



July 20, 2023

Mr. Jim Morrissey, Contract Planner
San Bernardino County
Land Use Services Department
385 N. Arrowhead Avenue
San Bernardino, CA 92415

RE: Appeal to the Board of Supervisors of the Planning Commission's Decision to Take No Action on the Conditional Use Permit to Establish a Destination Resort Consisting of Tent Camping (Glamping) with Support Facilities, including Restaurant/Bar, Reception Area/Store, Trails and Paths, and Recreation Buildings, on a 640-acre Parcel; APN:0629-181-01; 3rd Supervisorial District; PROJ-2020-00191

RoBott Land Company, Inc. is appealing to the San Bernardino County Board of Supervisors, the decision of the Planning Commission, at the March 9, 2023 public hearing, to take no action on the proposed Flamingo 640 project.

Project History

The project site is a 640-acre site located at 2107 Old Woman Springs Road. The area proposed for development of a new campground is shown on the attached site plan prepared by Community Works Design Group. The project site is bisected in a northeast to southwest direction by Pipes Canyon Wash. No development is proposed to occur within the Pipes Canyon Wash portion of the project site (approximately 350 acres), nor the approximately 65 acres located east of the wash. We are requesting approval of a Conditional Use Permit to develop approximately 25 acres of the 640-acre parcel.

In May 2020, we submitted a Pre-Application package for County staff review. As originally proposed, the project included a music festival site with related parking on the northwest portion of the property covering approximately 90 acres. In consultation with County staff, we eliminated the music festival component from the project. No development is proposed on that portion of the property. The project scope has been significantly reduced and the development footprint is now approximately 25 acres.

In September 2020, we submitted our application for a Conditional Use Permit (CUP) for a 75-site campground with onsite amenities for campers. Changes to the original development plan included no public access to the proposed restaurant and bar; the amenities are now only available to patrons of the campground (managed by onsite staff) as an ancillary use. In addition, the proposed helipad remained a part of the site plan as an emergency use only helicopter pad (no commercial use), with no aerial tours being conducted from the site.

On March 9, 2023, the project was presented to the Planning Commission. There were several comments and/or questions regarding the size of the project and whether it was an appropriate use of the property. There was no vote taken by the Planning Commission, therefore the project was denied without prejudice. The issues were related to the size and scale of the project, particularly regarding the size of the restaurant and bar. In response, we are proposing to reduce the square footage of both the restaurant and bar, and eliminate other amenities as described in the table below.

Appeal to the Board of Supervisors

We are appealing the decision of the Planning Commission to take no action on the proposed Flamingo 640 project. The Site Plan attached herein is similar to that which was presented to the Planning Commission with modifications made to address comments received during the March 9, 2023 public hearing.

The following items underscore some of the modifications to the Site Plan and project Description:

Entertainment component	Removed
Helipad	Removed
Fire Pits	Removed
One (1) 3,600 sf workshop	Removed
One (1) 5,500 sf art barn	Removed
Size of Restaurant	Reduced by 60% (10,108 sf to 4,000 sf)
Size of Bar	Reduced by 45% (5,500 sf to 3,000 sf)

Please feel free to contact me or our planner, Nancy Ferguson, with any additional concerns you may have regarding PROJ-2020-00191.

Sincerely,



Stephen Botthof

Revisions to the Flamingo Heights 640 Project Description

Accommodations				
<i>Proposed</i>	<i>Size/Area</i>	<i>Proposed Revisions</i>	<i>Size Area</i>	<i>Net Change</i>
Camping lofts – 20 sites	1,230 SF	--	No Change	--
Camping tents – 35 sites	220 SF			
Chalets – 20 sites	850 SF			
Total – 75 sites				
Accessory Uses				
Reception Building/ Camp Store	2,288 SF	--	No Change	2,288 SF
Restrooms - 8 units ¹	1,120 SF each (8,960 SF)	--	4 units	--
Fire Pits – 8 units ²	700 SF each (5,600 SF)	Eliminate fire pits replace with public art space	0 SF	No Change
Pool/Patio –	3,000 SF	--		3,000 SF
Workshops (2 units)	3,600 SF each (7,200 SF)	Eliminate one workshop	3,600 SF	- 3,600 SF
Art Barn ³	5,500 SF	Delete from site plan		- 5,500 SF
Restaurant ⁴	10,108 SF	Reduced size	4,000 SF	- 6,108 SF
Agave Bar ⁵	5,500 SF	Reduced size	3,000 SF	- 2,500 SF
Storage Area	25,275 SF	No Change		25,275 SF
Yoga Deck	2,400 SF	No Change		2,400 SF
Sewage Disposal ⁶	58,902 SF	Subject to final design and approval by EHS	No Change	58,902 SF
Retention Basin ⁶	58,902 SF	Subject to final design and approval by Land Development	No Change	58,902 SF
Parking Lot	100 spaces	No Change	No Change	
Helipad	7,854 SF	Delete from site plan		- 7,854 SF
Gardens ⁷	212,000 SF	No Change		212,000 SF
Net Reduction in SF				- 25,562 SF

Notes:

1. Only Camping Lofts would have private facilities, all other guests in remaining sites would use the 8 common restrooms.
2. Fire pit areas consisting of the fire pit and associated seating areas have been eliminated and replaced with art space with either permanent or temporary installations, providing local artists with an opportunity to show their work.
3. Activities associated with the Art Barn are now incorporated into the Workshop uses.
4. Restaurant area reduced by 6,108 square feet. Part of this space is intended to be used as meeting space for presentations to visitors (e.g., lectures on local history, the night sky, etc.). Restaurant area includes outdoor seating area.
5. The bar area reduced to 3,000 square feet. In addition to the bar and associated seating, the internal space is intended to include video games, pool tables, air hockey, and other related games. The bar area includes outdoor seating area.
6. The septic system and retention basin are subject to final design approval by County DEHS and Land Development.
7. The design of gardens will focus on local native plants.