

July 17, 2024

TO: San Bernardino County Planning Division
385 North Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415

RE: PROJ-2023-00023 - Conditional Use Permit, Campground
Subject: Letter of Intent for the Establishment of a primitive, “dry” campground in North Joshua Tree, CA (APN 0631-201-68)

Dear San Bernardino County Planning Division,

I am writing to formally express our intent to establish a remote, primitive campground in Joshua Tree, California. We seek approval and collaboration with the San Bernardino County Planning Division to bring this unique outdoor experience to life.

Campground Overview:

The proposed property is situated on 7.5 acres of remote land with the RL/Rural Living designation and the project plan has been developed to ensure minimal disruption to existing habitat and does not require building permits nor heavy construction. The project site borders several acres of vacant unimproved land/abandoned homes, an existing Short Term Rental (STR) cabin and a Single Family Residential property on the east side which sits on 150 acres. Access to the proposed site will be through County designated and approved roads and all roads will be regularly maintained to County standards.

“The Sunday Ranch” will offer a total of 15 dry, primitive campsites for both tent camping as well as temporary, self contained trailers, RVs or camper vans with a maximum length of 25 feet.

The “dry” designation indicates that we will not be offering water for public use and will require guests to bring their own drinking water. We have an already established contract with Burrtec Waste to provide portable toilets, regular servicing and weekly trash pickup.

Each campsite will be approx 250 sq ft, with graded, dirt parking designated for 1 vehicle and ample room to accommodate either a self-contained RV/van no larger than 25ft, or a primitive tent - either provided by the guest or as a rental option provided during booking. Each site will also include a single 10'x10' wooden shade structure and picnic table. Dedicated trash receptacles will be placed throughout the property and regularly serviced by Burrtec Waste.

Individual fire rings at each site will not be provided and our rules clearly state no individual fires will be permitted at the sites, however fire extinguishers and first aid kits will be provided in case of emergency.

We are aware of recent community concerns about ongoing development and the denial of other campground projects in the area. The Sunday Ranch is committed to addressing these concerns by adhering to the principles outlined in the most recent San Bernardino Countywide Plan and by working closely with the County and Community to address any concerns. To minimize any disruption or impact on the surrounding neighbors, we are committed to implementing robust security and privacy measures.

1. The property will be fenced along neighboring parcels to provide privacy, which will also include native landscape vegetation buffering.
2. The property will be secured with an automated gate at entry and exit, ensuring the privacy and tranquility of both campers and the neighboring community. This gate will be compliant with Fire access regulations.
3. The property already has an existing security system with 24/7 monitoring in the event of an emergency. Guests will have the ability to notify emergency personnel at the push of a button when needed.
4. Each common area will include smoke alarms with automatic emergency response as well as other safety equipment including fire extinguishers and first aid kits.
5. Strict enforcement of campground rules below, which will require guest signature in advance of reservation.

Campground Rules and Regulations:

To ensure the safety of all guests and to minimize the impact on local habitat, guests are required to acknowledge and sign these campground rules and regulations prior to occupancy.

- **Reservation System:** Campsites must be reserved in advance through our online reservation system. Each reservation will require approval contingent on agreement to these rules. If campground rules are broken, hosts have authority to terminate reservation.
- **Guest Occupancy Limit:** Campsite reservations are for 2 persons maximum per site. Any more than 2 people per campsite is strictly prohibited.
- **Quiet Hours:** Quiet hours are enforced from 9:00 PM to 7:00 AM to minimize disruption to wildlife, fellow campers and surrounding neighbors.
- **Parking:** Each campsite has designated parking for 1 vehicle. Guests shall only park in these designated areas, follow all posted traffic signage and use only established roadways. Additional vehicle restrictions include:
 - Vehicle Length Limit: The maximum vehicle length allowed is 25 feet.
 - Offroad Vehicles/Activities are Prohibited: Designated "Off Road" vehicles/ATVs/Dirt Bikes and off road driving activities are strictly prohibited within the campground.
- **Leave No Trace:** Campers must adhere to Leave No Trace principles to preserve the natural environment. All trash and recycling that cannot be packed out should be placed in designated bins.
- **Waste Disposal:** Dispose of waste responsibly using designated waste disposal areas. No dumping of dirty water or other waste byproducts.
- **Toilets:** There are portable pump toilets and hand sanitizing stations placed throughout the property. Guests should utilize the stations located nearest to their campsite.
- **Wildlife Interaction:** Maintain a safe distance and refrain from interacting, feeding or disturbing wildlife. Ensure any food supply is properly secured and avoid keeping food inside tent.
- **No Open Fires or Tent Heaters:** Fires are strictly prohibited anywhere within the camp grounds. No open flames are allowed within the campground for any reason. Tent heating devices are also prohibited.
- **No Firearms:** There are absolutely no firearms allowed at any time and any guest suspected of firearm activity will be immediately reported to the police.
- **No Fireworks:** Fireworks of any kind are strictly prohibited. The use of fireworks will result in

immediate reservation termination.

- **Pets:** To ensure the safety of all guests and due to our remote location, pets are not allowed.
- **Maximum Stay Duration:** Guests are permitted to stay at any one site for a maximum duration of 10 days.

Support for Mojave Desert Preservation:

The Sunday Ranch is committed not only to providing a unique outdoor experience but also to actively contributing to the preservation of the Mojave Desert environment. A portion of each campsite booking will be dedicated to supporting local initiatives focused on wildlife habitat conservation, ecological restoration, and sustainable land management practices within the Mojave Desert.

These contributions will be donated to The Mojave Desert Land Trust, an organization dedicated to conservation in the local and surrounding area.

Our ongoing collaboration with local environmental organizations will allow us to channel these funds effectively. We plan to engage in projects such as habitat restoration, invasive species control, and educational outreach programs to raise awareness about the fragile ecosystem of the Mojave Desert.

We understand the importance of responsible development and are committed to working collaboratively with the community and local authorities to ensure that The Sunday Ranch enhances the local environment without compromising its integrity. We are open to community input and are willing to make adjustments to our plans based on the feedback received during the public review process.

We appreciate your time and consideration and look forward to working collaboratively with the San Bernardino County Planning Division to make The Sunday Ranch a responsible and sustainable addition to the community.

Thank you for your consideration and support. David Lee & Joseph Milburn