second measure requires the applicant to obtain an Incidental Take Permit from California Department of Fish and Wildlife or a permit under the Western Joshua Tree Conservation Act, whichever would be applicable for removal of Western Joshua Trees, prior to land disturbance.
- The Applicant prepared a Jurisdictional Water Delineation (JD), due to observance of intermittent channels on the project site. This study resulted in a mitigation measure that would require the Applicant to obtain a streambed alteration agreement under section 1602 of the California Fish and Game Code from the California Department of Fish and Wildlife.

- The Project will be served by the Joshua Basin Water District (JBWD). JBWD supplies water to the community from two groundwater basins, the Joshua Tree and Copper Mountain subbasins. In 2014, JBWD began receiving State Water Project water, (SWP) from the Mojave Water Agency (MWA) averaging 500 AF per year for the past two years. Overdrafting a groundwater basin is unsustainable; excessive overdraft can result in significant problems, such as decrease in the amount of groundwater in storage, or a decline in water levels that induce the migration of poor-quality water into productive areas of an aquifer. In order to reduce overdraft to groundwater supplies, JBWD entered into the Improvement District "M" with MWA to provide recharge water to the Joshua Tree subbasin. The Project is consistent with the land use and the population projections included in the Countywide Policy Plan. Therefore, water demand from the proposed project has already been anticipated by JBWD.
- The Project would utilize a shared package treatment plant for wastewater disposal. The proposed wastewater treatment facility has been tentatively approved by the Regional Water Quality Control Board, for the Colorado River Basin.
- The Conditions of Approval require compliance with outdoor lighting standards set forth in Development Code, Section 83.07.060 Mountain and Desert Requirements. Demonstration of compliance will be required prior to the issuance of a building permit.
- The Project is a subdivision to establish 64 single family residential lots and three lettered lots. Due to the residential nature of the proposed use and surrounding development, residentially designated land uses would not be significantly affected by operational noise generated by the proposed project.

RECOMMENDATION: That the Planning Commission:

- 1) **ADOPT** the Mitigated Negative Declaration (Exhibit A) and Mitigation Monitoring and Reporting Program (Exhibit B);
- 2) **ADOPT** the findings in support of the Tentative Tract Map No. 20443 (Exhibit C);
- 3) **APPROVE** Tentative Tract Map No. 20443 to subdivide an 18.49-acre parcel into 64 single-family residential lots ranging in size from 7,200 to 13,068 square feet and three letter lots A, B, and C, subject to the Conditions of Approval (Exhibit D); and
- 4) **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

- EXHIBIT A: Mitigated Negative Declaration, link: [Initial Study.pdf](#)
EXHIBIT B: Mitigation Monitoring and Reporting Program
EXHIBIT C: Findings for Tentative Map
EXHIBIT D: Conditions of Approval
EXHIBIT E: Tentative Tract Map
EXHIBIT F: Public Comments
EXHIBIT G: Resolution No. 2020-197

FINDINGS: Tentative Tract Map No. 20443 to subdivide an 18.49-acre parcel into 64 single-family residential lots ranging in size from 7,200 square foot lots to approximately 13,068 square foot lots and three letter lots A, B and C (Project).

1. The proposed map, subdivision design, and improvements are consistent with the General Plan, any applicable community plan, and any applicable specific plan;

The proposed map, subdivision design and improvements are consistent with the Countywide Policy Plan (General Plan) and the Joshua Tree Community Action Guide, including, but not limited to the following:

Policy LU-1.1: Growth. We support growth and development that is fiscally sustainable for the County. We accommodate growth in the unincorporated county when it benefits existing communities, provides a regional housing option for rural lifestyles, or supports the regional economy.

Consistent: The Project will add 64 single family residential lots for additional rural lifestyles housing options within the Joshua Tree community.

Policy LU-1.2: Infill development. We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.

Consistent: The Project is proposed on a vacant 18.49-acre parcel that is surrounded by existing residential uses where public services and infrastructure are available. The 18.49-acre parcel is located between Hillview Drive and Sunset Road and on the north side of Alta Loma Drive. The Project will be accessed by existing roadways. An emergency access road is proposed near the northeast corner of the Project Site along Sunset Road. The Project will receive water service from the Joshua Basin Water District and would utilize a shared package treatment plant for wastewater disposal.

Policy LU-2.1: Compatibility with existing uses. We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Consistent: The Project has been scaled and designed to be compatible with existing conforming uses and adjacent neighborhoods in the Joshua Tree area. The Project Site is located in the Low Density Residential (LDR) Land Use Category designation and the Single Residential (RS) Zoning District. The General Plan density for the LDR Land Use Category is two (2) to five (5) dwelling units per acre. For the 18.49-acre parcel within the LDR designation the density range is between 37-92 units. Per Development Code Table 82-8B, the minimum lot area for the RS Zoning District is 7,200 square feet, or six (6) units per acre. For the 18.49-acre parcel in the RS Zone the density range would allow the owner to develop 112 residential lots. Notwithstanding the available density within the RS Zone, the Project has been scaled down into 64 residential lots, with lots ranging from 7,200 to approximately 13,068 square feet, in order to be compatible with the physical and historical character and identify of the existing Joshua Tree residential pattern.

Policy LU-2.4: Land Use Map consistency. We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to minimize compatibility with surrounding land uses and community identity.

Consistent: The Project Site is located in the LDR Land Use Category designation. The General Plan density for the LDR Land Use Category is two (2) to five (5) dwelling units per acre. For the 18.49-acre parcel within the LDR designation the density range is between 37-92 units. The Project is consistent with the LDR designation by proposing 64 residential lots, with lots ranging from 7,200 to approximately 13,068 square feet, for the 18.49-acre parcel.

Policy LU-2.8: Rural lifestyle in the Mountain/Desert regions. We intend that new residential development in the unincorporated Mountain and Desert regions offer a lower intensity lifestyle that complements the suburban and urban densities in incorporated cities and towns to provide a range of lifestyle options. Master planned communities in unincorporated Mountain/Desert regions may provide a broader range of lifestyles and densities.

Consistent: The Project provides a range of residential lifestyle options that is consistent with the lower intensity lifestyle of the Joshua Tree community. The Project Site is located in the LDR Land Use Category designation and the RS Zoning District. The General Plan density for the LDR Land Use Category is two (2) to five (5) dwelling units per acre. For the 18.49-acre parcel within the LDR designation the density range is between 37-92 units. Per Development Code Table 82-8B, the minimum lot area for the RS Zoning District is 7,200 square feet, or six (6) units per acre. For the 18.49-acre parcel in the RS Zone the density range would allow the owner to develop 112 residential lots. Notwithstanding the available density within the RS Zone, the Project has been scaled down into 64 residential lots, with lots ranging from 7,200 to approximately 13,068 square feet, in order to be compatible with the physical and historical character and identity of the existing Joshua Tree residential pattern.

Policy LU-4.5: Community identity. We require that new development be consistent with and reinforce the physical and historical character and identity of our unincorporated communities, as described in Table LU-3 and in the values section of Community Action Guides. In addition, we consider the aspirations section of Community Action Guides in our review of new development.

Consistent: The Project is proposed in the unincorporated community of Joshua Tree. As described in Table LU-3, key characteristics and features of desert village communities like Joshua Tree include, but are not limited to, a rural context with clusters of housing in proximity to commercial development and public facilities, and larger lots farther from the commercial core. Moreover, according to the Joshua Tree Community Action Guide value statement, the community values the natural beauty of the surrounding desert environment and dark skies and the natural desert with a focus on sustainability and diversity.

As shown in Figures 1 and 2 of the Staff Report, the Project Site is located approximately 1 to 2 miles from the commercial hub of Joshua Tree located off of 29 Palms Highway. The subdivision will provide lot sizes that are consistent with the LDR Land Use Category designation and will be developed with natural features of the desert as shown in Figures 8

through 11. Development of the Project Site will be conditioned to comply with the County's Light Trespass Ordinance that ensures the sustainable focus of dark skies in the desert.

Policy H-1.1: Appropriate range of housing. We encourage the production and location of a range of housing types, densities, and affordability levels in a manner that recognizes the unique characteristics, issues, and opportunities for each community.

Consistent: The Project provides a range of residential lifestyle options that is consistent with the lower intensity lifestyle of the Joshua Tree community. Notwithstanding the available density within the RS Zone, the Project has been scaled down into 64 residential lots, with lots ranging from 7,200 to approximately 13,068 square feet, in order to be compatible with the physical and historical character and identify of the existing Joshua Tree residential pattern.

Policy TM-1.7: Fair share contribution. The County does not accept new unpaved roads into the County Maintained Road System, and we require all-weather treatment for all new unpaved roads.

Consistent: The Project Site is adjacent to Hillview Road, Alta Loma Road, and Sunset Road. Alta Loma Road and Sunset Road are County Maintained Road System and a strip of Hillview Road adjacent to the north boundary of the Project Site are County Maintained Roads. Alta Loma Road and Sunset Road are currently paved. A portion of Hillview Road is proposed to be paved as part of the Project. No new external roads are proposed as all access roads that are existing are sufficient to serve the Project.

Policy TM-1.8: Emergency access. When considering new roadway improvement proposals for the Capital Improvements Program or Regional Transportation Plan, we consider the provision of adequate emergency access routes along with capacity expansion in unincorporated areas. Among access route improvements, we prioritize those that contribute some funding through a local area funding and financing mechanism.

Consistent: The Project Site is adjacent to Alta Loma Road, Hillview Road and Sunset Road, which are not evacuation routes. The existing, surrounding roads would serve as the main access roads with primary access to the site off of Hill View Road. Access to the lots would be provided by five additional internal streets. Adequate on-site access for emergency vehicles would be verified during the County's plan review process. A section of Hillview Road is proposed to be paved as part of the Project. During construction, the contractor would be required to maintain adequate emergency access for emergency vehicles as required by the County.

Policy TM-9: New transportation options. We support the use of transportation network companies, autonomous vehicles, micro transit, and other emerging transportation options that reduce congestion, minimize land area needed for roadways, create more pedestrian- and bicycle-friendly streets, reduce vehicle miles traveled (VMT), or reduce dependence on privately-owned vehicles.

Consistent: A VMT screening analysis was prepared for the Project and determined that the Project production-attraction (PA) VMT per population would reduce residential VMT per person.

Policy TM-2.2: Roadway improvements. We require roadway improvements that reinforce the character of the area, such as curbs and gutters, sidewalks, landscaping, street lighting, and pedestrian and bicycle facilities. We require fewer improvements in rural areas and more improvements in urbanized areas, consistent with the Development Code. Additional standards may be required in municipal spheres of influence.

Consistent: The Project Site is located in a rural area of the County. Any proposed off-site improvements would be in accordance with the Development Code.

Policy TM-2.3: Concurrent improvements. We require new development to mitigate project transportation impacts no later than prior to occupancy of the development to ensure transportation improvements are delivered concurrent with future development.

Consistent: Fair-share contributions, if any, would be paid prior to the issuance of building permits.

Policy TM-2.6: Access control. We promote shared/central access points for direct access to roads in unincorporated areas to minimize vehicle conflict points and improve safety, especially access points for commercial uses on adjacent properties.

Consistent: Access to the lots would be provided a 50-foot-wide street off of Hill View Road. The Project would be consistent with the Transportation and Mobility Element of the General Plan.

2. The site is physically suitable for the type and proposed density of development;

The Project Site is physically suitable for the type and proposed density of the development. The Project includes 64 residential lots and three lettered lots. The residential parcels are all established with the minimum development standards for the RS, Single Residential, Zoning District. Conditions of approval and Mitigation Measures are in place that would require the applicant to engage with California Department of Fish and Wildlife, (CDFW) to obtain an incidental take permit in accordance with Section 2081 of the California Endangered Species Act (CESA) or a permit under the Western Joshua Tree Conservation Act, prior to Land Disturbance. The applicant is also required to obtain a Streambed Alteration permit under Section 1602 of the California Fish and Game Code due to development within the two ephemeral streams on the subject property. The residential lots range from a minimum of 7,200 square feet to approximately 13,068 square feet. The lettered lots will establish the following: Lot A will construct a wastewater treatment center to serve the new subdivision, other communal utilities, onsite resident services staff quarters, and stormwater spreading basin. Lot B will consist of a social gathering center, learning zone, multi-purpose space, and recreational facilities and pool. Lot C will consist of the private paved streets and utilities.

3. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. Each proposed parcel will be developed with a single-family residence and the letter lots will establish the associated private paved roads, wastewater treatment center, and other amenities. In accordance with the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was prepared to evaluate the potential environmental impacts of the Project. The MND concludes that with the adoption of mitigation measures the Project will have a less than significant impact on the environment. The MND identifies mitigation measures that will ensure the following:

- Preconstruction surveys are performed for nesting birds, burrowing owl, and desert tortoise, prior to land disturbance activities.
- Applicant shall obtain either an Incidental Take Permit, from California Department of Fish and Wildlife (CDFW) under section 2081 of the California Endangered Species Act (CESA) or a permit under the Western Joshua Tree Conservation Act, whichever would be applicable, prior to land disturbance.

4. The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems;

The design of the subdivision or type of improvements is not likely to cause serious public health or safety problems. The design of the subdivision follows a logical and orderly progression of development. The proposed subdivision has been reviewed by all agencies with jurisdiction over the Project including but not limited to San Bernardino County Environmental Health Division, Department of Public Works, Land Development, Fire Community Safety and outside agencies such as the Regional Water Quality Control Board and has been found to not cause serious public health or safety problems, either through design, or through the adoption of conditions of approval.

5. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of, property within the proposed subdivision. This finding may also be made if the review authority finds that alternate easements for access or use will be provided, and that they will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record, or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to the review authority to determine that the public at large has acquired easements of access through or use of property within the proposed subdivision;

The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through the property within the proposed subdivision.

6. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board;

The Project proposes to establish a wastewater treatment center on Lettered Lot A. This proposed wastewater treatment design will accommodate the establishment of lots less than a half-acre and has been tentatively approved by the Regional Water Quality Control Board for the Colorado River Basin.

7. The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities; and

The design of the subdivision provides, to the extent feasible, passive or natural heating and cooling opportunities. The design of the subdivision allows for the placement of homes that will be designed to take advantage of passive or natural heating and cooling opportunities that exist on the project site.

8. The proposed subdivision, its design, density, and type of development and improvements conforms to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law.

The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law. The proposed subdivision has the potential to produce 112 dwelling units; however, in consideration of the General Plan, Community Action Guide and Development Code, has applied to establish 64- dwelling units. The proposal meets the minimum lot size, depth, width, and density requirements of the San Bernardino County Development Code. The proposed development has also been reviewed by the Regional Water Quality Control Board and has approved their wastewater treatment facility.

ENVIRONMENTAL FINDINGS:

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

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of all the required Conditions of Approval and mitigation measures. A

Findings
Lovemore Ranch Subdivision
PROJ-2021-00169/ TTM
APN: 0602-361-04

EXHIBIT C

Mitigated Negative Declaration (MND) is recommended. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

Findings
Lovemore Ranch Subdivision – January 23, 2025
PROJ-2021-00169 TTM
APN: 0602-361-04

EXHIBIT C

END OF FINDINGS



Conditions of Approval

Record:	PROJ-2021-00169	System Date:	12/09/2024
Record Type:	Project Application	Primary APN:	0602361040000
Record Status:	In Review	Application Name:	TTM
Effective Date:		Expiration Date:	
Description:	Tentative Tract Map No. 20443 to subdivide an 18.49-acre parcel into 64 single-family residential lots ranging in size from 6,969 square foot lots to approximately 13,068 square foot lots and three letter lots, A, B, and C. APN: 0602-361-04; PROJECT NO.: PROJ-2021-00169		

This document does not signify project approval.

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

ON-GOING

Land Use Services - Planning

- Project Approval Description (CUP/MUP)** - Status: Outstanding
 This Tentative Tract Map is conditionally approved to subdivide an 18.49-acre parcel into 64 single-family residential lots ranging in size from 6,969 square foot lots to approximately 13,068 square foot lots and three letter lots, A, B, and C, 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.

2 Indemnification - Status: Outstanding

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.

3 Expiration - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within 36 months 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.

4 Continous Effect/Revocation - Status: Outstanding

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.

5 Project Account - Status: Outstanding

The Project account number is PROJ-2021-00169. 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.

6 **Condition Compliance** - Status: Outstanding

Condition Compliance is required for Prior to Land Disturbance, Prior to Building Permit Issuance, Prior to Recordation and Prior to Occupancy.

7 **Performance Standards** - Status: Outstanding

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

8 **Continuous Maintenance** - Status: Outstanding

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.

9 **Clear Sight Triangle** - Status: Outstanding

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

- 10 **Lighting** - Status: Outstanding
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.
- 11 **Underground Utilities** - Status: Outstanding
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.
- 12 **Construction Hours** - Status: Outstanding
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.
- 13 **Construction Noise** - Status: Outstanding
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.
- 14 **Cultural Resources** - Status: Outstanding
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.

Public Health– Environmental Health Services

- 15 **Noise Levels** - Status: Outstanding
Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

- 16 **OWTS Maintenance** - Status: Outstanding
The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.
- 17 **Refuse Storage and Disposal** - Status: Outstanding
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.

Public Works - Traffic

- 18 **On Going Project Condition** - Status: Outstanding
Sign Maintenance. All required signage within tract boundaries, outside the County Maintained Road System shall be installed and continuously maintained in good condition for both day and nighttime visibility.

INFORMATIONAL

Land Use Services - Planning

- 19 **Subdivisions - Additional Permits** - Status: Outstanding
The property owner, developer and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site. These may include: FEDERAL: None STATE: California Department of Fish and Wildlife; Regional Water Quality Control Board COUNTY: Land Use Services, Land Development, Planning, Building; Department of Public Works: Traffic, Surveyors, Permits LOCAL: None
- 20 **Subdivisions - Development Impact Fees** - Status: Outstanding
Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
- 21 **Subdivisions - Expiration/TPM** - Status: Outstanding
This conditional approval of the Tentative Tract Map shall become null and void unless all conditions have been completed and the Tentative Map has been deemed complete by the County Surveyor for purposes of recordation within 36 months following the effective approval date, unless an extension of time is granted. PLEASE NOTE: This will be the ONLY notice given of the approval expiration date. The developer is responsible for initiation of any extension request.
- 22 **Subdivisions - Extension of Time/TTM** - Status: Outstanding
Where circumstances cause delays, which do not permit compliance with the required recordation time limit, the developer may submit for review and approval an application requesting an extension of time. County Land Use Services may grant such requests for extensions of time in compliance with the State Map Act Section 66452.6. An Extension of Time may be granted upon a successful review of an Extension of Time application, which includes a justification of the delay in recordation, a plan of action for completion and submittal of the appropriate fee, not less than 30 days prior to the expiration date. The granting of an extension request is a discretionary action that may be subject to additional or revised conditions of approval.

23 **Subdivisions - Indemnification** - Status: Outstanding

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.

24 **Subdivisions - Project Account (TT/TPM)** - Status: Outstanding

The Project account number is PROJ-2021-00169. 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 expenses 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 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to recordation.

25 **Subdivisions - Project Approval Description (TT/TPM)** - Status: Outstanding

Extension of Time for Tentative Tract Map No. 20443 for an additional 36 months is approved to subdivide the parcel into three lots and may be recorded in compliance with the conditions of approval, the approved stamped tentative map, and the required Composite Development Plan. The Project is located at 61560 Alta Loma Drive. Joshua Tree.

26 **Subdivisions - Revisions/TTM** - Status: Outstanding

Any proposed change to the approved Tentative Tract Map and/or the conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

27 **Subdivisions - State and Federal Endangered Species Act** - Status: Outstanding

This approval does not relieve the property owner or project proponent of responsibility to comply with State and Federal Endangered Species Acts. If any sensitive species are identified during grading, building or land disturbing activity, all on-site activities must cease, the California Department of Fish and Wildlife (CDFW) and/or U.S. Fish and Wildlife Service (USFWS) (as applicable) must be contacted to discuss specific mitigation measures and to obtain the necessary incidental take permits. Proof of an incidental take permit from the appropriate agency, or letter stating a permit is not required, must be furnished to the Planning Division. All mitigation measures must be agreed upon and implemented prior to construction activity resuming.

28 **Subdivisions- Condition Compliance** - Status: Outstanding

Condition compliance confirmation for purposes of Parcel Map recordation will be coordinated by the County Surveyor.

County Fire - Community Safety

29 **F01 Jurisdiction** - Status: Outstanding

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 California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

30 **F03 Fire Condition Letter Expiration** - Status: Outstanding

Fire Condition Letters shall expire on the date determined by the Planning Division or Building and Safety.

31 **F15 Access – 30% slope** - Status: Outstanding

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 and approved by the Fire Department.

32 **F17 Access Road Grade** - Status: Outstanding

Fire access roadways shall not exceed a maximum of twelve (12%) percent grade at any point. Fire access roadways or driveways may be increased to fourteen (14%) percent grade for a distance not to exceed five hundred (500) feet. Fire access roadways providing access to no more than two (2) one or two-family dwellings may be increased to a maximum of sixteen (16%) percent grade not to exceed five hundred (500) feet. Grades across the width of a fire access roadways shall not exceed five (5%) percent. In order to accommodate proper angles of approach and departure, gradient shall not exceed five (5%) percent change along any ten (10) foot section.

33 **F20 Access – 150+ feet** - Status: Outstanding

Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. Roadways 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.

34 **F70 Additional Requirements** - Status: Outstanding

Every residential lot must apply for a residential fire letter from SBCoFPD prior to building permits being issued.

35 **F71 Proposal Changes** - Status: Outstanding

Any changes to this proposal shall require new Fire Department condition letter.

Land Use Services - Land Development

36 **Additional Drainage Requirements** - Status: Outstanding

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.

37 **Erosion Control Installation** - Status: Outstanding

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.

38 **Joshua Trees** - Status: Outstanding

Any land disturbance shall be kept at least 40 feet away from any Joshua tree in order for the design to be acceptable. If the proposed land disturbance is within 40 feet of a Joshua tree, then the applicant will need to submit a survey by a licensed arborist to verify that the proposed design will not detrimentally affect the tree. For all applications, plot plans must show the location of all Joshua trees on a parcel. <http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/IB-0016.pdf>

39 **Natural Drainage** - Status: Outstanding

The natural drainage courses traversing the site shall not be occupied or obstructed.

40 **Project Specific Conditions** - Status: Outstanding

Endangered Desert Plants. Compliance with Desert Native Plants Act. Removal actions of all plants protected or regulated by the Desert Native Plants Act (Food and Agricultural Code §§ 80001 et seq.) shall comply with the provisions of the Act before the issuance of a development permit or approval of a land use application. Provide a plant protection plan or removal plan prepared by a licensed biologist to be approved by the County LUS. Per the County General Plan Environmental Impact Report, provide a biological report and associated plan (uploaded as a separate attachment in the EZOP record) that shows any protected species including plant species with stems two inches or greater in diameter or six feet or greater in height including but not limited to those listed in: § 88.01.060 Desert Native Plant Protection. See related links: <https://countywideplan.com/resources/document-download/> https://countywideplan.com/wp-content/uploads/sites/68/2021/01/CWP_PolicyPlan_HardCopy_MainText_Tables_2022_Sept_Adopted.pdf?x23421 https://codelibrary.amlegal.com/codes/sanbernardino/latest/sanberncity_ca/0-0-0-175924

41 **Tributary Drainage** - Status: Outstanding

Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.

PRIOR TO LAND DISTURBANCE

Planning

42 **Mitigation Monitoring Reporting Program** - Status: Outstanding

Review the MMRP, for studies, monitoring and permits that must be approved prior to land disturbance.

External Agencies

43 **Corner Records Required Before Grading** - Status: Outstanding

Pursuant to Sections 8762(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: a. Monuments set to mark property lines or corners; b. 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; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

44 **Monument Disturbed by Grading** - Status: Outstanding

If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

Land Use Services - Land Development

45 **FEMA Flood Zone** - Status: Outstanding

The project is located within Flood Zone D according to FEMA Panel Number 06071C8880H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible. 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.

APN: 0602361040000

Effective Date:

PROJ-2021-00169

Expiration Date:

46 **NPDES Permit** - Status: Outstanding

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

47 **Regional Board Permit** - Status: Outstanding

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.

48 **Drainage Easements** - Status: Outstanding

Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities, and/or concentration of runoff from the site. The hydrologic/hydraulic calculations supporting the size of the easement(s) shall be submitted for review/approval by the Land Development Division prior to recording the easement. Proof of recordation shall be provided to the Land Development Division.

49 **Drainage Improvements** - Status: Outstanding

A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that 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.

50 **Grading Plans** - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage improvements shall be shown on the grading plans according to the approved final drainage study. 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 **On-site Drainage Easement** - Status: Outstanding

On-site flows shall be directed within a drainage easement.

52 **Streambed Alteration Agreement** - Status: Outstanding

California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement shall be provided prior to Grading permit issuance. Link to CDFW website at <https://www.wildlife.ca.gov/Conservation/LSA>.

Public Health– Environmental Health Services

53 **Vector Control Requirement** - Status: Outstanding

The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

54 **Architecture** - Status: Outstanding

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.

55 **Landscape and Irrigation Plan** - Status: Outstanding

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.

56 **Mitigation Monitoring Reporting Program** - Status: Outstanding

Review the MMRP, for studies, monitoring and permits that must be approved prior to land disturbance.

57 **Lighting Plans** - Status: Outstanding

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. Please see the following standards:

(a) *Shielding Required.* All outdoor light fixtures shall be fully shielded, installed and maintained in such a manner that the shielding does not permit light trespass in excess of amounts set forth in subdivision (f).

(b) *Light Pollution Standards.* Light pollution and trespass shall be minimized through the use of directional lighting, fixture location, height and the use of shielding and/or motion sensors and timers in such a manner that the light source does not permit light trespass in excess of amounts set forth in subdivision (f).

(c) *Automated Controls.* Automated control systems, such as motion sensors and timers, shall be used to meet curfew requirements set forth in subdivision (d). Photocells or photo controls shall be used to extinguish all outdoor lighting automatically when sufficient daylight is available. Automated controls should be fully programmable and supported by battery or similar backup.

(d) *Dark Sky Curfew.* All outdoor lighting shall be extinguished by 11:00 p.m., close of business, or when people are no longer present in exterior areas, whichever is later, except for the following:

(1) Lighting used for entry and exit points of a structure, parking areas, driveways and driveway ingress/egress points; or

(2) Lighting activated by a motion sensor that extinguishes no later than five minutes after activation.

(e) *Lighting Color.* The correlated color temperature of all outdoor lighting shall be 3,000 Kelvin or less except for seasonal lighting.

(f) *Allowable Light Trespass.* Outdoor lighting shall not cause light trespass exceeding one-tenths foot-candles measured with a light meter oriented vertically or horizontally either at the property line of the adjacent property or measured from some other point on the property where light trespass may be reasonably determined to occur due to differences in property or improvement elevations.

(g) *Blinking, Flashing, or High Intensity Lighting.* Permanently installed lighting that blinks, flashes or is of high intensity or brightness that causes a light trespass is prohibited.

(h) *Residential String Lights.* Notwithstanding anything to the contrary, string lights may be allowed in outside dining areas, entertainment areas or used as landscape lighting in connection with a residential dwelling or use provided that all of the following conditions are met:

(1) The correlated color temperature of the light sources does not exceed 3,000 Kelvin; and

(2) The emission of no individual lamp in the string exceeds forty initial lumens, and the aggregate total of lumen output of such string lights used as outdoor light fixtures does not exceed 4,000 lumens.

County Fire - Community Safety

58 **F02 Fire Fee** - Status: Outstanding

The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

59 **F10 Combustible Protection** - Status: Outstanding

Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.

60 **F19 Surface** - Status: Outstanding

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

61 **F21 Turnaround** - Status: Outstanding

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 Fire Safety Overlay District cul-de-sac length shall not exceed three hundred fifty (350) feet.

62 **F22 Primary Access Paved** - Status: Outstanding

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 including width, vertical clearance and turnouts.

63 **F23 Secondary Access Paved** - Status: Outstanding

Prior to building permits being issued to any new structure, the secondary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

64 **F27 Water System** - Status: Outstanding

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 California Fire Code. The Fire Flow for this project shall be: 500 GPM for a 30 minute duration at 20 psi residual operating pressure. Fire Flow is based on a 3,600 sq.ft. structure.

65 **F30 Water System Residential** - Status: Outstanding

A water system approved by the Fire Department is required. The system shall be operational prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travel-ways) from the driveway on the address side of the proposed single-family structure.

66 **F33 Water System Certification** - Status: Outstanding

The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site

External Agencies

67 **Corner Records Required Before Building** - Status: Outstanding

Pursuant to Sections 8762(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: a. Monuments set to mark property lines or corners; b. 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; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

68 **Monument Disturbed by Building** - Status: Outstanding

If any activity on this project will disturb any land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying prior to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

Land Use Services - Land Development

69 **Construction Permits** - Status: Outstanding

Prior to installation of road and drainage improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 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.

70 **Encroachment Permits** - Status: Outstanding

Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction.

71 **Project Specific Conditions** - Status: Outstanding

Open Roads/Cash Deposit. Existing County roads that 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. The cash deposit may be refunded upon completion of the road and drainage improvement to the satisfaction of the County Department of Public Works.

Public Health– Environmental Health Services

- 72 **Demolition Inspection Required** - Status: Outstanding
All demolition of structures shall have a vector inspection prior to the issuance of any permits pertaining to demolition or destruction of any premises. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.
- 73 **Swimming Pool Plan Check Required** - Status: Outstanding
Plans for swimming pools and associated restroom facilities shall be reviewed and approved by EHS. For information, call EHS Plan Check at: (800) 442-2283.

Public Works - Traffic

- 74 **Requirement Prior to Issuance** - Status: Outstanding
Parking shall be limited to one side of the street for interior roads. Street improvement plans shall include signage to restrict parking on one road.

PRIOR TO OCCUPANCY

Land Use Services - Planning

- 75 **Fees Paid** - Status: Outstanding
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 _____.
- 76 **Installation of Improvements** - Status: Outstanding
All required on-site improvements shall be installed per approved plans.
- 77 **Landscaping/Irrigation** - Status: Outstanding
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.
- 78 **Mitigation Measures** - Status: Outstanding
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to occupancy permit issuance
- 79 **Screen Rooftop** - Status: Outstanding
All roof top mechanical equipment is to be screened from ground vistas.
- 80 **Shield Lights** - Status: Outstanding
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).
- 81 **Condition Compliance** - Status: Outstanding
Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

Land Use Services - Land Development

- 82 **Drainage Improvements** - Status: Outstanding
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.
- 83 **LDD Requirements** - Status: Outstanding
Condition of Road Improvements. At the time of occupancy for all structures, the condition of all required on-site and off-site improvements shall be acceptable to the County Department of Public Works.
- 84 **LDD Requirements** - Status: Outstanding
CMRS Exclusion. Roads within this development will not be entered into the County Maintained Road System (CMRS).
- 85 **LDD Requirements** - Status: Outstanding
Landscape maintenance. Trees, irrigation systems, and landscaping required to be installed on public right-of-way shall be approved by the County Department of Public Works/current Planning and maintained by the adjacent property owner or other County-approved entity.
- 86 **Private Roads/Improvements** - Status: Outstanding
Prior to occupancy, all required on-site and off-site improvements shall be completed by the applicant. Construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria.
- 87 **Road Improvements** - Status: Outstanding
All required on-site and off-site improvements shall be completed by the applicant and inspected/approved by the County Department Public Works. Completion of road and drainage improvements does not imply acceptance for maintenance by the County.
- 88 **Structural Section Testing** - Status: Outstanding
Prior to occupancy, a thorough evaluation of the structural road section, including parkway improvements, from a qualified materials engineer shall be submitted to the County Department of Public Works.

Public Health– Environmental Health Services

- 89 **New Recreational Health Permit** - Status: Outstanding
A Recreational Health annual permit for public swimming pool, spa or bathing place shall be required. For information, contact EHS at: (800) 442-2283.

Public Works - Traffic

- 90 **Signal Construction** - Status: Outstanding
The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans.

PRIOR TO RECORDATION

Land Use Services - Planning

- 91 **Mitigation Measures** - Status: Outstanding
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to recordation.
- 92 **Mitigation Measures** - Status: Outstanding
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to recordation.
- 93 **Subdivision - CDP/Planning Division** - Status: Outstanding
The following shall be delineated or noted on the CDP (Statements in quotations shall be verbatim):
- 94 **Subdivision - CDP/Planning Division** - Status: Outstanding
The following shall be delineated or noted on the CDP (Statements in quotations shall be verbatim):
- 95 **Subdivision - Composite Development Plan (CDP)** - Status: Outstanding
A Composite development plan ("CDP"), complying with the County Development Code, shall be submitted for review and approval by the County Surveyor and filed with Land Use Services prior to recordation of the Parcel Map.
- 96 **Subdivision - Composite Development Plan (CDP)** - Status: Outstanding
A Composite development plan ("CDP"), complying with the County Development Code, shall be submitted for review and approval by the County Surveyor and filed with Land Use Services prior to recordation of the Parcel Map.

County Fire - Community Safety

- 97 **F16 Access** - Status: Outstanding
The development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. 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. b. Multi-Story Road Access Width. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

External Agencies

- 98 **Easements** - Status: Outstanding
Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.
- 99 **Easements of Record** - Status: Outstanding
Easements of record not shown on the tentative map shall be relinquished or relocated. Lots affected by proposed easements or easement of record, which cannot be relinquished or relocated, shall be redesigned.

- 100 **Final Map Review** - Status: Outstanding
Review of the Final Map by our office is based on actual cost, and requires an initial \$8,000.00 deposit. Prior to recordation of the map all fees due to our office for the project shall be paid in full.
- 101 **Final Map Signatures** - Status: Outstanding
Final Parcel map notarized signatures by the Owner (and Beneficiaries if applicable), County Auditor, Land Surveyor or Engineer of Record.
- 102 **Non-Interference Letter** - Status: Outstanding
Subdivider shall present evidence to the County Surveyor's Office that he has tried to obtain a non-interference letter from any utility company that may have rights of easement within the property boundaries.
- 103 **Security Deposit** - Status: Outstanding
Final Monumentation, not set prior to recordation, shall be bonded for with a cash deposit to the County Surveyor's Office as established per the current County Fee Ordinance on file with the Clerk of the Board.
- 104 **Tentative and Final Map Required** - Status: Outstanding
A Tentative and Final Map is required in compliance with the Subdivision Map Act and the San Bernardino County Development Code.
- 105 **Title Report** - Status: Outstanding
A current Title Report prepared for subdivision purposes is required at the time the map is submitted to our office for review.

Land Use Services - Building and Safety

- 106 **Composite Development Plan (CDP) Note Requirements** - Status: Outstanding
The following Composite Development Plan (CDP) Requirements shall be placed on the CDP submitted as a requirement for Recordation of the final map. Wall Plans: Submit plans and obtain separate permits for any required retaining walls. 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. Construction Plans: Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.
- 107 **Geotechnical Report** - Status: Outstanding
A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to recordation of the parcel map.

Land Use Services - Land Development

- 108 **CDP- Natural Drainage** - Status: Outstanding
A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the LDD, prior to recordation of the Parcel Map (Statements in quotations shall be verbatim): "Land Use Services Department – Land Development Division – Drainage Section (909) 387-8311" "Drainage Easement. Natural drainage course(s) contained within the drainage easement(s) and delineated on the parcel map shall be kept free and clear of all buildings and obstructions. Any fencing shall be of a "rail" type. Chain-link fencing shall not be allowed."

- 109 **CDP-Streambed Alteration Agreement** - Status: Outstanding
 A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the LDD, prior to recordation of the Parcel Map (Statements in quotations shall be verbatim): "Land Use Services Department – Land Development Division – Drainage Section (909) 387-8311" "Streambed Alteration Agreement. California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement shall be provided prior to Grading permit issuance. Link to CDFW website at <https://www.wildlife.ca.gov/Conservation/LSA>."
- 110 **Drainage Easements** - Status: Outstanding
 Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities, and/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.
- 111 **Drainage Improvements** - Status: Outstanding
 A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safe manner that 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.
- 112 **On-site Drainage Easement** - Status: Outstanding
 On-site flows shall be directed within a drainage easement.
- 113 **Project Specific Conditions** - Status: Outstanding
 Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage improvements shall be shown on the grading plans according to the approved final drainage study. 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.
- 114 **Project Specific Conditions** - Status: Outstanding
 On-site Flows. On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
- 115 **CDP-Private Roads/Improvements** - Status: Outstanding
 CDP/LDD - Roads. A Composite Development Plan (CDP) is required and the following shall be delineated or noted on the CDP with confirmation and approval obtained from the LDD prior to recordation of the Parcel Map (Statements in quotations shall be verbatim): "Land Use Services Department / Land Development Division – Roads (909) 387-8311" "Private Roads/Improvements Prior to occupancy, construction of private roads and private road related drainage improvements shall be inspected and certified by the engineer. Certification shall be submitted to Land Development by the engineer identifying all supporting engineering criteria."
- 116 **CMRS Exclusion** - Status: Outstanding
 Road improvements required for this development will not be entered into the County Maintained Road System (CMRS).

- 117 **Construction Permits** - Status: Outstanding
Prior to installation of road and drainage improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 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.
- 118 **Encroachment Permits** - Status: Outstanding
Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction.
- 119 **Improvement Securities** - Status: Outstanding
Any required public road, drainage, and/or utility improvements for subdivisions shall be bonded in accordance with County Development Code unless constructed and approved prior to recordation. All necessary fees shall be provided in accordance with the latest fee schedule.
- 120 **Maintenance Bond** - Status: Outstanding
Once all required public road, drainage, and/or utility improvements have been constructed and approved, then a maintenance bond for a period of one year shall be required to insure satisfactory condition of all improvements. Submit necessary fees, per the latest fee schedule, for new securities.
- 121 **Project Specific Conditions** - Status: Outstanding
Building Setback Lines. Building Setback Lines cannot be placed inside a patent reservation. Contact County Department of Public Works, Transportation Right-of-Way to obtain information about the abandonment procedure for patent reservations (909) 387- 7951.
- 122 **Road Dedication/Improvements** - Status: Outstanding
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: Street A, Street B, Street C, Street D, Street E (Private Roads – 50 feet): •Road Dedication. A 50-foot grant of easement is required to provide a full-width right-of-way of 50 feet or show restricted parking to allow 26-foot minimum fire access with parking only on one side. •Road Dedication. A 20-foot radius return grant of easement is required at Private Road intersections. •Street Improvements. Design AC Dike with match up paving 18 feet from centerline. •Curb Returns. Curb returns shall be designed per County Standard 110. Adequate easement shall be provided to ensure any future sidewalk improvements are within public right-of-way. •Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130. Sunset Road (Collector Street – 66 feet): •Road Dedication. A 33-foot grant of easement is required to provide a half-width right-of-way of 33 feet. •Street Improvements. Design AC Dike with match up paving 22 feet from centerline. •Curb Returns. Curb returns shall be designed per County Standard 110. Adequate easement shall be provided to ensure any future sidewalk improvements are within public right-of-way. Alta Loma Road (Secondary Highway –88 feet): •Road Dedication. A 44-foot grant of easement is required to provide a half-width right-of-way of 44 feet. •Road Dedication. A 35-foot radius return grant of easement is required at the intersection of Alta Loma Road and Sunset Road, and at the intersection of Alta Loma Road and Hillview Road. •Street Improvements. Design AC Dike with match up paving 32 feet from centerline. •Curb Returns. Curb returns shall be designed per County Standard 110. Adequate easement shall be provided to ensure any future sidewalk improvements are within public right-of-way. Hillview Road (Collector Street – 66 feet): •Road Dedication. A 33-foot grant of easement is required to provide a half-width right-of-way of 33 feet. •Street Improvements. Design AC Dike with match up paving 22 feet from centerline. •Curb Returns. Curb returns shall be designed per County Standard 110. Adequate easement shall be provided to ensure any future sidewalk improvements are within public right-of-way.

- 123 **Road Standards and Design** - Status: Outstanding
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.
- 124 **Slope Easements** - Status: Outstanding
Slope rights shall be dedicated where necessary.
- 125 **Slope Tests** - Status: Outstanding
Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of County Public Works.
- 126 **Soils Testing** - Status: Outstanding
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 the County and a written report shall be submitted to the Permits/Operations Support Division, Transportation Permits Section of the County Department of Public Works prior to any placement of base materials and/or paving.
- 127 **Street Gradients** - Status: Outstanding
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 the County Department of Public Works confirming the adequacy of the grade.
- 128 **Street Type Entrance** - Status: Outstanding
Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.
- 129 **Transitional Improvements** - Status: Outstanding
Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing sections shall be required as necessary.
- 130 **Utilities.** - Status: Outstanding
Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction. Any such utility shall be relocated as necessary without cost to the County.

Public Health– Environmental Health Services

- 131 **California Regional Water Quality Control Board Clearance** - Status: Outstanding
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.
- 132 **Existing OWTS** - Status: Outstanding
Existing onsite wastewater treatment system can be used if applicant provides an EHS approved certification that indicates the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements.

133 **Existing Wells** - Status: Outstanding

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, such as a well certification, shall be submitted to EHS for approval.

134 **New OWTS for Parcel Maps and Tracts** - Status: Outstanding

1. If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. The following note shall be placed on a Composite Development Plan (CDP): "An approved percolation report, (EHS reference number) prepared by (person/firm name & credentials) on (date prepared), is on file with EHS."

135 **Preliminary Acoustical Information** - Status: Outstanding

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 EHS for review and approval. For information and acoustical checklist, contact EHS at (800) 442-2283.

136 **Sewage Disposal** - Status: Outstanding

Method of sewage disposal shall be an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).

137 **Water Purveyor** - Status: Outstanding

Water purveyor shall be Joshua Basin CWD or EHS approved.

138 **Water Service Verification Letter** - Status: Outstanding

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.

Public Works - Traffic

139 **Street Name Review** - Status: Outstanding

Prior to recordation of the subdivision map, all street names shall be reviewed and approved by the Department of Public Works, Traffic Division pursuant to 87.06.050(j) of the Development Code.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

140 **F11 Combustible Vegetation** - Status: Outstanding

Combustible vegetation shall be removed as follows: a. 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. b. 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

141 **F24 Fire Lanes** - Status: Outstanding

The applicant shall submit a fire lane plan with the building construction plans to the Fire Department for review and approval. Fire lane curbs shall be painted red. "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.

142 **F25 Street Sign** - Status: Outstanding

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.

143 **F35 Hydrant Marking** - Status: Outstanding

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 the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road.

144 **F56 Override Switch** - Status: Outstanding

Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.

Public Works - Traffic

145 **Requirement Prior to Final Inspection** - Status: Outstanding

Private Roads/Improvements. Prior to occupancy, all required signage and striping shall be completed by the applicant. Installation of signage and striping on private roads shall be inspected and certified by the engineer. Certification shall be submitted to Traffic by the engineer.

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	https://dpw.sbcounty.gov/	

APN: 0602361040000

Effective Date:

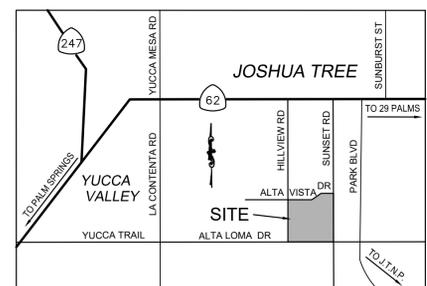
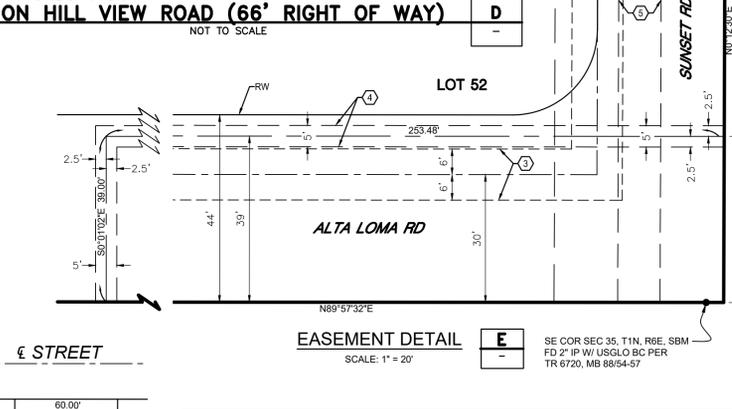
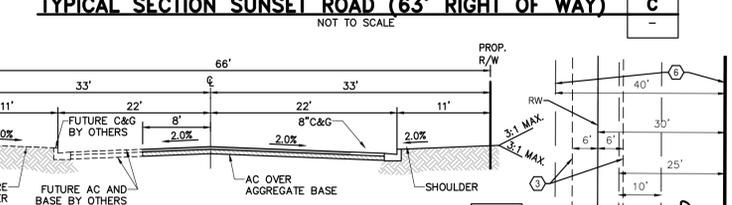
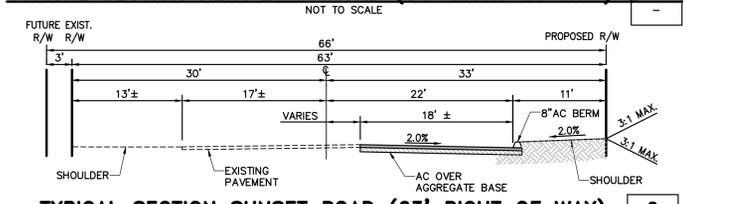
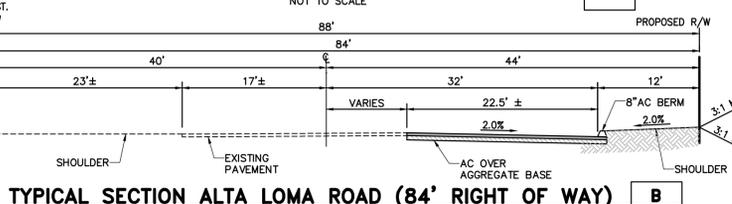
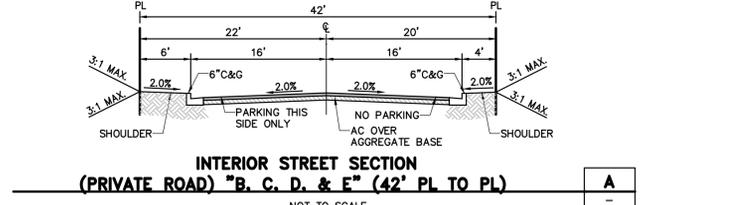
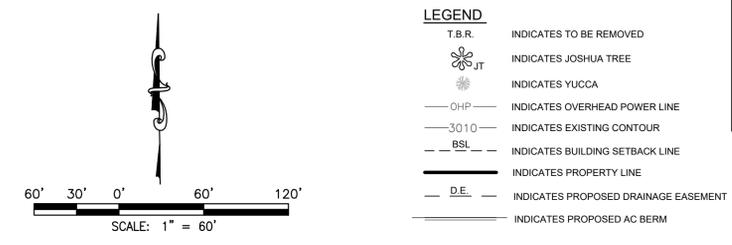
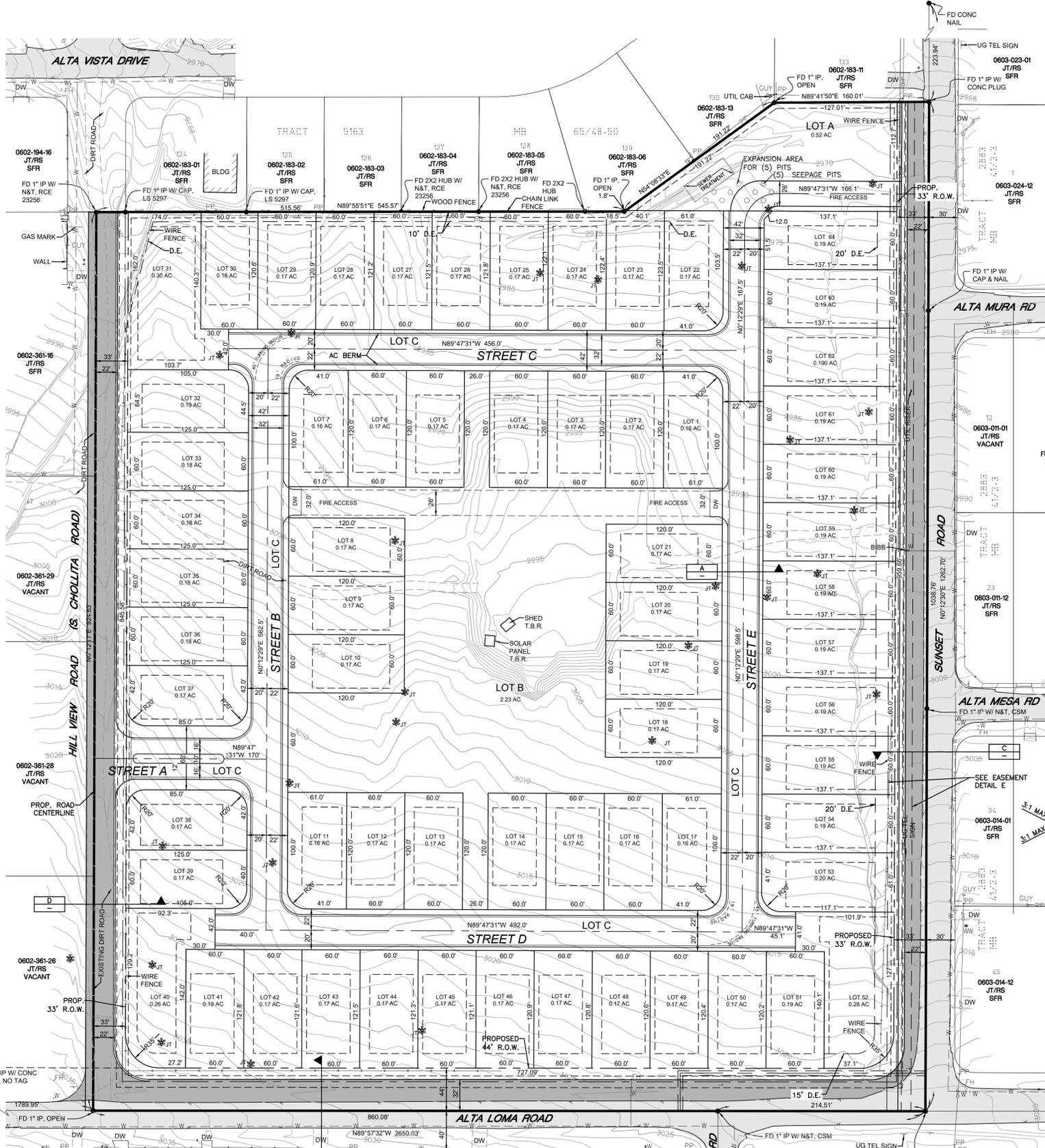
PROJ-2021-00169

Expiration Date:

Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://dph.sbcounty.gov/programs/ehs/	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

TENTATIVE TRACT NO. 20443

BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, T1N, R6E, S.B.M., COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
MERRELL JOHNSON COMPANIES, OCTOBER 2023



LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA OF SAN BERNARDINO (JOSHUA TREE), IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO GOVERNMENT SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF SOUTH CHOLLITA ROAD AND THE SOUTHERLY LINE OF TRACT NO. 5163, RECORDED IN BOOK 85 OF MAPS, PAGES 48 TO 50, INCLUSIVE, RECORDS OF SAID COUNTY; THENCE SOUTH ALONG THE SOUTHERLY PROLONGATION OF SAID CENTER LINE, A DISTANCE OF 910 FEET, MORE OR LESS, TO A POINT IN THE SOUTH LINE OF SECTION 35, THENCE EAST ALONG SAID SOUTH LINE, A DISTANCE OF 860 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF SAID SECTION, A DISTANCE OF 1037.99 FEET TO THE SOUTHEAST CORNER OF THE AFORESAID TRACT NO. 5163; THENCE SOUTH 89 DEGREES 58' 00" WEST, 180 FEET TO A POINT; THENCE SOUTH 54 DEGREES 08' 44" WEST, 500.91 FEET TO A POINT; THENCE SOUTH 89 DEGREES 56' 00" WEST, 545.67 FEET TO THE POINT OF BEGINNING.

UTILITIES:

ELECTRIC: SOUTHERN CALIFORNIA EDISON SEWER: SEPTIC
6999 OLD WOMAN SPRINGS ROAD 401 MERRITT T
YUCCA VALLEY, CA 92284 TELEPHONE: FRONTIER COMMUNICATIONS
(800) 855-4555
GAS: SOCIAL GAS NORWALK, CONNECTICUT 06851
PO BOX 1626 (877) 238-2894
MONTEREY PARK, CA 91754-8626 CABLE: SPECTRUM
(877) 238-0092 7500 KICKAPOO TRAIL
JOSHUA TREE, CALIFORNIA 92284 YUCCA VALLEY, CA 92284
(800) 874-2389

- NOTES**
1. THERE IS A TOTAL OF 64 NUMBERED LOTS AND 3 LETTERED LOT IN THIS TRACT
 2. THE TOTAL GROSS ACREAGE FOR THIS PROJECT IS 18.9 ACRES
 3. PROJECT TYPE: BULDOZED AND/OR LOT SALES
 4. EXISTING ZONING: JT/RS
 5. PROPOSED ZONING: JT/RS
 6. EXISTING USE: VACANT
 7. PROPOSED USE OF ALL LOTS: SFR
 8. THERE ARE 22830 LINEAL FEET OF NEW STREETS
 9. AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTES AND FEASIBLE BUILDING SITES DOES NOT EXCEED 10%
 10. PROTECTED PLANTS EXIST ON SITE AS SHOWN
 11. NO STRUCTURES EXIST WITHIN 15 FEET OF PROPERTY LINES
 12. CONTOUR INTERVAL IS 1 FOOT

LETTERED LOTS:

LOT A - WASTEWATER TREATMENT
- OTHER COMMUNAL UTILITIES
- ON-SITE RESIDENT SERVICES STAFF QUARTERS.
- STORMWATER SPREADING BASIN

LOT B - SOCIAL GATHERING
- LEARNING ZONE & ENTRANCE
- MULTIPURPOSE SPACE
- RECREATIONAL FACILITIES AND POOL

LOT C - PRIVATE PAVED STREETS
- UTILITIES, WATER, SEWER, POWER

APN: 0602-361-04
TENTATIVE TRACT MAP 20443
OWNER/APPLICANT:
AXEL GRAMER
2745 TESLA AVE
LOS ANGELES, CA 90039

PREPARED BY:
MERRELL JOHNSON COMPANIES
22221 HIGHWAY 18
APPLE VALLEY, CALIFORNIA 92307
(760) 240-8000

MAP PREPARATION DATE: 09/29/2021

EASEMENTS:

1. EASEMENT FOR ROADS, PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED IN BOOK 4824, PAGE 464 OF OFFICIAL RECORDS
2. EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 107203, PAGE 107203 OF OFFICIAL RECORDS
3. EASEMENT FOR CONDUITS AND INCIDENTAL PURPOSES RECORDED IN BOOK 6058, PAGE 894 OF OFFICIAL RECORDS
4. EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED OCTOBER 26, 1992 AS INST. NO. 442525 OF OFFICIAL RECORDS

BASIS OF BEARINGS

USGS BENCHMARK "38 DOR", LOCATED 7.9 MILES EAST ALONG STATE HIGHWAY 63 FROM THE POST OFFICE AT YUCCA VALLEY, THENCE 0.05 MILE NORTH ALONG PARK BOULEVARD TO COMMERCIAL STREET, 32 FT. EAST OF THE CENTER LINE OF PARK BOULEVARD, 16 FT. NORTH OF THE EXTENDED CENTER LINE OF FRONT ENTRANCE TO THE JOSHUA TREE POST OFFICE, 51 FT. SOUTH OF THE CENTER LINE OF THE STREET, IN TOP OF THE EAST CURB OF THE BOULEVARD.

NAVDS88 ELEV=2730.14 FT

BUILDING SETBACKS

FRONT: 25'
STREET-SIDE: 15'
STREET-INTERIOR: 5'10"
REAR: 15'

MERRELL JOHNSON

MERRELL JOHNSON ENGINEERING, INC.
22221 U.S. HIGHWAY 18, APPLE VALLEY, CA 92307
760 240 8000 | MERRELLJOHNSON.COM

TENTATIVE TRACT MAP

APN 0602-361-04
JOSHUA TREE, CA

FOR:
AXEL GRAMER

DRAWN BY:
MM/JMF
DATE:
12/6/24

JOB NO.
3753.001

SHEET
1 OF 1



Land Use Services Department
Planning Division

Planning Commission Hearing

Lovemore Ranch Subdivision
PROJ-2021-00169

Applicant: Axel Cramer

Elena Barragan, Planner III
January 23, 2025
Agenda Item No. 3

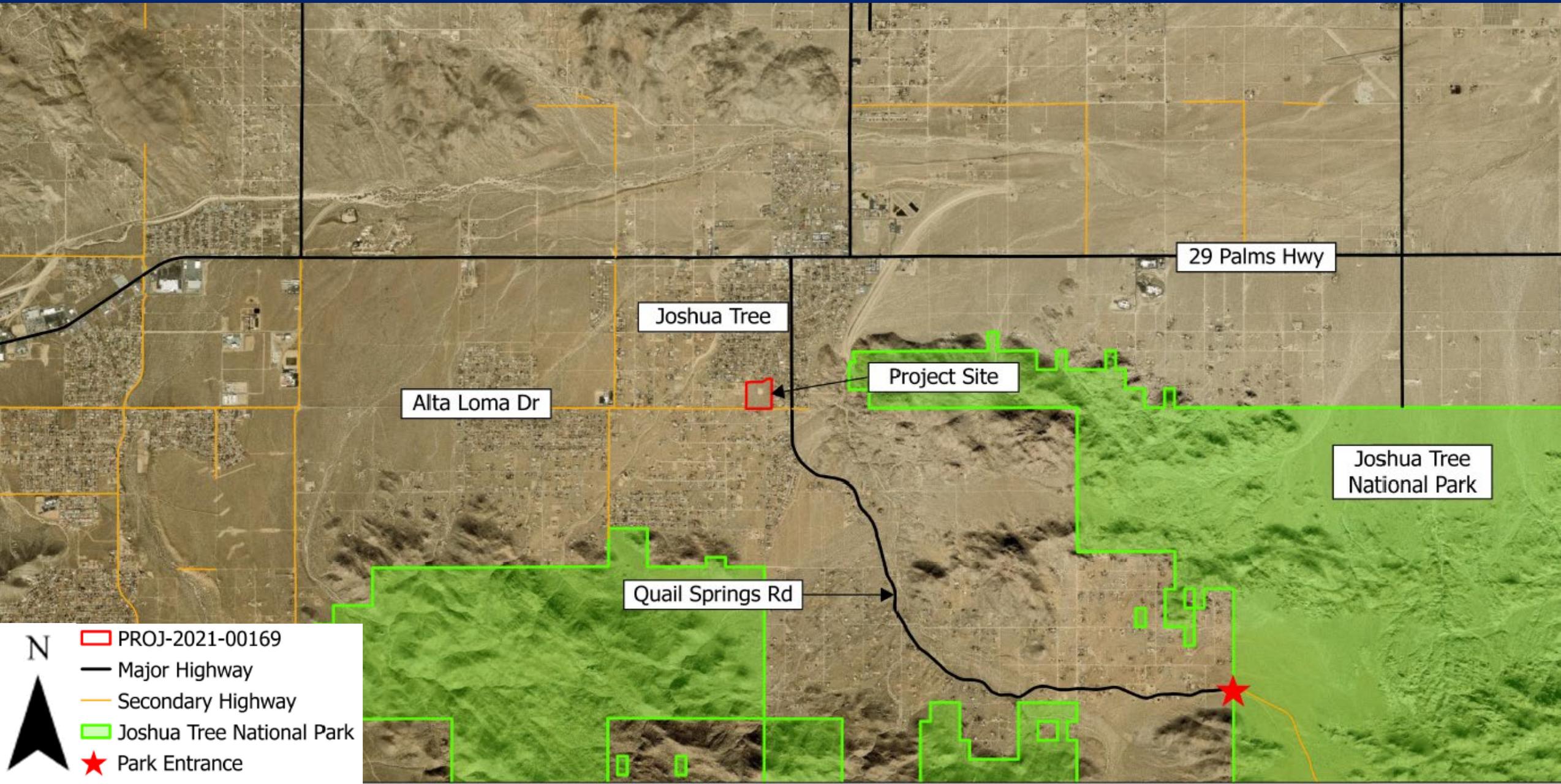


Application Request

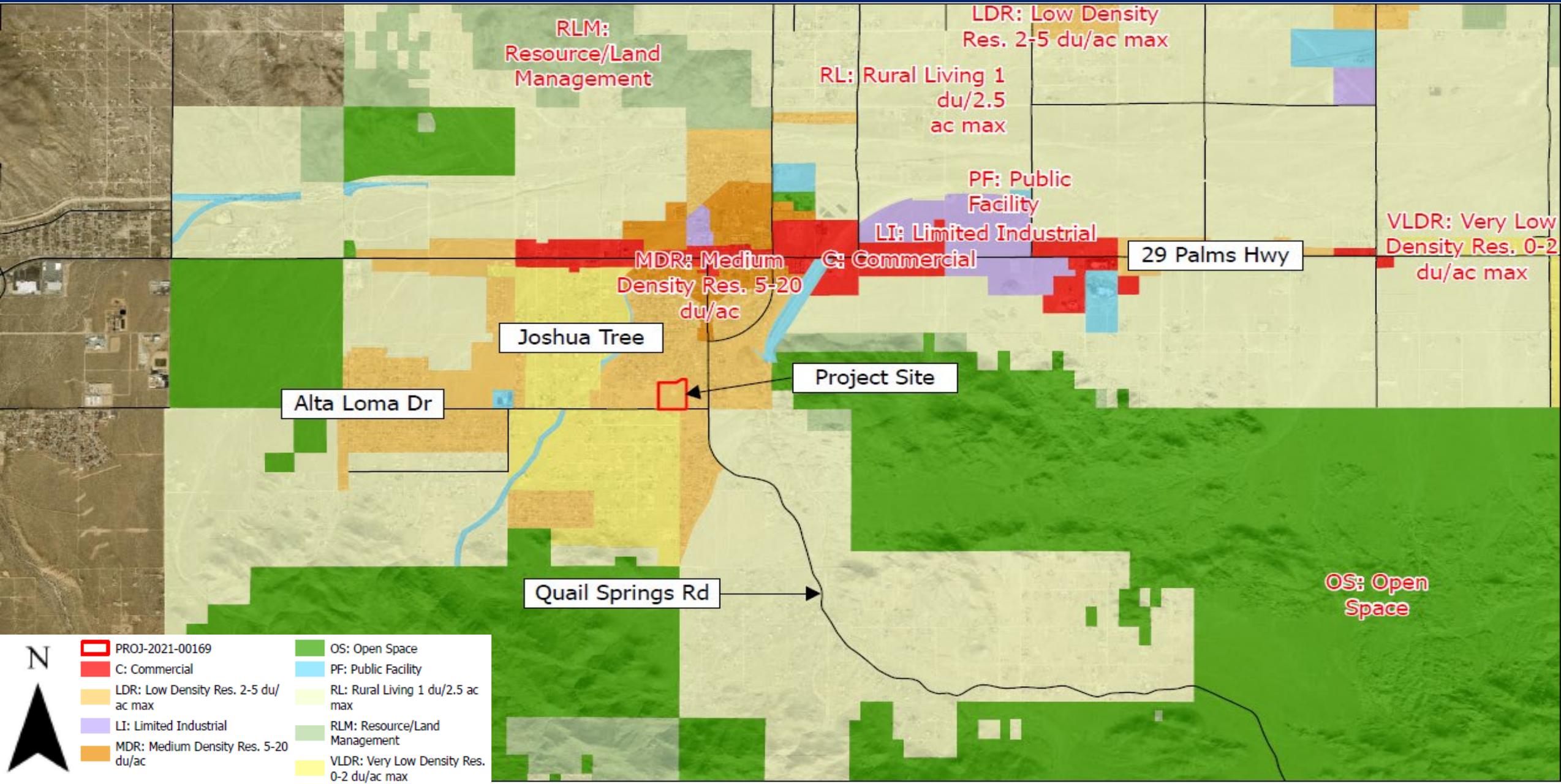
The Lovemore Ranch Subdivision is a request for:

- Tentative Tract Map (TTM) No. 20443 to subdivide an 18.49-acre parcel into 64 single-family residential lots ranging in size from approximately 7,200 to 13,068 square feet and three letter lots, A, B, and C.
- Mitigated Negative Declaration/Mitigation Monitoring & Reporting Program pursuant to CEQA.

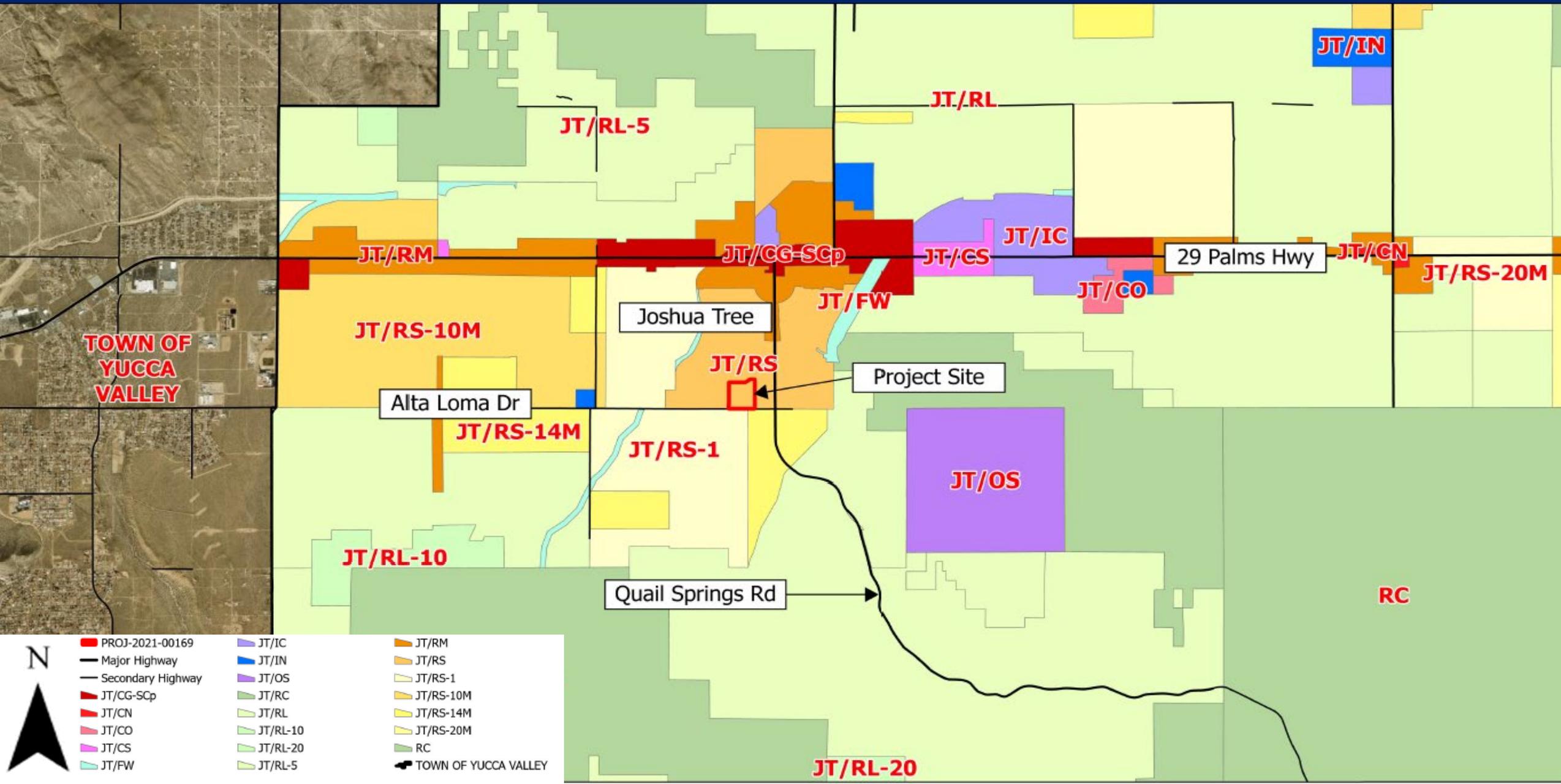
Vicinity Aerial Map



Land Use Category Map



Zoning District



- | | | |
|-------------------|----------|----------------------|
| PROJ-2021-00169 | JT/IC | JT/RM |
| Major Highway | JT/IN | JT/RS |
| Secondary Highway | JT/OS | JT/RS-1 |
| JT/CG-SCp | JT/RC | JT/RS-10M |
| JT/CN | JT/RL | JT/RS-14M |
| JT/CO | JT/RL-10 | JT/RS-20M |
| JT/CS | JT/RL-20 | RC |
| JT/FW | JT/RL-5 | TOWN OF YUCCA VALLEY |

Current Site Context



Project Site Looking North – Alta Loma Drive

Current Site Context



Project Site Looking East – Hillview Road

Current Site Context



Project Site Looking West – Sunset Road

Tentative Tract Map No. 20443

- 64 single family residential lots ranging in size from 7,200 to 13,068 square feet.
- Lot A: Wastewater Treatment Facility
- Lot B: Open Space, Pool, Recreational Area
- Lot C: Private Roads and Utilities



Project Elevations



Public Hearing Notices/Public Comments

Project Notice Comments

First Project notice was mailed on May 27, 2022, and received 12 emails from nearby residents expressing opposition for the project proposal and two inquiries requesting additional information.

Second Project Notice on July 24, 2024, that identified the revised proposal of 64 residential lots and three lettered lots received 16 letters of opposition, and 12 letters of support.

Notice of Hearing

January 8, 2025 – Public Hearing Notices were mailed: no comments received.

Public Hearing Notices/Public Comments

Public Meeting with Applicant

- The Applicant's representative, Axel Cramer, organized two meetings with the Joshua Tree community to inform the interested parties of the revised project, and to answer questions.
- First meeting on August 29, 2024, had approximately 75 people in attendance.
- Second meeting was held via social media and had approximately 30 people in attendance virtually.
- Mr. Cramer has also conducted door to door engagement through the application process with adjacent property owners.

Community Concerns

Density and Aesthetics - Density of Development and Character

Biological Resources - Removal of Western Joshua Tree and other native plants, and drainage concerns

Traffic - Concern project could increase traffic.

Dark Skies - Compliance with Dark Sky

Community Context Analysis

- Countywide Policy Plan & Development Code Consistency
 - Land Use
 - Density
 - Lot and Building Standards
- Community Compatibility
 - Site Analysis
 - Lot Pattern
 - Street Pattern
 - 3D Massing Model

Countywide Policy Plan and Development Code

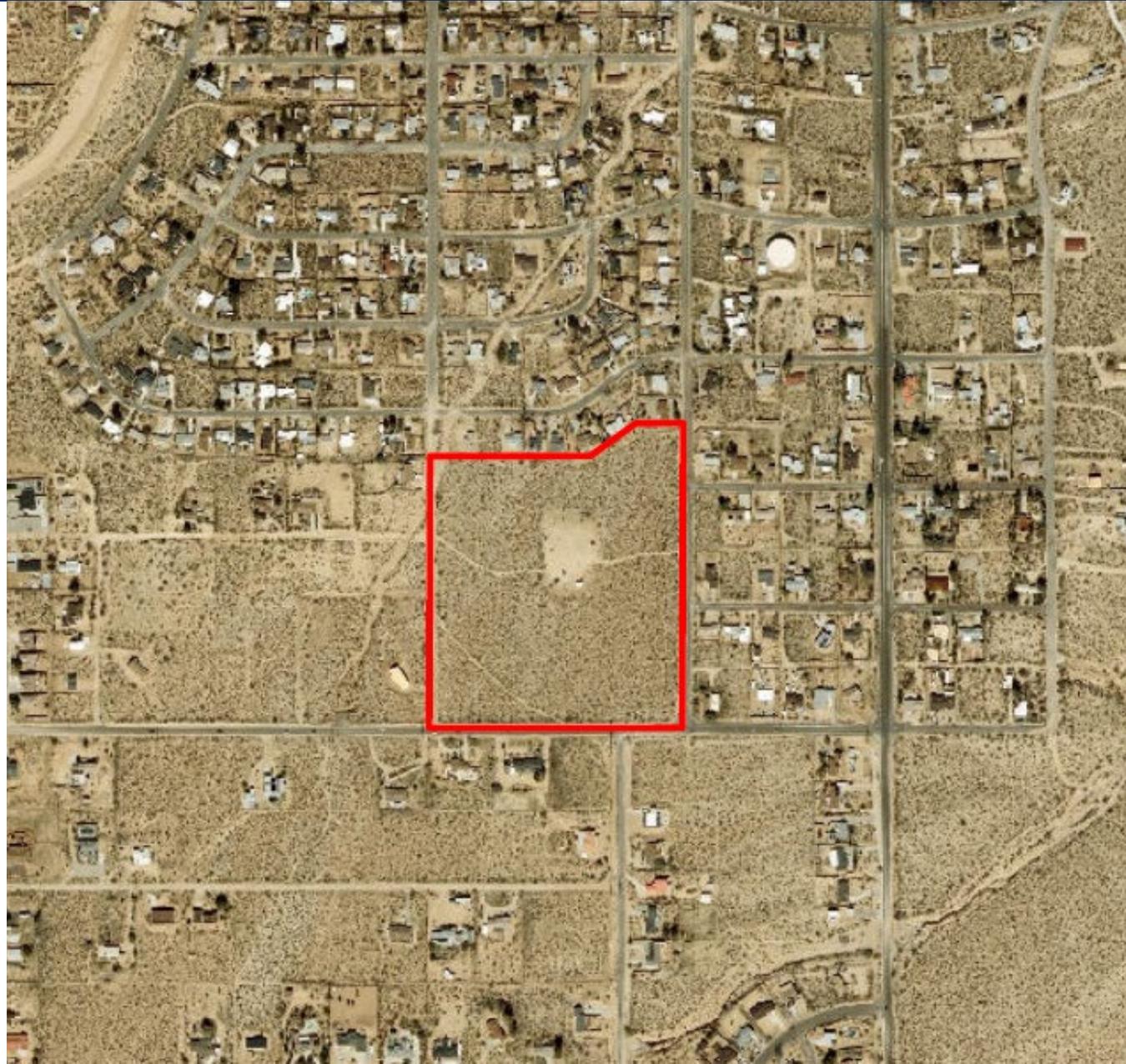
- Permitted Use within General Plan and Development Code
- Consistent with Subdivision Standards
- Consistent with Development Standards
- Countywide Policy Plan Density (General Plan), LDR Land Use Category 2-5 dwelling units per acre would provide a density range of 37-92 units.
- RS Zoning District identifies the minimum lot area as 7,200 square feet or 6 units pre acre, which would potentially allow for 112 residential lots
- The Project proposes a density of approximately 3.5 dwelling units pre acre which provides 64 lots.

Development Code Analysis

- The Project provides two enclosed parking spaces per single family home.
- The Project meets the minimum requirements for setbacks and does not exceed the maximum height of 35 feet.
- The Project is conditioned to comply with Dark Sky, and landscape requirements for the Desert Region.

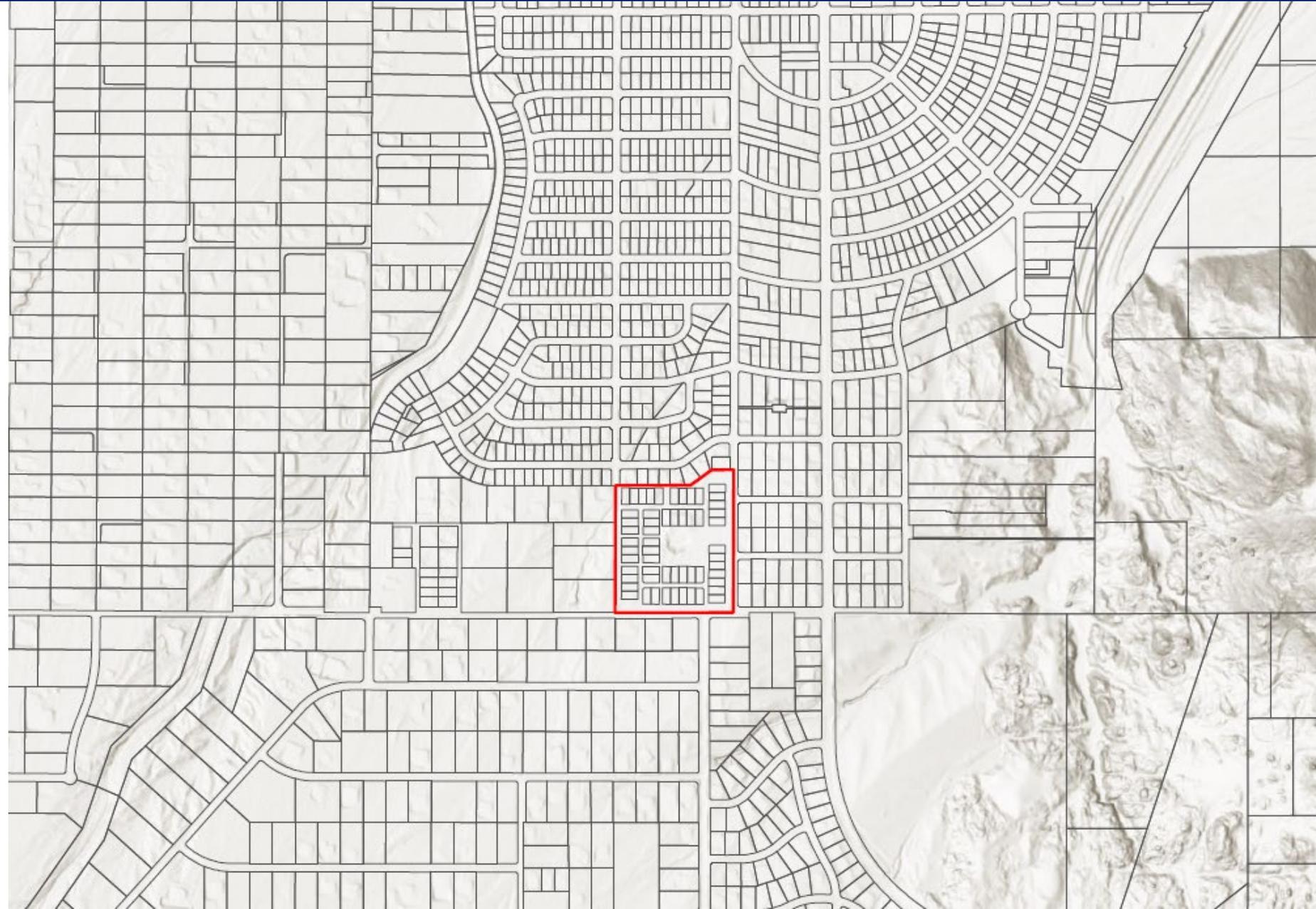


Site Analysis

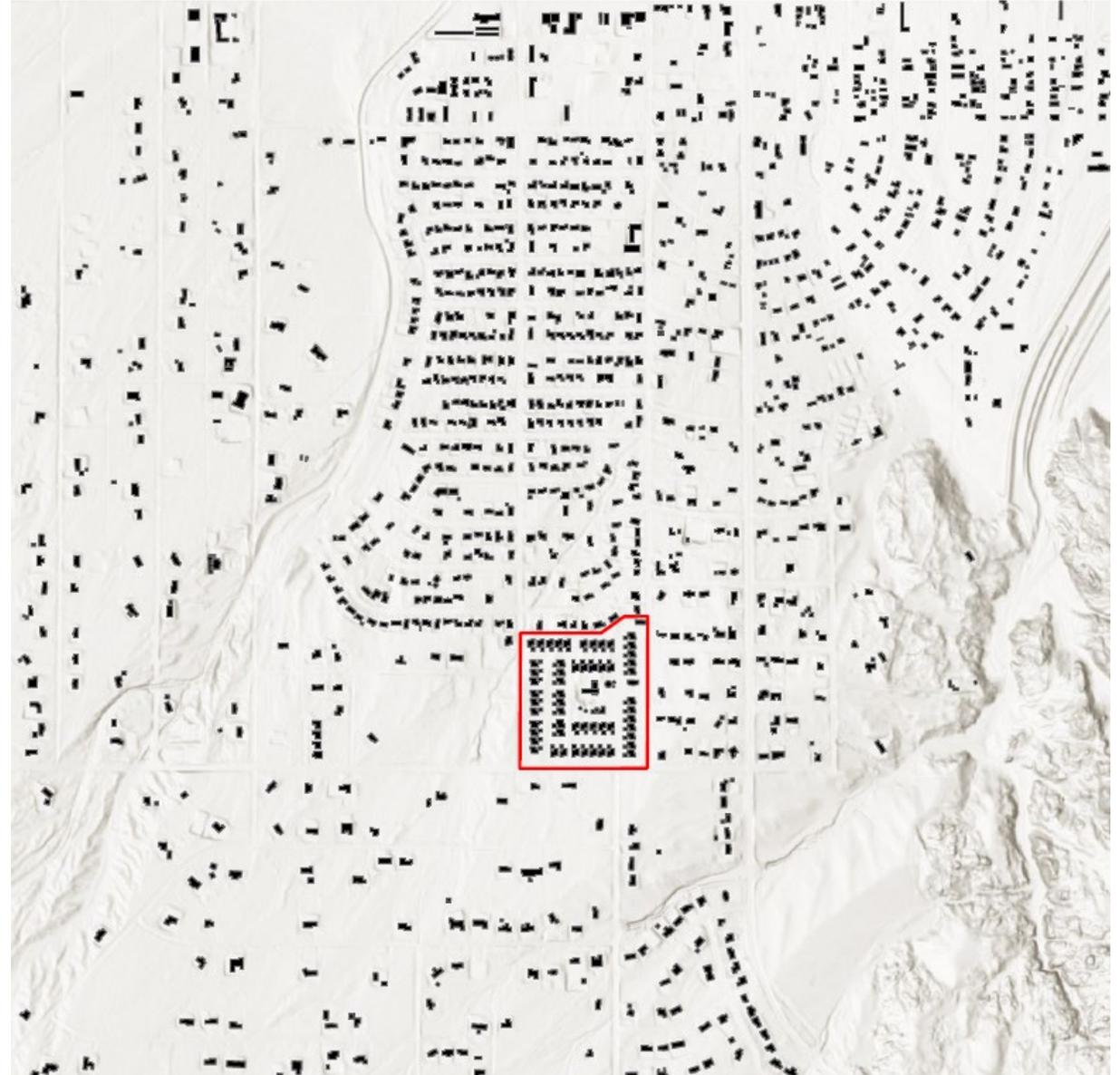
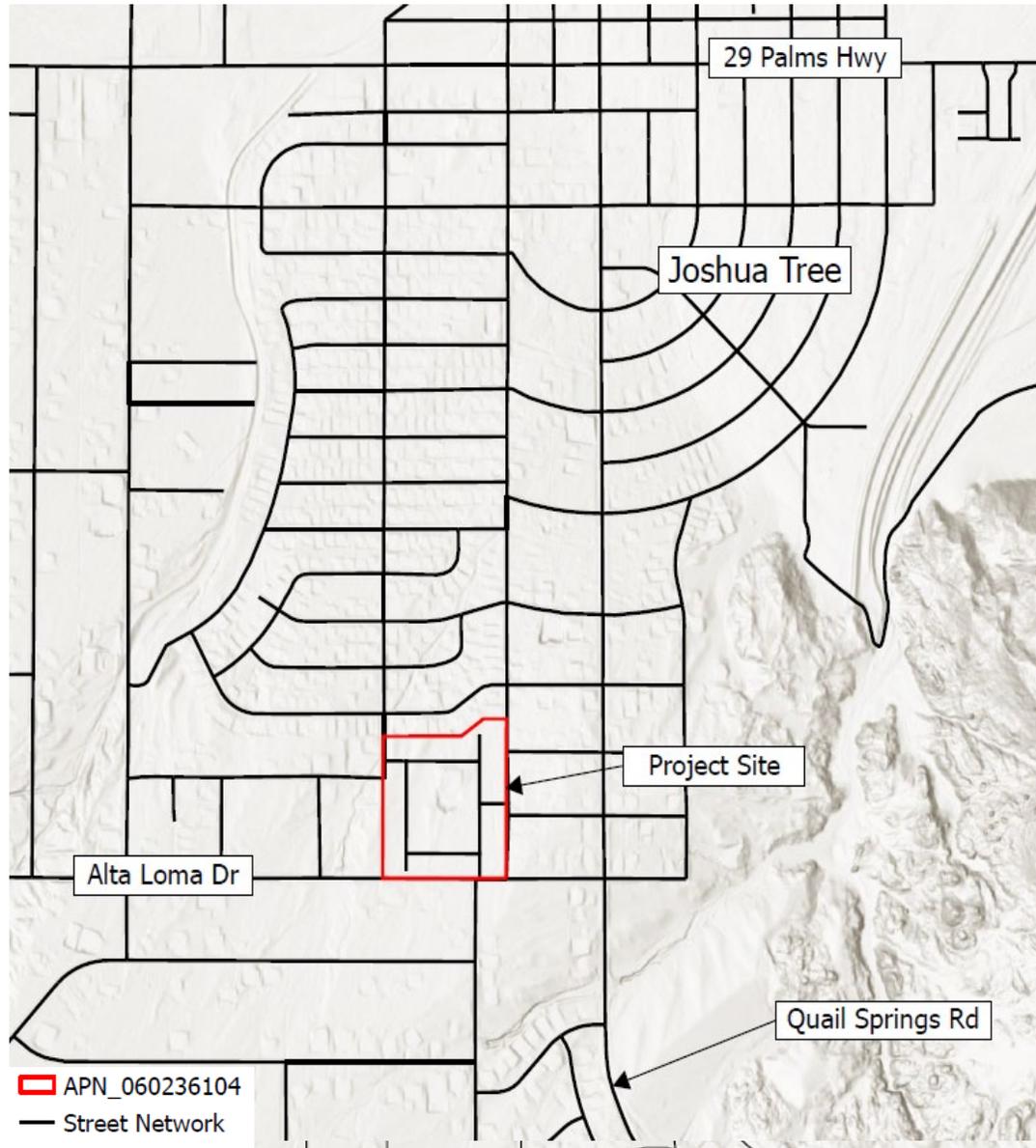


Lot Pattern

Lot Pattern and Historic Lots

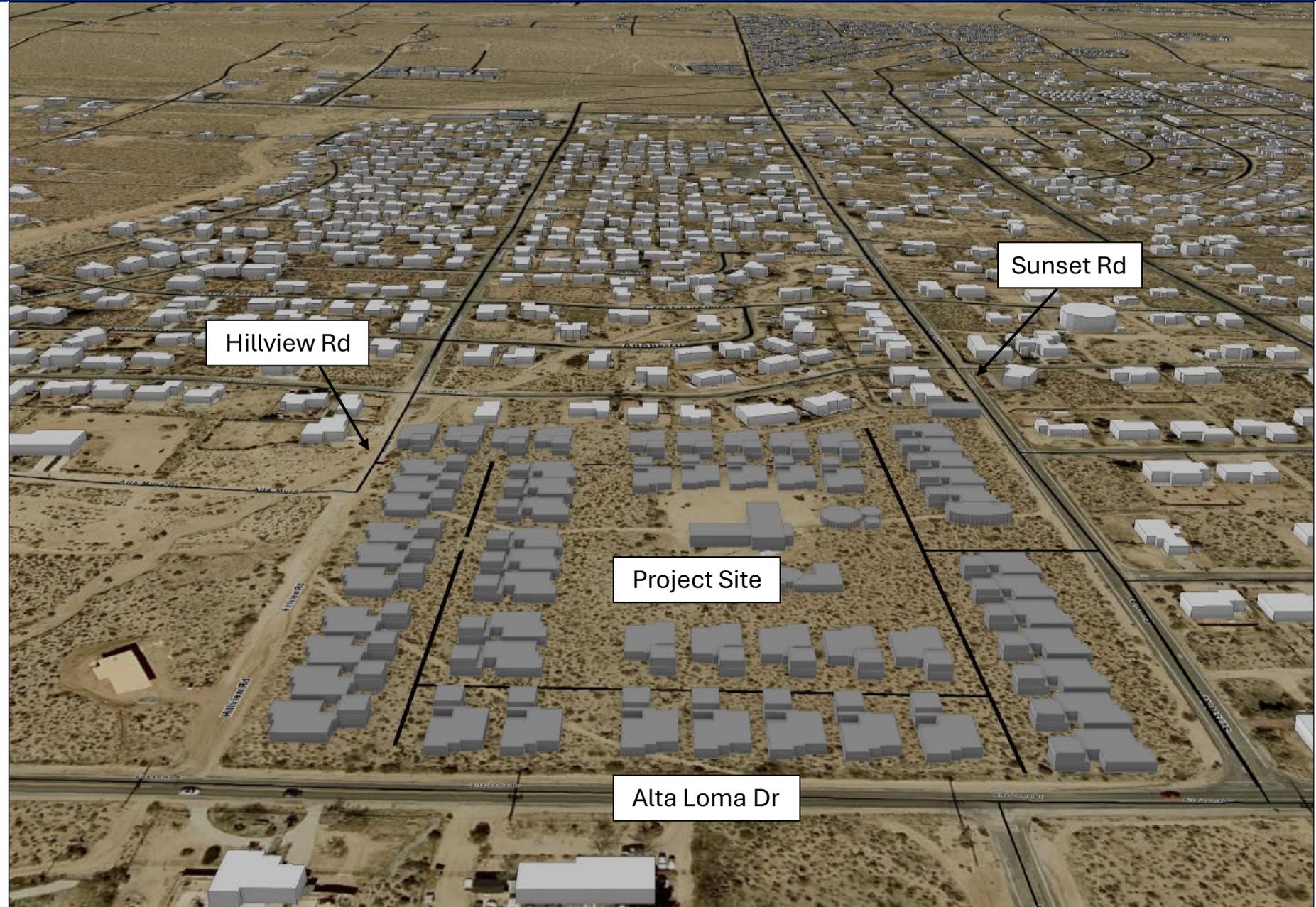


Street Pattern



3D Massing Model

The 3D massing model illustrates the project is similar to the existing development pattern.



Project Analysis

Biological Resources – The Initial Study has identified three mitigation measures related to removal Western Joshua Trees, Preconstruction Surveys for Desert Tortoise, Burrowing Owls and Nesting Birds, and requirement for a streambed alteration permit.

Traffic – The Initial Study identified that Vehicle Miles Traveled, (VMT) was reduced.

Dark Skies – Conditions of approval for compliance with the Desert Region standards for Dark Sky are in place.

Project Consistency

Countywide Policy Plan

- Policy LU 2.1 – Compatibility with Existing Uses
- Policy LU 2.4 – Land Use Map Consistency
- Policy LU 4.5 – Community Identity
- Policy H 1.1 – Appropriate Range of Housing
- Policy TM 1.8 – Emergency Access

Housing Accountability Act

- The proposed Project is a market rate housing development project and the Departments evaluation of the proposal is that it complies with the applicable objective General Plan and Development Code standards and criteria for new subdivisions for residential lots.

CEQA Environmental Evaluation

- Initial Study/Mitigated Negative Declaration prepared and circulated for CEQA-mandated 30-day public review and comment period. One comment was received.
- Mitigation Monitoring and Reporting Program includes measures to reduce the potential impacts to a level below significance for the following:
 - Biological Resources (BIO-1, BIO-2, and BIO-3)
 - Cultural Resources (CR-1 and CR-2)
 - Geology & Soils (GEO-1)
 - Tribal Resources (TCR-1)

Recommendations

RECOMMENDATION: That the Planning Commission:

- 1) **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program,
- 2) **ADOPT** the findings for approval of the Tentative Tract Map No. 20443,
- 3) **APPROVE** the Tentative Tract Map No. 20443 to subdivide an 18.49-acre parcel into 64 single-family residential lots ranging in size from 7,200 to 13,068 square feet and three lettered lots A, B and C, subject to the Conditions of Approval, and
- 4) **DIRECT** the Land Use Services Department to file a Notice of Determination.

Thank you!

