

STOP LOVEMORE RANCH



APRIL 8, 2025

We believe there was an improper public notification and review process, including an incomplete and incorrect record given to the Planning Commission for review.

We request that you NOT approve the Project and NOT adopt the Mitigated Negative Declaration.

Illegitimate Public Review Process

INCOMPLETE RECORD SENT TO THE PLANNING COMMISSION

This letter and many more were not included in the Staff Report.



May 27, 2022
Irene Romero
County of San Bernardino
Via email to: irene.romero@lus.sbcounty.gov

Re: PROJ-2021-00169 Tentative Tract Map 20443,
Assessor parcel no: 0602-361-04

Dear Ms. Romero,

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

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

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

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

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

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

MBCA would support a development of the property that addresses the need to construct additional affordable housing for the community while being respectful and sensitive to the desert environment on lots that are over 1/2 an acre to allow for animal movement and native plants. To support opportunities for our local builders, lots should be sold and built-on individually. There must be no grading prior to building permit approval for each lot. There should be no mass grading, with grading limited to the building pad and surrounding yard with clear encouragement to leave as much of the native desert intact as possible. Pre-construction inspection must occur on each lot, prior to plan submittal.

Respectfully,


Steve Bardwell, President
Morongo Basin Conservation Association

Photograph of site



**Requests to the
County for notification
did not result in a
notification about the
Initial Study release
for LoveMore Ranch.**



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85 people attended
the Developer's
public meeting on
August 29, 2024.

**The vast majority
were against the
project.**



57°
Sunny



Hi-Desert Star
People you know, news you can trust

The Desert Trail

Search...

LOCAL NEWS SPORTS DESERT TRAIL EVENTS OBITS PHOTOS E-EDITION SPECIAL SECTIONS CLASSIFIEDS COLUMNS ARCHIVES BEST OF 2024

LOG IN

SUN

Joshua Tree land owner proposes 64 homes in eco-friendly development; Locals vow to fight project

By Stacy Moore HI-Desert Star Sep 3, 2024 Updated Jan 8, 2025



Joshua Tree resident Laird Davis, center, and others circle around Axel Cramer to ask questions and vow to fight his proposed Lowshore Ranch Thursday, Aug. 29. HI-Desert Star

JOSHUA TREE — Axel Cramer, a resident of Joshua Tree and San Diego, hosted a "community conversation" Thursday about his proposal for a 64-house development on Alta Loma Road. Some of the roughly 85 residents who attended said their questions were answered. Others said Cramer was being evasive and vowed to fight his plans.



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ONLINE POLL

Should Morongo Unified School District students be barred from using cell phones at school?

☐ Yes

☐ Yes, but only during class

☐ No

☐ I do not know

[Vote](#) [View Results](#)



Next

Stay

LOCAL EVENTS

These 85 people were not at
the Bob Burke Center
because it was **NOT** open for
Public Comment on January 23rd

This fact was misrepresented to
the Planning Commissioners
throughout the hearing.



**These actions show great disrespect to the community
and to the Planning Commissioners,
and DIRECTLY IMPACTED the decision.**

Time stamp

0.00:10-0.00:22

Chair Weldy said “I’d also like to provide a special welcome. My understanding is that we ‘re using a remote today?”

So, we have people joining us from the Bob Burke Center in Joshua Tree. I can’t see you yet, but welcome...to the process”



0.05.00—0.05:1

Weldy: “ I want to report that last week I met with representatives of LoveMore. “

0.05.13 – 0.05:25

Weldy: “And also, I want to thank the staff. I know when we do remotes it is not easy. So, I appreciate that.”

0.06.00 – 0.06.00

Gongora : “ I also want it to be noted that I met with staff of LoveMore. I want that noted.”

0:43.30 - 0.43.42

Weldy: “In trolling around for additional comments, do we hear anything from Joshua Tree ?
(pause)...

All right, oh well my conscience is clear. ”

1:13.55 –1.14:17

Gongora: “.... (the fact that) I’m not seeing any comments today from our friends out in Joshua Tree is a huge message but it also obvious from your presentation today that you’ve taken ownership of this project and we’re entrusting you with it... and **I’m going to make a motion (to approve)...**”



The County misled the Developer.

The Developer went to the County in 2020 with a plan for **31 lots**.

These ½ acre+ lots would have been acceptable to the community.

We were informed by the Developer and the County planner that the County would only accept a denser project, so it was revised.

The County has NO standing to demand a minimum density.
This harmed both the Developer and the Community.

Record PREA-2020-00175:

Pre-Application Development Review

Record Status: Complete

Record Info ▼

Payments ▼

Please click this link for Record Status Navigation:

<http://wp.sbcounty.gov/ezop/wp-content/uploads/sites/4/2018/09/Record-Status.pdf>

Please click this link for First Time Users:

<http://wp.sbcounty.gov/ezop/first-time-users/>

Application Location

61650 ALTA LOMA DR

JOSHUA TREE CA 92252

Record Details

Project Description:

PRE-APP

Pre-Application Development Review meeting to discuss the requirements for the subdivision of 18.48 acres to create 31 residential lots for sale in Joshua Tree.

[+ More Details](#)

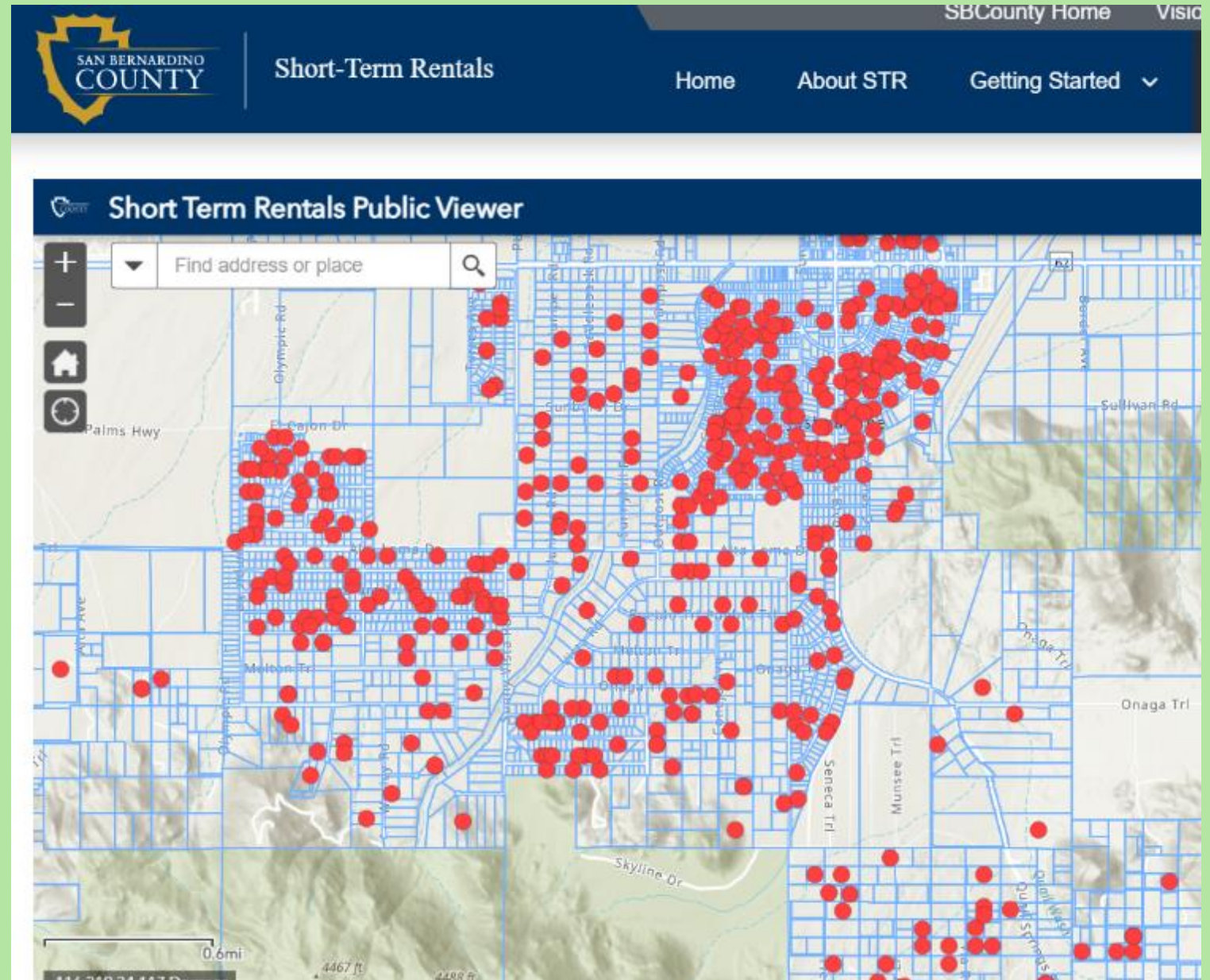
NO MINIMUM density, and MAXIMUM Density of 4 units per acre.

Table 82-9C			
Residential Land Use Zoning District Development Standards			
Desert Region			
	Requirement by Land Use Zoning District		
Development Feature	RL Rural Living	RS Single Residential	RM Multiple Residential
Density	Housing density. The actual number of units allowed will be determined by the County through subdivision or planning permit approval, as applicable.		
Minimum density	No minimum	No minimum	5 or 11 units per acre ⁽⁸⁾⁽⁹⁾
Maximum density⁽⁷⁾	1 unit per 2.5 acres ⁽¹⁾ ; accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	4 units per acre ⁽¹⁾ ; accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)	20 units per acre; accessory dwellings as allowed by Chapter 84.01 (Accessory Structures and Uses)

No County policy prevents
this development from
becoming a
short-term rental resort !

The County remains
deficient in removing STRs
from the *Housing Element
Annual Progress Report*

The County's Housing
Element is out of
compliance.



“The Initial Study violates CEQA because it does not include a stable and consistent description of the Project.”



No trustworthy and comprehensive project description has been provided.

Where are the required CUP's ?

There are no conditions requiring later CUP's.

The map approval process does not allow entitling uses requiring a CUP.

Table 82-7				
Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts				
Land Use See Division 10 (Definitions) for land use definitions	Permit Required by District			Specific Use Regulations
	RL ⁽¹⁾	RS	RM	
Sewage treatment and disposal facility	CUP	CUP	CUP	
Solid waste disposal	CUP	CUP	CUP	

Table 82-7				
Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts				
Land Use See Division 10 (Definitions) for land use definitions	Permit Required by District			Specific Use Regulations
	RL ⁽¹⁾	RS	RM	
Library, museum, art gallery, outdoor exhibit ⁽³⁾	M/C	M/C	M/C	
Meeting facility, public or private ⁽³⁾	CUP	CUP	CUP	
Park, playground ⁽³⁾	P	P	P	
Places of worship	CUP	CUP	CUP	

This 2024 SFR permit application is for “LoveMore Ranch Phase 1”

It is for a **two-story residence with attached ADU**.

Is the Project approval for 64 dwelling units, or 112 + units ??

This increase affects parking considerations, effluent volume and treatment plant size, emergency egress, height of the buildings, and water usage.

Record SFR-2024-00358:

Residential New Construction

Record Status: Awaiting Client Reply

Record Info ▼

Payments ▼

Conditions 16

Work Location

61650 ALTA LOMA DR
JOSHUA TREE CA 92252

Record Details

Project Description:

TWO-STORY RESIDENCE WITH ATTACHED ADU I

LoveMore Ranch Phase I

TWO-STORY SINGLE-FAMILY RESIDENCE AT 1,991 SQ

FT WITH ATTACHED LOWER LEVEL ADU AT 463 SQ FT I

MAIN LEVEL AT 1,440 SQ FT I TOTAL LIVABLE 2,454 SQ

FT I ATTACHED MAIN LEVEL 2-CAR GARAGE AT 551 SQ

FT I ATTACHED COVERED PORCH/ROOF AT 655 SQ FT I

ROOF OVERHANG AT 123 SQ FT I GRAND TOTAL 3,232

SQ FT

FINDING

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.

“tentatively approved”
But...Is it ??

But wait,
now the Staff Report is
saying that the reviews
are complete, and that
the wastewater
treatment facility is
approved ?!

But...Is it ??

***The Findings conflict
with each other.***

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.

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.

From the Initial Study:

“The Proposed Project involves about 30,000 cubic yards (cy) of cut and 30,000 cy of fill ...” which means moving 60,000 cy or ALL the topsoil.

This is clear-cutting every plant, root system, every animal burrow, and every ant hill.



Yet, from the Initial Study, Hydrology Report:

“The current project is for lot sales and minimal onsite disturbance of the existing condition is expected.”

Expect concentrated and potentially destructive floodwaters dumped onto Sunset Road from rerouted wash flow.



Video stills from September 16, 2014 storm which resulted in loss of life.

Sewage & CEQA

Sewage Treatment Plant

Is the sewage treatment facility actually feasible? Who knows? No study was presented on costs or operations.

Operational concerns

- Costs
 - How much money will each household pay in a 64 house community for treatment operational costs?
 - If only 5 houses sell, will the 5 houses pay for ALL of the operational costs? How much will THAT cost per household?
 - What is the design threshold number of active sewage connections required for operations to begin?
 - After the first house sells, will the plant be online? Where will the waste go if not?
- Distance from residential areas
 - What is the typical distance from homes for a waste treatment facility? What is the typical distance from roads? Research suggests 1,600 feet (500m). The map shows the facility to be 30 feet from an existing house.
 - The Smell and Noise of operations will lead to lower quality of life for existing residents
- Flies
 - How will flies be addressed? Pesticides are terrible for the delicate desert environment
- Breakdowns & Discharge
 - What is the plan for disruptions when the facility breaks down? Will wastewater flood residential areas? Where will waste be trucked off to during breakdowns or maintenance? Where will the discharge of the facility go?

CEQA issues

- Traffic study data
- Hydrology study data

Hydrology

- Land size shrinkage?

- $18.9/21.1 = 89\%$



HYDROLOGY STUDY

For

APN 0602-361-04
JOSHUA TREE, CA
DRNSTY-2022-00034

ALEX CRAMER

May 30, 2024

Prepared by:

Merrell-Johnson Companies

22221 US Highway 18
Apple Valley, CA 92307
(760) 240-8000

Job No. 3753.001



for the site is 1.86". The 2010 Addendum states that the AMC methodology approach is to be used for calculating the 100-year storm event. Additionally, in the 2010 Addendum, the county issued new mapping indicating where AMC I and AMC II conditions were to be implemented in the arid, desert regions of the county. Using the ADD-1 MAP from the SB County Addendum "AMC Condition Map" the project off-site watershed is in AMC II and part of the on-site is in AMC I. To be conservative we will use AMC II for both off-site and on-site analysis. The AMC condition map from the addendum is included as exhibits in section 3 of this report.

The soils types were determined to be Soil Type C in the watershed per the soil maps in the San Bernardino County Hydrology Manual. Rainfall and soils maps are included as exhibits in Section 3 of this report.

The off-site tributary areas examined in this study are shown in Table A.

Table A (Off-Site)

Sub-area	Elevation Difference (ft.)	Length (ft)	Area (Acres)	Avg. Slope (ft/ft)
Node 11 – Node 16	439	6,613	109.8	0.0664
Node 21 – Node 24	176	3,256	23.5	0.0541

The on-site tributary areas examined in this study are shown in Table B.

Table B (On-Site)

Sub-area	Elevation Difference (ft.)	Length (ft)	Area (Acres)	Avg. Slope (ft/ft)
On-site Undeveloped Unit Hydrograph	69	1,644	21.1	0.0420
On-site Developed Unit Hydrograph	67.5	1,473	18.9	0.0458

Hydrology

- Soil absorption
 - Same amount of water absorbed predeveloped and post developed?
- What about all the additional impervious surfaces?

30-minute factor = 0.999 Adjusted rainfall = 1.589(In)
 1-hour factor = 0.999 Adjusted rainfall = 1.858(In)
 3-hour factor = 1.000 Adjusted rainfall = 2.463(In)
 6-hour factor = 1.000 Adjusted rainfall = 2.940(In)
 24-hour factor = 1.000 Adjusted rainfall = 4.810(In)

Unit Hydrograph		
Interval Number	'S' Graph Mean values	Unit Hydrograph ((CFS))
	(K = 228.57 (CFS))	
1	2.948	6.739
2	20.750	48.689
3	51.622	70.566
4	67.329	35.901
5	76.197	20.270
6	82.845	13.368
7	86.304	9.758
8	89.485	7.247
9	91.824	5.346
10	93.727	4.351
11	95.288	3.384
12	96.393	2.709
13	97.301	2.076
14	97.936	1.451
15	98.376	1.004
16	98.872	1.134
17	99.366	1.129
18	99.695	0.753
19	100.000	0.697

Total soil rain loss = 1.46(In)
 Total effective rainfall = 3.35(In)
 Peak flow rate in flood hydrograph = 74.90(CFS)

24 - HOUR STORM
 Runoff Hydrograph
 Hydrograph in 5 Minute Intervals ((CFS))

Time(h:m)	Volume Ac.Ft	Q(CFS)	0	20.0	40.0	60.0	80.0
0+ 5	0.0002	0.02	Q				

30-minute factor = 0.999 Adjusted rainfall = 1.589(In)
 1-hour factor = 0.999 Adjusted rainfall = 1.858(In)
 3-hour factor = 1.000 Adjusted rainfall = 2.462(In)
 6-hour factor = 1.000 Adjusted rainfall = 2.940(In)
 24-hour factor = 1.000 Adjusted rainfall = 4.810(In)

Unit Hydrograph		
Interval Number	'S' Graph Mean values	Unit Hydrograph ((CFS))
	(K = 257.60 (CFS))	
1	2.999	7.726
2	21.266	47.054
3	52.198	79.681
4	67.728	40.004
5	76.525	22.663
6	82.325	14.939
7	86.568	10.930
8	89.688	8.039
9	92.012	5.986
10	93.891	4.840
11	95.354	3.769
12	96.521	3.005
13	97.400	2.266
14	98.000	1.545
15	98.449	1.156
16	98.954	1.300
17	99.439	1.250
18	99.743	0.784
19	100.000	0.661

Total soil rain loss = 1.46(In)
 Total effective rainfall = 3.35(In)
 Peak flow rate in flood hydrograph = 84.51(CFS)

24 - HOUR STORM
 Runoff Hydrograph
 Hydrograph in 5 Minute Intervals ((CFS))

Time(h:m)	Volume Ac.Ft	Q(CFS)	0	22.5	45.0	67.5	90.0
0+ 5	0.0002	0.03	Q				

88%

- This 88% number is from 18.9 (predevl)/21.1 (post devel) land sizes.

Is the land shrinking during development?

Is the development 21.1 acres
or 18.9 acres?

- For runoff, less land means less runoff water.
88% of predev runoff means that the project
is exempt from storm water
retention reqmts. Instead water will be diverted
down Sunset Rd towards existing
houses and downtown JTree. The project
bypassed stormwater retention requirements to
build more houses.

Off-site stormwater tributary to the southern property boundary will be intercepted within the improvements of Alta Loma Road and conveyed east following the historical flow path. This flow will be intercepted by parkway drains along the north side of Alta Loma Road as it approaches the intersection with Sunset Road. This drainage will be conveyed north within a 20' wide drainage easement along the project's eastern boundary and discharged onto Sunset Road near the northeastern section of the project at the historical flow location. The peak Q100 flow rate of this tributary flow is 72.3 cfs.

Per the Unit Hydrograph analysis, the on-site Q100 stormwater flow rate prior to development is estimated at 84.5 cfs and the post-development Q100 flow rate is estimated at 74.9 cfs. Runoff volume from the undeveloped site is approximately 5.94 Ac.Ft, while runoff volume from the developed site is approximately 5.27 Ac.Ft. Post-development peak runoff flow rates are required to be less than 90% of the pre-development peak runoff flow rate. The post-development peak flow rate is approximately 88.6% of the pre-development peak flow rate while the post-development runoff flow volume is approximately 88.7% of the predevelopment runoff volume, therefore no on-site retention is required.

On-site runoff flows will exit the site through under-sidewalk (parkway) drains along Sunset Road at the northeast corner of the project site. Multiple parkway drain locations will be spaced along the frontage of Lot A to allow runoff to spread evenly as it flows back onto Sunset Road following its historical flow path.

Transportation Study

- The supplied study claims less than 100 trips per day will be generated by the project which allows the project to bypass an in depth study requirement (LOS)
- Actual traffic numbers provided in the picture exceed 100 trips/hr
- What happens in an emergent evacuation situation? There was no study provided for this scenario

Hourly Distribution of Entering and Exiting Vehicle Trips by Land Use

Source: ITE Trip Generation Manual, 10th Edition

Land Use Code 210
Land Use Single-Family Detached Housing
Setting General Urban/Suburban
Time Period Weekday
Trip Type Vehicle
Data Sites 6

Time	% of 24-Hour Traffic	
	Entering	Exiting
12-1 AM	0.5	0.2
1-2 AM	0.2	0.2
2-3 AM	0.2	0
3-4 AM	0.2	0.2
4-5 AM	0.3	0.8
5-6 AM	0.5	2.0
6-7 AM	1.6	5.9
7-8 AM	3.2	10.2
8-9 AM	3.7	8.6
9-10 AM	3.2	5.4
10-11 AM	4.2	5.4
11-12 PM	5.4	5.1
12-1 PM	5.5	5.6
1-2 PM	6.0	5.9
2-3 PM	7.0	6.2
3-4 PM	8.5	6.0
4-5 PM	10.5	7.5
5-6 PM	10.3	7.4
6-7 PM	8.6	5.9
7-8 PM	6.2	4.3
8-9 PM	6.3	3.1
9-10 PM	4.5	2.4
10-11 PM	2.2	1.1
11-12 AM	1.3	0.7

24 hour traffic is 707 trips with daily rate of 9.43

entering	exiting	total
11.312	41.713	53.025
22.624	72.114	94.738
26.159	60.802	86.961
22.624	38.178	60.802
29.694	38.178	67.872
38.178	36.057	74.235
38.885	39.592	78.477
42.42	41.713	84.133
49.49	43.834	93.324
60.095	42.42	102.515
74.235	53.025	127.26
72.821	52.318	125.139
60.802	41.713	102.515
43.834	30.401	74.235
44.541	21.917	66.458
31.815	16.968	48.783
15.554	7.777	23.331
9.191	4.949	14.14

Conclusion

- CEQA study doesn't pass the laugh test.
- Sewage treatment facility operations and maintenance plans or costs have not been addressed or even created. The entire accepted project map hinges on a sewage treatment plant installation due to lot sizes being smaller than 0.5 acres (minimal size for a septic system). Joshua Basin Water District has never been contacted by Lovemore Ranch about their waste treatment facility – it has not been approved. Contrary to staff reports, Colorado Regional has not approved the project either.

What we want

We are not apposed to developing the land
– we want the land developed in a manner
that reflects the rest of our community

change.org

My petitions

Browse

Membership

Search

Start a petition



Oppose the Destructive Development of Lovemore Ranch



223⁺

Verified signatures ▾

Thanks to your support this petition has a chance at winning! We only need 277 more signatures to reach the next goal - can you help?

Take the next step!

Recent signers

Billy shire • 12 hours ago

Harry Pallenberg • 14 hours ago

Karen Reid • 17 hours ago

Peyton Rohner • 18 hours ago

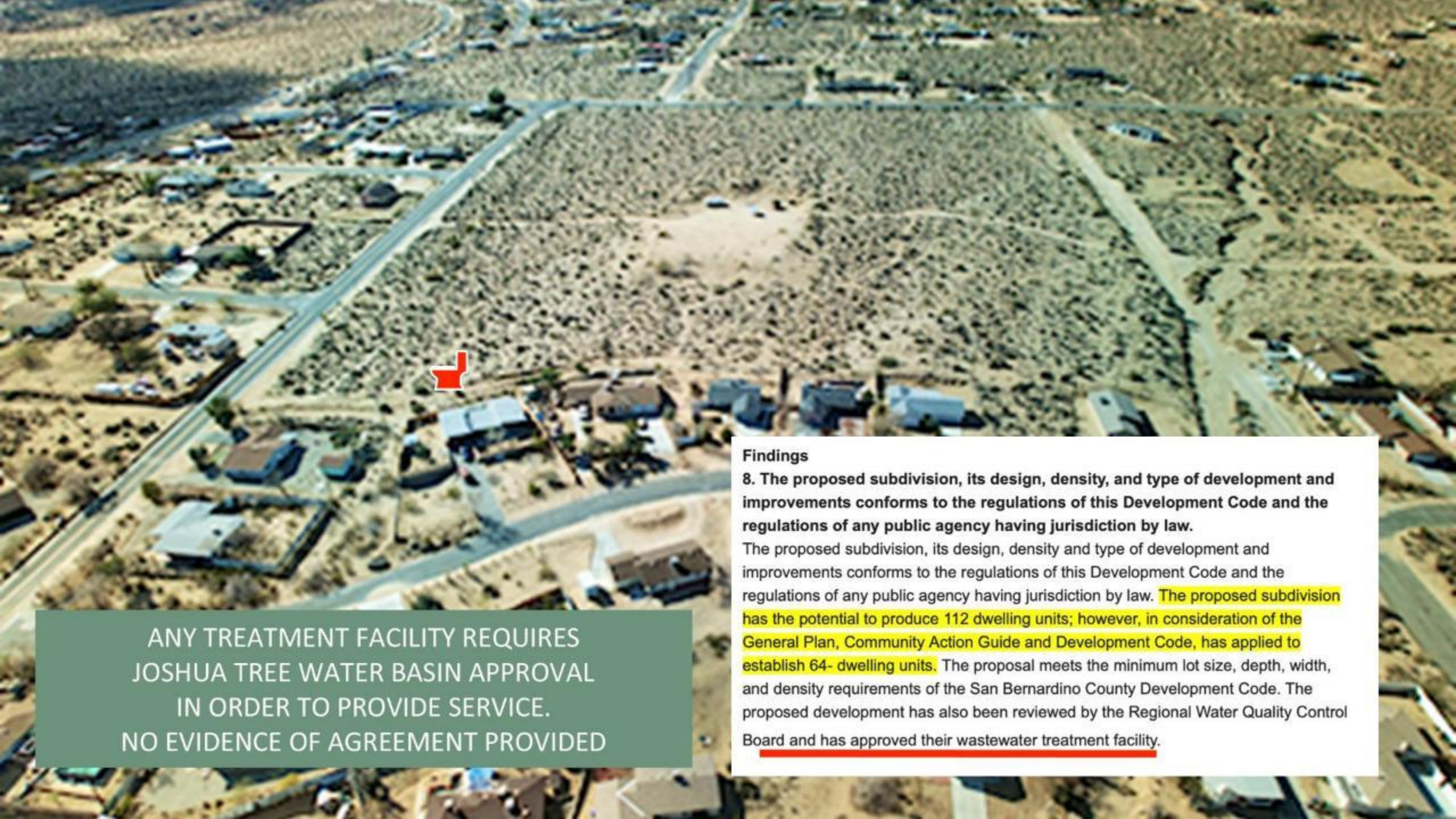
Petition demands

- ½ acre lots on the tract map – this will remove the need for a sewage treatment facility. Each structure will have its own septic system
- Proper stormwater retention
- All Joshua trees either stay in place or are relocated by a professional
- Commitment to meet with water district
- A public commitment that the project will not be a resort
- A complete and comprehensive traffic study

STOP LOVEMORE RANCH



APRIL 8, 2025



ANY TREATMENT FACILITY REQUIRES
JOSHUA TREE WATER BASIN APPROVAL
IN ORDER TO PROVIDE SERVICE.
NO EVIDENCE OF AGREEMENT PROVIDED

Findings

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.

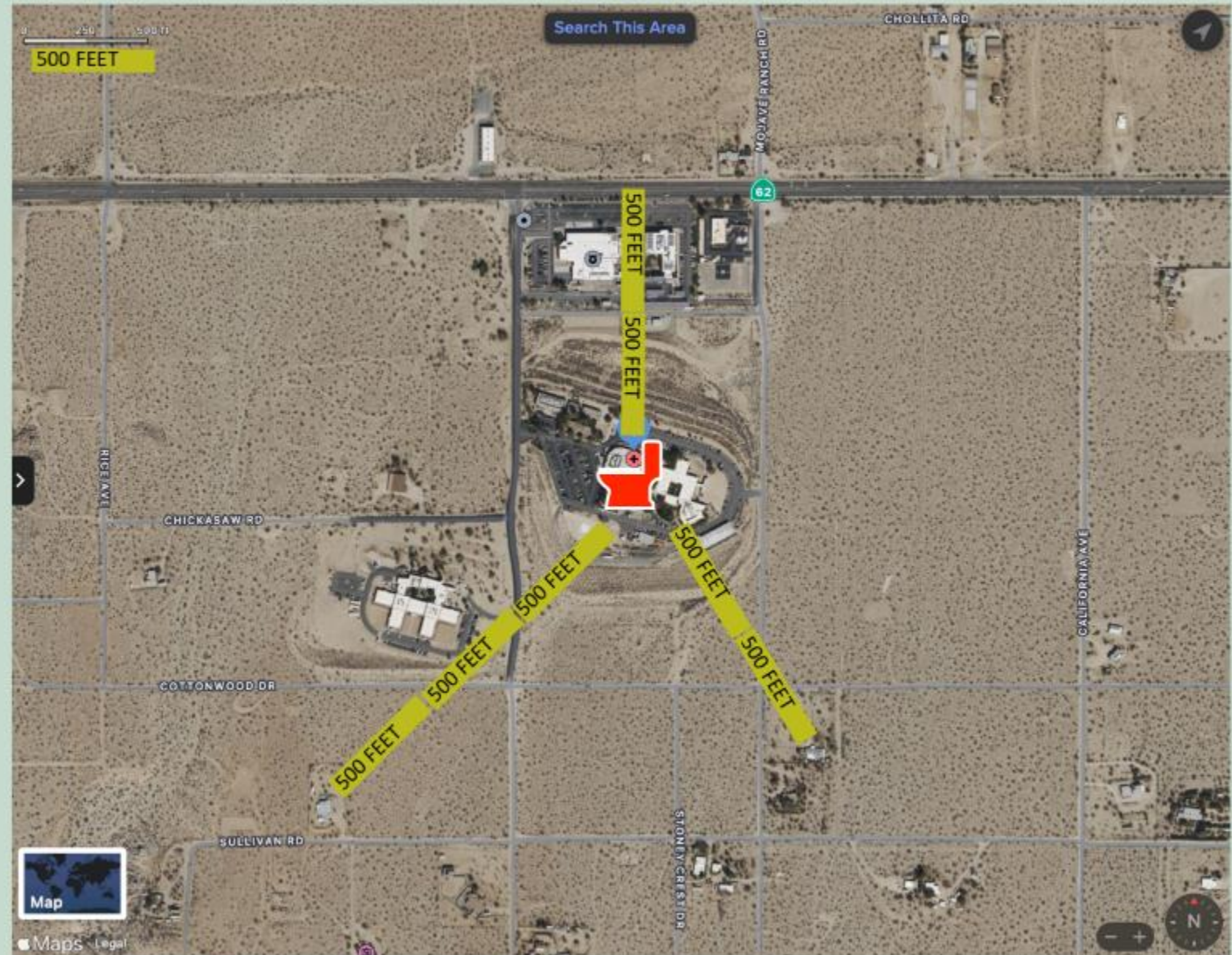
The proposed subdivision, its design, density and type of development and improvements conforms to the regulations of this Development Code and the regulations of any public agency having jurisdiction by law. **The proposed subdivision has the potential to produce 112 dwelling units; however, in consideration 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.



WASTE TREATMENT "PACKAGE" COMPARISON

HI DESERT
MEDICAL CENTER :

CLOSEST HOME
> 1000'



LMR TREATMENT FACILITY DISTANCE FROM HOMES: CLOSEST HOME < 50 FEET



FLASH FLOODING EVENTS



NOTIFICATION SURVEY

PER SECTION 85.03.080 OF THE DEVELOPMENT CODE REQUIRES THAT PROJECT NOTICES BE MAILED TO THE SURROUNDING PROPERTY OWNERS WITHIN 300 FEET OF THE PROJECT SITE.

WITH ONLY A FEW WEEKS, JTVN

SURVEYED AS MANY RESIDENTS AND PROPERTY OWNERS AS POSSIBLE

MAILED 60 LETTERS ON FRI MAR 14, ASKING FOR LETTERS, COMMENTS AND SURVEY INPUT

EMAILED 60+ JOSHUA TREE RESIDENTS, ASKING FOR HELP COMPLETING THE SURVEY

OF 28 RESPONSES, MOST RECEIVED > NO NOTIFICATION

INCLUDING 5 LETTERS RETURNED TO SENDER, COUNTING AS > NOT NOTIFIED

JAN 8, 2025: REQUEST FOR COMMENTS, NOTICE SENT

JAN 23, 2025: PUBLIC HEARING

OCTOBER 23, 2024 TO NOVEMBER, 25, 2024: CEQA OPEN COMMENT PERIOD

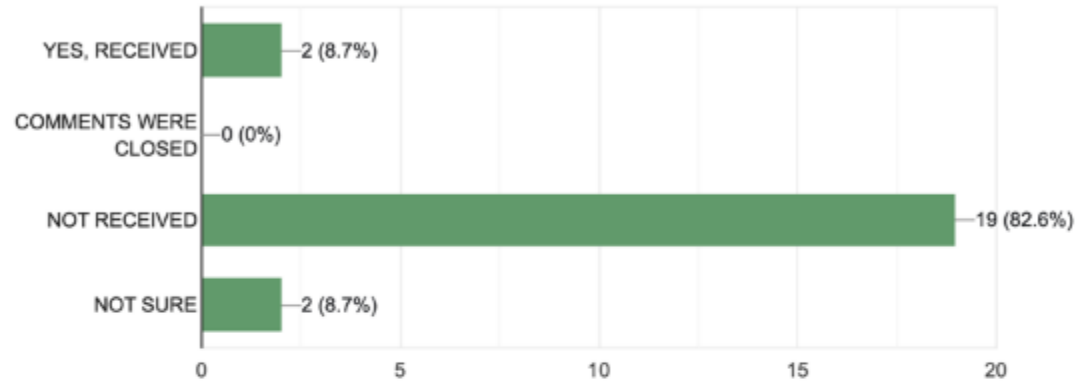
AUG 29, 2024: COMMUNITY CENTER MEETING

JULY 24, 2024: 64 LOTS / REQUEST FOR COMMENTS NOTIFICATION

MAY 27, 2022: 75 LOTS / REQUEST FOR COMMENTS NOTIFICATION

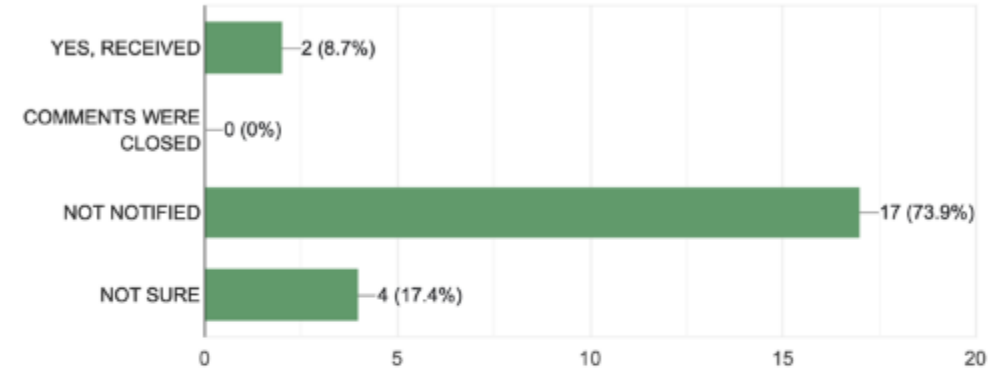
On Jan 8, 2025, 63 public notices were "sent". Were you notified, and did you receive this notice before comments closed? (select all that apply)

23 responses



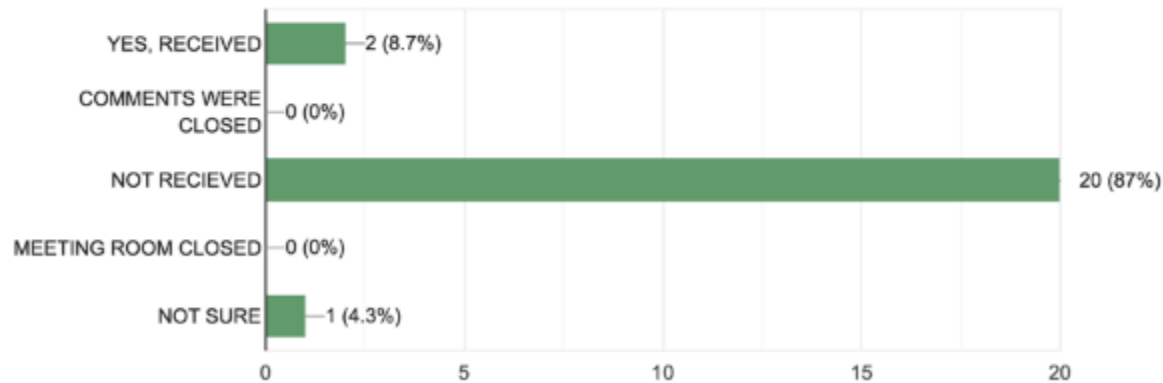
From October 23, 2024 to November, 25, 2024 an open public comment period for feedback on the California Environmental Quality Act (CEQA) Initial ...d before comments closed? (select all that apply)

23 responses



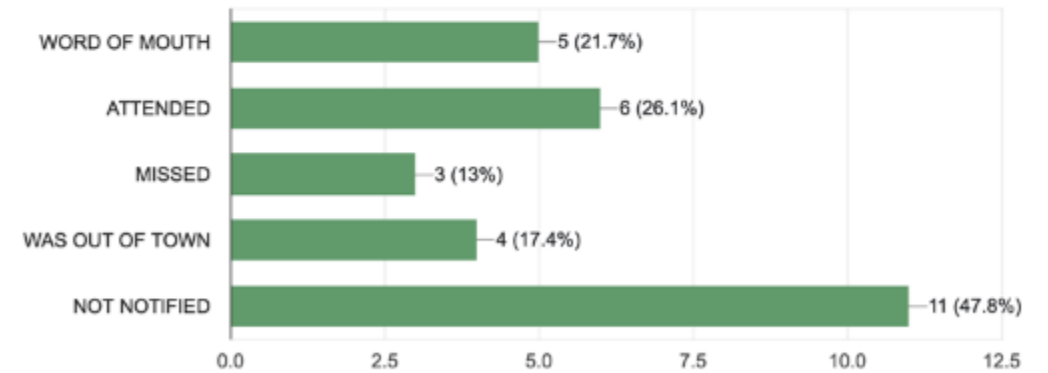
On January 23, 2025, the San Bernardino County Planning Commission approved Lovemore Ranch's reduced 64 house tract map at a "Public Hearing". We... Were you able to attend? (select all that apply)

23 responses



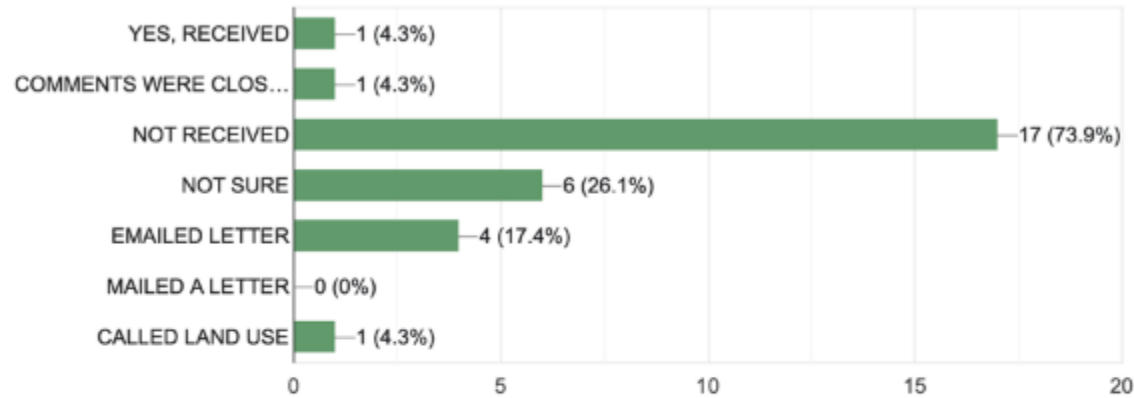
August 29, 2024 Did you receive notice of, and were you able to attend, the Joshua Tree Community Center Meeting hosted by Axel Cramer? (select all that apply)

23 responses



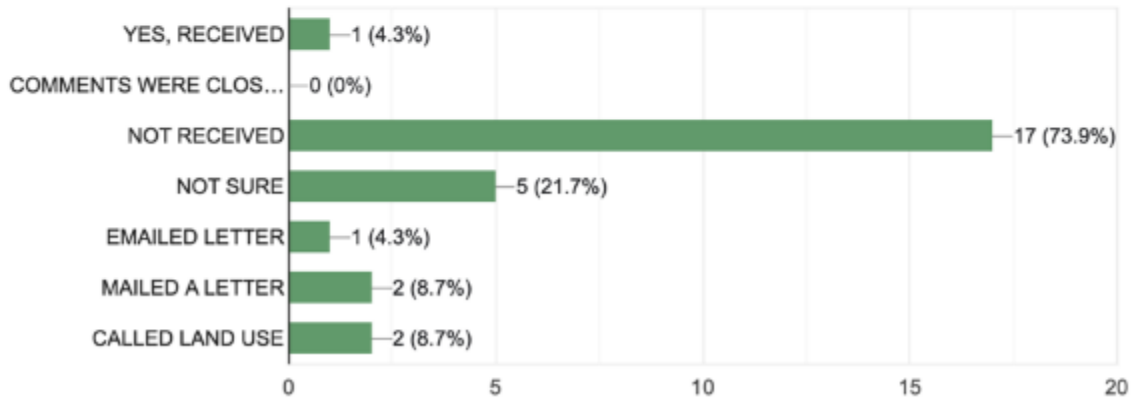
On July 24, 2024, a second Project Notice was sent that identified the updated Lovemore proposal with 64 Residential Lots and Three Lettered lots. Did...you send a letter or email? (select all that apply)

23 responses



On May 27, 2022, Did you receive notice of, and were you able to provide comments on the 2022 project as yet unnamed version, which at the time was 75 parcels? (select all that apply)

23 responses



SURVEY COMMENTS

The approval process seemed to bulldozer over anything I brought up or even the county's own regulations.

I live in a neighborhood where 1/3 of the houses are vacation rentals and already stand empty because of an over saturation of high end vacation homes.

This project is so wrong for this location (in so many ways) too Dense, Many Joshua Trees are on this site.....which are under protection ...this project will cause major congestion..traffic on Sunset & Alta Loma and Hillview.

When Axel bought the land which adjoins my property he told us that he was going to build a house for himself and was not interested in developing the land. I feel he's misrepresented his project and we are of course concerned about our property value and the quality of life changes which we will experience with this development. We don't see the respect for the neighbors or the land being demonstrated.

Our town does not have the resources to support it, and our people do not want it.

While also failing to notify me every single time. My quality of life and property value are damaged un recoverably by this menacing development. LMR is completely tone deaf to the real needs and concerns of our full time village neighbors and adjacent residents.

I feel dismayed that the county would approve this huge build without the input of people that will directly be affected by it.

Transparency seems to be an issue with the county's notification system for this project, like they are trying to sneak it past us!

I was not notified of meeting that was held with the county and feel like they were sneaky and deceitful with not letting our JT neighborhood have our voice in opposition.

SURVEY COMMENTS

I oppose the high density of this project and use of a sewer treatment facility, especially in close proximity to houses not associated with this project. Houses should be connected to individual septic systems which will facilitate lowering density to allow proper leach field absorption area. A failure of the wastewater facility will be a massive issue. There needs to be redundancy in the design of the wastewater and breaking up the systems into smaller systems will make any failure point less impactful.

incredibly disappointed by the county in approving this. We have strong opposition to this entire project and fully agree with the demands listed on the Change.org petition.

This project is simply too large for our community to absorb responsibly. Our community was not properly notified to protest this development. We do not want a precedent for high density housing to be established in our rural unincorporated community located only 2 miles from the 8th most visited national park, which is also is a designated night sky area.

Additionally, because of the rural style of Joshua Tree, a notification system that only notifies owners 300 ft from the development is not acceptable. People in a mile radius need to be notified of developments like this as it will affect the traffic and atmosphere of their homes.

LAND USE COMMUNICATION FAILURE

Atlasphere Pfau <atlasatlasphere@gmail.com>
to Ron ▾

Sep 8, 2024, 4:20 PM ☆ 😊 ↶ ⋮

SEPT 8, 2024

hello Mr. Cruz

I missed my Friday check-in, and also didn't hear back from you about my last email attached below.

I'm deeply concerned about LMR project for many reasons. I believe the developer is being evasive about filing /completing a CEQA report.

According to my hour long conversation with a member of the Joshua basin water district, Mr. Kramer has not met with the water department to discuss the facts of our aquifer crisis. o

As well as the proposed sewer treatment plant, which is completely incompatible with any future plans for a town approved sewer project.

According to my research, a sewer treatment plant should be within a mile from where somebody lives. This proposed plant is 20 feet from my house, this will destroy my quality of life and my property value. I don't understand why someone who has never built a sewer plant, believes that they will do it successfully the first time.

our research reveals true concerns about what the arbitrary zoning numbers and parameters are. we are not convinced about his numbers that were 75 now 64 and he revealed that he was able to change the road with by working with you and that also opens the window to being able to change the zoning in cooperation with San Bernardino county.

Mr. Kramer has also made clear that he is unwilling to prohibit STR conversions on any of these properties. In a high risk fire area when many people are being dropped from their insurance, I don't understand how he would be able to ensure these properties when they are in STR status, which is an even higher risk from some dingdong, starting a fire pit outside in the wind and burning down the whole desert

This is a reckless project and it is confirmed over and over that he's not answering questions. He just repeats his cult like belief system, which is not based in fact. for example he says that he made nice with local residents however he has been threatening to most of us, rudely dismissive and intimidating, to me in particular.

please outline the next steps for the Land used department & this project moving forward or halting completely.

We would like to arrange a group of people to attend the next planning meeting in order to represent our interest as residents of this very small and fragile town

I appreciate your attention to this matter
mx pfau

Atlasphere Pfau <atlasatlasphere@gmail.com>
to Ron ▾

Sep 13, 2024, 2:46 PM ☆ 😊 ↶

SEPT 13, 2024

hello me cruz

its friday and im checking in. as i did not hear back from you on my previous email, please simply reply to last weeks email below

appreciated
mx pfau

Atlasphere Pfau <atlasatlasphere@gmail.com>
to Ron ▾

Sep 16, 2024, 9:43 AM ☆ 😊 ↶ ⋮

SEPT 16, 2024

hello Mr Cruz

I've written to you for 2 weeks and not heard back. I'm concerned of what's happening whether you are off this project and somebody else is on it which has happened before or if we're now in the silent treatment phase of this where San Bernardino doesn't respond to concerns of residence in Joshua Tree.

please please let me know what the current status is.

thank you

Cruz, Ron <Ron.Cruz@lus.sbcounty.gov>
to me ▾

Sep 16, 2024, 10:01 AM ☆ 😊 ↶ ⋮

SEPT 16, 2024

The project is still in 3rd Party CEQA review. Once the CEQA review is complete, the document will be publicly routed for comments, then a Planning Commission hearing will be scheduled. At that hearing, anyone who wants to comment will have the ability to do so. The Planning Commission is an independent body and they will make a determination on the project, after considering County Department comments and public comments.

The Zoning for this parcel has not been changed. The existing RS zone allows for up to 4 units per acre, so the original proposal on the 18.49 acre parcel was for 74 units, but was reduced to the current proposal for 64 units.

The applicant will have to have to get confirmation from the Joshua Basin Water District that the project can be serviced.

I hope this makes the process clear. Please let me know if you have any more questions.

...

LAND USE COMMUNICATION FAILURE

Atlasphere Pfau <atlasatlasphere@gmail.com>
to Ron ▾

Oct 1, 2024, 9:54 AM ☆ 😊 ↶ ⋮

OCT 1, 2024

Hello Mr Cruz.

Another check in from me. Thank you for the information in your last email. How do I find out more about the planning commission, their standards and procedures and who is their point of contact?

A few more questions:

1. Is there a way to track the CEQA for this project ?

2. IF the JDWB does not agree to service this project does that mean it is effectively DOA?

3. Will this set a precedent for all proposals to meet with JBWD first in order to determine service viability and to ultimately save everyone the administrative headaches and expenses?

4. How was the zoning allowed to be decreased from 75 to 64 units? if that IS allowed why not an even lower number? Mr Cramer reveled on his "Ask ME Anything" live Q&A that he was able to negotiate the width of the interior roads, which leads one to believe these rules are arbitrary and negotiable.

Thanks again for your continued communications
Mx Pfau

OCTOBER 23, 2024 TO NOVEMBER, 25, 2024:
CEQA OPEN COMMENT PERIOD

Atlasphere Pfau <atlasatlasphere@gmail.com>
to Ron ▾

Oct 28, 2024, 6:51 PM ☆

OCT 28, 2024

Hello Mr Cruz

Are you still there? Is it possible to get some answers?

Please advise

Mx Pfau

Atlasphere Pfau <atlasatlasphere@gmail.com>
to Ron ▾

Oct 17, 2024, 11:50 PM ☆ 😊

OCT 17, 2024

hello mr Cruz

apologies for not keeping up my weekly checks. i have a pet in hospice and it's been full time energy.

will you please update me on my last set of questions?

appreciated
tysm

Atlasphere Pfau <atlasatlasphere@gmail.com>
to Ron ▾

Jan 5, 2025, 10:06 AM ☆ 😊 ↶ ⋮

JAN 5, 2025

hello Mr Cruz

what is the update on this project. i recently learned the CEQA had an open comment period we were not informed of.

what can you tell me about the status of this development? Are you still on this, or has the ever absent project manager game begun again?

Sadly now, San Bernardino turns over five PMs and still no progress or priority to protect the tax paying residents of our fragile town from massively destructive development by corporate interests.

please advise
mx pfau

WHAT WE WANT

1/2 acre lots on the tract map – this will remove the need for a sewage treatment facility.

Each structure will have its own septic system

Proper stormwater retention

All Joshua trees either stay in place or are relocated by a professional

Commitment to meet with water district

A public commitment that the project will not be a resort

A complete and comprehensive traffic study

Thank you for your time and consideration,
Joshua Tree Village Neighbors



APRIL 8, 2025