



A PROJECT INTRODUCTION

PRIMITIVE WILDERNESS CAMPING IN THE MOJAVE DESERT

MERCURY DRY CAMP

A 12-site primitive campground in Joshua Tree designed to preserve the desert, serve the public, and belong to its neighborhood.

PREPARED FOR

San Bernardino County
Board of Supervisors

APPLICANTS

David Lee
Joseph Milburn

SITE

62076 Mercury Drive
Homestead Valley - APN
0631-201-68

PERMIT

CUP PROJ-2023-00023
Approved April 9, 2026

OUR MISSION

Open the desert to more people — without changing what it is.

Our project is a low-impact, primitive campground: twelve tent sites on 7.5 acres of high desert in Homestead Valley. It is designed around a simple belief — that the best way to protect a place like this is to let people experience it carefully, quietly, and on the desert's own terms.

There are no hookups, no pavement, no permanent buildings, and no bright lights. Guests reserve online, arrive through a single gate, pitch a tent on a small platform, and leave no trace. The project was shaped over two years of County review to comply with the San Bernardino County Development Code and Title 25 of the California Code of Regulations — and, just as importantly, to fit the character of the rural neighborhood around it.

Three principles guide everything

ENVIRONMENT

Minimize, preserve, educate.

Intentional design that works with the land: preservation and rehabilitation of existing habitat, minimal site disturbance, native landscape retained in place, and educational signage and on-site activities that teach guests how the Mojave works.

COMMUNITY

Support and engage locally.

Community events and exchanges, partnerships with local goods and service providers, and a local directory that refers guests to the shops, restaurants, and guides of the Morongo Basin — so visitor dollars stay in the neighborhood.

DESTINATION

Lower the barrier to camping.

A safe, comfortable, well-managed destination for people of all ages and experience levels to enjoy the remote wilderness — sparking creativity and curiosity in people who might otherwise never spend a night under a desert sky.

"The project aims to offer a quiet, responsible recreation space that aligns with community values, protects surrounding resources, and meets all county and state requirements for approval and long-term operation."

MERCURY DRY CAMPGROUND — PROJECT PRINCIPLES

PROJECT SCOPE

Small by design.

Twelve campsites. Two guests each. One vehicle per site. No water, power, or sewer. The entire built footprint covers one-tenth of one percent of the property.

12

CAMPSITES TOTAL

7.5 ac

SITE AREA

0.1%

SITE COVERAGE
(20% PERMITTED)

2

GUEST MAXIMUM
PER CAMPSITE

1

VEHICLE SPACE
PER CAMPSITE

0

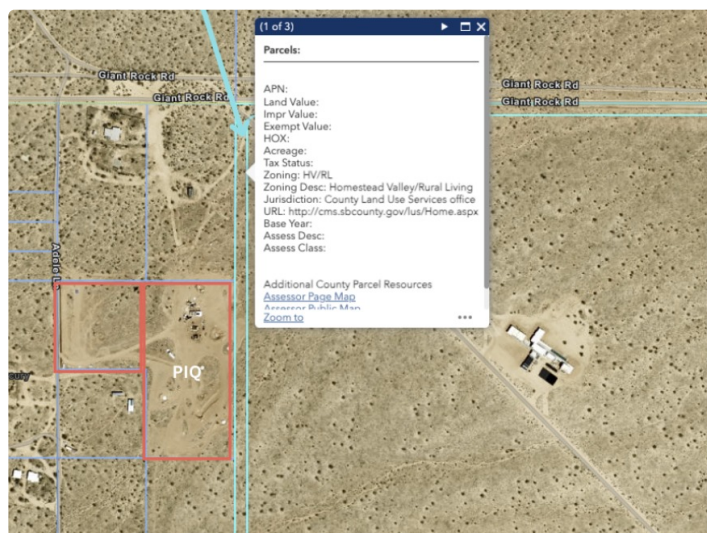
WATER, POWER &
SEWER HOOKUPS

9pm–7am

ENFORCED
QUIET HOURS

16 ft

MAX STRUCTURE HEIGHT
(35 FT PERMITTED)



PROJECT SITE (OUTLINED) – HOMESTEAD VALLEY / RURAL LIVING (HV/RL)

What guests will find

- A 50' × 50' campsite with a modular wooden tent platform, pergola shade structure, picnic table, and one designated parking space
- Serviced, self-contained portable restrooms and hand-sanitizing stations
- Low-intensity solar pathway lighting – dark-sky compliant
- Trash and recycling receptacles with enclosure; leave-no-trace guest rules
- Native creosote, cholla, and desert vegetation preserved throughout the site

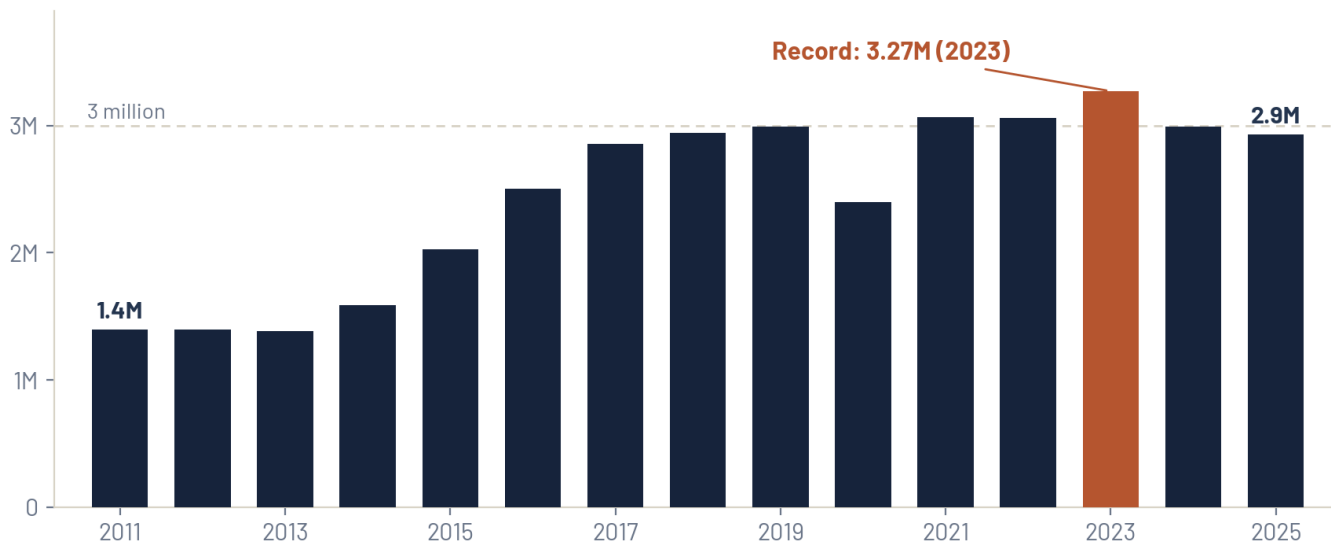
Reviewed and approved.

The project completed a full CEQA Initial Study / Mitigated Negative Declaration (SCH 2025020360) with an adopted Mitigation Monitoring & Reporting Program, and was approved by the San Bernardino County Planning Commission on April 9, 2026 following a review that began in 2023.

THE NEED

Three million visitors a year are coming to this desert.

Joshua Tree National Park has more than doubled its visitation since 2013. The National Park Service counted 2.93 million recreation visits in 2025, and a record 3.27 million in 2023. Roughly 8,000 people arrive every single day.



JOSHUA TREE NATIONAL PARK – ANNUAL RECREATION VISITS, 2011-2025

Source: National Park Service, Joshua Tree National Park – Park Statistics (updated April 2026)

Camping is how people experience this park

Joshua Tree recorded roughly 325,000 overnight stays in 2025. Camping here isn't an afterthought – stargazing, sunrise hikes, and the desert night sky are the core of the visitor experience, and they require somewhere to spend the night.

Yet the supply of campsites has stayed essentially fixed while visitation doubled: about 500 sites across the park's eight campgrounds – the same inventory that served half as many visitors a decade ago.

Average visitors per day (2025)

≈ 8,000

Campsites inside the National Park

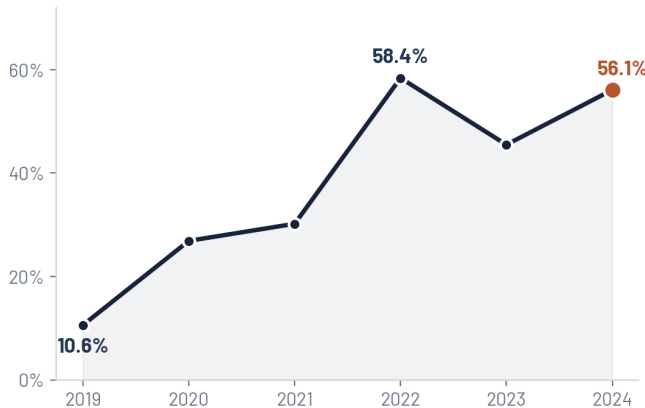
≈ 500

Sources: NPS Park Statistics 2025; NPS/Recreation.gov campground inventory (~500 sites, 8 campgrounds)

Every camper who cannot find a legal, managed campsite doesn't disappear. They squeeze into unmanaged dispersed areas, park overnight where they shouldn't, or give up on the desert altogether. A small, well-run private campground gives that demand a safe, rule-bound place to land.

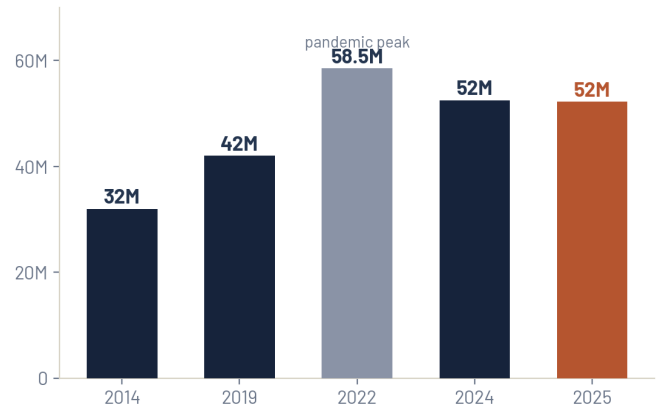
Campsites here sell out in minutes.

Reservations for the park's campgrounds open six months in advance on Recreation.gov — and for peak-season weekends, popular campgrounds like Jumbo Rocks, Black Rock, and Indian Cove are routinely gone within minutes of the window opening at 7:00 a.m. This is not a local quirk; it is a national campsite shortage, and it is most acute in exactly this kind of high-demand public destination.



SHARE OF U.S. CAMPERS REPORTING DIFFICULTY BOOKING BECAUSE CAMPGROUNDS WERE SOLD OUT

Source: The Dyrt, 2025 Camping Report (surveys of campers, U.S. residents & property managers)



NORTH AMERICAN HOUSEHOLDS THAT CAMPED EACH YEAR

Source: Kampgrounds of America, Camping & Outdoor Hospitality Reports 2025 & 2026

Demand is structural, not a fad

- **56.1%** of campers had trouble booking a site in 2024 because campgrounds were full — and the Pacific region was the worst in the country at **66.1%** (The Dyrt).
- **52+ million** North American households camped in 2025 — roughly 10 million more than before the pandemic, with 2.2 million first-time campers added last year alone (KOA).
- In Joshua Tree, peak-season demand so exceeds supply that an entire cottage industry of cancellation-alert apps exists just to catch openings.

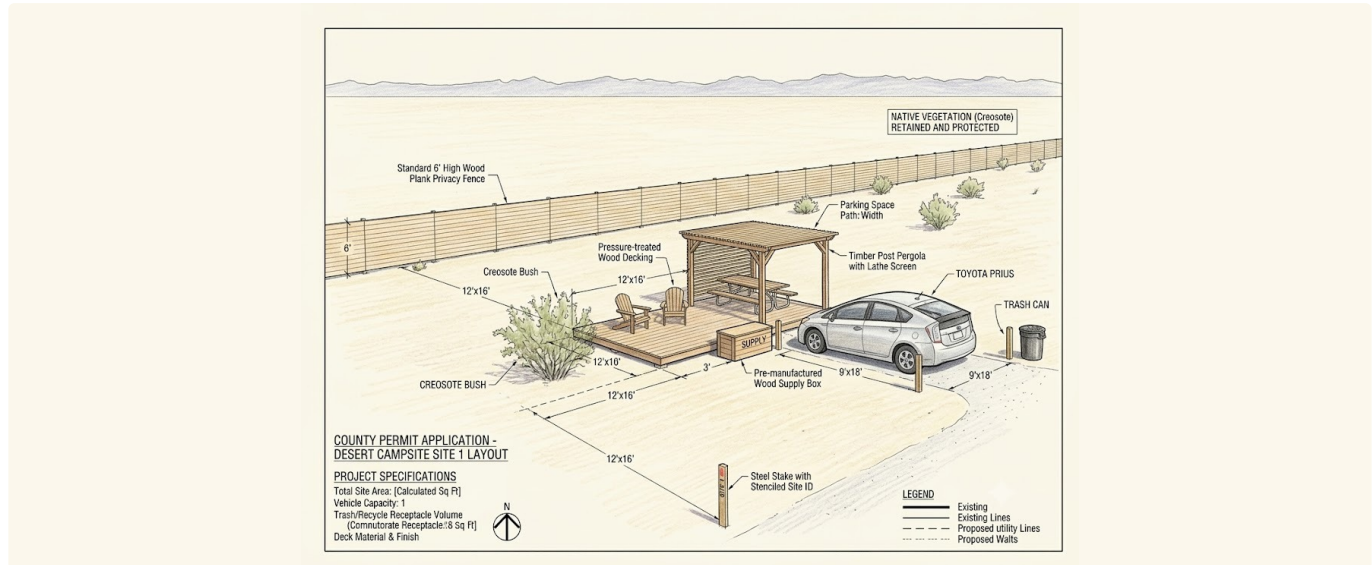
The alternative is unregulated & unmanaged

When managed sites are full, campers turn to free dispersed areas on public land near the park — including the open desert north of Highway 62, minutes from Homestead Valley. Campers themselves report what that looks like: accumulated trash, ATV traffic, weekend noise, and no toilets, no rules, and no one responsible.

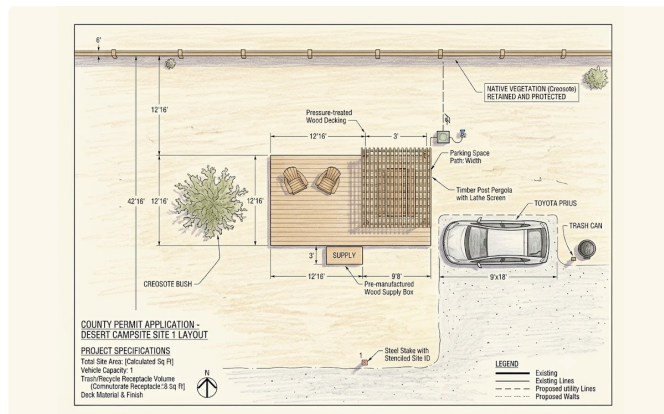
Twelve reserved, supervised, leave-no-trace campsites — with sanitation, quiet hours, and enforced rules — are the opposite of that outcome, and a small step toward relieving it.

Built to be removable.

Each of the 12 campsites is a 50 × 50 ft footprint on flat, compacted native soil: a modular wood deck, a pergola shade structure, a picnic table, a supply box, and one parking space. Native creosote is retained and protected in place. Nothing here is poured, permanent, or irreversible.



TYPICAL CAMPSITE – COUNTY PERMIT APPLICATION LAYOUT



PLAN VIEW – 12' x 16' DECK, PERGOLA, ONE VEHICLE

Design commitments

- **Modular, movable decking** – footings can be removed and decks repositioned to allow natural habitat to return.
- **Minimal to no grading** – the ground is naturally flat and compacted; sites are hand-raked.
- **Native vegetation retained** – existing creosote is protected and used as screening.
- **Dark-sky lighting** – low-intensity solar path lights on timers and motion sensors. No area floodlighting.
- **Wind-rated pergolas** – engineered shade structures, 8 ft tall, rated to 100+ mph.
- **Drainage improvements** – runoff mitigated; rainwater harvested for irrigation.
- **Self-contained sanitation** – serviced portable restroom trailer with hand-sanitizing stations. No septic, no discharge.

WHAT IT WILL ACTUALLY LOOK LIKE

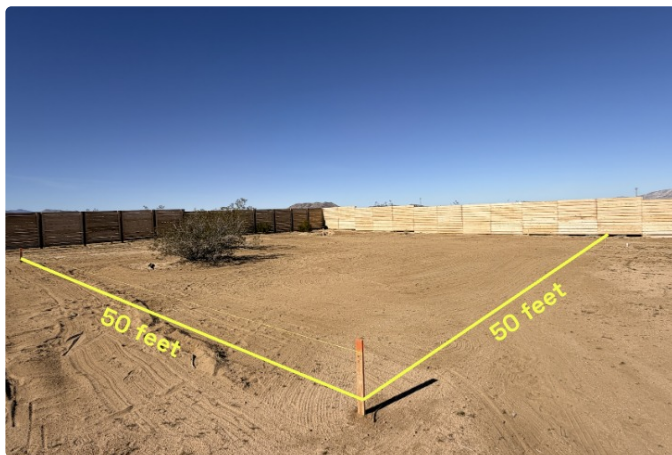
A tent, a table, a truck.



SITE TODAY – 50' x 50' , HAND RAKED



SAME VIEW, BUILT OUT (RENDERING)



SITE TODAY – PERIMETER FENCING IN PLACE



SAME VIEW, BUILT OUT (RENDERING)

Natural materials & native screening

Five-foot cedar perimeter fencing with native creosote screening encloses the site, with a single gated entry. Existing desert vegetation stays where it grows.



CEDAR PERIMETER FENCING



NATIVE CREOSOTE SCREENING



CREOSOTE RETAINED IN PLACE

Quiet is the whole product.

People come to the high desert for silence, dark skies, and stillness — so protecting those things isn't a burden on this business, it is the business. Every guest must accept these rules before a reservation is confirmed, and hosts have authority to terminate a reservation on the spot for any violation.

Quiet hours 9pm–7am

Enforced nightly to protect wildlife, guests and neighbors.

No amplified sound

Music and speaker systems are prohibited. No events, no concerts.

No fires. Ever.

No campfires, no open flame, no tent heaters, anywhere on the property.

No firearms

Absolutely prohibited. Any suspected firearm activity is reported to law enforcement immediately.

No fireworks

Immediate termination of the reservation.

2 guests per site

Hard cap. 24 guests maximum on 7.5 acres when fully booked.

1 vehicle per site

Designated space only. 25-ft length limit. No ATVs, dirt bikes, or off-road use.

Online reservation only

No walk-ups. Every guest is identified and screened in advance.

No pets

Prohibited, given the remote location and desert wildlife.

Leave no trace

Pack it out. No dumping. Wildlife may not be fed or disturbed.

10-day maximum stay

No long-term occupancy or residency.

Title 25 permit

State HCD operational permit required to operate.

STEWARDSHIP AROUND THE CLOCK

The site pairs its rules with modern management infrastructure: automated gate access tied to each reservation, around-the-clock monitoring of cameras and sensors, a push-button emergency alarm with automatic dispatch response, and smoke, sound, and occupancy detection. Guests get a safer night in the desert; neighbors get a property that is watched more closely than most homes.

Visitor dollars stay in the Morongo Basin.

Park tourism is one of the largest economic engines this region has. In 2024, visitors to Joshua Tree National Park spent \$179 million in nearby communities — supporting more than 1,600 local jobs and generating \$214 million in total economic output. More than 99% of that spending comes from non-locals: money brought into the Basin from outside and left behind in its hotels, restaurants, shops, and trades.

\$179_M

SPENT BY PARK VISITORS IN
GATEWAY COMMUNITIES (2024)

1,630

LOCAL JOBS SUPPORTED
BY VISITOR SPENDING

\$214_M

TOTAL LOCAL ECONOMIC
OUTPUT (2024)

Source: National Park Service, 2024 National Park Visitor Spending Effects report

How we plan to contribute

- **Guests shop locally by design.** A dry campground sells no food, firewood, or gear — every camper provisions in Joshua Tree, Yucca Valley, and Twentynine Palms.
- **A local directory for guest referrals** points visitors to Basin restaurants, outfitters, artists, and guides.
- **Partnerships for goods & services** — sanitation, waste hauling, maintenance, and materials sourced from local providers.
- **Transient occupancy tax** paid to San Bernardino County on every stay.
- **Community events & exchanges** hosted on site, open to the public.

And how it protects the neighborhood

- **Consistent with County policy** — the project aligns with Countywide Plan policies LU 2.1 (compatibility with existing uses), LU 2.4 (land use map consistency), and ED 3.6 (countywide tourism).
- **Channels demand off unmanaged land** — every guest at a rule-bound, monitored site is one fewer camper improvising in the open desert.
- **Keeps the desert dark and quiet** — dark-sky lighting, no amplified sound, 9 p.m. quiet hours, no fires.
- **A neighbor with a phone number** — reachable owners, posted contact information, and a commitment to respond.

We want to hear from our neighbors. We are hosting conversations with nearby property owners and welcome every question, concern, and suggestion — before we open and after. Good campgrounds and good neighborhoods are built the same way: slowly, carefully, and together.



AN INVITATION

Come see it for yourself.

Mercury Dry Camp exists because we love this desert the way our neighbors do. The project is small on purpose, quiet by rule, and reversible by design — and it answers a real need: a safe, legal, managed place for people to spend a night under the Mojave sky.

We would welcome the chance to walk the property with any Supervisor, staff member, or neighbor — to show the campsite layouts, the fencing and screening, the native vegetation we're protecting, and the monitoring systems that will keep the site quiet and safe. The desert makes its own best case in person.

Project record

- Conditional Use Permit PROJ-2023-00023 — unanimously approved April 9, 2026
- CEQA IS/MND, SCH 2025020360, with adopted MMRP
- Title 25 (HCD) operational permit required before opening

Contact the applicants

David Lee & Joseph Milburn
62076 Mercury Drive, Joshua Tree, CA 92252
APN 0631-201-68
310-804-2686 · davidericlee@gmail.com

Small project. Big impact — of the right kind.

MERCURY DRY CAMPGROUND · PRIMITIVE WILDERNESS CAMPING IN THE MOJAVE DESERT

Data sources: National Park Service, Joshua Tree National Park Park Statistics (Apr 2026) and 2024 Visitor Spending Effects report · The Dyrt, 2025 Camping Report · Kampgrounds of America, 2025 & 2026 Camping & Outdoor Hospitality Reports · NPS/Recreation.gov campground inventory.

BOARD OF SUPERVISORS HEARING · AUGUST 4, 2026

APPENDIX

Supporting exhibits and documentation for the response to
Appeal No. PAPL-2026-00003.

PREPARED FOR

San Bernardino County
Board of Supervisors

APPLICANTS

David Lee
Joseph Milburn

SITE

62076 Mercury Drive
Homestead Valley · APN
0631-201-68

PERMIT / APPEAL

CUP PROJ-2023-00023
Appeal PAPL-2026-00003

Appendix Glossary.

Nine exhibits follow, each introduced by a divider page. Exhibit pages retain the appendix's own pagination (pp. 1–56), referenced below. All materials are part of, or submitted for, the administrative record for PROJ-2023-00023 / PAPL-2026-00003.

A	Letters of Support Letters submitted to the Clerk of the Board by local residents, neighbors, and Morongo Basin business owners in support of PROJ-2023-00023 and Appeal No. PAPL-2026-00003.	PP. 2–14
B	Sheriff's Premises History Report & Detailed Police Reports Morongo Basin Sheriff's Department premises history for 62076 Mercury Drive (1/1/2023–6/9/2026): no history of police activity except calls placed by the owners and their security company in connection with multiple burglaries.	PP. 16–22
C	Listening to & Addressing Neighborhood Feedback Documented examples of neighbor feedback received during the CUP process and the specific changes made in response, including signage removal and the complete rebuild of the perimeter fence.	PP. 24–26
D	Hipcamp Documentation — No Commercial Renting of Campsites Hipcamp account records showing both booking requests received were declined with a statement that the campground is not open to the public, a deactivated listing, and a \$0 payout history (January 2023 – June 2026).	PP. 28–30
E	Tent Durability Evaluation Project Documentation of the on-site tent durability testing program evaluating materials under desert sun, heat, and wind conditions. Test units were set up for evaluation purposes only and were never commercially rented.	PP. 32–35
F	Operations & Regulations Campground rules signed by every guest at booking; the July 2026 Vista Environmental noise monitoring and analysis showing operational noise levels below County standards; and 24/7 noise monitoring, gate access, and security infrastructure.	PP. 37–44
G	Design Renderings & Current Site Conditions Permit-application campsite layouts, current site condition photographs alongside build-out renderings, deck and shade structure design concepts, and fencing and native vegetation screening plans.	PP. 46–49
H	Roads County-approved pavement waiver (January 16, 2025); Special District Sub-Zone CSA 70 R-15 formation for quarterly road maintenance (approved December 10, 2025); and current Sunburst Avenue access conditions.	PP. 51–53
I	Sanitation Trash and recycling enclosure plans and serviced portable pump toilet specifications, with regular pickup and service from licensed hauler Burrtec Industries.	PP. 55–56

EXHIBIT A

Letters of Support

Letters submitted to the Clerk of the Board by local residents, neighbors, and Morongo Basin business owners in support of PROJ-2023-00023 and Appeal No. PAPL-2026-00003.

APPENDIX PP. 2-14



Letters of Support

Public comment submitted in support of PROJ-2023-00023

7-16-26

Clerk of the Board of Supervisors
San Bernardino County Board of Supervisors
385 N. Arrowhead Avenue, Second Floor
San Bernardino, CA 92415

RE: Mercury Dry Camp Campground - **Public Comment in Support of PROJ-2023-00023 / Appeal No. PAPL-2026-00003**

Dear Clerk of the Board,

Please enter this letter into the public record for Appeal No. PAPL-2026-00003. My name is Brittany Kelley and I own and operate KK Rents, a local equipment rental business in Yucca Valley. I am writing in support of the Mercury Dry Camp Campground project (PROJ-2023-00023) and to ask the Board of Supervisors to uphold the Planning Commission's 5-0 approval.

Over the past several years, Joseph Milburn and David Lee have been loyal customers of my business. On multiple occasions they have shared their desire to build a low-impact rural campground site. From my perspective, David and Joseph are upstanding young men and I look forward to continuing to support them. Every time they come to us, they have been straightforward to deal with and paid without issue. From where I sit as a small business owner, that's a customer you want to keep.

Please note I support this project, and I hope this letter of support is helpful.

Brittany Kelley
Owner, KK Rents
56079 29 Palms Hwy
Yucca Valley, CA 92284
(760) 365-2212



Letters of Support

Public comment submitted in support of PROJ-2023-00023

Dear Board I Charles Hanson
Stand By Joe for his Camp Ground
Project Because we need more stuff
like this up here for the Locals I have
known him since the start of this Project
Cause I work for the Company that he
rented the post hole digger and he has
been a really respectful and honest
customer for us and I support him
100%. I've been up here for 43 years as
a resident of Yucca Valley.

Charles Hanson
Driver
7/17/26

Letters of Support

Public comment submitted in support of PROJ-2023-00023

Calvin Valdovinos <contact@gdncnursery.com>
To: boardmeetingcomments@cob.sbcounty.gov
Bcc: milburnjf@gmail.com

Fri, Jul 17, 2026 at 8:50 AM

Dear Clerk of the Board,

Please enter this letter into the public record in connection with Appeal No. PAPL-2026-00003. My name is Calvin Valdovinos, and I am the Nursery Manager at GDNC Cactus & Desert Plant Nursery, a specialty desert and California native plant nursery located in Desert Hot Springs, California. I am submitting this letter in support of PROJ-2023-00023 and to respectfully urge the Board of Supervisors to uphold the Planning Commission's approval of the Mercury Dry Camp Campground project..

I am not writing as a neighbor or a community observer. I am writing as a local business operator with a direct and documented economic relationship to this project, and I want the Board to have that perspective on the record.

In Spring 2026, GDNC fulfilled a delivery order of native, drought-tolerant screening plants for the Mercury Dry Camp Campground project at 62076 Mercury Drive in Joshua Tree. The plants were selected in consultation with our nursery to satisfy specific landscaping conditions associated with the project. Conditional Use Permit native species appropriate to the high desert environment and suited for screening along the property's new fence line. This was a substantive commercial transaction that represented real revenue for our business and real dollars invested in the local supply chain.

That transaction, however, is only part of the picture. Additional orders of native screening plants are already in discussion for the remainder of the fence line installation. Those orders are directly tied to the project's ability to move forward. If the Board were to uphold this appeal and halt the project, those planned purchases would not be rerouted to another vendor or deferred to another date — they would be canceled. The economic activity would simply not occur. I want the Board to understand that, in concrete terms, a decision against this project is a decision that eliminates documented, planned, local business revenue.

I would also ask the Board to consider the broader pattern this represents. Development projects like Mercury Dry Camp Campground generate sustained demand across multiple local business sectors, nurseries, contractors, suppliers, maintenance providers throughout the life of the project, not just at opening. The cumulative economic contribution of a well-managed small campground to the surrounding desert communities is meaningful and ongoing.

I support the approval of PROJ-2023-00023 and urge the Board to allow this project to proceed.

Respectfully submitted,

--

Calvin Valdovinos
Nursery Manager
GDNC Cactus & Desert Plant Nursery
17655 Zeta Rd
Desert Hot Springs, CA 92241
O. 760.699.1574
C. 760.899.4529
www.gdncnursery.com

Letters of Support

Public comment submitted in support of PROJ-2023-00023

1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31
JANUARY • FEBRUARY • MARCH • APRIL • MAY • JUNE • JULY • AUGUST • SEPTEMBER • OCTOBER • NOVEMBER • DECEMBER
MONDAY • TUESDAY • WEDNESDAY • THURSDAY • FRIDAY • SATURDAY • SUNDAY

To Whom It may Concern,
I've known Joe and Dave for a few
years now. Really nice guys, whom really
love and respect our community.
They represent the kind of people that
we love moving into our desert.

Risa Huguen
P.S. I'm local server that's 7-17-26
been working/living in this
area for 23 years now. I
strongly support their Camp ground
project.

JT Country Kitchen

Letters of Support

Public comment submitted in support of PROJ-2023-00023

ATTN: Appeal No. PAPL-2026-00003 - Public Support for PROJ-2023-00023 (PROJECT: Mercury Dry Campground Joshua Tree, CA)

Alice Kim <alice_kim@tjx.com>

Tue, Jul 14, 2026 at 2:44 PM

To: "BoardMeetingComments@cob.sbcounty.gov" <BoardMeetingComments@cob.sbcounty.gov>

Dear Board of Supervisors,

My name is Alice Kim, and I am a local Joshua Tree resident and community member. I am writing to formally submit this letter into the public record in connection with Appeal No. PAPL-2026-00003, concerning the Mercury Dry Campground project (PROJ-2023-00023) at 62076 Mercury Drive, Joshua Tree. This matter is scheduled to be heard by the San Bernardino County Board of Supervisors in August 2026, and I want to be clearly on the record: I wholeheartedly support this project and respectfully urge the Board to uphold the Planning Commission's unanimous 5-0 approval.

I have known the project's co-owners, Joseph Milburn and David Lee, for more than five years. I have followed their journey on this project closely since the very beginning, and I can say with confidence that what they have accomplished — and how they have accomplished it — is genuinely remarkable. The road to getting this project permitted has been long and difficult for them in my opinion. The process has required extraordinary patience, persistence, and dedication. I say with complete sincerity that I believe most people in their position would have walked away long ago. Joseph and David did not. They stayed committed, worked transparently and collaboratively with San Bernardino County Land Use Services for nearly three full years, and earned a unanimous approval from the Planning Commission. That perseverance tells you everything you need to know about who these men are.

Joseph and David are men of exceptional character. Hardworking, honest, and deeply invested in being positive members of this community. I have no doubt whatsoever that they will operate Mercury Dry Campground with the same integrity and dedication they have shown throughout this entire process. This community is fortunate to have them.

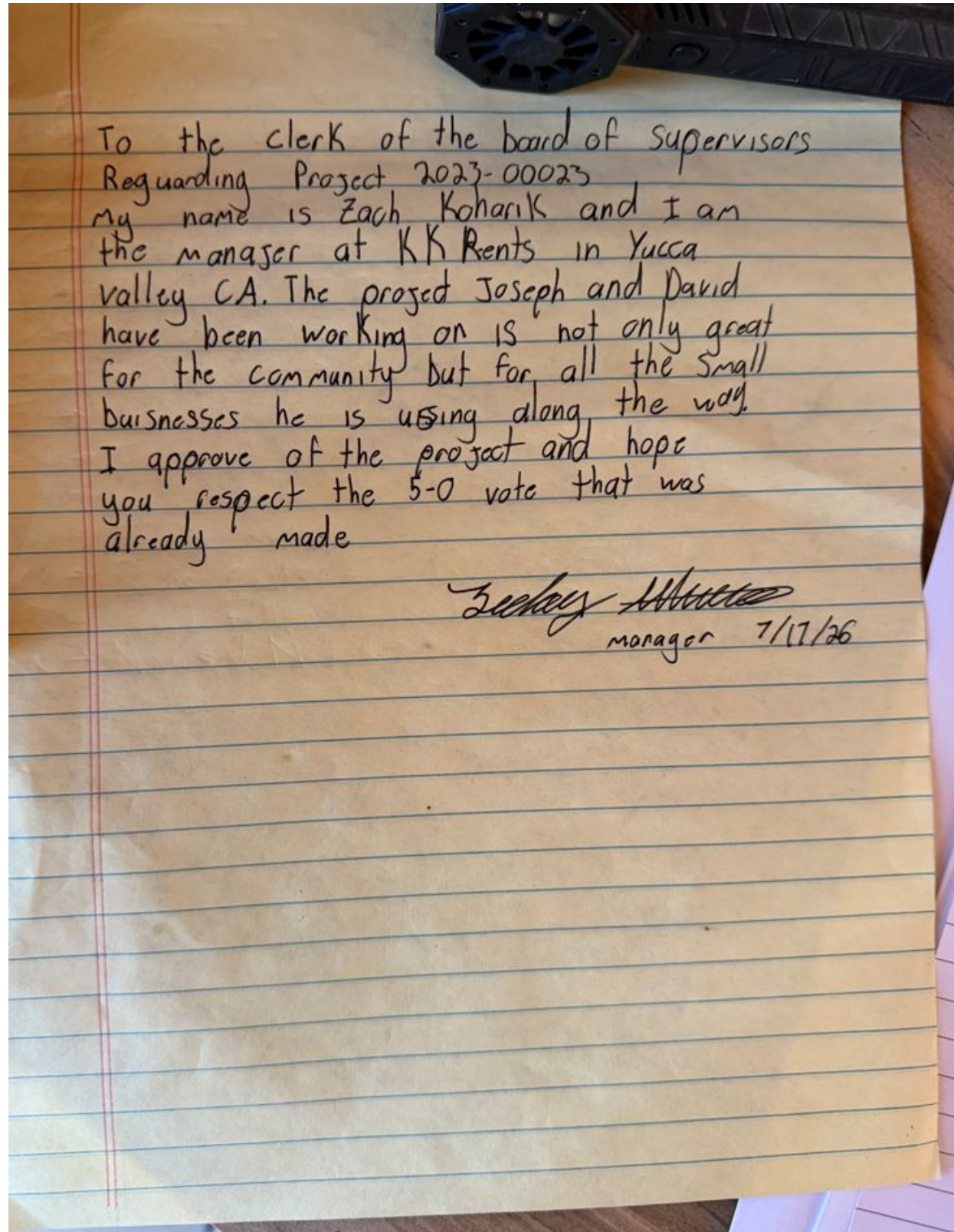
I also want to speak directly to the need this project fills. As a local resident, I am frequently asked by friends and family whether I can recommend a good, safe, and simple campground in the Joshua Tree area. It is a question I hear often, and one I have consistently struggled to answer well. Campsites within Joshua Tree National Park are in high demand and frequently unavailable — especially during the busy fall and spring seasons — leaving visitors with few quality options nearby. Mercury Dry Campground addresses that gap directly. It offers exactly the kind of quiet, well-managed, low-impact desert camping experience that visitors to our area are looking for and that our community currently lacks.

I respectfully urge the Board of Supervisors to uphold the approval of PROJ-2023-00023. Joseph Milburn and David Lee have demonstrated through years of hard work, good faith, and community commitment that they are exactly the kind of people we want developing and operating businesses in Joshua Tree. Mercury Dry Campground will be an asset to this community, and I am proud to support it.

Thank you for the opportunity to submit these comments into the record.

Letters of Support

Public comment submitted in support of PROJ-2023-00023



Letters of Support

Public comment submitted in support of PROJ-2023-00023

07/16/2026

ATTN: Appeal No. PAPL-2026-00003 – Continued Support from Local Business Owner for PROJ-2023-00023 — Mercury Dry Camp Campground

Dear Board of Supervisors,

Please enter this letter into the public record in connection with Appeal No. PAPL-2026-00003. My name is Michael Henson, and I am the owner of \$5 Pizza Place, a local small business located at 282 Old Woman Springs Road in Yucca Valley, CA. I am writing in strong support of the Mercury Dry Camp Campground project (PROJ-2023-00023).

This is not the first time I have put my support on record for this project. I submitted a letter of support to the San Bernardino County Land Use Services Department in November 2024. I am writing again today because I genuinely believe in what Joseph Milburn and David Lee are building, and I feel it is important that the Board hears from the local business community on this one.

I have known Joseph and David for several years now. They have been loyal, frequent customers of \$5 Pizza Place throughout the course of their work on this project. As a small business owner, I notice and appreciate customers like that — people who invest in the local economy while they are building something of their own. It reflects well on their character, and it tells me a great deal about how they will operate their campground.

From a broader economic standpoint, I want the Board to understand what a project like this means for businesses like mine. The visitors this campground will attract are independent travelers — people who explore their surroundings, eat at local restaurants, shop at local stores, and spend their dollars in the communities they visit. That is the kind of tourism that directly benefits small businesses throughout the Joshua Tree and Yucca Valley area. I fully anticipate that Mercury Dry Camp guests will become my customers, and I know I am not alone in that view.

I am genuinely excited for the day this campground opens. It is the right project, in the right place, run by the right people. I urge the Board to stand behind it.

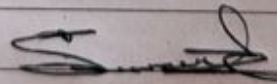
Michael Henson
Owner, \$5 Pizza Place
282 Old Woman Springs Road
Yucca Valley, CA 92284

Letters of Support

Public comment submitted in support of PROJ-2023-00023

7/16/26 TO The Board of Supervisors

I am a local to this Area since 1990's, I met Joe + David on this property after my wife suggested I go this Site. After meeting them I was motivated to help them with this vision of a real Campground Not just a place to park your Bus or large Motorhome. I have always enjoyed Tent Camping and am glad to be part of a project that is fun by hands on Working to Make a low impact Campground. ^{NGT} I have been helping Dave & Joe now for over 3 yrs. Their Motivation & Concerns for this Desert are still the same as they were when we first meet. This is a Great location for Campground.


Ron Ducky

Ron Ducky
(760) 449-2917

Letters of Support

Public comment submitted in support of PROJ-2023-00023

July 13th, 2026

Murad Eissa
4235 Center Avenue
Joshua Tree, CA 92252

San Bernardino County Board of Supervisors
385 N. Arrowhead Avenue, Second Floor
San Bernardino, CA 92415

ATTN: APPEAL NO. PAPL-2026-00003 — PLEASE ADD THIS SUPPORT LETTER FOR THE
UPCOMING APPEAL HEARING

Board of Supervisors —

My name is Murad Eissa, and I am a local Joshua Tree resident and property owner. My property is located in close proximity to PROJ-2023-00023, the Mercury Dry Camp Campground project. I am writing to formally submit this letter of support into the public record in connection with the appeal hearing PAPL-2026-00003.

I want to be unequivocally clear: I am a neighbor to this project, I am familiar with its owners, I have visited the property many times, and I am in full and wholehearted support of this campground.

I have known David Lee and Joseph Milburn for approximately four years. I met them right when they purchased their land and began this project. From the very beginning, I could tell they were good, honest, and hardworking people. Over the years I have watched them pursue this project with patience, integrity, and a genuine desire to do things the right way. I have great respect for them both and consider them true assets to our local community.

As a neighboring property owner, I believe this campground will be a positive and thoughtful addition to our area. Joshua Tree draws visitors from all over the world, and our community genuinely needs a quiet, well-managed place for people to camp near JT National Park. Mercury Dry Camp Campground will offer exactly that — a simple, beautiful, low-impact experience that fits the spirit of the high desert. I regularly have friends ask me where a good place to camp nearby is, and I look forward to finally being able to send them to David and Joseph's campground.

I would also share that my own children love visiting their property, and my son has been eagerly asking when the campground will be open because he wants to celebrate his birthday there with his friends. I believe that reflects the kind of warm, welcoming, and family-friendly environment that David and Joseph are committed to creating.

I respectfully urge the Board of Supervisors to uphold the Planning Commission's approval of PROJ-2023-00023. I am confident that David Lee and Joseph Milburn will operate Mercury Dry Camp Campground as a responsible, community-minded business that reflects well on Joshua Tree and San Bernardino County.

Thank you for the opportunity to submit these comments into the record.

Sincerely,

Murad Eissa
4235 Center Avenue
Joshua Tree, CA 92252
(310) 863-6812

Letters of Support

Public comment submitted in support of PROJ-2023-00023

San Bernardino County
Project 2023-00023

Board of Directors

I met Dave and Joe about 3 yrs ago
when they were doing a fence project. And
since, I've helped with other things,
they have worked so hard at this, I would
like to see them finish.

This place is easy on the eyes,
not like those shiny trailers.

Chris Mulholland
Chris Mulholland

57927 Sun Mesa Dr.
Yucca Valley Ca.
92284

Letters of Support

Public comment submitted in support of PROJ-2023-00023

Appeal No. PAPL-2026-00003 - Local Joshua Tree Resident Public Comment in Support of PROJ-2023-00023

1 message

Owen Ingram <oweningram1@gmail.com>
To: BoardMeetingComments@cob.sbcounty.gov
Bcc: milburnjfg@gmail.com

Tue, Jul 14, 2026 at 11:23 AM

Dear Clerk of the Board,

Please enter this letter into the public record in connection with Appeal No. PAPL-2026-00003.

My name is Owen Ingram, and I am a property owner at 63854 Orion Drive in Joshua Tree. I am writing in support of the Mercury Dry Camp Campground project (PROJ-2023-00023) and to ask that the Board of Supervisors uphold the Planning Commission's unanimous 5-0 approval.

I will keep this straightforward. I know Joseph Milburn. We were introduced through mutual friends some time ago, and we have since become friends in our own right. The connecting thread, more than anything, is a genuine love of this place — the high desert in all its particular character. The expansiveness of it. The light at certain hours of the day. The silence that you don't quite find anywhere else. These are not small things to the people who seek them out, and Joseph is someone who understands that deeply.

We have also both found ourselves working on property projects out here, which has given us another point of connection. I have been glad to have someone nearby who I can consult when questions come up, and Joseph has always engaged with those conversations with patience and care. Good neighbors are not something to take for granted, and he has been a good one.

It is that same attentiveness and care that I believe he will bring to the Mercury Dry Camp Campground. This is not a large or intrusive project. It is a quiet, low-impact offering for visitors who come to Joshua Tree seeking exactly the kind of experience that makes this place worth protecting. I think it is the right kind of development for this landscape, run by the right person.

I explicitly and wholeheartedly support this project, and I hope the Board will do the same.

Best Regards,

Owen Ingram (+1 310 4317050)

Letters of Support

Public comment submitted in support of PROJ-2023-00023

Support for PROJ-2023-00023 / Appeal No. PAPL-2026-00003

To Whom It May Concern

My name is Ramsey Eissa. I'm a young person who grew up in Joshua Tree and I wanted to write in to say that I fully support the Mercury Dry Camp Campground project and I hope the Board of Supervisors approves it.

I know that might sound simple but I mean it. My dad wrote a letter for this project too, but I wanted to write my own because I think my perspective matters here. I'm exactly the kind of person this campground is being built for. Me and my friends are always trying to find good spots to camp near Joshua Tree and honestly the options are pretty limited. National Park campsites are basically impossible to get especially on weekends. Having something like Mercury Dry Camp right here locally would be amazing.

I've also gotten to know Joseph and David over the years through my family and I can tell you they are genuinely good people who have put so much time and effort into making this happen the right way. It's been a long road for them and they deserve to see this through.

I just think this is a great project for Joshua Tree and I hope the Board sees that too. Please support it.

Thank you

Ramsey Eissa
4235 Center Avenue
Joshua Tree, CA 92252
(310) 897-8972

7/17/2026
Ramsey Eissa

Letters of Support

Public comment submitted in support of PROJ-2023-00023

San Bernardino County
Project 2023-00023

ATTN: Board of Directors

To whom it may concern,

Joseph Mithurn and Dave Lee
are the most "motivated. Hard working
people I have ever worked with. They
together are creating an amazing
location for a visitor to call
their campground of choice.

Sincerely,
Ryan Quinn O'daniel


Ryan O'daniel
7425 Church St
Yucca Valley Ca
92284

07/22/2026

EXHIBIT B

Sheriff's Premises History Report & Detailed Police Reports

Morongo Basin Sheriff's Department premises history for 62076 Mercury Drive (1/1/2023–6/9/2026): no history of police activity except calls placed by the owners and their security company in connection with multiple burglaries.

APPENDIX PP. 16–22

Police Premises History Report

Call summary for 62076 Mercury Drive · 1/1/2023 – 6/9/2026

Call summary for: 01/01/2023 - 06/09/2026

Event IncName	Pri	Type	Location
[7/13/23]			
#MB231940023	1	PANIC ALARM	62076 MERCURY DR,LDR
[7/14/23]			
#MB231950021	2	SECCK	62076 MERCURY DR,LDR
[7/22/23]			
#MB232030012	1	459	62076 MERCURY DR, LDR
[9/09/23]			
#MB232520010	1	459A ALARM	62076 MERCURY DR, LDR
[11/02/23]			
#MB233060041	1	ALARM	62076 MERCURY DR, LDR
[1/11/24]			
#MB240110005	1	459A ALARM	62076 MERCURY DR, JOT

Public Information Request Reporting: no history of police activity, except for calls made by owners and s company related to multiple burglaries.

Detailed Police Report #MB231940023

Morongo Basin Sheriff's Department

Detailed History for Police Event #MB231940023**Priority:1 Type:PANIC - PANIC ALARM****Location:62076 MERCURY DR,LDR**

Created:	07/13/2023 13:31:46
Entered:	07/13/2023 13:35:03
Dispatch:	07/13/2023 13:45:36
Enroute:	07/13/2023 13:45:36
Onscene:	07/13/2023 14:15:25
Closed:	07/13/2023 14:17:21

ICUnit: PrimeUnit:9P22 Dispo:UTL Type:PANIC - PANIC ALARM**Jur:MB(n/a) Group:MB(n/a) Squad Area:MB1 RptDist:MB002(n/a) Detail**

13:31:46	pdT	CREATE	Location:62076 MERCURY DR,LDR Type:PANIC Inf/Name:SIMPLI SAFE InfAdd: [REDACTED] Phone:[REDACTED] TypeDesc:PANIC ALARM Priority:1 Response:1PAT LocType:O RPCont:Y GeoLong:0.000000 GeoLat:0.000000
13:35:31		HOLD	HoldInfo:AIRED
13:40:40		MISC	Text:RP CB, ADD'L PANIC ALARM
13:41:36		MISC	Text:AIRED SUP
13:45:08		MISC	Text:DAVID LEE CB, CURRENTLY IN LOS ANGELES, RECD ALARM FRM FRENCH DOORS 3 AGO
13:45:29		MISC	Text:PER DAVID, HE HAS A SENSOR ON THE FRENCH DOORS, WILL ONLY TRIGGER IF THE DOORS ARE OPENED
13:45:36		DISPER	9P22 Operator:H5851 OperNames:RIVAS
14:15:25		ONSCN	9P22
14:17:21		CLEAR	9P22 Dispo:UTL Text:UNABLE TO LOCATE RESD IN AREA, WILL BE ALL DESERT

CONTACT INFO:

Inf/Name	Phone	InfAdd	RPCont	Language	HBD/HS	RPArmed
SIMPLI SAFE	[REDACTED]	[REDACTED]	Y			

Detailed Police Report #MB231950021

Morongo Basin Sheriff's Department

Detailed History for Police Event #MB231950021

Priority:2 Type:SECCK - Security Check

Location:62076 MERCURY DR,LDR

Created:	07/14/2023 13:03:48
Entered:	07/14/2023 13:16:35
Dispatch:	07/15/2023 00:36:28
Enroute:	07/15/2023 00:36:28
Onscene:	07/15/2023 00:55:15
Control:	07/15/2023 00:59:14
Closed:	07/15/2023 01:15:41

ICUnit: PrimeUnit:9P12 Dispo:NAT Type:SECCK - Security Check

Jur:MB(n/a) Group:MB(n/a) Squad Area: RptDist: Detail

13:03:48pd	CREATE	Location:62076 MERCURY DR,LDR Type:SECCK Inf/Name: [REDACTED] InfAdd:LOS ANGELES Phone: [REDACTED] TypeDesc:Security Check Priority:2 Response:1PAT LocType:O RPCont:Y GeoLong:0.000000 GeoLat:0.000000
13:16:35	ENTRY	Group:None-->MB Jur:None-->MB Text:REL MB231940023 / DEP WAS NOT ABLE TO LOCATE RESD YESTERDAY / RP STS WILL BE ON THE EAST SIDE OF ADELE LN AT THE CORNER OF MERCURY DR AND ADELE LN/THERE WILL BE A 200 FOOT BRN CABIN / WHI 40 X 20 STRUCTURE / WHI RV / WHI VEH ON THE PROPERTY/RP STS THE ALARM WAS OPEN DOOR AT THE BRN CABIN/21 RP W/DISPO
[07/15/2023]		
00:36:28	DISPER	9P12 Operator:I3847 OperNames:ABERNATHY
00:55:09	BACKER	9P60 CalSgn:9P12 Location:62076 MERCURY DR,LDR Operator:H2829 OperNames:HALLOWAY
00:55:15	ONSCN	9P60
00:56:58	ONSCN	9P12
00:59:14	OK	9P60 Text:UNABLE TO GET INTO THE PROPERTY, LOCKED GATE
01:00:13	CLEAR	9P12 Dispo:NAT Text:UNABLE TO ACCESS PROP
01:15:41	PRMPT	9P60

Detailed Police Report #MB232030012

Morongo Basin Sheriff's Department

Detailed History for Police Event #MB232030012

Priority:1 Type:459 - BURGLARY J/O

Location:62076 MERCURY DR, LDR

Created:	07/22/2023 07:48:49
Entered:	07/22/2023 07:55:06
Dispatch:	07/22/2023 08:02:40
Enroute:	07/22/2023 08:02:40
Onscene:	07/22/2023 08:59:05
Control:	07/22/2023 09:13:04
Closed:	07/22/2023 09:27:03

ICUnit: PrimeUnit:9P21 Dispo:RTF Type:459 - BURGLARY J/O

Jur:MB(n/a) Group:MB(n/a) Squad Area:MB1 RptDist:MB002(n/a)

Case #:MBR2300995 Detail

07:48:49	pdtd CREATE	Location:62076 MERCURY DR, LDR Type:459RR Inf/Name: [REDACTED] Phone: [REDACTED] [REDACTED] TypeDesc:RESID BURG RPT Priority:3 Response:1PAT LocType:O RPCont:Y GeoLong:0.000000 GeoLat:0.000000
07:55:06	ENTRY	Group:None-->MB Jur:None-->MB Text:OCCD 2 WEEKS AGO -- UNK SUBJ BROKE INTO RESID -- STOLE SOLAR AND BATTERY EQUIPMENT, POWER TOOLS -- APPROXIMATELY \$20,000 WORTH -- RP HAS FOOTAGE -- LOC WILL BE ON E/S OF ADELE LN -- RP WILL BE AT LOC FOR DEP CTC
08:02:40	DISPER	9P21 Operator:G9449 OperNames:GILBERT
08:59:05	ONSCN	9P21
09:10:52	RFT	9P21 InvType:SNS Name:LEE,DAVID Sex:M [REDACTED]
09:11:36	RFT	9P21 InvType:SNS Name:MILBURN,JOSEPH Sex:M [REDACTED]
09:22:40	CHANGE	9P21 Type:459RR-->459 Priority:3-->1 CAS:0064 TypeDesc:RESID BURG RPT-->BURGLARY J/O
09:22:40	CASE	9P21 Case#:MBR2300995

Detailed Police Report #MB232520010

Morongo Basin Sheriff's Department

Detailed History for Police Event #MB232520010

Priority:1 Type:459A - AUDIBLE ALARM

Location:62076 MERCURY DR, LDR

LocInfo:62076 MECURY DR

Created:	09/09/2023 06:44:03
Entered:	09/09/2023 06:46:15
Dispatch:	09/09/2023 07:42:39
Enroute:	09/09/2023 07:42:39
Onscene:	09/09/2023 07:59:54
Control:	09/09/2023 08:02:39
Closed:	09/09/2023 08:03:24

ICUnit: PrimeUnit:9P21 Dispo:NAT Type:459A - AUDIBLE ALARM

Jur:MB(n/a) Group:MB(n/a) Squad Area:MB1 RptDist:MB002(n/a) Detail

06:44:03	pdtd	CREATE	Location:ADELE LN/MERCURY DR, LDR Type:459A LocInfo:62076 MECURY DR Inf/Name:SIMPLY SAFE InfAdd: Phone: Group:MB RD:MB002 TypeDesc:AUDIBLE ALARM LocDesc: <499/ 61999> Priority:1 Response:2PAT Jur:MB LocType:H RPCont:N GeoLong:-116.309946 GeoLat:34.247944
06:46:15		ENTRY	Text:DRIVEWAY TO PROPERTY IS ON ADELE LANE // RESD : LEE / # 312 532 1234/ CVRSs: MOTION SENSOR FOR STICK HOUSE/ TOA: 0640/ RP PENDING
06:47:41		MISC	Text:AIRED TO 9S6, COPIES
06:47:43		HOLD	HoldInfo:AIRED
07:42:39		DISPER	9P21 Operator:I9535 OperNames:ROSE,
07:59:54		*ONSCN	9P21
08:03:24		*CLEAR	9P21 Dispo:NAT Text:NO SIGNS OF PC459. GATE TO PROPERTY LOCKED
[11/02/2023]			

CONTACT INFO:

Inf/Name	Phone	InfAdd	RPCont	Language	HBD/HS	RPArmed
SIMPLY SAFE			N			

Detailed Police Report #MB233060041

Morongo Basin Sheriff's Department

Detailed History for Police Event #MB233060041**Priority:1 Type:ALARM - MISC ALARM****Location:62076 MERCURY DR, LDR****LocInfo:X/ADELE LN**

Created:	11/02/2023 19:14:23
Entered:	11/02/2023 19:23:48
Dispatch:	11/02/2023 19:24:38
Enroute:	11/02/2023 19:24:38
Onscene:	11/02/2023 19:42:43
Control:	11/02/2023 19:53:07
Closed:	11/02/2023 19:56:17

ICUnit: PrimeUnit:9P11 Dispo:NAT Type:ALARM - MISC ALARM**Jur:MB(n/a) Group:MB(n/a) Squad Area:MB1 RptDist:MB002(n/a) Detail**

19:14:23	CREATE	Location:62076 MERCURY DR, LDR Type:ALARM LocInfo:X/ADELE LN Inf/Name: [REDACTED] pdt Phone: [REDACTED] TypeDesc:MISC ALARM Priority:1 Response:1PAT LocType:O RPCont:P GeoLong:0.000000 GeoLat:0.000000
19:23:48	ENTRY	Group:None-->MB RD:None-->MB002 Jur:None-->MB Text:OLD MERZ BENZ SEDAN AT THE END OF THE DRIVEWAY // CVRS: ENTRY DOOR // CAMERAS ON THE PROPERTY SEEM TO HAVE BEEN DISCONNECTED /// RP HOMEOWNER, NOT HOME, REMOTELY MONITORS HIS ACTIVATIONS,
19:25:12	CHANGE	Text:DIRECTIONS: NORTH ON BORDER, WEST ON MOON RD // ADELE LN IS JUST AFTER THE GIANT ROCK RD SPLIT - SOUTH ON ADELE // RPS PROPERTY WILL BE THE FIRST ON THE LEFT SIDE - THERE IS AN OLD MERZ BENZ AT THE END OF HIS DRIVEWAY
19:25:16	INFO	Text:NO PETS ON THE PROPERTY
19:42:43	*ONSCN	9P11
19:56:17	*CLEAR	9P11 Dispo:NAT Text:PROPERTY CHECKS C4 R-0
19:56:17	-PRIU	9P11
19:56:17	-CLEAR	
19:56:17	*CLOSE	
20:00:12	CV	Text:DOES NOT VERIFY

Detailed Police Report #MB240110005

Morongo Basin Sheriff's Department

Detailed History for Police Event #MB240110005

Priority:1 Type:459A - AUDIBLE ALARM
Location:62076 MERCURY DR, JOT

Created:	01/11/2024 06:01:37
Entered:	01/11/2024 06:05:48
Dispatch:	01/11/2024 06:17:10
Enroute:	01/11/2024 06:17:13
Onscene:	01/11/2024 06:32:34
Closed:	01/11/2024 06:51:34

ICUnit: PrimeUnit:9P11 Dispo:NAT Type:459A - AUDIBLE ALARM
Jur:MB(n/a) Group:MB(n/a) Squad Area:MB1 RptDist:MB002(n/a) Detail

06:01:37	CREATE	Location:62076 MERCURY DR, JOT Type:459A Inf/Name:SIMPLI SAFE InfAdd:68788 pst Phone: typeDesc:AUDIBLE ALARM Priority:1 Response:2PAT LocType:O RPCont:Y GeoLong:0.000000 GeoLat:0.000000
06:05:48	ENTRY	Group:None-->MB RD:None-->MB002 Jur:None-->MB Text:RESD - CVRS - STICK HOUSE MOTION SENSOR, RESET - NO, RP - NO / REMOTE CABIN , NEAREST CROSS STREET IS GIANT ROCK, MOON ROAD, OFF OF ADELE LN
06:17:10	DISP	9P11 Operator:l4823 OperNames:MONTESDEOCA
06:32:34	*ONSCN	9P11
06:36:47	*MISC	9P11 Text:CTC OWNER OF RESIDENCE VIA 21
06:51:34	*CLEAR	9P11 Dispo:NAT Text:ARRIVED TO LOCATION ALL DOORS SECURED. ONE VERTICAL WINDOW APPEARS OPENED BY STRONG WIND IN AREA UNABLE TO SECURE. NO SIGNS OF 459. ATTEMPTED CTC RP NO ASNWERX2 R-0
06:51:34	-CLEAR	
06:51:34	*CLOSE	
06:53:08	CV	Text:ADDR DOES NOT VERIFY

CONTACT INFO:

Inf/Name	Phone	InfAdd	RPCont	Language	HBD/HS	RPArmed
SIMPLI SAFE			Y			

EXHIBIT C

Listening to & Addressing Neighborhood Feedback



Documented examples of neighbor feedback received during the CUP process and the specific changes made in response, including signage removal and the complete rebuild of the perimeter fence.

APPENDIX PP. 24-26

Signage — Feedback Addressed

Tina Bluefield feedback, April 2026 CUP hearing · signage removed in response

Prior to feedback



After feedback – sign removed



Background: After multiple robberies we put up signage (as depicted in the photo on the left) to discourage criminals from trespassing on our property. Then we received feedback from Tina Bluefield that she did not like this type of signage, so listened and then removed the signage (as depicted in the photo on the right).

Fence Project — v1 to v2

Fence 1 removed based on neighbor feedback; Fence 2 built in its place

Fence v1

We got some neighbor feedback that they hated our original fence design - depicted below.



Fence v2

We tore down Fence 1 based on neighbor feedback and depicted below is Fence 2 that is up now.



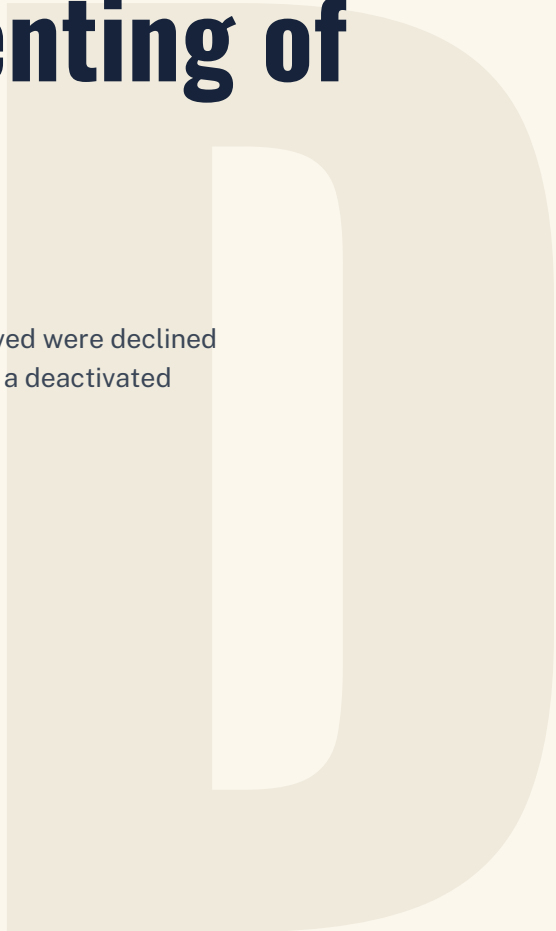
Fence v2 — Updated Design

Final design shaped by neighbor feedback



EXHIBIT D

Hipcamp Documentation — No Commercial Renting of Campsites

A large, light beige, stylized letter 'D' is positioned on the right side of the page, partially overlapping the title text.

Hipcamp account records showing both booking requests received were declined with a statement that the campground is not open to the public, a deactivated listing, and a \$0 payout history (January 2023 – June 2026).

APPENDIX PP. 28–30

Booking Request Denied

Response states the campground is not yet open to the public

Dashboard

Bookings

Property

Calendar

Inbox

Search camper messages

Messages

Broadcasts

Scheduled

All

Hipcamp Team

Jun 20 '25

Our team have become aware that there is an...

Hipcamp conversation

Jordan W.

Oct 26 '24

I appreciate the response thank you, I'll check ou

Glampsite 1

Dana D.

Oct 26 '24

Thanks for the response David! Best of luck to...

Glampsite 1

Jordan W.

Secluded Joshua Tree Compound

When possible, we recommend communicating directly through Hipcamp to make it easier to find and reference information before, during, and after a stay.

Hipcamp Support will never contact you through your Hipcamp Inbox. Never share passwords or sensitive information in messages.

October 23, 2024

Jordan W.

8:19 PM

Hey David I had a few questions but place looks awesome, can we have a phone call?

Jordan W.

8:27 PM

My name is jordan wagner, xxxxxx... please give me a call asap thank you!!!! Would love to get this booked

October 24, 2024

1

Booking request — Jordan requested to stay at Glampsite 1 for 3 nights with 2 Adults, 1 Vehicle, starting November 07, 2024. This booking request expires in 24 hours.

Jordan has been a Hipcamper since October 23, 2024. This is their first trip.

Jordan W.

7:05 PM

It is my girlfriends birthday and we are so excited to check out your spot! Looks wonderful

October 25, 2024

1

Booking expired — Jordan's request to stay at Glampsite 1 for 3 nights with 2 Adults, 1 Vehicle, starting November 07, 2024, expired.

Jordan has been a Hipcamper since October 23, 2024. This is their first trip.

October 26, 2024

11:50 AM

Hi Jordan,
Sincere apologies for the delayed response - we were not expecting such a quick turnaround on our very first booking request!
Unfortunately we are not open to the public just yet, but would love to host you and your girlfriend when we do open early next year. As a token of our appreciation we would like to offer you any weekend of your choice as a free stay! Check out our website below and "apply" so we can get your email and reach back out when we're ready to book your weekend.
xxxxxx...
Thank you so much for your interest and support - we are excited to bring this experience to life and look forward to seeing you soon!
David

11:51 AM

oh darn, hipcamp wont allow me to share the website (lol working through the kinks)... let's try again - thesundayranch (dot) com

3:14 PM

I appreciate the response thank you, I'll check out some other spots but we will see about next year then 🙄

Write a message

Booking details

Expired request

BOOKING #2952697

Jordan W.

Group size

2 Adults

Vehicles

1 vehicle

Booked

Glampsite 1

Site

Site 1

Check in date

November 7, 2024

Check out date

November 10, 2024

Nights

3 nights

View on dashboard

Price

\$225.00

Earnings

\$202.50

Get help

MERCURY DRY CAMPGROUND

PROJ-2023-00023 · APPENDIX PAGE 28

Booking Request Denied

Response states the campground is not yet open to the public



Dashboard

Bookings

Property

Calendar

Inbox

Search camper messages

Messages

Broadcasts

Scheduled

All



HipcAMP Team

Jun 20 '25

Our team have become aware that there is an...

HipcAMP conversation



Jordan W.

Oct 26 '24

I appreciate the response thank you, I'll check...

Glampsite 1



Dana D.

Oct 26 '24

Thanks for the response David! Best of luck to yo

Glampsite 1

Dana D.

Secluded Joshua Tree Compound

When possible, we recommend communicating directly through Hipcamp to make it easier to find and reference information before, during, and after a stay.

HipcAMP Support will never contact you through your Hipcamp Inbox. Never share passwords or sensitive information in messages.

October 26, 2024

1

Booking request — Dana requested to stay at Glampsite 1 for 1 night with 2 Adults, 1 Vehicle, starting November 02, 2024. This booking request expires in 24 hours.

Dana has been a Hipcamper since October 19, 2024. They have been on 3 trips.

Dana D.

9:08 AM

Hi David. We are Dana and Dudley and a couple of well behaved border collies. Visiting Joshua Tree as one highlight of a 3 week adventure. Looks like you've created a unique and beautiful spot to rest.

11:55 AM

Hi Dana,

Sincere apologies for the delayed response - we were not expecting such a quick turnaround on our very first booking request! Unfortunately we are not open to the public just yet, but would love to host you and your pups when we do open early next year. I know that probably doesn't align with your current adventure trip, but if you ever do want to come check out the experience we would love to offer a free weekend of your choice! Check out our website below and "apply" so we can get your email and reach back out when we're open so you can book your weekend :) thesundayranch (dot) com

Thank you so much for your interest and support - we are excited to bring this experience to life and look forward to seeing you soon!

David

Dana D.

12:11 PM

Thanks for the response David! Best of luck to you. And if you somehow change your mind, we're self contained in a very small teardrop trailer. Wouldn't actually need your tent.

Dana

October 27, 2024

1

Booking expired — Dana's request to stay at Glampsite 1 for 1 night with 2 Adults, 1 Vehicle, starting November 02, 2024, expired.

Dana has been a Hipcamper since October 19, 2024. They have been on 3 trips.

Write a message

Booking details

Expired request

BOOKING #2955052

Dana D.



Group size

2 Adults

Vehicles

1 vehicle

Booked

Glampsite 1

Site

Site 1

Check in date

November 2, 2024

Check out date

November 3, 2024

Nights

1 night

View on dashboard

Price

\$75.00

Earnings

\$67.50

Get help

Support

MERCURY DRY CAMPGROUND

PROJ-2023-00023 · APPENDIX PAGE 29

Booking & Payout History

Both booking requests denied · \$0 payout history, Jan 2023 – Jun 2026

DashboardBookingsPropertyCalendarInbox

All bookingsAll timeExport

HIPCAMPER	CHECK IN ↑	CHECK OUT	LISTING	SITE	CREATED	STATUS
Dana D. 2 1 Message	Sat, Nov 2, 24 1 NIGHT	Sun, Nov 3, 24	Glampsite 1	Site 1	Sat, Oct 26, 24 BOOKING ID #2955052	\$67.50 EXPIRED REQUEST
Jordan W. 2 1 Message	Thu, Nov 7, 24 3 NIGHTS	Sun, Nov 10, 24	Glampsite 1	Site 1	Thu, Oct 24, 24 BOOKING ID #2952697	\$202.50 EXPIRED REQUEST

DashboardBookingsPropertyCalendarInbox

Introducing a new listing editor. [Learn more](#)

Back

Deactivated

Glampsite 1
RV/tent site • 2 guests
\$75.00 / night

Edit

DashboardBookingsPropertyCalendarInbox

Back to Dashboard

Payout history

Manage payouts and taxesTo do

Payouts

Summary: 1/29/2023 to 6/29/2026

Amount we have transferred to you

\$0.00

Start Date01/29/2023End Date06/29/2026FilterClear

Download CSV

Payout history

Yay! You have seen it all

How payouts work at Hipcamp

When you receive a payment for a booking on Hipcamp, we transfer that payment to you in what we call a "payout". Every Tuesday at 3PM PDT, our secure payout system automatically processes bookings that ended over the previous week and issues your corresponding payout.

Direct deposit payouts can take 1 – 3 days to reflect on your bank statement depending on your bank.

PayPal payouts will reflect on your PayPal account within 2 – 4 hours of transfer.

\$0 HIPCAMP PAYOUT HISTORY: JANUARY 2023 - JUNE 2026

MERCURY DRY CAMPGROUND

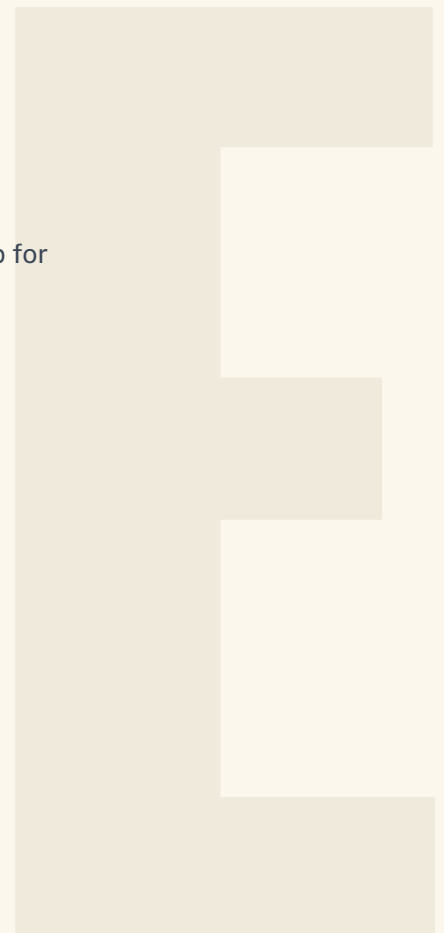
PROJ-2023-00023 · APPENDIX PAGE 30

EXHIBIT E

Tent Durability Evaluation Project

Documentation of the on-site tent durability testing program evaluating materials under desert sun, heat, and wind conditions. Test units were set up for evaluation purposes only and were never commercially rented.

APPENDIX PP. 32-35

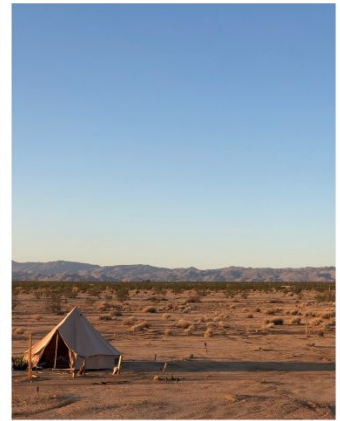


Tent Durability Evaluation Project

Materials testing under desert sun, heat, and wind · never commercially rented

White Duck Brand Tent Testing Project – 16.5' Avalon Bell Tent

This was the first model tent that we tested for our specific environmental conditions. The tents were significantly affected by the sun, heat, and wind and only lasted six to nine months. These were set up for testing purposes only and were never commercially rented to the public.



White Duck Brand Tent Testing Project – 13' Avalon Bell Tent FWS

This was the second model tent that we tested for our specific environmental conditions. This model tent was less affected by the sun, heat, and wind, but still only lasted ~12-14 months. These were set up for testing purposes only and were never commercially rented to the public.

Tents v1 — Original White Duck Tents

Set up for testing purposes only



Tents v2 — White Duck v2

Set up for testing purposes only



Tent Testing — Site Photos

Set up for testing purposes only

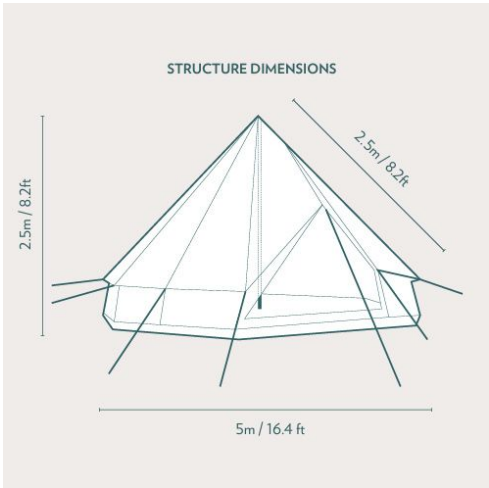
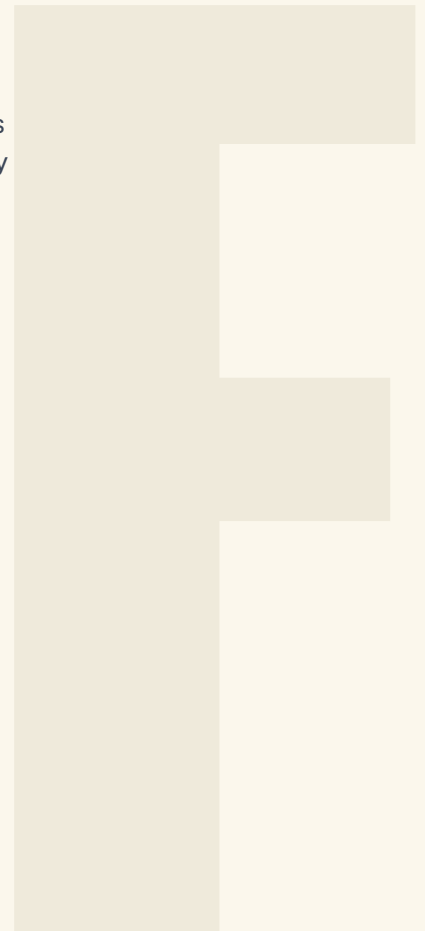


EXHIBIT F

Operations & Regulations

Campground rules signed by every guest at booking; the July 2026 Vista Environmental noise monitoring and analysis showing operational noise levels below County standards; and 24/7 noise monitoring, gate access, and security infrastructure.

APPENDIX PP. 37-44



Campground Rules

Signed by each guest at time of booking and posted clearly throughout the site.

Rules and Regulations:

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.

Noise Disturbance

Vista Environmental — noise monitoring & additional analysis, July 2026



July 21, 2026

Paige H. Gosney, Partner
Allen Matkins Leck Gamble Mallory & Natsis LLP
2010 Main Street, 8th Floor
Irvine, CA 92614

Subject: County of San Bernardino – Noise Monitoring and Additional Noise Analysis to Address Public Comments for the Proposed Dry Campground at 62076 Mercury Drive, Joshua Tree.

Dear Mr. Gosney:

Vista Environmental has prepared this analysis in order to assist in addressing public comments received in association with the Conditional Use Permit No. PROJ-2023-00023 to establish a 12-site dry campground at 62076 Mercury Drive, Joshua Tree, which is located in an unincorporated area of San Bernardino County.

The following provides a summary of the analysis, a description of the site location and nearby sensitive receptors, the County noise regulations, noise measurement procedures and results, an enhanced analysis of onsite noise and an analysis of the project access road noise associated with the new extension of Sunburst Avenue.

Summary of Analysis

The noise measurements found that the property to the east (APN: 0631-201-27) is the only property that currently exceeds the County stationary and mobile exterior noise standards. All other noise measurements were below the County noise standards.

The stationary noise impacts from operation of the proposed campground would create a noise level as high as 30 dBA Leq at the nearest home to the west. The operational noise from the proposed campground would be below both the County daytime and nighttime noise standards for stationary noise and would be below the measured ambient noise levels at the nearby homes.

The offsite road noise analysis that analyzed Sunburst Avenue with operation of the campground would generate a noise level of 33.5 dBA CNEL at 50 feet from the centerline of Sunburst Avenue. The calculated roadway noise would be well below the County's 60 dBA CNEL exterior noise standard and would be below the measured ambient noise level of 44.4 dBA CNEL.

Site Location and Nearby Sensitive Receptors

The project site is located within an unincorporated portion of San Bernardino County (County) at 62076 Mercury Drive and consists of one parcel (APN: 0631-201-68) that is approximately 7.5 gross acres. The project site and nearby homes that consist of the following are shown in the Figure below.

- APN: 0631-201-19 – located as near as 348 feet west of the nearest campsite
- APN: 0631-201-18 – located as near as 549 feet southwest of the nearest campsite
- APN: 0631-201-27 – located as near as 1,320 feet east of the nearest campsite

Noise Monitoring and Additional Noise Analysis performed and submitted July 2026 specifically shows operational noise levels are well below county standards.

Noise Disturbance

Vista Environmental — noise monitoring & additional analysis, July 2026



Table C – Existing (Ambient) Noise Level Measurements

Site No.	Site Description	Average (dBA L _{eq})		1-hr Average (dBA L _{eq} /Time)		24-hour dBA CNEL
		Daytime ¹	Nighttime ²	Minimum	Maximum	
1	Located west of the property on a steel pole at APN 0631-201-119, approximately 25 feet west of Adele Lane centerline.	42.9	33.4	28.2 2:51 a.m.	49.6 4:56 p.m.	44.5
2	Located southwest of the property on an address sign at APN 0631-201-18, approximately 10 feet west of Adele Lane centerline	41.4	36.9	29.1 3:27 a.m.	49.6 5:03 p.m.	41.9
3	Located near the northeast corner of the property, approximately 20 feet west of Sunburst Street centerline	42.8	41.1	21.9 4:15 a.m.	49.3 6:30 p.m.	44.4
4	Located northeast of the property on a stop sign at the northeast corner of APN 0631-201-27, approximately 40 feet west of Border Avenue centerline and 10 feet south of Giant Rock Road centerline	62.3	60.4	30.9 11:17 a.m.	49.6 5:31 p.m.	65.0

Notes:

¹ Daytime defined as 7:00 a.m. to 10:00 p.m. (Section 83.01.080 of the Municipal Code)

² Nighttime define as 10:00 p.m. to 7:00 a.m. (Section 83.01.080 of the Municipal Code)

Source: Noise measurements taken between Friday, July 17, 2026 and Saturday, July 18, 2026.

Onsite Stationary Noise Analysis

Section 83.01.080(c) of the County's Development Code limits the noise created from stationary sources, such as campsites to 55 dBA between 7 a.m. and 10 p.m. and to 45 dBA between 10 p.m. and 7 a.m. at the nearby homes.

The onsite station noise impacts created by the proposed project were analyzed in the *County of San Bernardino – Proposed Joshua Tree Campground Project Noise Technical Memorandum* (Original Noise Memo), prepared by Vista Environmental, April 24, 2024, which utilized a reference noise measurement of 47.1 dBA Leq at 50 feet from the camp spaces at San Simeon Creek Campground that has 115 camp sites.

I have also previously taken a noise measurement at Thousand Trail RV Resort at 14615 Otay Lakes Road, Jamul, which has 493 camp sites as well as 14 rental cabins, which measured 49.6 dBA Leq at 25 feet from the nearest campsite and the reference noise measurement is attached to this Memo.

The onsite stationary noise levels at the nearby homes were calculated based on the methodology provided in the FHWA Highway Traffic Noise Prediction Model (FHWA-RD-77-108) that is described in the *Technical Noise Supplement to the Traffic Noise Analysis Protocol* (TeNS), prepared by Caltrans, September 2013. Since the project site is located in a desert with minimal vegetation, the hard site drop off rates for point sources was utilized that results in a drop off rate of 6.0 dB per doubling the distance between source and receptor and was calculated based on the following equation:

Noise Monitoring and Additional Noise Analysis performed and submitted July 2026 specifically shows operational noise levels are well below county standards.

Noise Monitoring & Mitigation

24/7 monitoring with real-time alerts

Smarter operations. Safer properties.

Real-time alerts for noise, smoke, occupancy & climate.
For one property or a thousand.

MÎNUT



Trusted by over 50,000 property operators in 100+ Countries

Over 50,000 property managers use Minut's insights to scale their success

\$28M+

of property damage prevented every year

94%

of issues are solved within 15 minutes

4.9 / 5

average ratings on reviews.io

Noise Monitoring & Mitigation

24/7 monitoring with real-time alerts

Ensure peace of mind with 24/7 property monitoring and detection.

- > Prevent parties & reduce noise complaints
- > Provide proof of incident to invoke fines
- > Turn off heating and cooling between guests



Noise
monitoring



Smoking
detection



Mold detection



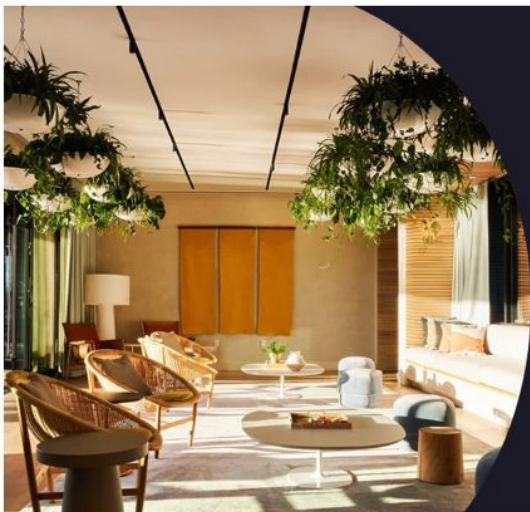
APIs and
integrations



Real-time alerts



Reports and
tracking



kasa

"Minut gives our remote team an important line of sight into what's happening inside a unit without requiring on-site interaction or intervention. The data Minut provides enables us to resolve historically high-risk situations."

Drew Millum
Director of Kasa

Noise Monitoring & Mitigation

24/7 monitoring with real-time alerts

**How Minut helped La Quinta
resolve 83% of noise events
in under 20 minutes and
verify complaints**



83%

of noise events resolved
in 20 minutes or less

Corroborated

noise complaints

Executive summary

The city of La Quinta, California, has experienced a recent boom in tourism that drove a sharp increase in short-term rentals. As noise complaints escalated and the relations between the community and tourists soured, the city launched a three-month pilot program to monitor noise and occupancy using Minut and other devices. Minut data showed that 83% of noise events were resolved in 20 minutes or less, drastically reducing the number of noise complaints the city received. Plus, its events log offered proof to corroborate the claims, helping the city gauge the real extent of the problem.

Access & Security

Gate access control, cameras, and incident reporting

Reduce Wait Times and Bottlenecks

Using your guest's license plate as their access code saves time and eliminates the need for your staff to manually check them in.

Your guests will love the convenience of going directly to their site and you'll love automatically knowing who is onsite and if they have overstayed their welcome.

Inex Tech is Proud to Partner with ResNexus

Easily collect the guest's vehicle number through your ResNexus online booking engine or property management software. Inex Tech then seamlessly uses this information during their arrival dates to automatically open and close the gate.

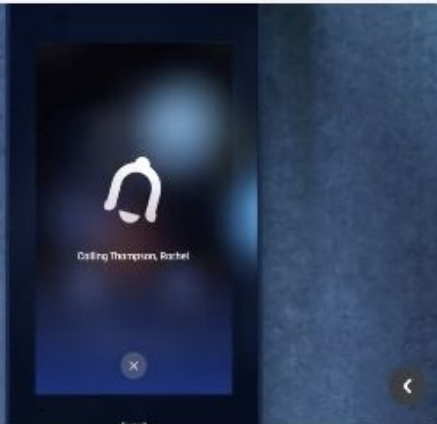
Keep Your Property Safe and Secure

Whether you use a gate access system or not, with Inex Tech's Visitor Management System your hospitality property can:

- **Improve your security with dual-sensor cameras that excel in all weather and light conditions.**
- **Use cloud-based software to monitor vehicles that enter and/or exit your property with automated license plate recognition.**
- **Use Inex Tech's cloud-based software to integrate your existing security cameras and/or gate system to monitor guest and visitor vehicles at your property.**
- **Receive alerts if a license plate is on a wanted or watch list.**
- **Receive alerts if a specific visitor or guest did not leave on time.**

Intercom

Welcome occupants and visitors, secure deliveries, and reinforce security infrastructure.



Face and License Plate Recognition

Identify and label faces with AI series cameras to elevate your site's security. Powerful Vehicle & Audio Classification. Easily find vehicles by type and color, and filter incidents by audio events like glass breaking, speaking, or car alarms.



Access & Security

Gate access control, cameras, and incident reporting



The Inex Tech Gate Access System is Designed for Fast and Secure Customer Service

Inex Tech's ALPR IZCamp Access Control and Vehicle Management Software enables campground owners to use vehicle license plates to automatically open and close gates for guests throughout their stay. Once the guest's stay dates are expired they automatically lose their gate access. This keeps your property safe and secure.

In addition, your staff and vendors save time by having automatic entry to your property based on time and date.



Introducing the Inex Tech Ultra-low Light ALPR Camera System

The Ultra-low light ALPR camera system was designed specifically for parking, security, access control, and more. An IZ600FJ System consists of an ultra-low light smart ALPR camera, the IZODPUG small, POE powered, outdoor processor and ROADVIEW ALPR software engine. The IZ600FJ ALPR System delivers crystal clear images and automatically recognized license plate data.

ResNexus Campground Reservation with Integrated Access Control, Security Monitoring and Incident Re

EXHIBIT G

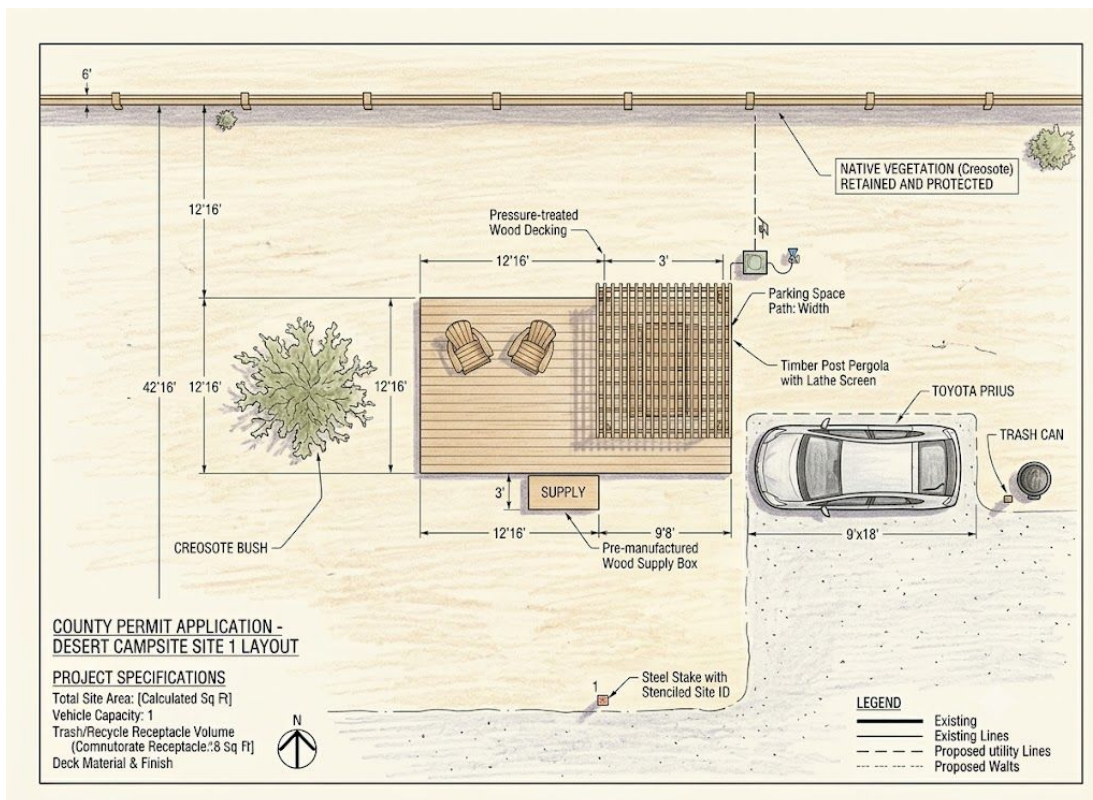
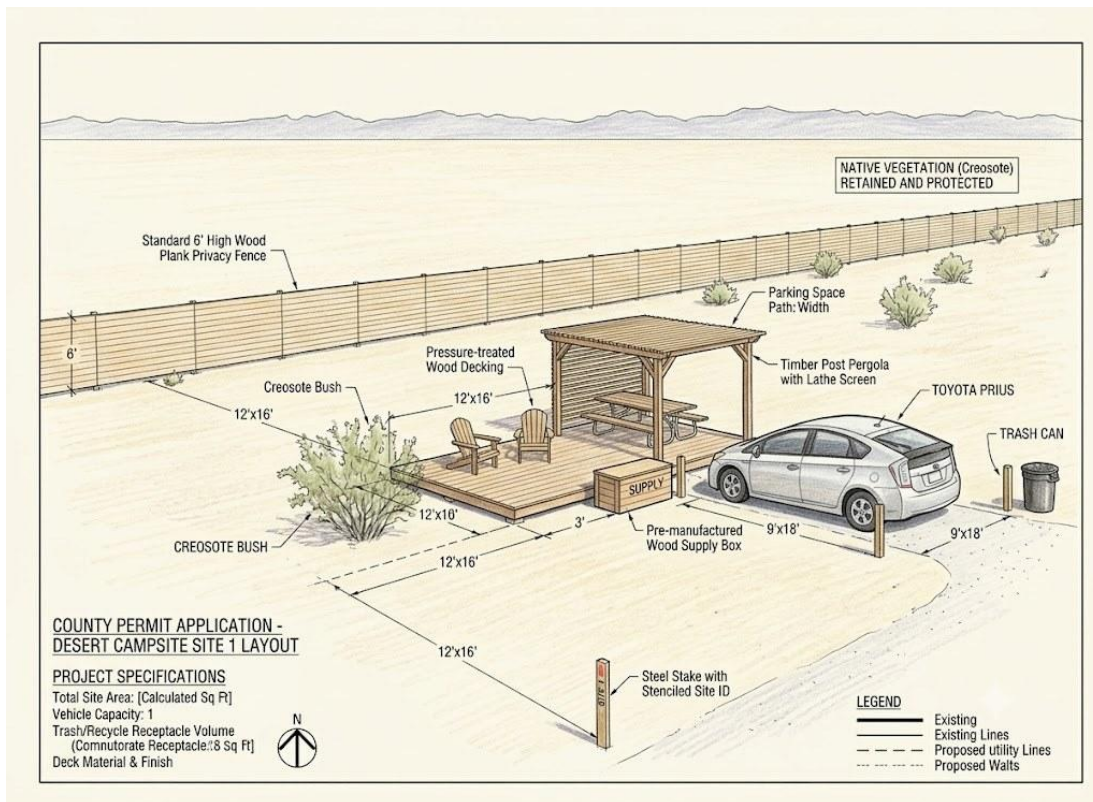
Design Renderings & Current Site Conditions

Permit-application campsite layouts, current site condition photographs alongside build-out renderings, deck and shade structure design concepts, and fencing and native vegetation screening plans.

APPENDIX PP. 46–49

Primitive Site Renderings

County permit application — campsite layout

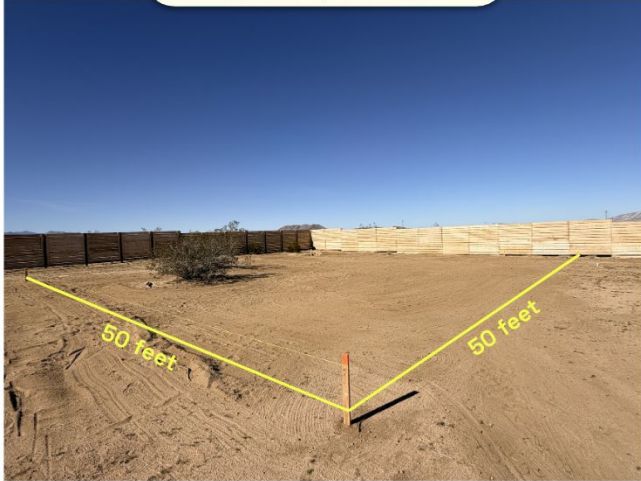


Primitive Site — Conditions & Renderings

Current site conditions alongside build-out renderings

Current Site Conditions

50'x50' site; hand raked



AI Rendering



Current Site Conditions

50'x50' site; hand raked



AI Rendering



Minimal grading and land disturbance. Natural vegetative screening, compacted native soil and clearly marked parking for 1 vehicle per site.

Decks & Shade Structures

Modular, removable platforms · wind-rated pergolas



Deck design concept

modular deck platforms built to ensure the lowest land disturbance possible

footings can be removed and decks repositioned to allow for natural habitat growth

Shade structure design concept

heavy duty engineered pergola shade structures

wind rated to 100mph+
structural cross beams, robust wooden posts
and steel anchoring plates that enhance
strength, durability and visual appeal

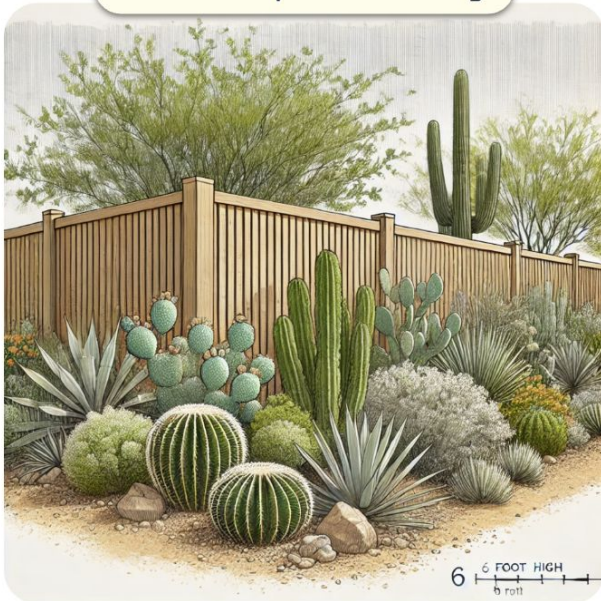


Fencing & Screening

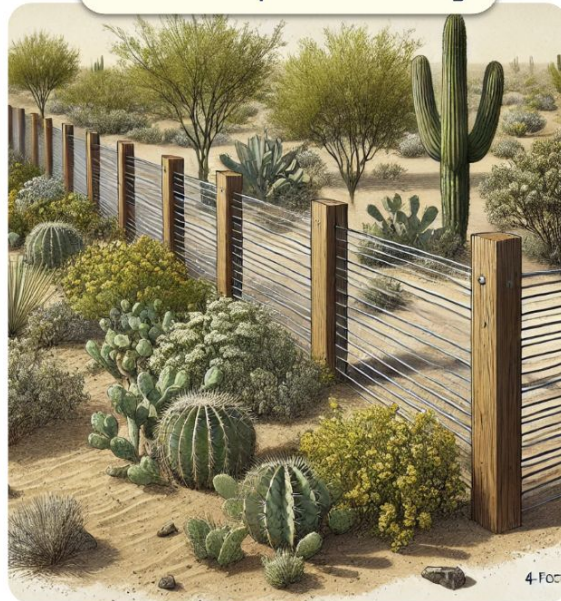
Natural materials with native vegetation screening

fence and screening design

5 foot cedar perimeter fencing



4 foot cable perimeter fencing



natural materials with native vegetation screening

5 foot cedar perimeter fencing



native creosote screening



All fencing and property border screening will comply with San Bernardino county requirements for a) height structure and appearance and c) setback from property boundaries of at least 15 feet.

EXHIBIT H

Roads

County-approved pavement waiver (January 16, 2025); Special District Sub-Zone CSA 70 R-15 formation for quarterly road maintenance (approved December 10, 2025); and current Sunburst Avenue access conditions.

APPENDIX PP. 51-53

Pavement Waiver — Approved January 16, 2025

San Bernardino County Land Use Services & Public Works



Land Use Services Department and Department of Public Works

REQUEST FOR APPROVAL OF WAIVER OR MODIFICATION OF DEDICATION AND/OR STREET IMPROVEMENT REQUIREMENTS

Director Initiated: ☐ LUS ☐ DPW ☒ Applicant

Project Details

Waiver/Modification Record: SIW-2024-00011

Planning Record: PROJ-2023-00023

Requestor/Applicant Name: David Lee

Mailing Address: 447 Howland Canal, Venice, CA 90291

Waiver/Modification Date: 12/17/2024

APN: 0631-201-68

Waiver/Modification Request

The applicant submitted a waiver application requesting the Department to consider reducing the right-of-way dedication along the easterly property line (Sunburst Avenue) from 44' to 30' and to waive the conditions of approval for paved internal access, paved perimeter access, and paved off-site access on Sunburst Avenue and Giant Rock Road to the nearest paved road.

Development Code Requirements

The project is being processed as a Conditional Use Permit for a 15-site dry campground on two parcels totaling 7.5 acres. The easterly property line of the parcel (Sunburst Avenue) is on quarter section line, as summarized in Section 83.05.030 of the Development Code (Desert Region) a 44-foot half-width right-of-way dedication is required.

Per Section 83.09.050 (Desert Region) of the Development Code paved internal access, paved perimeter access, and paved off-site access to the nearest paved road is required.

Findings and Justifications

The requirements to pave internal, perimeter, and off-site access on Sunburst Avenue and Giant Rock Road will not benefit the County or the public. There is no plan or financing mechanism in place to provide such improvements to other existing properties. Additionally, 44' half-width right-of-way dedication along the easterly property line (Sunburst Avenue) is excessive with respect to the average daily traffic and ultimate future use of Sunburst Avenue at this location. Therefore, 30' half-width right-of-way dedication is acceptable and sufficient.

Per the project's Conditions of Approval, the applicant will be required to form a Special Districts Subzone for ongoing maintenance for off-site roads to ensure that the roads are maintained per County Fire requirements.

Waiver/Modification Outcomes

Approval of this application reduces the right-of-way dedication requirement along the easterly property line from 44' to 30' and waives the conditions of approval for paved internal access, perimeter access, and off-site access on Sunburst Avenue and Giant Rock Road to the nearest paved road.

PROJ-2023-00023
APN 0631-201-68

Review of Findings Required Pursuant to 83.05.070(a)(1)

Approved	Denied	Description
☐	☐	The waiver or modification will not adversely affect the environment, public health, or safety.
☐	☐	The waiver or modification would not create a financial impact to the County of San Bernardino or the San Bernardino County Flood Control District within ten (10) years from the date of the waiver or modification.
☐	☐	The request for a waiver or modification is not based solely on the financial hardship to the applicant.
☐	☐	The waiver or modification would not conflict with other County departments or notified agencies.
☐	☐	There is good cause shown for the waiver or modification and such waiver or modification would serve a public purpose.

Conclusion

According to Section 83.05.070 of the Development Code, the Waiver or Modification of Right-of-Way Dedication and/or Street Improvement Requirements for PROJ-2023-00023 is hereby:

Approved ☒

Denied ☐

Mark Wardlaw, Director
Land Use Services Department

1/16/25
Date

Noel Castillo, Director
Department of Public Works

1/30/25
Date

PROJ-2023-00023
APN 0631-201-68

Page 2 | 2

Ongoing Maintenance

Quarterly maintenance of Sunburst Ave as well as interior roadways by San Bernardino County Public Works, Special Districts

Special District Sub-Zone formation (CSA 70 R-15 (Landers))

Approved: December 10, 2025



OPERATION AND MAINTENANCE

- O&M service charge is currently expected to cover:
 - Quarterly visits and road issues (erosions, wash outs)
 - Road grading 2-4 times per year

Improvements & Conditions

Maintained road access — Sunburst Avenue

maintained road access (sunburst ave.)

Giant Rock/Moon Rd. to Sunburst Ave. which borders the Eastern edge of project and runs North to South

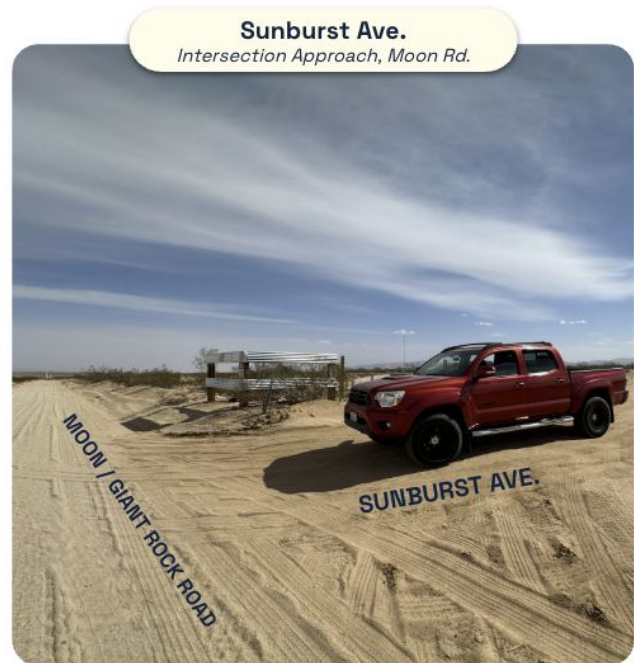
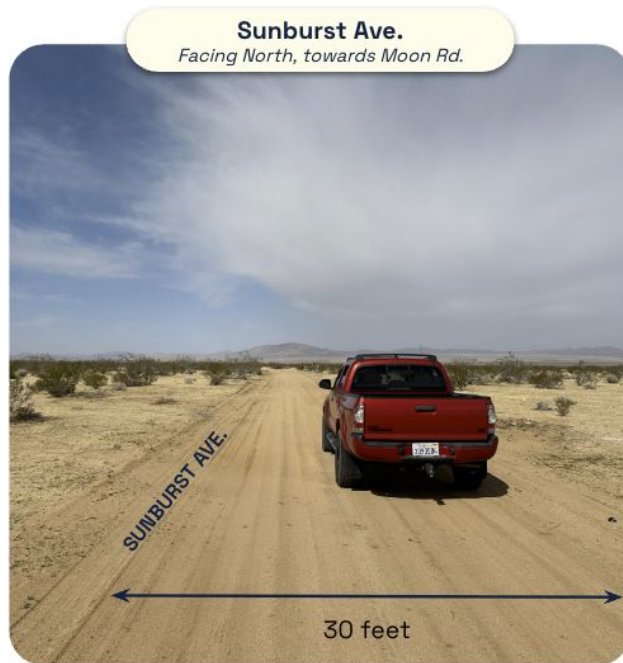


EXHIBIT I

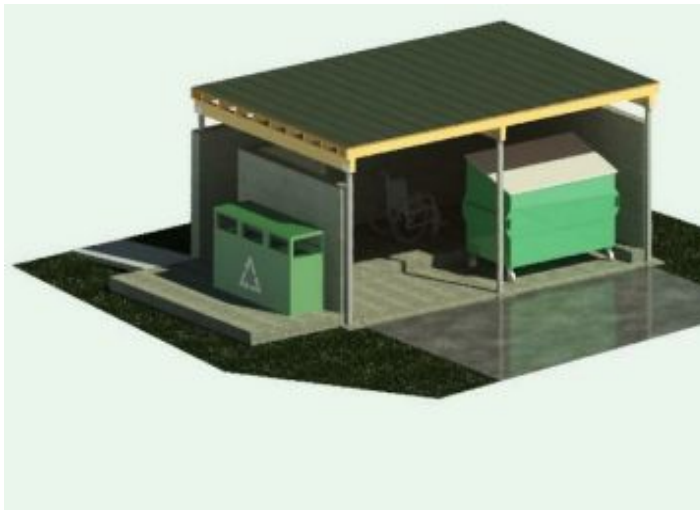
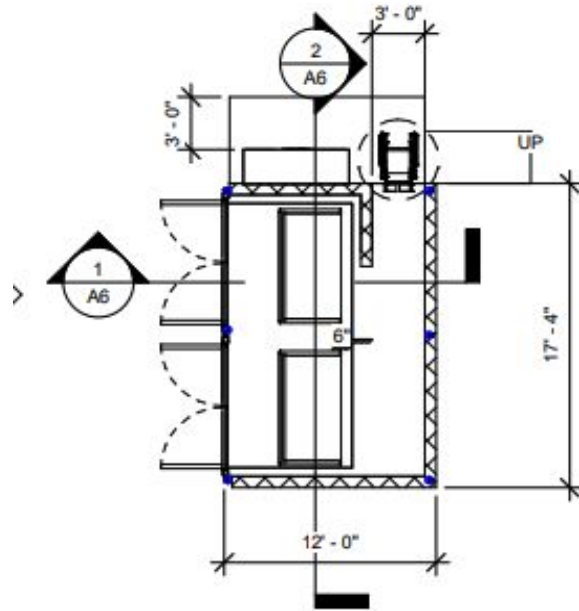
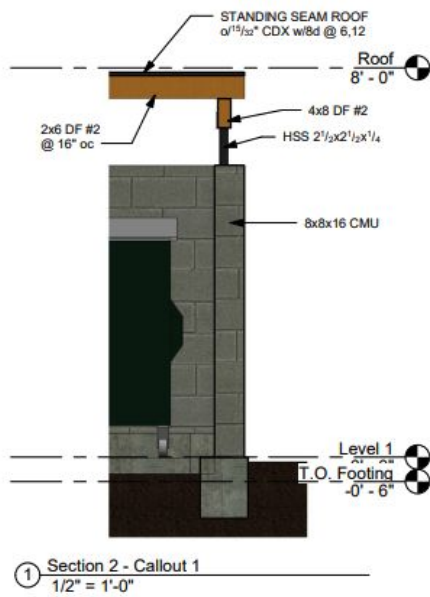
Sanitation

Trash and recycling enclosure plans and serviced portable pump toilet specifications, with regular pickup and service from licensed hauler Burrtec Industries.

APPENDIX PP. 55-56

Trash & Recycling

Enclosure plans · licensed hauler: Burrtec Industries



Regular Trash Pickup Service from Licensed Hauler: Burrtec Industries

Portable Pump Toilets

Self-contained, serviced units · Burrtec Industries



SPECIFICATIONS

Fresh Water Supply: 200 gal.
Waste Tank: Approx. 1,000 gal.
LED Interior and Exterior Lights
Flooring: H/D Vinyl

Regular service provided by Burrtec Industries