

FLAMINGO HEIGHTS CAMPGROUND

RoBott Land Company, Inc.

San Bernardino County Board of Supervisors
Public Hearing (PAPL-2023-0001)

December 19, 2023





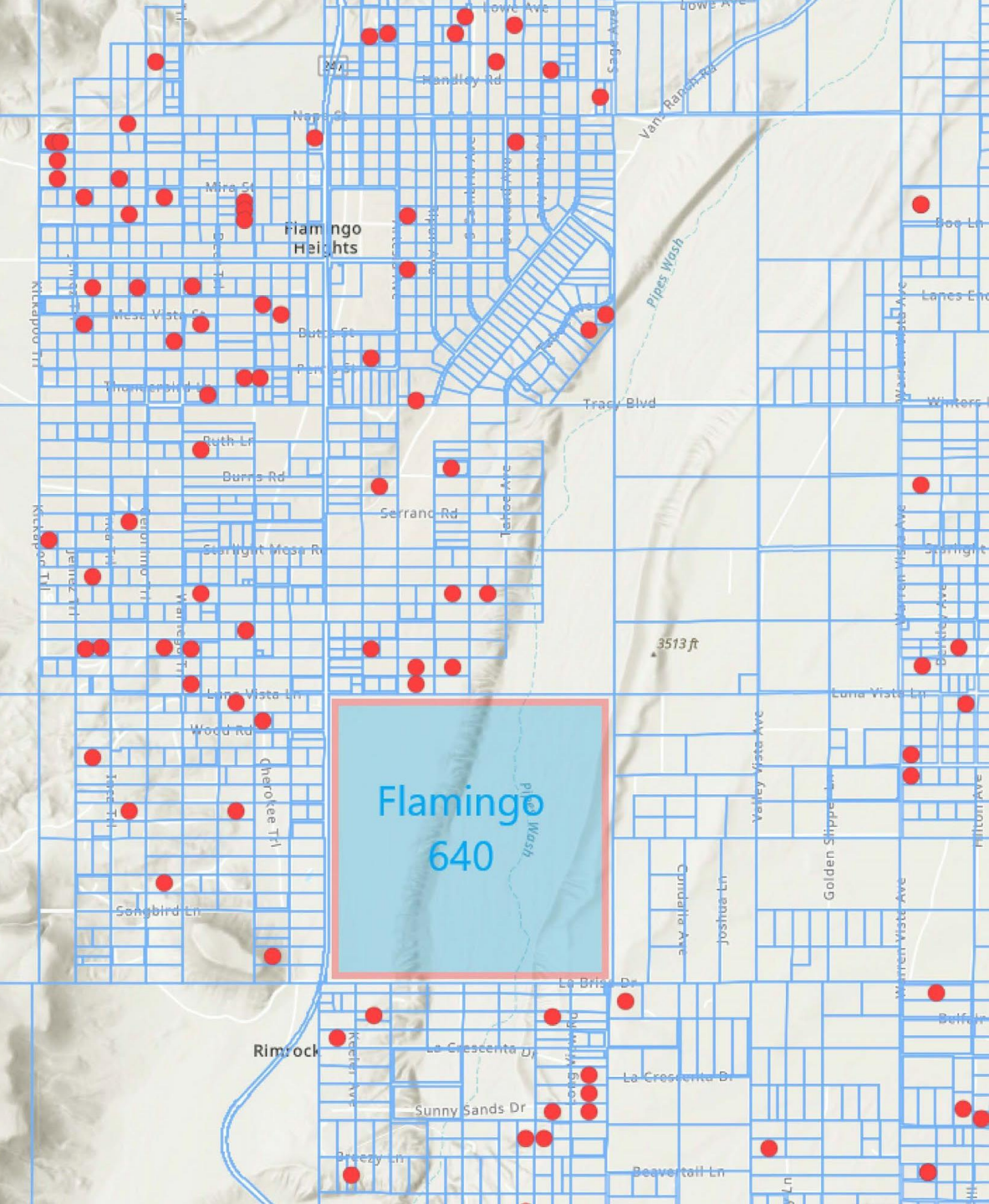
Existing Conditions

- 640-acre site located in the unincorporated community of Flamingo Heights
- Bisected by Pipes Canyon Wash traversing the site in a northeast to south direction

Existing Conditions

- Property represents the only remaining section that has not been subdivided
- Inset shows the limits of development for the Flamingo 640 project





Existing Conditions

- Local short-term rental properties registered with the County

Need for the Project

- The High Desert and Joshua Tree in particular, has become a popular place to visit
- In addition to Joshua Tree National Park, there are several events that the community supports that bring in visitors
- There are a limited number of hotels or other commercial places to stay in the area
- Short-term rentals have proliferated to accommodate the number of visitors to the area, making it difficult for local residents to find housing
- Proposed campground would provide an additional lodging opportunity in the area without affecting existing housing stock



Project Description

Accommodations:

- Up to 75 camp sites of three distinct types
 1. Camping Lofts – 1,230 square feet (SF) each; 20 sites
 2. Camping Tents – 220 SF each; 35 sites
 3. Chalet – 850 SF each; 20 sites
- The facility will be self-contained to provide visitors with a variety of activities so that they may not even leave the campground during their stay



Project Description

Support Buildings/Areas:

- Reception Building/Camp Store
- Restroom Buildings with Showers (8 units)
- Fire Pits with seating area (4 units)
- Pool and Deck
- Workshops (2 units)
- Art Barn/Sculpture Patio
- Restaurant/Patio (indoor/outdoor seating)
- Agave Bar/Patio (indoor/outdoor seating)
- Yoga Deck
- Recording Studio



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Project Description

- No off road vehicle use by guests shall be allowed including but not limited to sports utility vehicles, ATVs, motorcycles/dirt bikes, bicycles and scooters
- No accommodations for equestrian activities are are proposed nor allowed
- No travel trailers, motor homes or campers shall be allowed on-site
- No parking of personal vehicles is permitted at individual camp sites. Temporary access for loading/unloading only. All guest vehicles must be moved to the parking lot.
- No harvesting of native plants is permitted by visitors





Environmental Issues

Biological Resources:

- Joshua Trees – A Protected Plant Preservation Plan has been prepared to meet the County's requirements regarding Joshua trees.
- In addition, an Incidental Take Permit will be required for the western Joshua tree. The applicant will be required to contribute to a CDFW Western Joshua Tree Mitigation Fund
- Desert Tortoise and other wildlife species – preconstruction surveys for nesting birds (including BUOW) and desert tortoise are required to be completed
- Desert plants – in addition to the Joshua tree, there are other desert native plant species on-site. Pre-construction springtime botanical surveys are also required
- Worker Environmental Awareness Program (WEAP) will be created and implemented by a qualified biologist



Environmental Issues

Cultural Resources

- An archaeological monitor shall be on site during all earthmoving operations.
- Monitoring activities shall be coordinated with Native American tribes with cultural ties to the area

Paleontological Resources

- A paleontological monitor shall be on site during all earthmoving operations where such resources may occur

Noise

- During construction, staging areas shall be located away from project boundaries to create the greatest distance between the project site and neighboring properties



Environmental Issues

Noise (continued)

- During operations, nighttime activities shall cease by 11 pm
- No unnecessary mechanical or electronically generated noise will be permitted between the hours of 11 pm and 5 am
- The proposed helipad is only to be used for emergency medical conditions; no aerial tours or other non-medical operations are to occur from the proposed helipad

Traffic

- Upon review of the project's Trip Generation and VMT analysis, the County determined that no further traffic analysis was required
- The project requires an encroachment permit from Caltrans in order to access Old Woman Springs Road

Revised Schematic Plan

At the Planning Commission public hearing, there were a number of issues raised regarding the size of some of the amenities as well as the need for other amenities:

- The square footage of the restaurant and bar far exceed the size of any other restaurant or bar in the region
- The proposed helipad is unnecessary and would likely lead to its used for helicopter rides over the area, disturbing local residents
- Fire pits are a safety hazard especially during periods of high wind
- Visual impacts associated with development of new buildings would take away from the beauty of the site

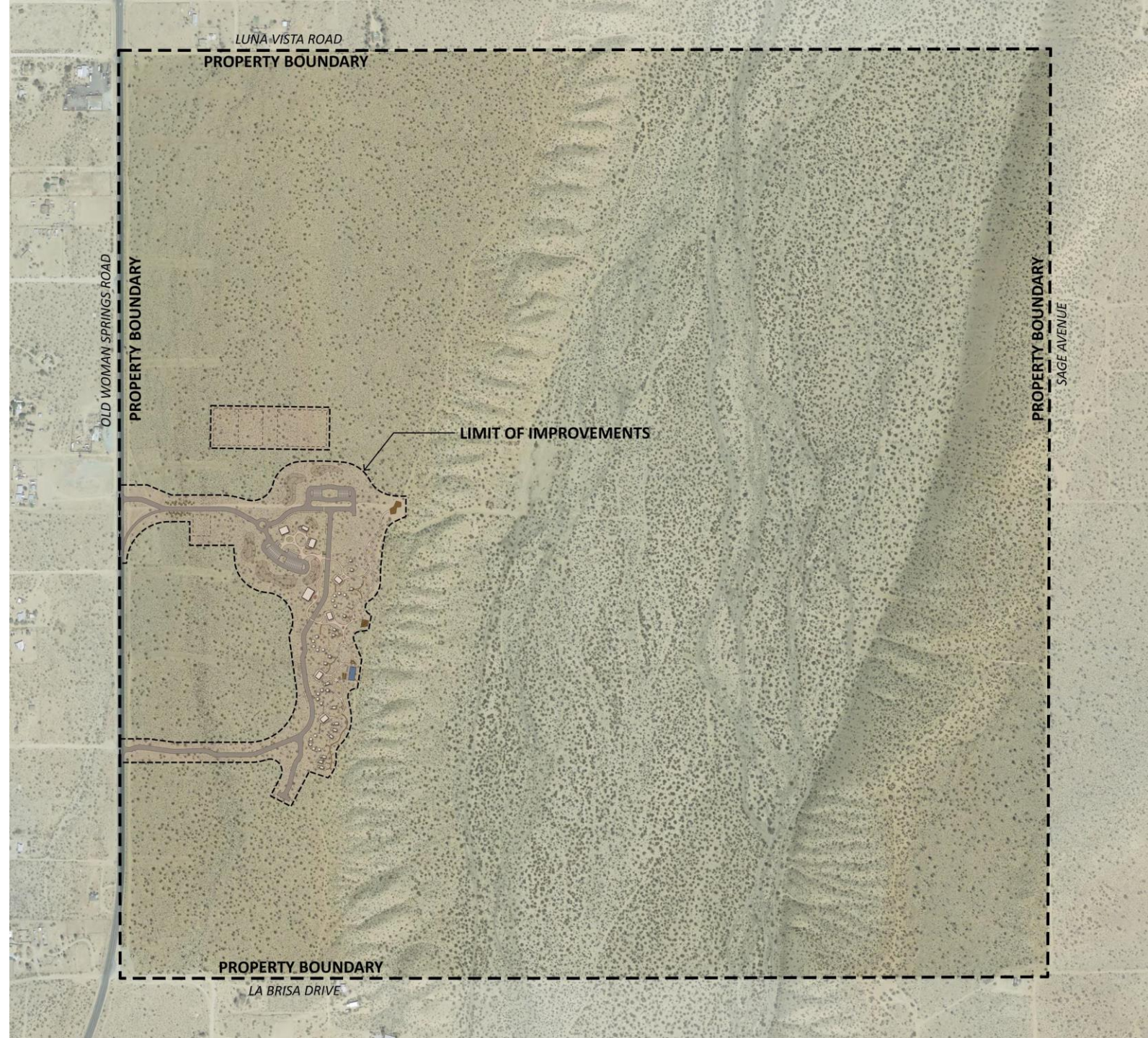


Accommodations				
Proposed	Size/Area	Proposed Revisions	Size Area	Net Change
Camping lofts – 20 sites	1,230 SF	8 sites	No Change	--
Camping tents – 35 sites	220 SF	20 sites		
Chalets – 20 sites	850 SF	8 sites		-39 sites
Total – 75 sites		Total – 36 sites		
Accessory Uses				
Reception Building/ Camp Store	2,288 SF	--	No Change	2,288 SF
Restrooms - 8 units ¹	1,120 SF each (8,960 SF)	Reduce number of restrooms	4 units	4,480 SF
Fire Pits – 4 units ²	700 SF each (2,800 SF)	Eliminate fire pits	0 SF	2,800 SF
Public Art Spaces (in place of fire pit areas)	700 SF each (2,800 SF)	4 units	2,800 SF	2,800 SF
Pool/Patio –	3,000 SF	--		3,000 SF
Workshops (2 units)	3,600 SF each ((7,200 SF)	Eliminate one workshop	3,600 SF	3,600 SF
Art Barn ³	5,500 SF	Delete from site plan		5,500 SF
Restaurant ⁴	10,108 SF	Reduced size	4,000 SF	6,108 SF
Agave Bar ⁵	5,500 SF	Reduced size	3,000 SF	2,500 SF
Storage Area	25,275 SF	No Change		25,275 SF
Yoga Deck	2,400 SF	No Change		2,400 SF
Sewage Disposal ⁶	58,902 SF	Subject to final design and approval by EHS	No Change	58,902 SF
Retention Basin ⁶	58,902 SF	Subject to final design and approval by Land Development	No Change	58,902 SF
Parking Lot	100 spaces	No Change	No Change	
Helipad	7,854 SF	Delete from site plan		7,854 SF
Gardens ⁷	212,000 SF	No Change		212,000 SF
Net Reduction in SF				29,842 SF

Proposed Revisions to the Site Plan

1. Only Camping Lofts (20) would have private facilities, all other guests in remaining sites (55) would use the 8 common bathrooms
2. Fire pits have been replaced with art space with either permanent or temporary installations, providing local artists with an opportunity to show their work
3. Activities associated with the Art Barn are now incorporated into the Workshop uses.
4. Restaurant area reduced by 6,108 SF for a total of 4,000 SF, includes indoor and outdoor space
5. Bar area reduced to 3,000 SF for a total of 2,500 SF including indoor and outdoor space
6. Septic system and retention basin are subject to final design approval by County DEHS and Land Development
7. Design of gardens will focus on local native plants

Revised Schematic Site Plan





Schematic Plan Enlargement

1. Entry Monument
2. Joshua Tree Mitigation
3. Deceleration Lane
4. 26' Wide Fire Lane
5. Secondary Fire Entrance
6. Reception & Private Store
7. Private Bar
8. Private Kitchen & Dining
9. Workshop
10. Storage Area w/ Mural Wall
11. Guest Parking
12. Employee Parking
13. Berm Screening
14. Refuse/Recycle
15. Loading Spaces
16. Restrooms
17. Public Art
18. Swing Gliders
19. Yoga Deck
20. Glamping Ten
21. Glamping Chalet
22. Glamping Loft
23. Pool
24. Fire Pit
25. Concrete Walkways
26. Existing Trails

A black and white photograph of a desert landscape. In the foreground, there are several Joshua trees with their characteristic spiky leaves and branching forms. The ground is sandy and covered with low-lying desert shrubs. In the background, a range of mountains stretches across the horizon under a clear sky. The overall scene is arid and expansive.

Photo Simulations

Existing Conditions



Proposed Entrance



Existing Conditions



Proposed Campground from Old Woman Springs Road



Existing Conditions



Proposed Campground



Project Implementation

- The project will require a number of permits/approvals subsequent to the approval of the CUP. Agencies with permitting/approval authority over the project include:
 - Bighorn Desert Water Agency (annexation for water service)
 - San Bernardino County Environmental Health (septic system)
 - Caltrans (encroachment permit)
 - Regional Water Quality Control Board (construction stormwater permit)
 - California Department of Fish and Wildlife (Incidental Take Permit)
 - California Department of Housing and Community Development (Mobile Home Park and Special Occupancy Park Construction Permit)
- Operation of the new campground – Year 2026

