



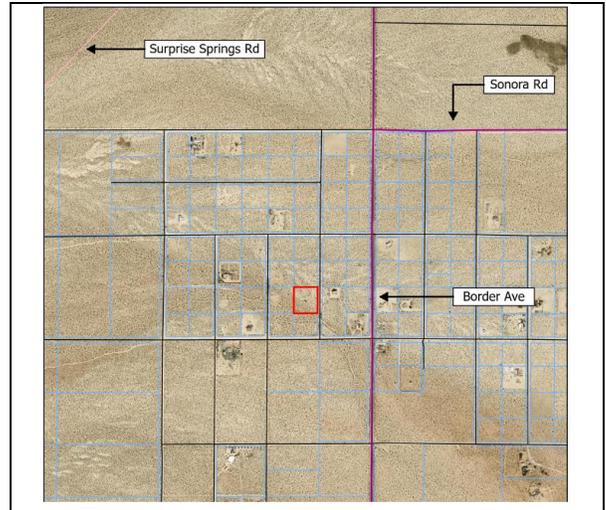
LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: March 5, 2026

AGENDA ITEM 2

Project Description

APN: 0631-283-07
Applicant: James Nguyen
Community: Joshua Tree
Location: 2082 Stonehill Avenue
Project No: PROJ-2022-00040
Staff: Oliver Mujica
Rep: James Nguyen
Proposal: Conditional Use Permit for the establishment and operation of a campground comprised of four (4) campsites on 2.39 acres.



8 Public Hearing Notices Sent on: February 20, 2026

Report Prepared By: Oliver Mujica, Contract Planner III

SITE INFORMATION:

Parcel Size: Approximately 2.39 acres
 Vegetation: Scattered natural vegetation

TABLE 1: SITE AND SURROUNDING LAND USES AND ZONING

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Vacant	Rural Living (RL)	Rural Living (RL)
North	Vacant	Rural Living (RL)	Rural Living (RL)
South	Vacant	Rural Living (RL)	Rural Living (RL)
East	Single-Family Residence	Rural Living (RL)	Rural Living (RL)
West	Vacant	Rural Living (RL)	Rural Living (RL)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	N/A	N/A
Water Service:	Joshua Basin Water District	Will Serve
Sewer Service:	Private	Septic

STAFF RECOMMENDATION

That the Planning Commission: **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; **ADOPT** the Findings in support of the Conditional Use Permit; **APPROVE** the Conditional Use Permit for the establishment and operation of a campground comprised of four (4) campsites on 2.39 acres, subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department to file the Notice of Determination in accordance with CEQA.¹

¹ In accordance with Section 86.08.010 of the Development Code, the action taken by the Planning Commission may be appealed to the Board of Supervisors before its effective date.

FIGURE 1: VICINITY MAP

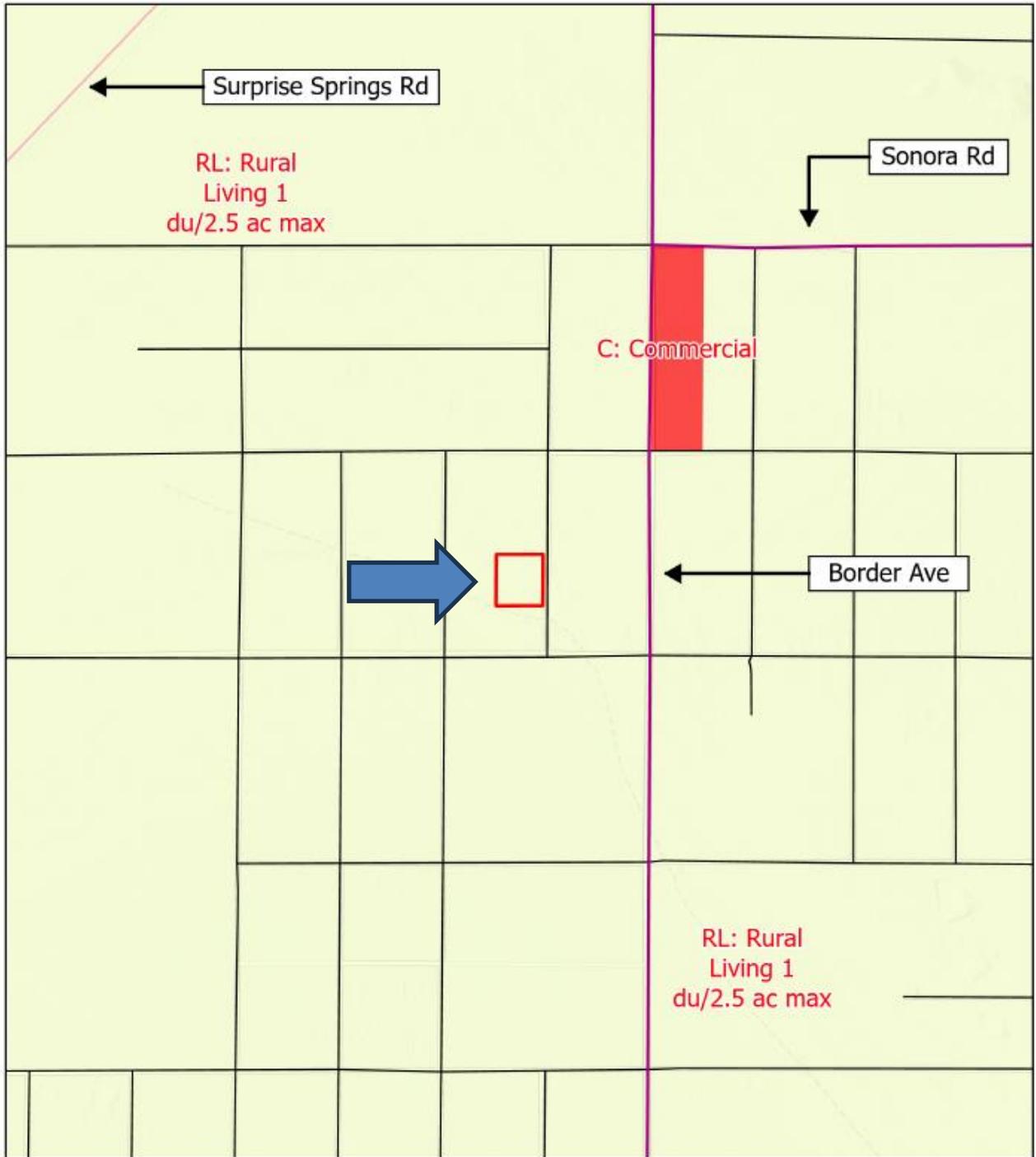


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-  PROJ-2022-00040
-  Parcels
-  Local

FIGURE 2: LAND USE CATEGORY MAP

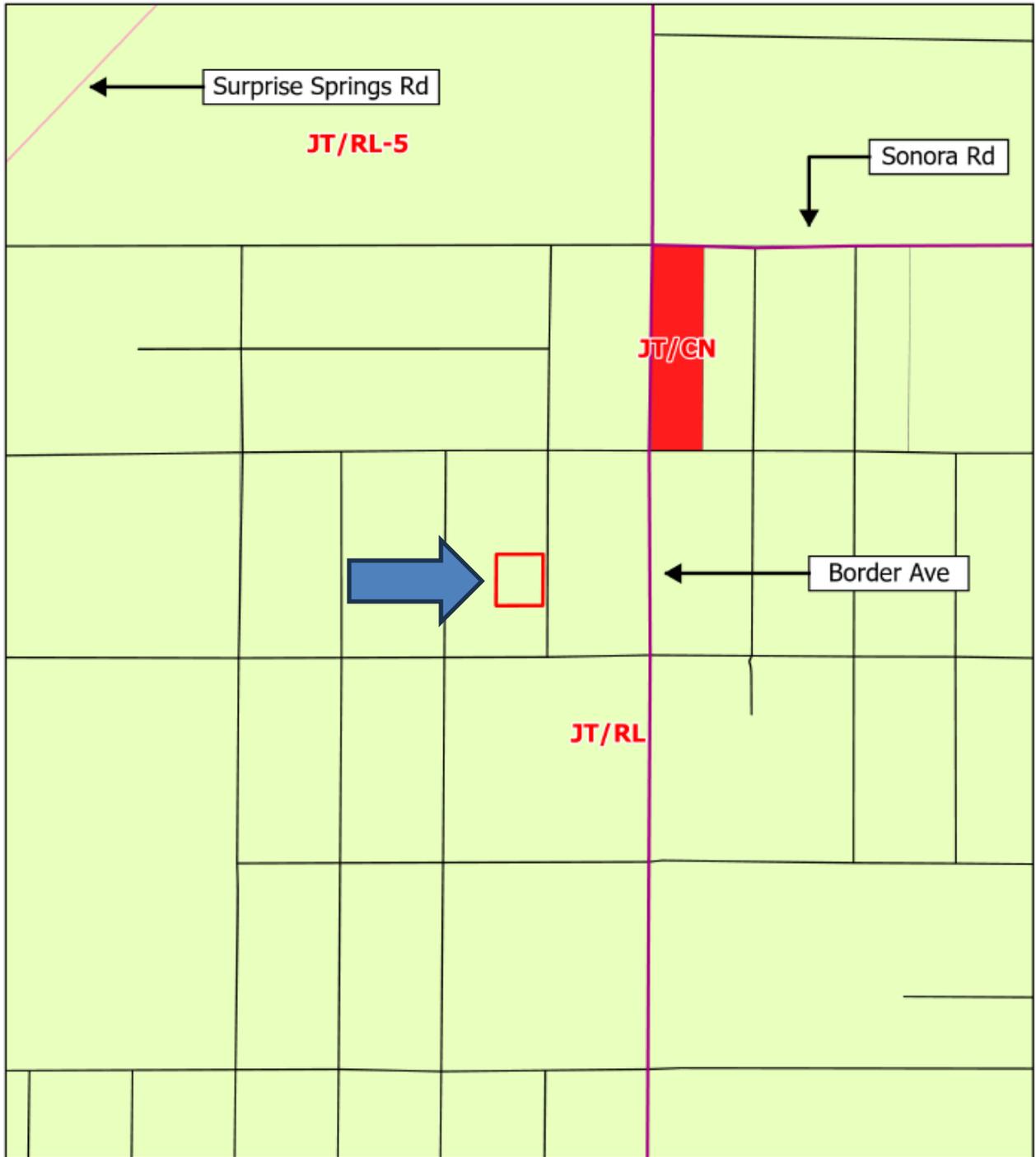


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-  PROJ-2022-00040
-  Major Arterial
-  Controlled/Limited Access Collector
-  Local
-  C: Commercial
-  RL: Rural Living 1 du/2.5 ac max

FIGURE 3: ZONING DISTRICT MAP

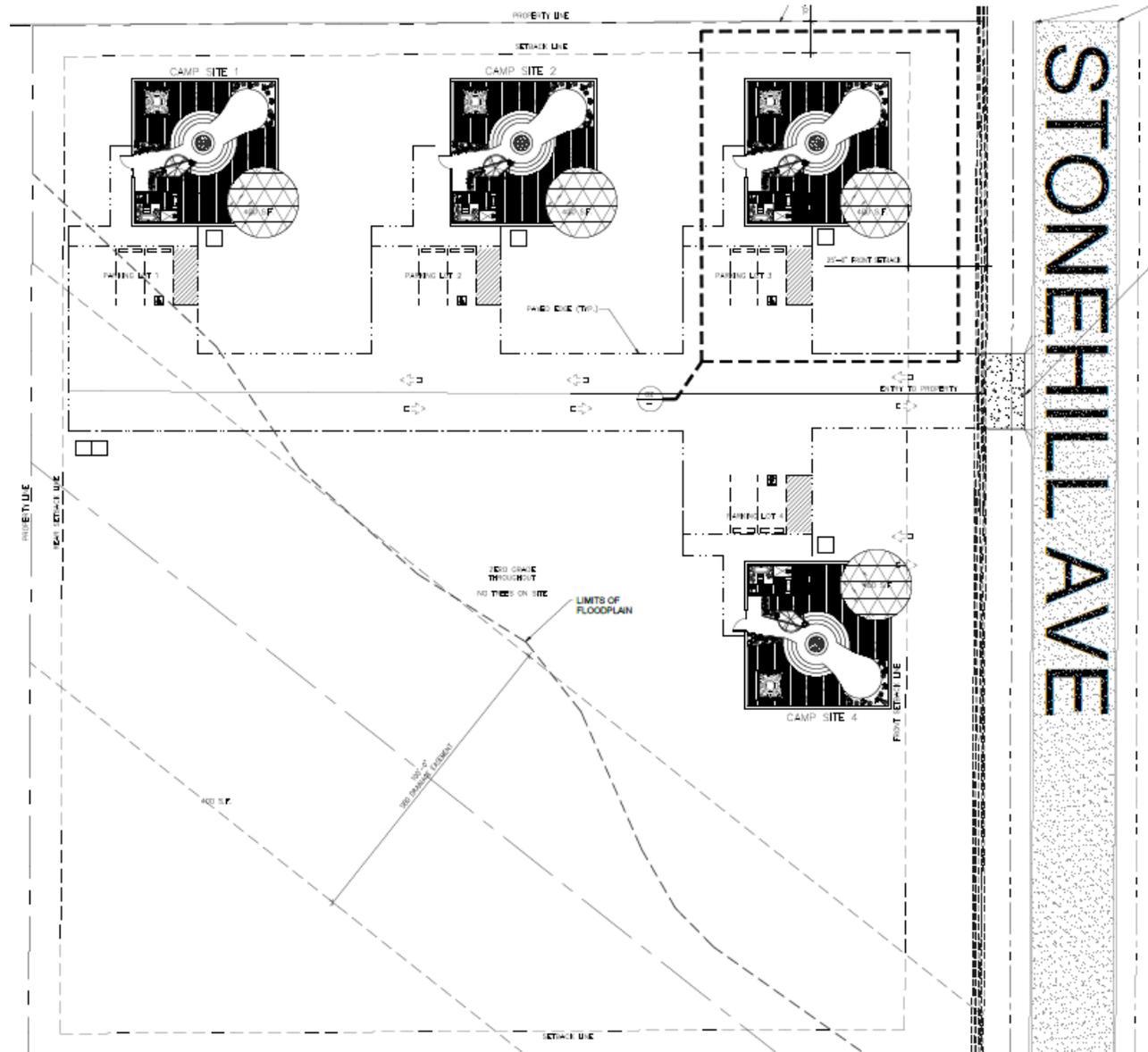


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- | | |
|--|---|
|  PROJ-2022-00040 |  JT/CN: Joshua Tree/
Neighborhood
Commercial |
|  Major Arterial |  JT/RL: Joshua Tree/
Rural Living |
|  Controlled/Limited
Access Collector |  JT/RL-5: Joshua Tree/
Rural Living-5 ac min |
|  Local | |

FIGURE 4: SITE PLAN

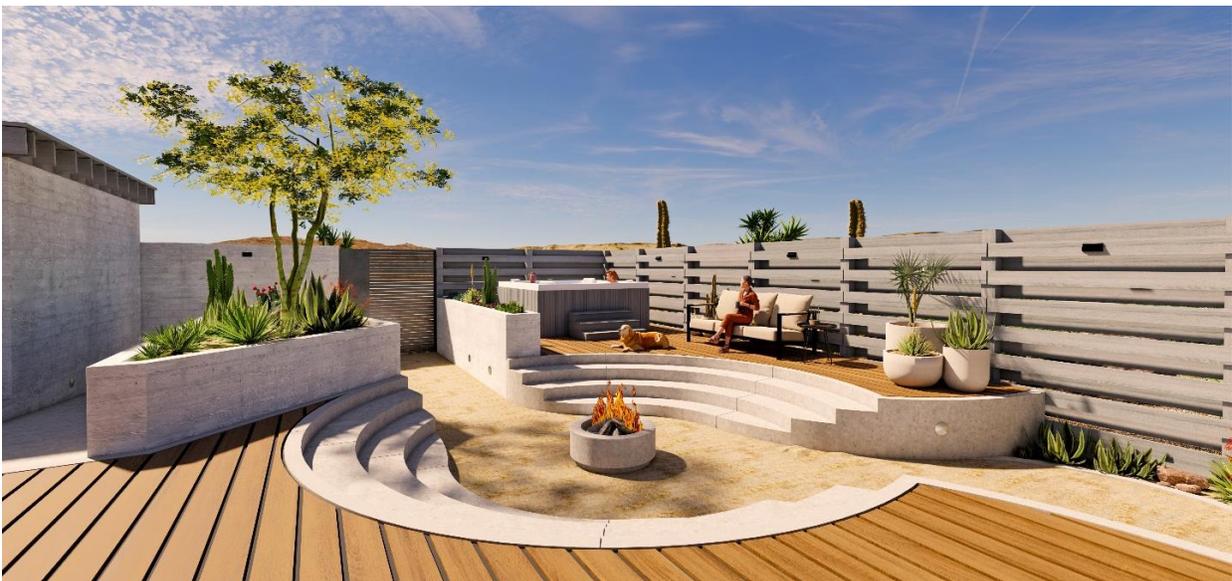




Photorealistic Rendering of Proposed Campground – View from entry looking West



Photorealistic Rendering of Proposed Camp Site – View of Camping Dome from entry



Photorealistic Rendering of Proposed Camp Site – View of entry from Camping Dome

PROJECT DESCRIPTION

Proposed Project

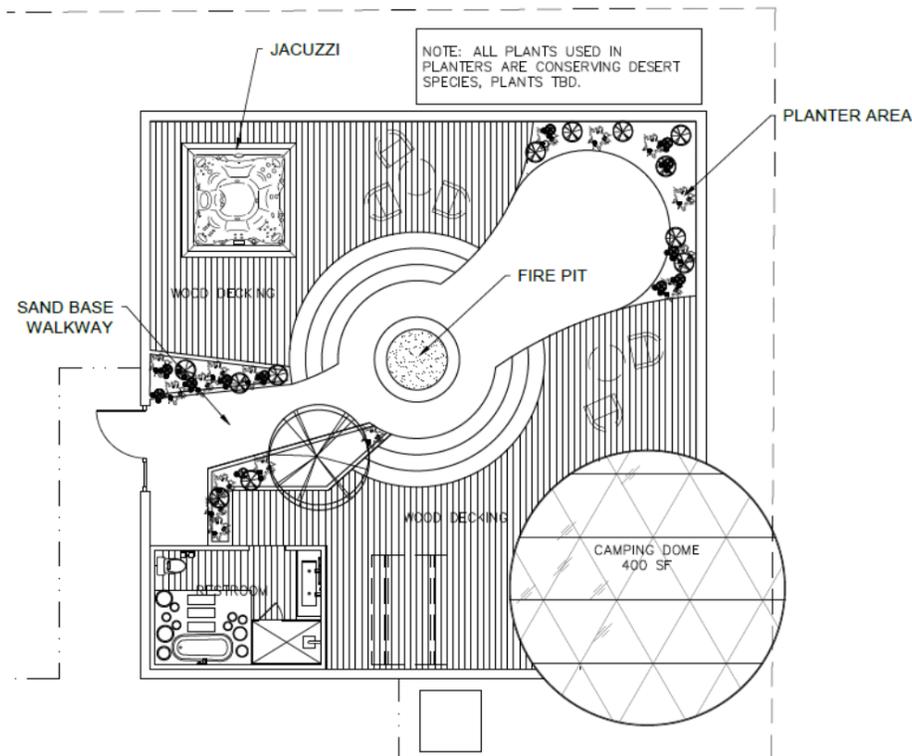
The Applicant is requesting approval of a Conditional Use Permit to construct and operate a campground comprised of four (4) campsites (Project) on a 2.39-acre parcel (Project site). The 2.39-acre Project site is located within the Countywide Policy Plan Rural Living (RL) land use category designation and the Rural Living (RL) zoning district.

Pursuant to Section 82.01.020(c)(2)(A) of the San Bernardino County Development Code (Development Code), “[t]he RL (Rural Living) land use zoning district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses.” Correspondingly, pursuant to Development Code Section 82.04.040(b), “campgrounds” are permitted within the Rural Living (RL) zoning district subject to the approval of a Conditional Use Permit.

The proposed Project (See Figure 4) is comprised of four (4) camp sites in which each camp site provides the following (See Figure 5):

- 1,800-square foot private camp area
- 400-square foot geo-dome
- Enclosed restroom
- Wood decking
- Fire pit
- Jacuzzi
- Three (3) parking spaces
- Refuse container

FIGURE 5: TYPICAL CAMPSITE



PROJECT ANALYSIS

Project Setting:

The Project site is currently undeveloped and located on the west side of Stonehill Avenue, approximately 500 feet north of Moonlight Mesa Road, in the desert region of Joshua Tree with a flat topography. The properties located to the north, south and west of the Project site are also vacant and undeveloped. A single-family residence is located 175 feet to the east of the Project site.

Land Use:

The proposed Project includes four (4) geodome units, with each serving as a quiet, overnight lodging space and peaceful daytime retreat for individuals or small families. The intent of the Project is to provide a serene and restorative experience rather than operate as a recreational or event-based facility. The Project site is not designed to host events, group gatherings, weddings, or parties at any time and will not be permitted to do so. This is also reflected in the conditions of approval as Condition 1(a). The Project is conceived as a nature retreat that honors Joshua Tree's beauty and community values. With its limited capacity, strict quiet policies, sustainable design, and respect for dark-sky conditions, the intent is to contribute to the serenity that defines this special place rather than detract from it. Conditions of Approval have been included to control hours of operation, noise and activities, and lighting.

Hours of Operation:

The Project will operate exclusively by advance reservation and there will be no walk-in access or late-night arrivals permitted. Quiet hours will be from 9:00 p.m. to 8:00 a.m.

During quiet hours:

- Outdoor activity is not permitted.
- Music or amplified sound is prohibited.

These policies are clearly communicated to all guests prior to arrival, acknowledged in the guest agreement, and posted on-site. Failure to comply may result in immediate removal from the Project site.

Noise and Activity Controls:

Noise management is a core operational priority for the Project. With only four (4) geodome units on the Project site, guest activity levels are intentionally kept low. Outdoor amenities include a small, contained propane fire pit table used for warmth and ambiance. The fire pit does not involve wood burning and does not produce popping sounds or excessive noise. Use of the fire pit is limited to early evening hours and is turned off at the start of quiet hours.

Lighting Controls:

All exterior lighting for the Project is intentionally designed to be low-intensity, warm-toned, and minimal in brightness. Lighting management is used solely for safety and wayfinding and is carefully controlled to avoid light spill, glare, or illumination beyond immediate use areas. Fixtures are downward-directed and shielded to reduce light pollution and preserve dark-sky conditions. Bright floodlights, pole lighting, or continuously illuminated fixtures are not used. After quiet hours begin, exterior lighting is further reduced to maintain a calm nighttime environment and preserve the integrity of the surrounding natural landscape.

Site Design:

The Project site is located within a larger watershed area as offsite flows accumulate in the west and travel eastward through the Project site. A flood plain exists within the lower southwestern portion of

the Project site. Therefore, the proposed campsites have been placed within the northeastern portion of the Project site outside of the existing flood plain area.

The design of the project aims to harmonize with the natural landscape of the area. The objective is to preserve and safeguard the natural beauty of the region while establishing a space where individuals can appreciate and better understand the unique qualities of this environment. All design and operational decisions are guided by a commitment to environmental stewardship and respect for the surrounding landscape.

The operations revolve around safeguarding the natural setting. Site planning, building placement, and amenities are intentionally restrained to minimize disturbance to landforms, vegetation, wildlife, and existing views.

Each geodome is fully self-contained and constructed using durable, long-lasting materials. Units include indoor climate control and comfortable furnishings, which encourage guests to remain indoors during evening hours and help limit nighttime outdoor activity. Domes are spaced to maintain privacy and reduce sound transmission across the site.

The Project plans have been reviewed and accepted by the Land Use Services Department's Building and Safety, Geology, and Land Development Divisions, and the Environmental Health Services, and Public Works (Flood Control, Traffic and Solid Waste Management) Departments and the San Bernardino County Fire Protection District.

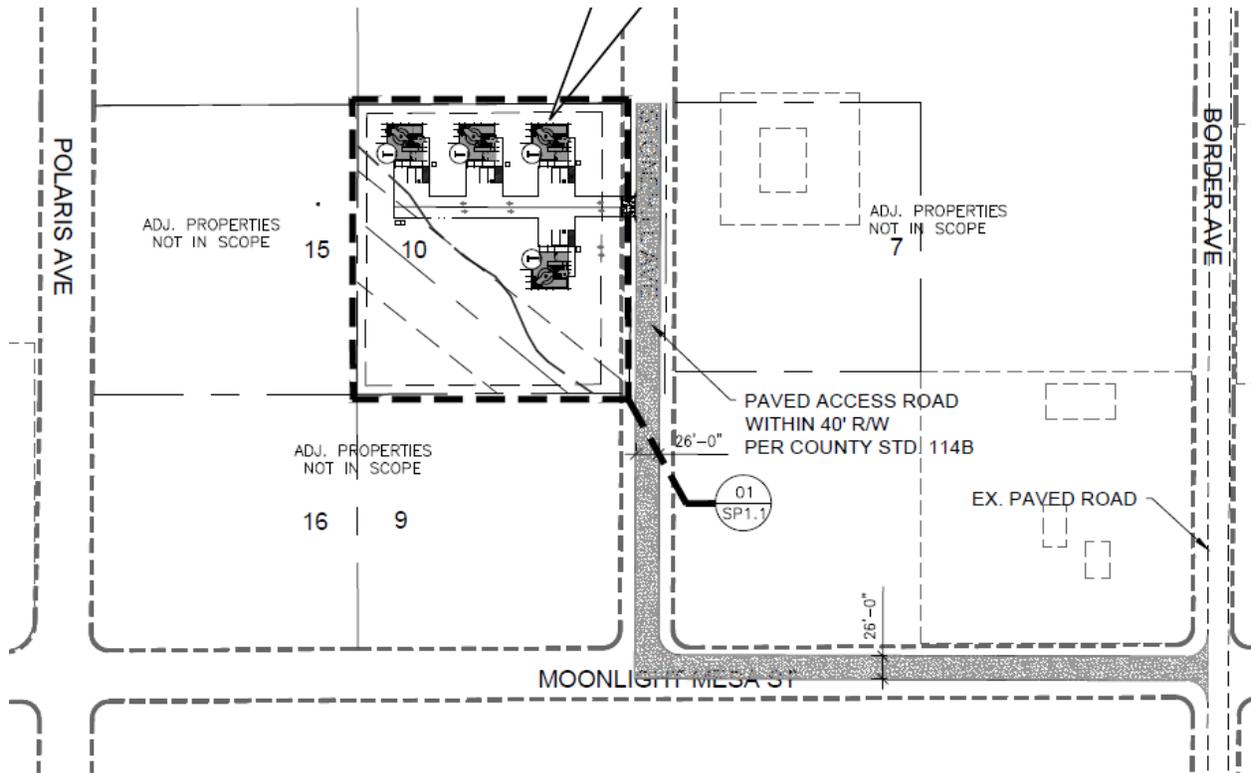
The Preliminary Drainage Study has been approved by the Land Development Division, and the proposed Project has been conditioned to provide adequate provisions to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.

Access to water service will be provided by the Joshua Basin Water District, as there is service availability to the proposed Project site in adjacent streets. There is currently a water main installed and ready to service the Project site. The proposed Project will require the installation of an on-site septic tank system that would collect the wastewater generated by on-site water uses, including wastewater disposal, which has been approved by the San Bernardino County Environmental Health Services (EHS) Department.

Access/Circulation:

A new commercial driveway will be constructed on Stonehill Avenue to provide access onto the Project site. Additionally, a paved access road will be constructed within the forty (40) foot right-of-way along Moonlight Mesa Street between Stonehill Avenue and Border Avenue, and from Moonlight Mesa Street to the Project site (See Figure 6). These improvements along with the on-site circulation drive aisles meet the Development Code and San Bernardino County Fire Protection District standards. The Project's site plan has also been reviewed by the County's Land Use Services and Public Works Departments.

FIGURE 6: REQUIRED ACCESS ROAD



Landscaping:

Pursuant to Section 83.10.080(c)(2) and (3) (Desert Region) of the Development Code, “[p]lant materials shall be a cohesive mix of evergreen and deciduous trees, shrubs, groundcovers, succulents, and native plant material that are drought and infestation tolerant; turf shall be minimized,” and “[t]he front yard and street side yard setback areas of a parcel shall be landscaped using xeriscape landscaping techniques, which combines drought tolerant plant and hardscape materials in a variety of aesthetically pleasing designs. For sites where no disturbance of land within setbacks is proposed, landscaping shall not be required.” There are no Joshua Trees existing on the Project site, and all existing plants protected by the State Desert Native Plants Act will be protected.

Parking:

Pursuant to Section 83.11.040 of the Development Code, the required off-street parking for the proposed Project is a total of eight (8) parking spaces. Each proposed camp site provides three (3) parking spaces for a total of twelve (12) parking spaces. Due to the reservation-only model, guest arrivals and departures are scheduled and predictable. With a maximum of four guest groups on site at any given time, traffic is minimal. Deliveries are infrequent and limited to standard daytime hours only.

Code Compliance Summary:

The proposed Project satisfies all applicable standards of the Development Code for development within the Rural Living (RL) zoning district, as summarized below in Table 2:

TABLE 2: PROJECT CODE COMPLIANCE

Project Component	Development Code		Project Plans
Campground	CUP		CUP
Parking	8 spaces		12 Spaces
Minimum Building Setbacks	Front	25 Feet	25 Feet
	Rear	15 Feet	30 Feet
	Side (north)	10 Feet	20 Feet
	Side (south)	10 Feet	70 Feet
Maximum Building Height	75 Feet		18 Feet
Maximum Lot Coverage	20%		0.7%
Drive Aisles	26 Feet		30 Feet

In addition to the County Development Standards, campgrounds are subject to Title 25 of the California Code of Regulations wherein rules and requirements for campgrounds (special occupancy parks) are established. Once the land use permit is approved by the County, Housing and Community Development (HCD) is responsible for permitting the construction and operations of the campground. A Permit to Operate issued by HCD is required to be obtained by all campgrounds in the County. As a result, campgrounds approved by the County are to be consistent with the applicable Title 25 regulations, including the defined characteristics of the proposed accommodations and type of campground. The temporary structures with a canvas material over a frame meets the definition of a “tent” and the limitation to only providing tents in the campground and no recreational vehicles, satisfies the State campground definition.

TABLE 3: COUNTYWIDE POLICY PLAN CONSISTENCY

Policy LU-2.1: Compatibility with Existing Uses	Consistency
It is required that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. It is required that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.	Considering the site design and development features for the campground is consistent with the Development Code, along with implementing the Conditions of Approval, the Project minimizes negative impacts on the surrounding land uses and adjacent neighborhoods.
Policy LU-2.4: Land Use Map Consistency	Consistency
It is required the proposed development is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community’s identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.	The development of the Project conforms with the performance standards that are identified in the Development Code. The campground is an allowed use within the Rural Living (RL) zoning district subject to the approval of a Conditional Use Permit. Additionally, the Project site plan identifies compliance with the Development Code.

Policy LU-4.5: Community Identity	Consistency
<p>It is required that new development be consistent with and reinforce the physical and historical character and identity of our unincorporated communities, as described in Table LU-3 and in the values section of Community Action Guides. In addition, we consider the aspirations section of Community Action Guides in our review of new development</p>	<p>The Project site is located within Joshua Tree. Table LU-3 of the General Plan identifies key characteristics and features of Desert Village Communities like Joshua Tree to include, but not limited to, a rural context with clusters of housing in proximity to commercial development and public facilities, and larger lots farther from the commercial core; abundant views of open spaces, natural features, and dark skies especially outside of clustered development; and small businesses that serve local residents and visitors, compatible with the natural environment and surrounding uses. As detailed above and in the Staff Report, the Project is proposed on a site that is consistent with the existing Rural Living Land Use Category designation and authorized with a conditional use permit. The Project site will maintain the rural lifestyle characteristics of the area, while also providing support to the community's local economy and tourists through its various lodging accommodations. The Project also reinforces the values as stated in the Joshua Tree Community Action Guide, including, but not limited to, valuing the natural beauty of the surrounding desert environment, dark skies, and providing a diverse local business the make the community vibrant and unique. The design of the Project aims to harmonize with the natural landscape of the area. The objective is to preserve and safeguard the natural beauty of the region while establishing a space where individuals can appreciate and better understand the unique qualities of this environment. All design and operational decisions are guided by a commitment to environmental stewardship and respect for the surrounding landscape. All exterior lighting for the Project is intentionally designed to be low-intensity, warm-toned, and minimal in brightness. Lighting management is used solely for safety and wayfinding and is carefully controlled to avoid light spill, glare, or illumination beyond immediate use areas. Fixtures are downward-directed and shielded to reduce light pollution and preserve dark-sky conditions. Bright floodlights, pole lighting, or continuously illuminated fixtures are not</p>

	used. After quiet hours begin, exterior lighting is further reduced to maintain a calm nighttime environment and preserve the integrity of the surrounding natural landscape
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CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared in compliance with the California Environmental Quality Act (CEQA) (Exhibit A). The IS/MND concludes that the Project will not have a significant effect on the environment with implementation of mitigation measures related to the Project's impacts on Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology, Noise, Tribal Cultural Resources, and Wildlife. A Notice of Availability/Notice of Intent to adopt a Mitigated Negative Declaration (MND) was advertised and distributed for the CEQA mandated 30-day public review and comment period from October 22, 2023, through November 23, 2023. There were no comments received during the 30-day period.

A summary of recommended mitigation measures intended to reduce the Project's impact on the environment to less than significant is contained in the MND and incorporated into the Project's Mitigation and Monitoring and Reporting Program (Exhibit B). The mitigation measures include the following topics: Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, Tribal Cultural Resources and Wildfire.

PUBLIC COMMENTS

On May 30, 2022, a Project Notice announcing the project was mailed to the eight (8) surrounding property owners within 300 feet of the Project site, as required by Section 85.03.080 of the Development Code. No public comments were received.

NOTICE OF HEARING

On February 20, 2026, a Notice of Hearing was mailed to the eight (8) surrounding property owners within 300 feet of the Project site, as required by Section 86.07.020 of the Development Code. As of the publication of this report, no public comments have been received.

RECOMMENDATION

That the Planning Commission take the following actions:

- 1) **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (EXHIBITS A and B);
- 2) **ADOPT** the Findings in support of the Conditional Use Permit (EXHIBIT C);
- 3) **APPROVE** the Conditional Use Permit for the establishment and operation of a campground comprised of four (4) campsites on 2.39 acres, subject to the recommended Conditions of Approval (EXHIBIT D); and
- 4) **DIRECT** the Land Use Services Department staff to file the Notice of Determination in accordance with the California Environmental Quality Act.

ATTACHMENTS:

- EXHIBIT A: Mitigated Negative Declaration, link:
[Joshua-Tree-Camp-GEO-086-IS-MND-ver10-FINAL.pdf](#)
- EXHIBIT B: Mitigation Monitoring and Reporting Program
- EXHIBIT C: Findings for Conditional Use Permit
- EXHIBIT D: Conditions of Approval
- EXHIBIT E: Project Plans
- EXHIBIT F: Affidavit – Applicant/Representative Accepting all of the Conditions of Approval

EXHIBIT A

EXHIBIT A

Mitigated Negative Declaration,
link:[Joshua-Tree-Camp-GEO-086-IS-MND-ver10-FINAL.pdf](#)

EXHIBIT B

**Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration
Joshua Tree Camp Site Project – Conditional Use Permit
(PROJ-2022-00040)**

Prepared by:



County of San Bernardino, Land Use Services Department

385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
Contact: Oliver Mujica, Contract Planner III

MARCH 2026

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Joshua Tree Camp Site Project prior to and after construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, entity responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

County of San Bernardino
385 N. Arrowhead Avenue, First Floor
San Bernardino, California 92415

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<i>Air Quality</i>				
<p>AQ-1 Fugitive Dust Control. The following measures shall be incorporated into Project plans and specifications for implementation:</p> <ul style="list-style-type: none"> • Apply soil stabilizers or moisten inactive areas. • Water exposed surfaces to avoid visible dust leaving the construction site (at least 2-3 times/day). • Cover any stock piles with tarps at the end of each day and as needed during the construction day. • Provide water spray during loading and unloading of earthen materials. • Require the contractor to minimize in-out traffic from construction zone to the extent feasible, and enforce a speed limit of 10 MPH on site to avoid dust migration from the site. 	<p>This measure shall be included in the construction contract and implemented during construction activities.</p>	<p>Construction contractor and project developer</p>	<p>County of San Bernardino</p>	
<p>AQ-2 Exhaust Emissions Control. The following measures shall be incorporated into Project plans and specifications for implementation:</p> <ul style="list-style-type: none"> • Utilize off-road construction equipment that has met or exceeded the maker's recommendations for vehicle/equipment maintenance schedule. • Contactors shall utilize Tier 3 or better heavy equipment. • Enforce 5-minute idling limits for both on-road trucks and off-road equipment. 	<p>This measure shall be included in the construction contract and implemented during construction activities.</p>	<p>Construction contractor and project developer</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>AQ-3 Utilize only Energy Star heating, cooling, lighting devices, and appliances, where applicable.</p>	<p>This measure shall be included in the construction contract and implemented during installation of appliances and equipment in the structures.</p>	<p>Construction contractor and project developer</p>	<p>County of San Bernardino</p>	
Biological Resources				
<p>BIO-1 A qualified biologist shall develop a Worker Environmental Awareness Program (WEAP) that shall include information on general and special status species, including but not limited to western Joshua tree (<i>Yucca brevifolia</i>), burrowing owl (<i>Athene cunicularia</i>), and desert tortoise (<i>Gopherus agassizii</i>) within the project area, identification of these species and their habitats, current conservation status, techniques and mitigation measures that shall be being implemented during construction to avoid impacts to species, such as western Joshua tree, burrowing owl, desert tortoise, consequences of killing or injuring an individual of a listed species, and reporting procedures when encountering listed or sensitive species.</p> <p>Mitigation for western Joshua tree shall proceed as follows:</p> <ol style="list-style-type: none"> 1. The limits of disturbance or construction envelope shall be carried out at least 50 feet from the nearest for western Joshua tree (WJT) canopy, and shall not encroach upon any WJT or WJT seedlings. The biological monitor who shall be present for all project activities, as required by MM BIO-6, shall ensure that the 50-foot buffer is maintained for the duration of construction. 2. If the limits of disturbance or construction envelope cannot be carried out at least 50 feet from the nearest 	<p>The WEAP shall be compiled prior to ground disturbance and implemented during construction</p> <p>Joshua tree mitigation shall be implemented if any Joshua trees will be impacted by project development and shall be implemented prior to adversely impacting any Joshua trees</p> <p>Worker education shall be completed by all construction personnel at the site prior to initiating work at the site</p>	<p>Construction contractor, project developer, and qualified biologist</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>for WJT canopy, the County shall retain the services of a Desert Native Plant Specialist to attest to and confirm avoidance of the WJT. The specialist’s report may specify protective measures to ensure that the proposed grading/construction will avoid any impact constituting a take of any WJT. The biological monitor who shall be present for all project activities, as required by MM BIO-6, shall ensure that the protective measures identified in the specialist’s report are adhered to for the duration of construction.</p> <p>3. If the provisions of items 1 and 2 cannot be met, the project may be redesigned to avoid impact to the WJT, only where the design falls within the of construction limits and area described or depicted in the March 2022 IS/MND, or the County must obtain an Incidental Take Permit (ITP) from the California Department of Fish and Wildlife before the project can proceed.</p> <ul style="list-style-type: none"> • Permanent protection and perpetual management of compensatory habitat is necessary and required pursuant to CESA to fully mitigate Project-related impacts of the taking of CESA-listed species. The ITP shall specify the mitigation necessary to protect WJT and compensate for loss of or impacts to this species. <p>MMs BIO-2 through BIO-7 address potential impacts to burrowing owl, desert tortoise, and nesting birds.</p> <p>Construction crews, foremen, and other personnel potentially working on site will attend this education program and place their name on a sign-in sheet. This briefing shall include provisions of any requirements required for the project. The contractor shall implement Worker Environmental Awareness Program (WEAP) training on the first day of work and periodically throughout construction as needed.</p>				

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>The Project, site facilities, equipment staging areas, and excavated soil stockpiles shall be placed outside of Fish and Game Code section 1602 resources, including stream channels and associated floodplain areas. Buffer areas shall be identified, and exclusion fencing shall be used to protect Fish and Game Code section 1602 resources and to prevent unauthorized vehicles or equipment from entering or otherwise disturbing Fish and Game Code section 1602 resources. Equipment shall use existing roadways or new roads, outside of Fish and Game Code section 1602 resources.</p>				
<p>BIO-2 Preconstruction surveys for Desert Tortoise shall be conducted no more than 48 hours prior to initiation of Project activities and after any pause in Project activities lasting 30 days or more. Desert tortoise pre-construction surveys shall be conducted in accordance with the U.S. Fish and Wildlife Service 2019 desert tortoise survey methodology; if the biologist detects a desert tortoise, the biologist or applicant will contact the U.S. Fish and Wildlife Service and California Department of Fish and Wildlife immediately. If the survey confirms presence of desert tortoise, the biologist will make a determination regarding tortoise mitigation: (1) if a biological monitor should be present at the site during all clearing and grubbing activities above grade; (2) if desert tortoise fencing needs to be installed around the perimeter of the construction work zone; or (3) if no further action is required. The biologist/monitor should remain on-call during construction activities to respond to a circumstance where a desert tortoise wanders into the construction area. If complete avoidance cannot be achieved, the County shall obtain an ITP first from the USFWS and also a CESA ITP from the CDFW under Fish and Game Code section 2081.</p>	<p>Preconstruction surveys for tortoise shall be completed no more than 48 hours prior to initiating construction at the project site</p> <p>Measures to be implemented if the site is occupied by a tortoise shall be implemented prior to initiating ground disturbance</p>	<p>Project developer and qualified biologist</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>BIO-3 Preconstruction presence/absence surveys for burrowing owl (BUOW) shall be conducted no less than 14 days prior to initiation of any onsite ground disturbing activity by a qualified biologist. The burrowing owl surveys shall be conducted pursuant to the recommendations and guidelines established by the California Department of Fish and Wildlife in the “California Department of Fish and Wildlife 2012 Staff Report on Burrowing Owl Mitigation.” In the event this species and sign thereof is not identified within the Project limits, no further mitigation is required, and a letter shall be prepared by the qualified biologist documenting the results of the survey. The letter shall be submitted to CDFW prior to commencement of Project activities. If during the preconstruction survey, the burrowing owl and sign thereof is found onsite, Mitigation Measure BIO-5 shall be required.</p>	<p>Preconstruction surveys for BUOW shall be completed no less than 14 days prior to initiating construction at the project site</p>	<p>Project developer and qualified biologist</p>	<p>County of San Bernardino</p>	
<p>BIO-4 If burrowing owls are identified during the pre-construction presence/absence survey period detailed in MM BIO-4, CDFW shall be notified immediately and the applicant shall take the following actions to offset impacts prior to ground disturbance:</p> <p>Active nests within the areas scheduled for disturbance or degradation shall be avoided by establishing and flagging avoidance buffers according to the 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012) until fledging has occurred and/or juvenile owls are no longer dependent on the burrows, as confirmed by a qualified biologist. Following fledging and confirmation that juvenile owls are no longer dependent on the burrows, owls may be passively relocated by a qualified biologist, as described below.</p> <p>If impacts on occupied burrows are unavoidable, onsite passive relocation techniques may be used if approved</p>	<p>Measures to be implemented if the site is occupied by a BUOW shall be implemented prior to initiating and during ground disturbance</p>	<p>Project developer and qualified biologist</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>by the CDFW to encourage owls to move to alternative burrows provided by the Applicant outside of the impact area. Passive relocation shall only be implemented if a qualified biologist has determined that there are no nesting owls and/or juvenile owls are no longer dependent on the burrows.</p> <p>If relocation of the owls is approved for the site by CDFW, CDFW shall require the Applicant to hire a qualified biologist to prepare a plan for relocating the owls to a suitable site and conduct an impact assessment. A qualified biologist shall prepare and submit a passive relocation program in accordance with Appendix E (i.e., Example Components for Burrowing Owl Artificial Burrow and Exclusion Plans) of the 2012 Staff Report on Burrowing Owl Mitigation (CDFG 2012) to the CDFW for review/approval prior to the commencement of disturbance activities onsite.</p> <p>The relocation plan must include all of the following and as indicated in Appendix E:</p> <ul style="list-style-type: none"> • The location of the nest and owls proposed for relocation. • The location of the proposed relocation site. • Land owner approval to relocate owls to the relocation site. • The number of owls involved and the time of year when the relocation is proposed to take place. • The name and credentials of the biologist who will be retained to supervise the relocation. • The proposed method of capture and transport for the owls to the new site. • A description of site preparation at the relocation site (e.g., enhancement of existing burrows, creation of artificial burrows, one-time or long-term vegetation control). 				

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>The applicant shall conduct an impact assessment, in accordance with the Staff Report on Burrowing Owl Mitigation prior to commencing Project activities to determine appropriate mitigation, including the acquisition and conservation of occupied replacement habitat at no less than a 2:1 ratio.</p> <p>Prior to passive relocation, suitable replacement burrows site(s) shall be provided at a ratio of 2:1 and permanent conservation and management of burrowing owl habitat such that the habitat acreage, number of burrows and burrowing owl impacts are replaced consistent with the Staff Report on Burrowing Owl Mitigation including its Appendix A within designated adjacent conserved lands identified through coordination with CDFW and the Applicant. A qualified biologist shall confirm the natural or artificial burrows on the conservation lands are suitable for use by the owls. Monitoring and management of the replacement burrow site(s) shall be conducted and a reporting plan shall be prepared. The objective shall be to manage the replacement burrow sites for the benefit of burrowing owls (e.g., minimizing weed cover), with the specific goal of maintaining the functionality of the burrows for a minimum of 2 years.</p> <p>A final letter report shall be prepared by the qualified biologist documenting the results of the passive relocation. The letter shall be submitted to CDFW.</p>				
<p>BIO-5 Burrowing owl, along with desert tortoise, western Joshua tree, and other sensitive species that may occur on the Project site shall be covered in the WEAP that all construction crews, foremen, and other project personnel potentially working on site shall attend prior to the first day of work.</p>	<p>WEAP education training shall be presented to all employees entering the project site prior to authorized entry</p>	<p>Construction contractor, project developer, and qualified biologist</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<p>BIO-6 All Project activities on-site shall be conducted outside of the nesting bird season (generally, raptor nesting season is January 1 through September 15; and passerine bird nesting season is February 1 through September 1) to the maximum extent feasible. If Project activities begin outside of nesting season, a pre-construction survey shall be performed by a qualified biologist to verify the absence of nesting birds. A qualified biologist shall conduct the pre-activity survey within the Project footprint (including access routes) and a 300-foot buffer surrounding the Project area, no more than two hours prior to initiating Project activities.</p> <p>If Project activities begin during the nesting bird season (generally, raptor nesting season is January 1 through September 15; and passerine bird nesting season is February 1 through September 1), nesting bird surveys shall be conducted by a qualified avian biologist no more than three (3) days prior to Project initiation. Preconstruction surveys shall focus on both direct and indirect evidence of nesting, including nest locations and nesting behavior. The qualified avian biologist will make every effort to avoid potential nest predation as a result of survey and monitoring efforts. If active nests containing eggs or young are found during the pre-construction nesting bird surveys, a qualified biologist shall establish an appropriate nest buffer to be marked on the ground and discussed in the WEAP. Nest buffers are species-specific and shall be at least 100 feet for passerines and 300 feet for raptors. A smaller or larger buffer may be determined by the qualified biologist familiar with the nesting phenology of the nesting species and based on nest and buffer monitoring results. Established buffers shall remain on site until a qualified biologist determines the young have fledged or the nest is no longer active. Active nests and adequacy of the established buffer distance shall be</p>	<p>Construction shall occur between September 16 and January 1, or the survey and avoidance protocols to avoid nesting birds shall be implemented during bird nesting periods</p>	<p>Construction contractor, project developer, and qualified biologist</p>	<p>County of San Bernardino</p>	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
monitored daily by the qualified biologist until the qualified biologist has determined the young have fledged or the Project has been completed. The qualified biologist has the authority to stop work if nesting pairs exhibit signs of disturbance.				
Cultural Resources				
CUL-1 Should any cultural resources be encountered during construction of these facilities, earthmoving or grading activities in the immediate area of the finds shall be halted and an onsite inspection shall be performed immediately by a qualified archaeologist. Responsibility for making this determination shall be with the County. The archaeological professional shall assess the find, determine its significance, notify any Tribes of interest, and make recommendations for appropriate management measures within the guidelines of the California Environmental Quality Act.	This measure shall be included in the construction contract and implemented during construction activities.	Construction contractor, project developer, and qualified archaeologist.	County of San Bernardino	
Geology and Soils				
GEO-1 The Applicant shall retain the services of a Qualified Paleontologist meeting the standards of SVP (2010). The Qualified Paleontologist shall monitor ground disturbing activities for the duration of ground disturbing activities. The monitor shall have authority to temporarily divert construction activity away from exposed fossils to evaluate the significance of the find and, should the fossils be determined to be significant, professionally and efficiently recover the fossil specimens and collect associated data. Paleontological monitors shall use field data forms to record pertinent location and geologic data, measure stratigraphic sections (if applicable), and collect appropriate sediment samples from any fossil localities. In the event of fossil discovery, the provision of County's General Plan EIR mitigation measure GEO-1 shall be implemented and adhered to.	This measure shall be included in the construction contract and implemented during construction activities.	Construction contractor, project developer, and qualified paleontologist.	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
Hydrology and Water Quality				
HYD-1 The project must implement a design that perpetuates the existing flood plain. This can be accomplished using either of the following design concepts: <ul style="list-style-type: none"> Design a footing/crawl space design as shown on Figure 3A of Appendix 4. Install the geo-dome units outside the floodplain as shown on Figure 3B of Appendix 4. 	This measure shall be implemented prior to approval of the project by the County	Project developer	County of San Bernardino	
Noise				
NOI-1 All construction vehicles and fixed or mobile equipment shall be equipped with operating and maintained mufflers.	This measure shall be included in the construction contract and implemented during construction activities.	Construction contractor and project developer	County of San Bernardino	
NOI-2 All employees that will be exposed to noise levels greater than 75 dB over an 8-hour period shall be provided adequate hearing protection devices to ensure no hearing damage will result from construction activities.	This measure shall be included in the construction contract and implemented during construction activities.	Construction contractor and project developer	County of San Bernardino	
NOI-3 No construction activities shall occur during the hours of 7 PM through 7 AM, Monday through Friday and 9 AM to 6 PM on Saturday; at no time shall construction activities occur on Sundays or holidays, unless a declared emergency exists.	This measure shall be included in the construction contract and implemented during construction activities.	Construction contractor and project developer	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
NOI-4 Equipment not in use for five minutes shall be shut off.	This measure shall be included in the construction contract and implemented during construction activities.	Construction contractor and project developer	County of San Bernardino	
NOI-5 Equipment shall be maintained and operated such that loads are secured from rattling or banging.	This measure shall be included in the construction contract and implemented during construction activities.	Construction contractor and project developer	County of San Bernardino	
NOI-6 Construction employees shall be trained in the proper operation and use of equipment consistent with these mitigation measures, including no unnecessary revving of equipment.	This measure shall be included in the construction contract and implemented during construction activities.	Construction contractor and project developer	County of San Bernardino	
Wildfire				
WF-1 During site clearing within the project site when any electrical construction equipment is in use, the construction crew shall have fire prevention equipment (such as fire extinguishers, emergency sand bags, etc.) to put out any accidental fires that could occur from the use of electrical construction/maintenance equipment.	This measure shall be included in the construction contract and implemented during construction activities.	Construction contractor and project developer	County of San Bernardino	

EXHIBIT C

FINDINGS: CONDITIONAL USE PERMIT. Conditional Use Permit for the establishment and operation of a campground comprised of four (4) campsites (Project) on 2.39 acres (Project site). The following are the required findings per the San Bernardino County Development Code (Development Code) Section 85.06.040 and supporting facts for approval of the Conditional Use Permits:

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.**

The Project is adequate in terms of shape and size to accommodate the required landscape standards, structure setbacks, and necessary on-site and off-site improvements. A flood plain exists within the lower southwestern portion of the Project site. Therefore, the proposed campsites have been placed within the northeastern portion of the Project site outside of the existing flood plain area. The Project plans have been reviewed and accepted by the Land Use Services Department's Building and Safety, Geology, and Land Development Divisions, and the Environmental Health Services, and Public Works (Flood Control, Traffic and Solid Waste Management) Departments and the San Bernardino County Fire Protection District. The proposed Project has been conditioned to provide adequate provisions to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The Project in size is also able to accommodate adequate on-site circulation. The Project meets the parking, landscaping, circulation, access, and setbacks pursuant to the requirements of the Development Code.

- 2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.**

A new commercial driveway will be constructed on Stonehill Avenue to provide access onto the Project site. Additionally, a paved access road will be constructed within a forty (40) foot right-of-way along Moonlight Mesa Street between Stonehill Avenue and Border Avenue, and from Moonlight Mesa Street to the Project site (See Figure 6 of Staff Report). These improvements along with the on-site circulation drive aisles meet the Development Code and San Bernardino County Fire Protection District standards. The Project's site plan has also been reviewed by the County's Land Use Services and Public Works Departments.

- 3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.**

The Project has been designed to comply with all applicable performance standards of the Development Code, including noise, light, and glare. The Conditions of Approval for the Project will ensure that the use will not become a nuisance or have a substantial adverse effect on abutting properties nor with the structures or use interfere with the present or future ability to use solar energy systems.

- 4. The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan and any applicable community or specific plan.**

Based on the evidence contained in the Project's supporting documents, the Conditional Use Permit is internally consistent with and will further the goals and policies of the Countywide Plan, Policy Plan (General Plan) including, but not limited to, the findings below:

Policy LU-2.1 Compatibility with Existing Uses

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Consistency: Considering the site design and development features for the campground is consistent with the Development Code, along with implementing the Conditions of Approval, the Project minimizes negative impacts on the surrounding land uses and adjacent neighborhoods.

Policy LU-2.4 Land Use Map Consistency.

We consider the proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Consistency: The development of the Project conforms with the performance standards that are identified in the Development Code. The campground is an allowed use within the Rural Living (RL) zoning district subject to the approval of a

Conditional Use Permit. Additionally, the Project site plan identifies compliance with the Development Code.

Policy LU-4.5 Community identity.

We require that new development be consistent with and reinforce the physical and historical character and identity of our unincorporated communities, as described in Table LU-3 and in the values section of Community Action Guides. In addition, we consider the aspirations section of Community Action Guides in our review of new development.

Consistency: The Project site is located within Joshua Tree. Table LU-3 of the General Plan identifies key characteristics and features of Desert Village Communities like Joshua Tree to include, but not limited to, a rural context with clusters of housing in proximity to commercial development and public facilities, and larger lots farther from the commercial core; abundant views of open spaces, natural features, and dark skies especially outside of clustered development; and small businesses that serve local residents and visitors, compatible with the natural environment and surrounding uses. As detailed above and in the Staff Report, the Project is proposed on a site that is consistent with the existing Rural Living Land Use Category designation and authorized with a conditional use permit. The Project site will maintain the rural lifestyle characteristics of the area, while also providing support to the community's local economy and tourists through its various lodging accommodations. The Project also reinforces the values as stated in the Joshua Tree Community Action Guide, including, but not limited to, valuing the natural beauty of the surrounding desert environment, dark skies, and providing a diverse local business that make the community vibrant and unique. The design of the Project aims to harmonize with the natural landscape of the area. The objective is to preserve and safeguard the natural beauty of the region while establishing a space where individuals can appreciate and better understand the unique qualities of this environment. All design and operational decisions are guided by a commitment to environmental stewardship and respect for the surrounding landscape. All exterior lighting for the Project is intentionally designed to be low-intensity, warm-toned, and minimal in brightness. Lighting management is used solely for safety and wayfinding and is carefully controlled to avoid light spill, glare, or illumination beyond immediate use areas. Fixtures are downward-directed and shielded to reduce light pollution and preserve dark-sky conditions. Bright floodlights, pole lighting, or continuously illuminated fixtures are not used. After quiet hours begin, exterior lighting is further reduced to maintain a calm nighttime environment and preserve the integrity of the surrounding natural landscape.

- 5. There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels.**

The applicant will be required to provide access onto the Project site with the construction of a paved access road within a forty (40) foot right-of-way along Moonlight Mesa Street between Stonehill Avenue and Border Avenue, and from

Moonlight Mesa Street to the Project site. Adequate water service from the Joshua Basin Water District, septic service will be regulated by the San Bernardino County Environmental Health Services Department, and continue to provide adequate utilities to the property in accordance with the Conditions of Approval.

- 6. The lawful conditions stated in the approval are deemed reasonable and necessary to protect the public health, safety and general welfare.**

The Conditions of Approval ensure the appropriate intended use of the Project, and will ensure that the overall public health, safety, and general welfare are not impacted by the Project.

- 7. The design of the Project site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.**

The orientation and design of the Project includes adequate building setbacks and the future ability to construct rooftop solar facilities.

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Section 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to the requirements of the California Environmental Quality Act (CEQA), CEQA Guidelines and the San Bernardino County Environmental Review Guidelines, the above-referenced Project has been determined through the preparation of an initial study to not have a significant adverse impact on the environment with the implementation of all the required mitigation measures. A Mitigated Negative Declaration (MND) is adopted and a Notice of Determination will be filed in accordance with CEQA. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

END OF FINDINGS

EXHIBIT D



Conditions of Approval

Record:	PROJ-2022-00040	System Date:	03/05/2026
Record Type:	Project Application	Primary APN:	0631283070000
Record Status:	Decision Pending	Application Name:	CONDITIONAL USE PERMIT
Effective Date:		Expiration Date:	

Description: A Conditional Use Permit for the establishment and operation of the Joshua Tree Campground Project comprised of four (4) campsites containing approximately 1,800 square feet each on 2.39 acres.

This document does not signify project approval.

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

ON-GOING

Land Use Services - Planning

- Project Approval Description (CUP/MUP)** - Status: Outstanding
 This Conditional Use Permit is conditionally approved to develop and operate a campground comprised of four (4) camp sites which each provides an 1,800-square foot private camp area, 400-square foot geo-dome, enclosed restroom, wood decking, fire pit, jacuzzi, parking spaces, and refuse container on a 2.39 acre site, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

Operational Conditions:

- a. The Project site will not host events, group gatherings, weddings, or parties at any time.
- b. The Project will operate exclusively by advance reservation and with an executed agreement. There is no walk-in access and no late-night arrivals. Quiet hours are strictly enforced daily from 9:00 p.m. to 8:00 a.m. During quiet hours, outdoor activity is not permitted. Music or amplified sound is prohibited. Use of the fire pit is limited to early evening hours and is turned off at the start of quiet hours. After quiet hours begin, exterior lighting shall be reduced to maintain a calm nighttime environment and preserve the integrity of the surrounding natural landscape.

Project Location - Status: Outstanding

The Project site is located at 2082 Stonehill Avenue.

3 **Revisions** - Status: Outstanding

Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

4 **Indemnification** - Status: Outstanding

In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

5 **Additional Permits** - Status: Outstanding

The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: b. STATE: c. COUNTY: d. LOCAL:

6 Expiration - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

7 Continuous Effect/Revocation - Status: Outstanding

All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

8 Extension of Time - Status: Outstanding

Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

9 Project Account - Status: Outstanding

The Project account number is PROJ-2022-00040. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

10 Development Impact Fees - Status: Outstanding

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

11 Performance Standards - Status: Outstanding

The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.

12 Continuous Maintenance - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

13 Clear Sight Triangle - Status: Outstanding

Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic

14 Lighting - Status: Outstanding

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

15 Construction Hours - Status: Outstanding

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

16 **Construction Noise** - Status: Outstanding

The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

17 **Cultural Resources** - Status: Outstanding

During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

Public Health– Environmental Health Services

18 **Noise Levels** - Status: Outstanding

Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

19 **OWTS Maintenance** - Status: Outstanding

The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.

20 **Refuse Storage and Disposal** - Status: Outstanding

All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

Public Works - Traffic

21 **Back Out Into Public Roadways** - Status: Outstanding

Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

INFORMATIONAL

County Fire - Community Safety

22 **Additional Requirements** - Status: Outstanding

In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. 1. Plans will need to be submitted to the State (HCD) for approval. 2. Fire will not require paved access for campgrounds that do not propose a communal use building (exceptions are bathrooms). This proposal is for a four-lot campground and not proposed communal use buildings

23 F01 Jurisdiction - Status: Outstanding

The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.

24 F04 Fire Permit Expiration - Status: Outstanding

Construction permits shall automatically expire and become invalid unless the work authorized such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the permit may be made in writing PRIOR TO the expiration date justifying the reason that the permit should be extended.

25 F08 Fire Safety Overlay - Status: Outstanding

The County General Plan designates this property as being within the Fire Safety Review Area. All construction shall adhere to all applicable standards and requirements of the Fire Safety Review Area as adopted in the San Bernardino County Development Code.

26 F70 Additional Requirements - Status: Outstanding

In addition to the Fire requirements stated herein, other onsite and off-site improvements may be required which cannot be determined at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office. 1. A public Fire Hydrant will need to be within 300' of the proposed facility, if not one will need to be installed per Standard W-2

27 F71 Proposal Changes - Status: Outstanding

Any changes to this proposal shall require new Fire Department condition letter.

Land Use Services - Building and Safety**28 Organized Camps and Special Occupancy Parks** - Status: Outstanding

Organized Camps and Special Occupancy Parks (RV Parks, campgrounds, etc.) are under the jurisdiction of California Housing and Community Development (HCD) [CCHSC 18862.23]. Please contact CA HCD – Riverside District Office at (951)782-4431 for information.

Land Use Services - Land Development**29 Additional Drainage Requirements** - Status: Outstanding

In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

30 Erosion Control Installation - Status: Outstanding

Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

31 Natural Drainage - Status: Outstanding

The natural drainage courses traversing the site shall not be occupied or obstructed.

32 Project Specific Conditions - Status: Outstanding

Joshua Trees. Any land disturbance shall be kept at least 50 feet away from any Joshua tree in order for the design to be acceptable. If the proposed land disturbance is within 50 feet of a Joshua tree, then the applicant will need to submit a survey by a licensed arborist to verify that the proposed design will not detrimentally effect the tree. For all applications, plot plans must show the location of all Joshua trees on a parcel. <http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/IB-0016.pdf>

33 Project Specific Conditions - Status: Outstanding

FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C8135H dated 08/28/2008. Flood hazards are undetermined in this area, but they are still possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.

34 Tributary Drainage - Status: Outstanding

Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed.

Public Works - Solid Waste Management**35 Franchise Hauler Service Area** - Status: Outstanding

This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste and Recycling).

36 Mandatory Trash, Organic Waste, and Recycling Service - Status: Outstanding

This property falls within a Uniform Handling Service area and is subject to California Senate Bill (SB) 1383. All owners of a dwelling or a commercial or industrial unit within the uniform handling area shall, upon notice thereof, be required to accept uniform handling service from the grantee holding a franchise agreement for trash, recycling, and organic waste (includes green waste and food waste) collection services and pay the rates of such services; or apply to the County for a self-haul exemption from uniform handling service. This requirement is a stipulation of County Code Title 4, Division 6, Chapter 5.

37 Recycling Storage Capacity - Status: Outstanding

The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of California Assembly Bill (AB) 2176.

PRIOR TO LAND DISTURBANCE

Land Use Services - Planning

38 **Air Quality** - Status: Outstanding

Although the Project does not exceed Mojave Desert Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the Project area is in non-attainment status for ozone and suspended particulates [PM10 and PM2.5 (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures.

Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures: a. The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities. 1. The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday. 2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion. 3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour. b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NOX and PM10 levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements: 1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel. 2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

39 **Diesel Regulations** - Status: Outstanding

The operator shall comply with all existing and future California Air Resources Board and Mojave Desert Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. Mojave Desert Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

40 GHG - Construction Standards - Status: Outstanding

The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following: a) Implement the approved Coating Restriction Plans. b) Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment. c) Grading contractor shall provide and implement the following when possible: - training operators to use equipment more efficiently. - identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions. - replacing older, less fuel-efficient equipment with newer models. - use GPS for grading to maximize efficiency. d) Grading plans shall include the following statements: - "All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration." - "All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes." e) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways. f) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures. g) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.

41 Mitigation Measures - Status: Outstanding

Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to grading permit issuance.

42 Joshua Tree Relocation Plan - Status: Outstanding

The developer shall submit and have approved by the Planning Division a relocation plan for Joshua Trees within the developed site area. The relocation plan shall be accompanied with certification from a certified arborist, registered professional forester or a Desert Native Plant Expert that the proposed tree removal, replacement, or revegetation activities are appropriate, supportive of a healthy environment, and are in compliance with Chapter 88.01 of the San Bernardino County Development Code. The certification shall include the information in compliance with Department procedures. Transplantation onsite shall be the primary method of addressing a Joshua Tree removals from the subject property

Land Use Services - Land Development**43 Drainage Easements** - Status: Outstanding

Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities, and/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.

44 Drainage Improvements - Status: Outstanding

A Registered Civil Engineer (RCE) shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site 100-year drainage flows around and through the site in a safety manner that will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

45 Grading Plans - Status: Outstanding

Grading and erosion control plans shall be submitted for review and approval obtained prior to construction. All drainage improvements shall be shown on the grading plans according to the approved final drainage study. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

46 NPDES Permit - Status: Outstanding

An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov

47 On-site Drainage Easement - Status: Outstanding

On-site flows shall be directed within a drainage easement.

48 On-site Flows - Status: Outstanding

On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

49 Regional Board Permit - Status: Outstanding

Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

50 Streambed Alteration Agreement - Status: Outstanding

California Department of Fish and Wildlife (CDFW) must be notified per Fish and Game Code (FGC) §1602. A streambed alteration agreement shall be provided prior to Grading permit issuance. Link to CDFW website at: <https://www.wildlife.ca.gov/Conservation/LSA>.

Public Health– Environmental Health Services

51 Vector Control Requirement - Status: Outstanding

The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

Public Works - Surveyor

52 Corner Records Required Before Grading - Status: Outstanding

Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances: a. Monuments set to mark property lines or corners; b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel; c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.

53 **Monument Disturbed by Grading** - Status: Outstanding

If any activity on this project will disturb ANY land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying PRIOR to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor pursuant to Section 8771(b) Business and Professions Code.

PRIOR TO BUILDING PERMIT ISSUANCE

Land Use Services - Planning

54 **Architecture** - Status: Outstanding

Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.

55 **Lighting Plans** - Status: Outstanding

The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.

County Fire - Community Safety

56 **F10 Combustible Protection** - Status: Outstanding

Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.

57 **F19 Surface** - Status: Outstanding

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.

58 **F21 Turnaround** - Status: Outstanding

An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the Fire Safety Overlay District cul-de-sac length shall not exceed three hundred fifty (350) feet.

59 **F27 Water System** - Status: Outstanding

Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using California Fire Code. The Fire Flow for this project shall be: 1500 GPM for a 2 hour duration at 20 psi residual operating pressure.

60 **F33 Water System Certification** - Status: Outstanding

The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site

Public Health– Environmental Health Services

61 **Existing Wells** - Status: Outstanding

If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

62 **New OWTS** - Status: Outstanding

If sewer connection and/or service are unavailable, onsite wastewater treatment system(s) may then be allowed under the following conditions: a. A soil percolation report shall be submitted to EHS for review and approval. For information, please contact the Wastewater Section at (800) 442-2283. b. An Alternative Treatment System, if applicable, shall be required.

63 **Sewage Disposal** - Status: Outstanding

Method of sewage disposal shall be an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).

64 **Swimming Pool Plan Check Required** - Status: Outstanding

Plans for swimming pools and associated restroom facilities shall be reviewed and approved by EHS. For information, call EHS Plan Check at: (800) 442-2283.

65 **Water Purveyor** - Status: Outstanding

Water purveyor shall be Joshua Basin CWD or EHS approved.

66 **Water Service Verification Letter** - Status: Outstanding

Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.

PRIOR TO OCCUPANCY

Land Use Services - Planning

67 **Fees Paid** - Status: Outstanding

Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2022-00040.

68 **Installation of Improvements** - Status: Outstanding

All required on-site improvements shall be installed per approved plans.

- 69 **Mitigation Measures** - Status: Outstanding
Please see Mitigation Monitoring and Reporting Program for mitigation measures to be completed prior to occupancy permit issuance
- 70 **Shield Lights** - Status: Outstanding
Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
- 71 **Condition Compliance** - Status: Outstanding
Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.
- 72 **GHG - Installation/Implementation Standards** - Status: Outstanding
The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following: a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent. b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting. c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

County Fire - Community Safety

- 73 **F06 Inspection by Fire Department** - Status: Outstanding
Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

Land Use Services - Land Development

- 74 **Drainage Improvements** - Status: Outstanding
All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans.

Public Health– Environmental Health Services

- 75 **New Recreational Health Permit** - Status: Outstanding
A Recreational Health annual permit for public swimming pool, spa or bathing place shall be required. For information, contact EHS at: (800) 442-2283.

PRIOR TO RECORDATION

County Fire - Community Safety

76 F16 Access - Status: Outstanding

The development shall have a minimum of one point of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. b. Multi-Story Road Access Width. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.

PRIOR TO FINAL INSPECTION

County Fire - Community Safety

77 F11 Combustible Vegetation - Status: Outstanding

Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586

78 F53 Residential Addressing - Status: Outstanding

The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (1/2) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is one hundred (100) feet or more from the roadway, the street address shall be displayed at the property entrances with numbers that are a minimum of four (4) inches in height and one half (1/2) inch stroke.

79 F57 Spark Arrestor - Status: Outstanding

An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the California Fire Code.

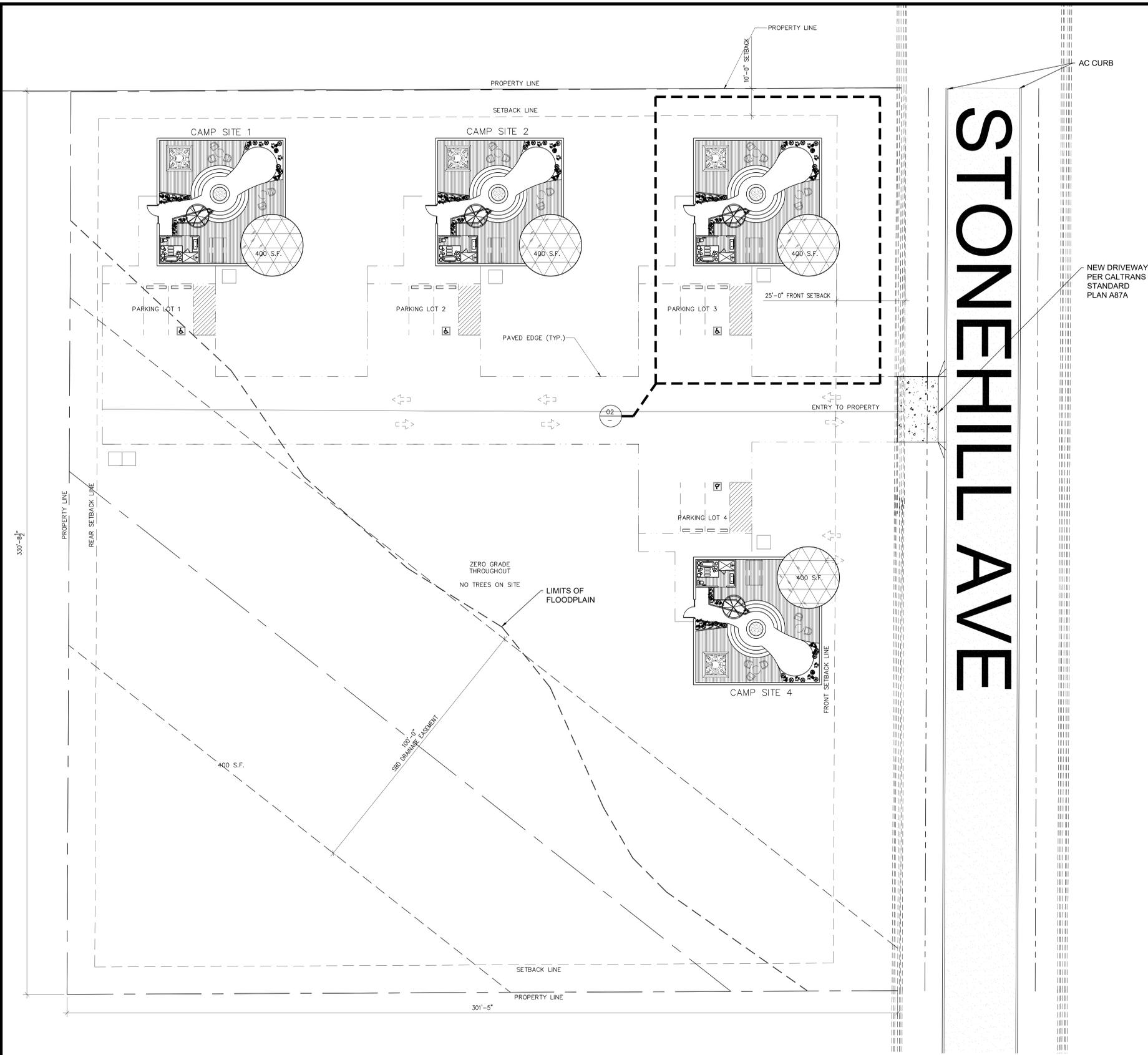
For additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400

(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://ehs.sbcounty.gov/	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

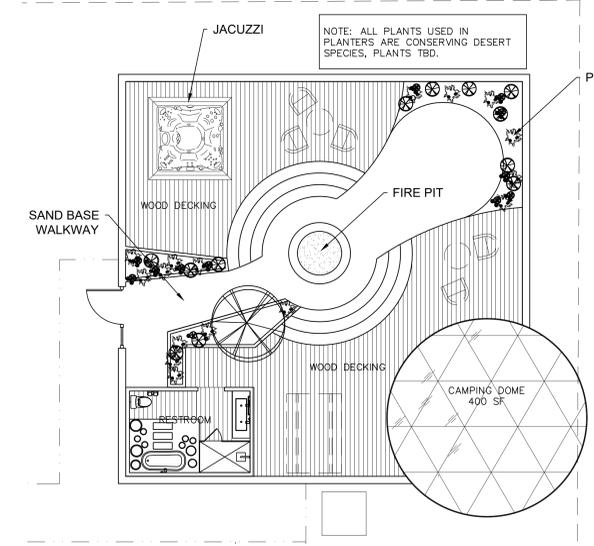
End of Conditions of Approval

EXHIBIT E



STONEHILL AVE

ENLARGED SITE PLAN (FOR REF ONLY) | 01 | 1/16"=1'-0"



ENLARGED CAMP SITE | 02 | 1/8"=1'-0"

OFFICIAL USE ONLY

author

IGNISIO STUDIOS
15141 Woodlawn Ave
Tustin, CA 92718
phone: 657.231.6247

owner

project info

JOSHUA TREE CAMPSITE
2082 STONEHILL AVE, JOSHUA TREE, CA 92252

JCS-001

issue dates

submission:	XX/XXXX
permit:	XXXXXX
bid:	XXXXXX
revisions:	
X	XXXX XX-XX-XX

designed by: PH
checked by: DT

seal

sheet info

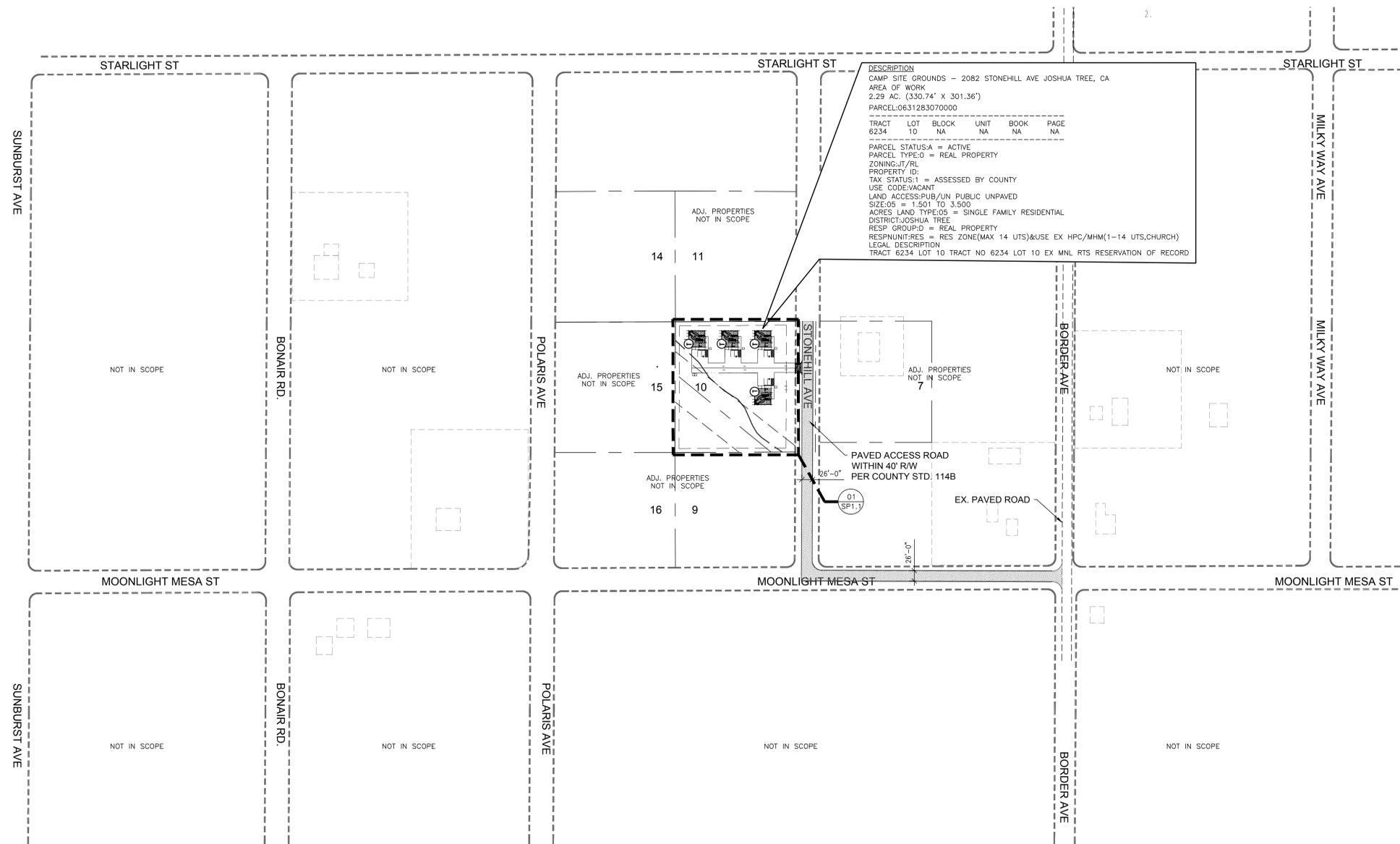
ENLARGED SITE PLAN (FOR REF. ONLY)
SP1.1

IGNISIO STUDIOS EXPRESSLY RESERVES HIS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO A THIRD PARTY WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION AND CONSENT OF IGNISIO STUDIOS. IN THE EVENT OF UNAUTHORIZED REUSE OF THESE PLANS BY A THIRD PARTY, THE THIRD PARTY SHALL HOLD IGNISIO STUDIOS HARMLESS.

architectural



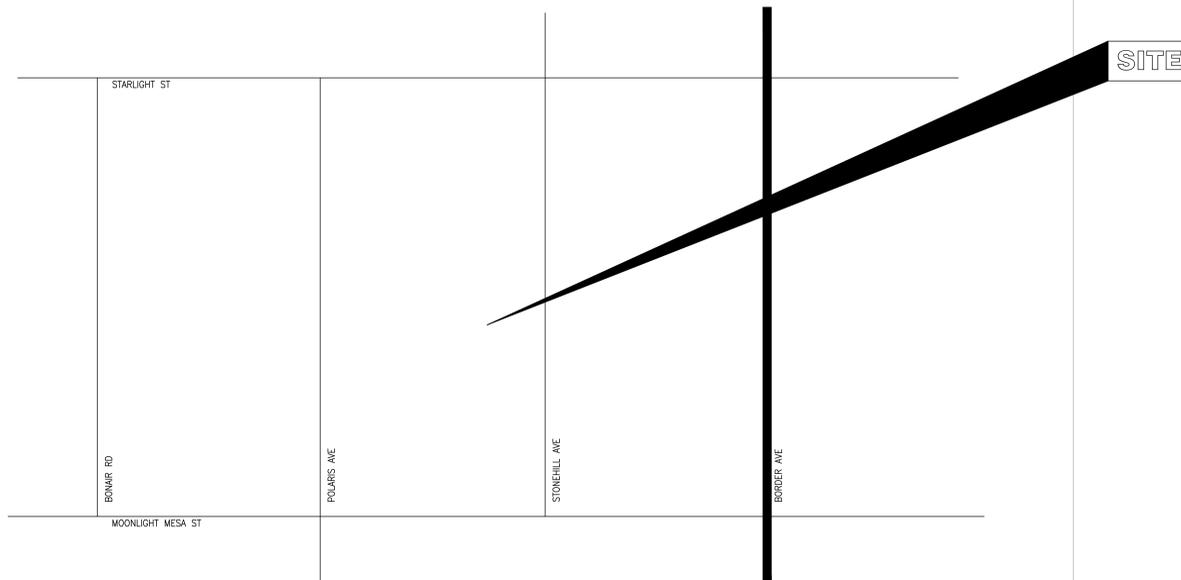
15141 Woodlawn Ave
Tustin, CA 92718
phone: 657.231.6247



OVERALL SITE PLAN | 01
 1/124"=1'-0"



VICINITY MAP



OWNERS INFORMATION

NGUYEN, JAMES
 JAMESWNGUYEN@YAHOO.COM
 LAM, STEVEN
 STEVENWHATAROOM.COM

UTILITIES INFORMATION

SEWER: = NONE
 WATER: 9 = CHECK
 JOSHUA BASIN WATER DISTRICT
 JOSHUA TREE
 (760) 366-8438
 WWW.JBW.D.COM
 ELEC.: 2 = OVERHEAD
 (PROVIDER = SOUTHERN CALIFORNIA EDISON)
 SOUTHERN CALIFORNIA EDISON
 (800) 684-8123
 WWW.SCE.COM
 GAS: 0 = NONE
 (PROVIDER NATURAL GAS = SOUTHERN CALIFORNIA GAS COMPANY)
 (800) 427-2200
 WWW.SOCALGAS.COM

SITE COVERAGE INFORMATION

LAND USE ZONING	PROPOSED LOT COVERAGE	LOT SIZE	MAX LOT COVERAGE ALLOWED	TOTAL LOT COVERAGE
RURAL COMMERCIAL	18,360 SQFT (COMBINED)	99,752 SQFT (2.29 ACRE)	80%	18,360 / 99,752 = 0.184(100) = 18.4% COVERAGE

PROJECT SCOPE

APPLICATION TYPE : CONDITIONAL USE AND MINOR USE PERMIT
 NUMBER OF INDOOR AND OUTDOOR SEATS: (PER CAMPING UNIT 24 - NUMBER OF CAMPING UNITS 4)
 HOURS OF OPERATION: 24 HOURS
 EXISTING NUMBER OF UNITS = 0
 PROPOSED NUMBER OF UNITS = 4
 HEIGHT OF UNIT = 25'-0"
 NUMBER OF EMPLOYEES = 1
 OTHER INFORMATION = CAMP SITE

OCCUPANT LOAD - INTERIOR

AREA	AREA (SQ. FT.)	(TABLE OF APPLICABLE CODE)	LOAD FACTOR	OCCUPANTS
CAMPING DOME / CABIN (1 UNIT)	400	1004.1.2	1/200	2
GROSS FLOOR SQ. FT.	400			2 OCCUPANTS

PARKING ANALYSIS

TYPE: CAMP SITE - CAMPING DOME / CABIN (SECTION 83.11.040 NUMBER OF PARKING SPACES REQUIRED)

LAND-USE REQ.	PARKING RATE	REQUIRED PARKING	PROVIDED
CAMPING DOME / CABIN	1 FOR 2 OCCUPANT OR GUESTS	1 UNIT PER 2 OCCUPANTS	2 STALLS PER UNIT 4 UNITS PROVIDED = 8 PARKING STALLS TOTAL

project info

JOSHUA TREE CAMPSITE

2082 STONEHILL AVE, JOSHUA TREE, CA 92252

JCS-001

issue dates

submission: XXX/XXX
 permit: XXX/XXX
 bid: XXX/XXX

revisions:

X XXXX XX-XX-XX

designed by: PH
 checked by: DT

seal

sheet info

OVERALL SITE PLAN

SP1.0

EXHIBIT F



**Land Use Development Services Department
Planning Division
Affidavit - Applicant/Representative Accepting all of
the Conditions of Approval**

I received, read, understand, and accept **ALL** the Conditions of Approval for Planning Project Case No. **PROJ-2022-00040/JOSHUA TREE CAMPGROUND** for **2082 STONEHILL AVENUE (APN: 0631-283-07)**.

APPLICANT/REPRESENTATIVE NAME (PLEASE PRINT)

APPLICANT/REPRESENTATIVE SIGNATURE

DATE