



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: October 24, 2024

AGENDA ITEM 2

Project Description

APN: 0607-061-05, 06 and 118
Applicant: Matthew Nelson
Community: Joshua Tree
Location: 65675 Sullivan Road
Project No: PROJ-2023-00118
Staff: Oliver Mujica
Rep: Mathew Nelson
Proposal: A Conditional Use Permit to renovate and utilize three (3) existing buildings to operate an Outward Bound California facility comprised of administrative offices, ancillary support areas, accommodations for up to 20 staff on a 4.73-acre parcel. Staging for up to 50 campers may occur on a weekly basis between December and March.



19 Public Hearing Notices Sent on: October 11, 2024

Report Prepared By: Oliver Mujica, Contract Planner III

SITE INFORMATION:

Parcel Size: Approximately 4.73 acres
Vegetation: Scattered natural vegetation

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

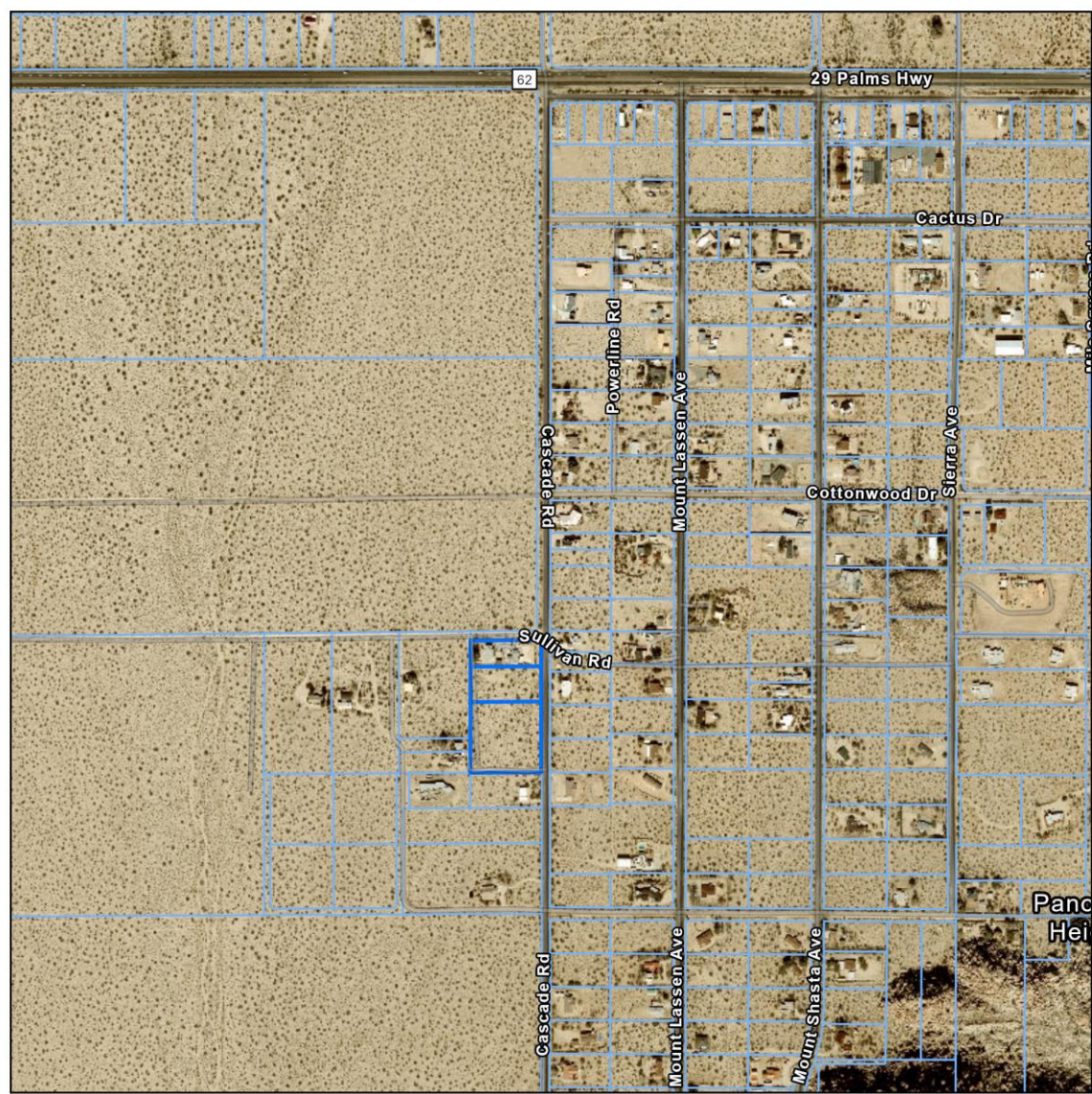
AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Three (3) Un-Occupied Structures	Rural Living (RL)	Rural Living (RL)
North	Vacant Properties	Rural Living (RL)	Single Residential, 1 Acre Minimum (RS-1)
South	Single-Family Residence and Vacant Properties	Rural Living (RL)	Rural Living (RL)
East	Single-Family Residences and Vacant Properties	Very Low Density Residential (VLDR)	Single Residential, 20,000 SF Minimum (RS-20M)
West	Single-Family Residence and Vacant Properties	Rural Living (RL)	Rural Living (RL)

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

STAFF RECOMMENDATION: That the Planning Commission **FIND** that approval of the Conditional Use Permit is an exempt project under the California Environmental Quality Act Guidelines Sections 15301 and/or 15303; **ADOPT** the findings for approval of the Conditional Use Permit; **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department to file the Notice of Exemption in accordance with California Environmental Quality Act¹.

1. In accordance with Section 86.08.010 of the Development Code, the Planning Commission's action may be appealed to the Board of Supervisors.

FIGURE 1 – VICINITY MAP



Vicinity Aerial Map
PROJ-2023-00118 // Outward Bound Facility

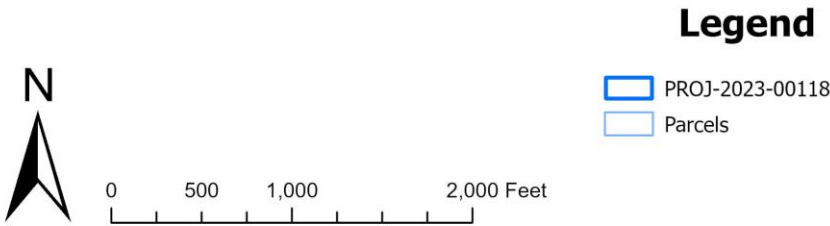
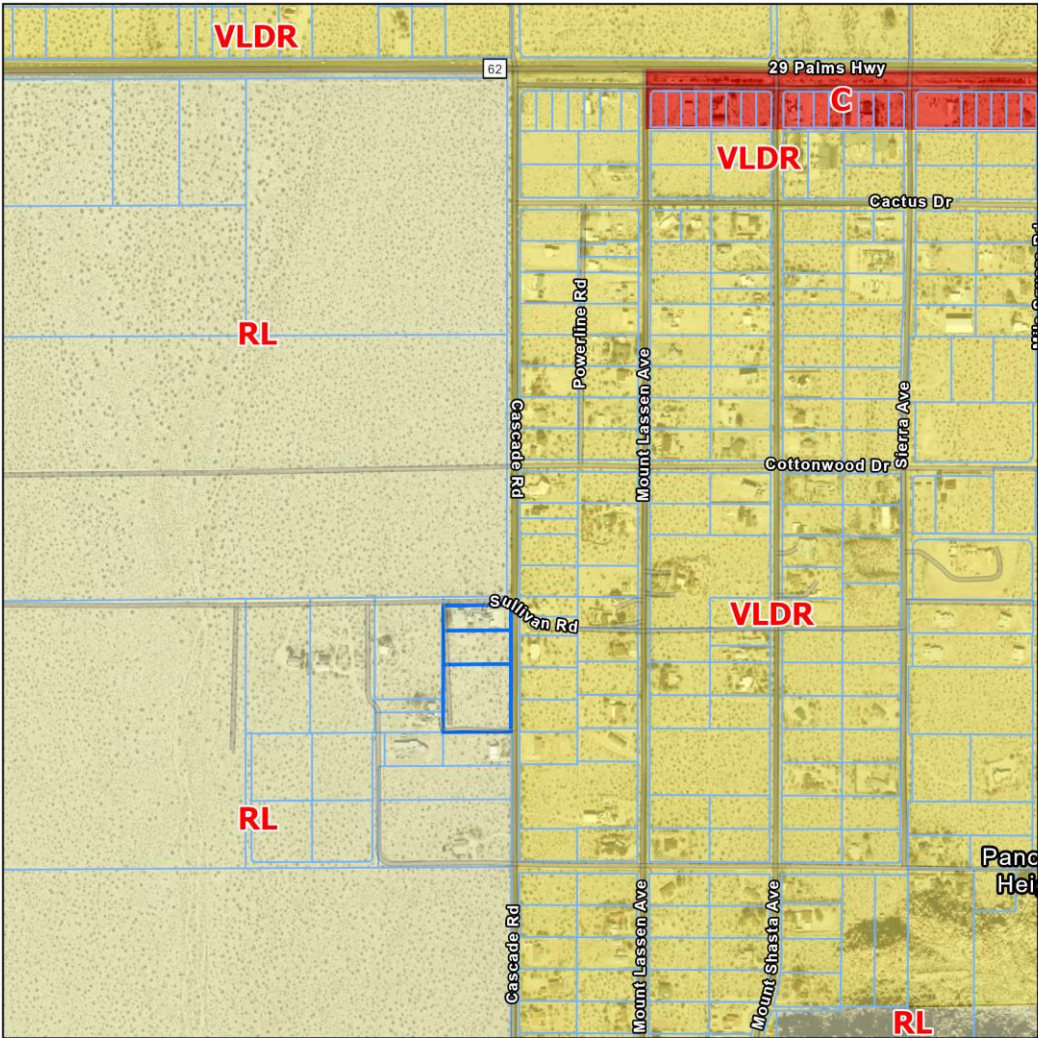


FIGURE 2 – LAND USE CATEGORY MAP



Land Use Categories
PROJ-2023-00118 // Outward Bound Facility

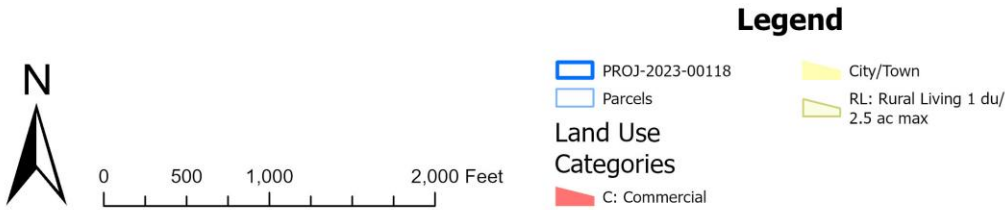
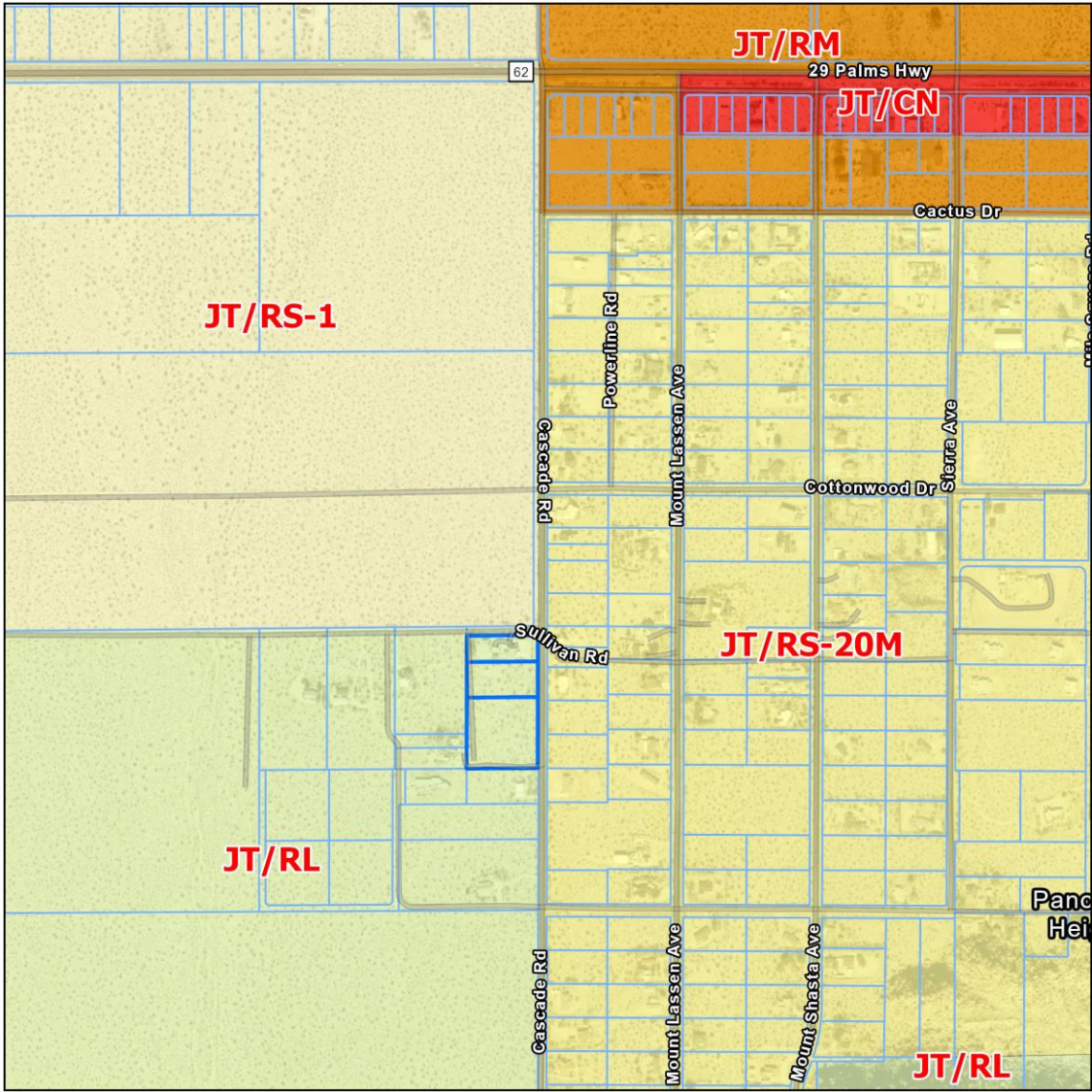


FIGURE 3 – ZONING MAP



Land Use Zoning Districts

PROJ-2023-00118 // Outward Bound Facility

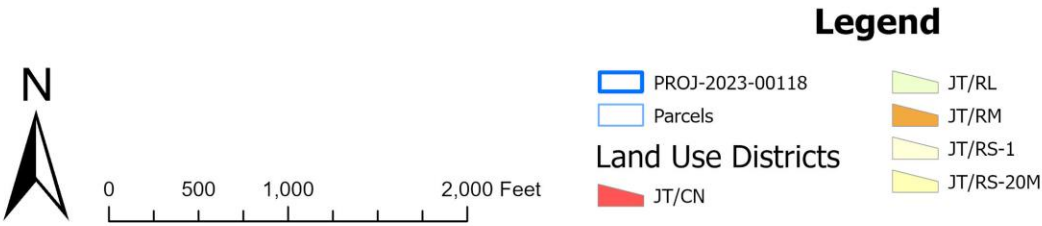


FIGURE 4 - PROJECT SITE

View of site looking west from Cascade Road at Sullivan Road



FIGURE 5 - PROJECT SITE

View of site looking north from Cascade Road



FIGURE 6 - PROJECT SITE
View of Cascade Road looking north



FIGURE 7 - PROJECT SITE
View of Cascade Road looking south



FIGURE 8 – SITE PLAN

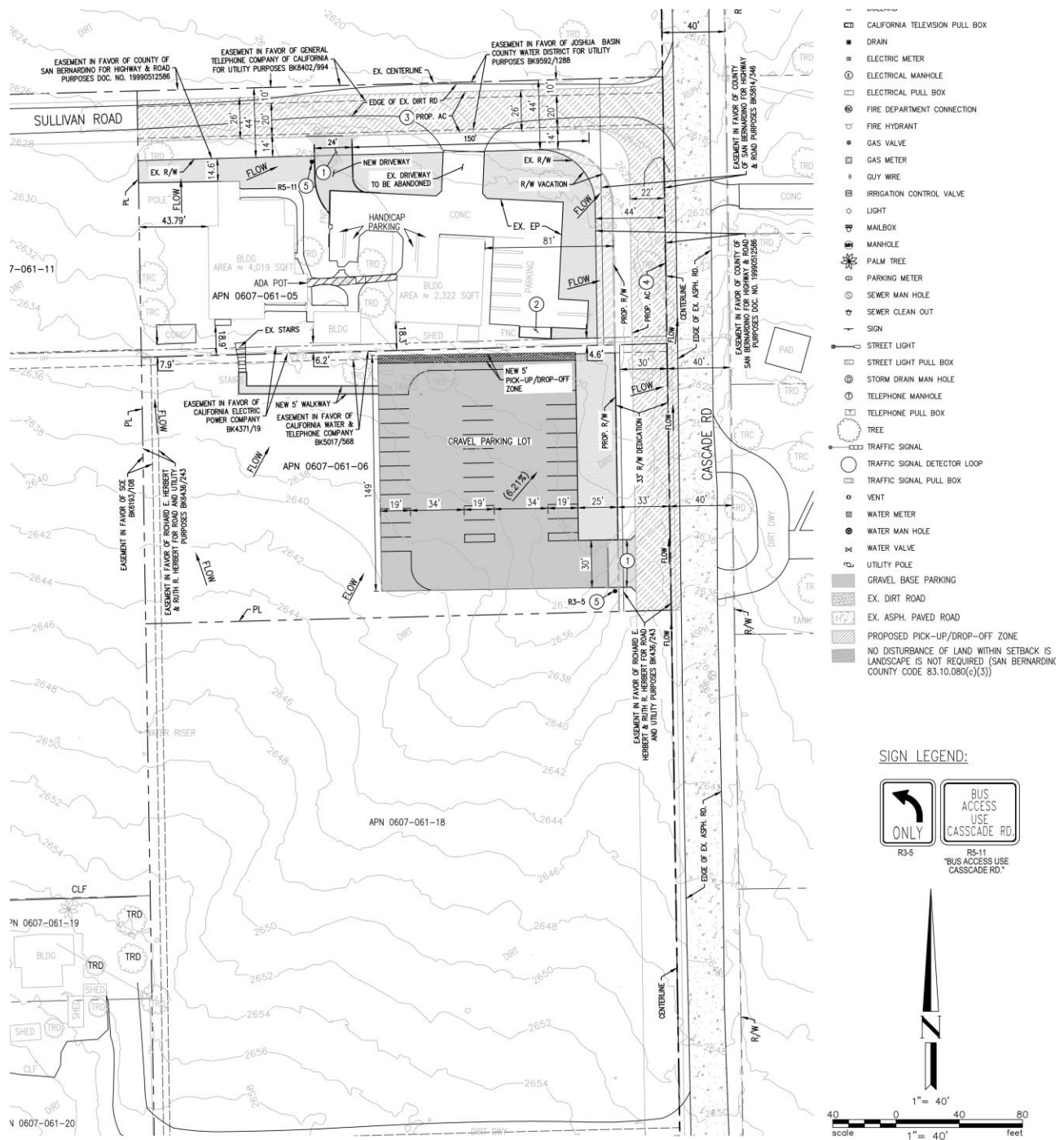
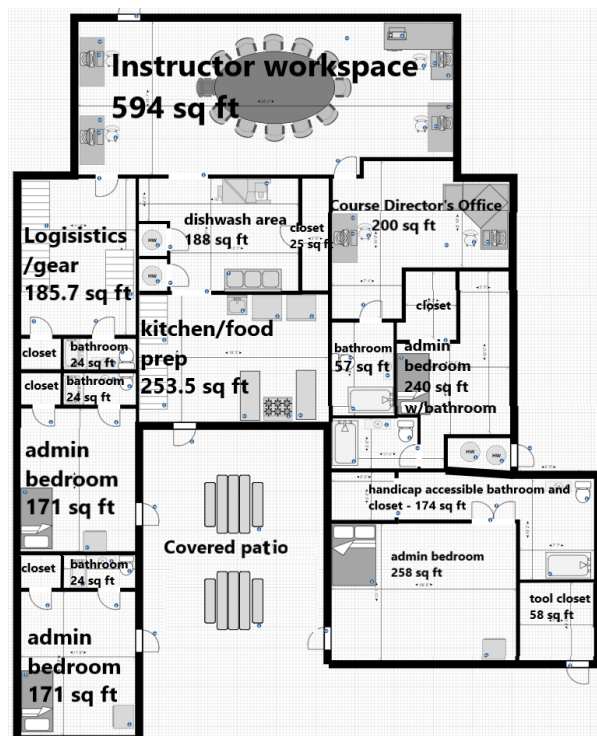
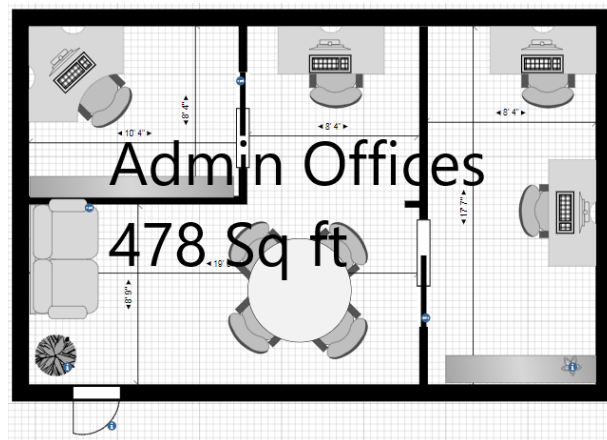


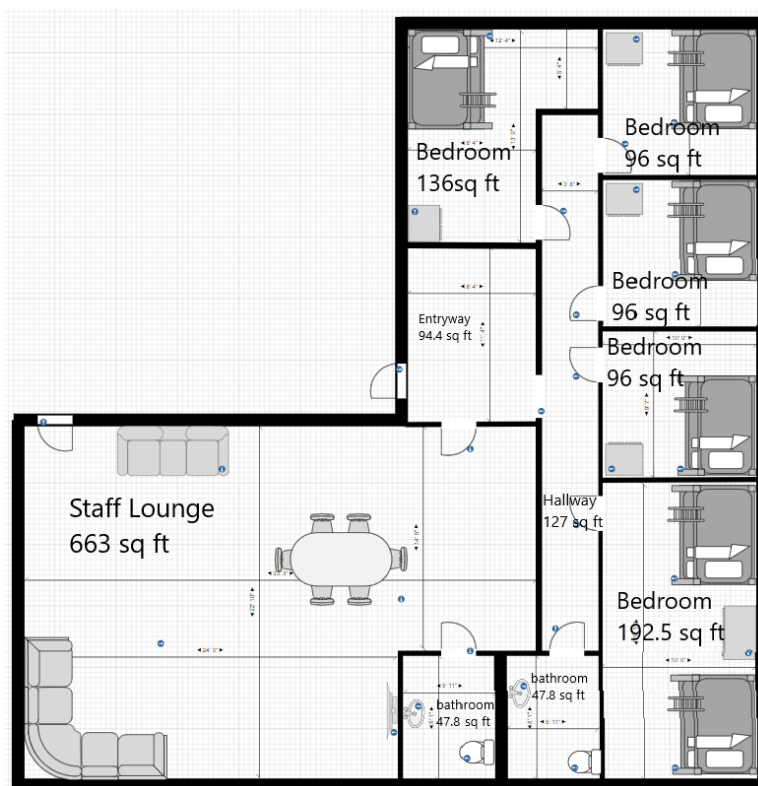
FIGURE 10- FLOOR PLANS



Ancillary Support Building



Administrative Office Building



Staff Accommodations Building

PROJECT DESCRIPTION AND BACKGROUND

The Applicant requests approval of a Conditional Use Permit to renovate three (3) existing buildings on the 4.73-acre project site for the operation of an Outward Bound California facility. This facility is comprised of administrative offices, ancillary support areas, staff accommodations, and student camper staging (Project). The northern parcel (APN: 0607-061-05) of the project site and existing buildings were previously utilized under an approved Conditional Use Permit for a residential care facility which has been vacant for approximately the last ten (10) years.

Pursuant to Section 82.01.020(c)(2)(A) of the San Bernardino County Development Code, "the Rural Living (RL) land use zoning district provides sites for rural residential uses, incidental agricultural uses, and similar and compatible uses." Correspondingly, pursuant to Section 82.04.040(b) of the San Bernardino County Development Code, a "meeting facility, public or private" is permitted within the Rural Living (RL) zoning district subject to the approval of a Conditional Use Permit.

Outward Bound California's mission is to "Change Lives Through Challenge and Discovery." It is the leading provider of outdoor education programs nationally, primarily for young people that allow them to develop character, leadership, and service skills. Outward Bound California provides extended and expeditionary-style rock climbing, backpacking, and camping programs to youth ages 12+, adults, and military veterans across California.

In the Joshua Tree area, Outward Bound California will primarily offer overnight trips, including backpacking courses, into Joshua Tree National Park to allow groups to move camp nightly, working their way through remote park sections. Outward Bound California also offers group site camping at established campgrounds within Joshua Tree National Park which serves as a basecamp for rock-climbing programs in which campers set up camp once in the park and take day hikes, rock climbs, and rock scrambles.

Outward Bound California has an established Commercial Use Agreement with Joshua Tree National Park to operate within the park as well as strong relationships with schools, non-profits, other organizations and local residents and has operated in the Joshua Tree area.

The proposed Project will primarily be used by Outward Bound California staff as a meeting space to plan and prepare for local courses, provide interim staff housing and host some limited Outward Bound California Board meetings, as well as ancillary long-term storage of gear and supplies and administrative office use.

Food for local camping trips would be prepared using the existing kitchen facilities. The anticipated use of the facility will be seasonal from October through April, with the peak season from December to March. A permanent staff of approximately five (5) to six (6) people are expected to occupy the facility full-time to handle administration and logistics. During the peak program season, up to ten (10) to twenty (20) trained staff members may sleep overnight at the facility in between course excursions on an occasional basis. The facility has been designed to accommodate up to a total of twenty (20) staff members. Apart from the possibility of one (1) staff member on-site as a caretaker, the facility will not be used from May to September.

The majority of the Outward Bound California programs are approximately a week in duration, commencing at the beginning of the week (Sunday or Monday) and finishing at the end of the week (Friday or Saturday). Outward Bound California will use the facility as part of the staging for the arrival and departure of an anticipated twenty (20) to fifty (50) student campers per week during peak season for the camping excursions into the park. The exact times can vary, but the presence of student campers at the facility will be limited to the arrival and departure days for a few hours generally in the late morning/early afternoon. All daily and overnight activities will be off-site in the park.

PROJECT ANALYSIS.

Land Use: The proposed Outward Bound California facility is understood to be a seasonal land use for a seven (7) month period between October and April. Generally, the student campers will arrive on Sunday or Monday and return on Friday or Saturday. The pick-up and drop-off times are generally in the late morning or early afternoon. The proposed facility is not proposed or intended for the overnight stay of the student campers. Additionally, other than administrative or staff gatherings, there will not be any other assembly related uses at the facility.

Site Planning: The project site is comprised of three (3) parcels, as follows:

- Parcel 1 (APN:0607-061-05): The northern parcel contains 1.11 acres and is currently developed with the existing three (3) buildings that will be renovated for use by Outward Bound California for their facility. The renovation of the buildings involves only interior tenant improvements and exterior cosmetic improvements (painting), as needed. This parcel will also be improved with twelve (12) off-street parking spaces, as well as xeriscape landscape areas along the Sullivan Road and Cascade Road property frontages.
- Parcel 2 (APN: 0607-061-06): The center parcel contains 1.25 acres and is currently undeveloped. The eastern half of this parcel will be improved with a parking lot for twenty-eight (28) off-street parking spaces, and a xeriscape landscape area along the Cascade Road property frontage. The western half of this parcel will remain vacant/undeveloped.
- Parcel 3 (APN: 0607-061-118): The southern parcel contains 2.37 acres and will remain vacant/undeveloped, with no future plans at this time.
- A Lot Merger combining the three (3) parcels will be completed prior to the issuance of a building permit.

Buildings: Parcel 1 of the proposed Outward Bound California facility will be comprised of three (3) buildings, as follows:

- The existing building on the western portion of Parcel 1 contains a total of approximately 4,019 square feet and will be occupied by the ancillary support areas (administrative office, conference room, kitchen/food preparation areas, and staff accommodations with five (5) beds and bathrooms).
- The existing building in the center of Parcel 1 contains a total of approximately 600 square feet and will be occupied by the administrative offices.
- The existing building on the eastern portion of Parcel 1 contains a total of approximately 2,322 square feet and will provide the staff accommodations with twelve (12) beds, bathrooms, showers, and a staff lounge.

Renovations: The renovation of the existing buildings involves only interior improvements and exterior cosmetic improvements, such as painting. Exterior lighting will not be added to the buildings or open areas.

Landscaping: Pursuant to Section 83.10.080(c)(3) of the San Bernardino County Development Code, "the 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." Under the proposed Project, the required xeriscape landscape areas will be provided within the setback areas along the Sullivan Road and Cascade Road property frontages. The xeriscape landscape provides 34.6% site coverage in drought-tolerant landscaping in compliance with San Bernardino County Development Code Section 83.10.060, Landscape Area Requirements.

Parking: Pursuant to Section 83.11.040 of the San Bernardino County Development Code, the required off-street parking for Organizational Camps is two (2) off-street parking spaces for each resident staff member. Since the facility has been designed to accommodate up to a total of twenty (20) staff members, a total of forty (40) off-street parking spaces will be provided.

Road Dedications/Improvements: As part of the Conditions of Approval, the Land Development Division is requiring the following road dedications and improvements:

- Cascade Road
 - An additional 21-foot grant of easement is required to provide a half-width right-of-way of 33 feet. This easement shall be along all three (3) parcels.
 - Design match up paving 22 feet from centerline with a minimum 26-foot paved section within a 40-foot right-of-way.
- Sullivan Road
 - This Project is required to have a minimum 26-foot-wide paved access road within 40-foot of right-of-way and designed to County Standard 114b that ties into a maintained paved public road.

Months of Operation: The use of the facility will be seasonal from October through April with a group of up to six (6) staff members to occupy the facility full-time to handle administration and logistics. The peak season of the facility is from December to March with a group of up to twenty (20) trained staff members who may sleep overnight at the facility during course excursions on an occasional basis.

Hours of Operation: The student campers will arrive at the facility during the late morning (9:00 a.m. to 11:00 a.m.) Sunday or Monday. For the outings, up to five (5) vans will be used with each van carrying up to ten (10) students and one (1) camp staff member for supervision. The vans will depart the facility between 11:00 a.m. and 1:00 p.m. The vans with the student campers will return to the facility during the late morning to early afternoon (11:00 a.m. to 1:00 p.m.) Friday or Saturday. The student campers will be picked up to return home during these times/days.

Code Compliance Summary: The proposed Project satisfies all applicable standards of the San Bernardino County Development Code for development within the Rural Living (RL) zoning district, as illustrated on the site plan and in Table 2 below:

Table 2: Project Code Compliance

Project Component	San Bernardino Development Code		Project Plans
Meeting Facility, public or private	CUP		CUP
Parking	20 spaces		40 spaces
Landscaping (xeriscape)	Minimum Landscaping	20% (41,210 SF)	34.6% (71,835 SF)
Building Setbacks	Front Side Street Side Rear	25 Feet 10 Feet 15 Feet 15 Feet	81 Feet 18 Feet 15 Feet 44 Feet
Building Height	35 feet maximum		16 feet
Maximum Lot Coverage	80%		0.03%
Drive Aisles	26 Feet		26 Feet

California Environmental Quality Act Compliance

Pursuant to the requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines, the Planning Division conducted an environmental evaluation in connection with the proposed Conditional Use Permit (PROJ-2023-00118) and concluded that the proposed project for the renovation of the existing three (3) buildings on the Project site for the use of administrative offices, ancillary support areas, staff accommodations, and student camper staging for Outward Bound California is Categorically Exempt from CEQA under Sections 15301 (Existing Facilities) and/or 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

- Pursuant to CEQA Guidelines Section 15301, a Class 1 exemption includes but is not limited to minor alteration of existing private structures and facilities involving negligible or no expansion of existing or former use, such as interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances or certain additions to existing structures that don't exceed specified thresholds.
- Pursuant to CEQA Guidelines Section 15303, a Class 3 exemption includes but is not limited to the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure and includes office and similar structures not involving the use of significant amounts of hazardous substances and that do exceed specified thresholds.

As detailed above, the required renovations and conversion of the existing buildings from a residential care facility to a meeting facility involves only interior improvements and exterior cosmetic improvements that involve only negligible expansions of the parking area. Grading for the extended parking areas will occur on land with a slope of less than 10 percent and will not occur in a waterway, wetland, or in an officially designated scenic area. Additional improvements will include landscaping, including the replacement of existing conventional landscaping with water efficient landscaping.

The Planning Division further determined that no unusual circumstances or other reasons exist with respect to the Project site and the proposed activity that would exempt the Project from the exemptions above.

Public Comments:

On December 12, 2023, Project Notices were mailed to the surrounding property owners within 300 feet of the project site, as required by Section 85.03.080 of the San Bernardino Development Code. In response to the Project Notice, staff received seven (7) emails from nearby residents expressing concerns about the proposed Project. The public concerns related to incompatibility with the surrounding area, potential traffic volume and congestion, potential short-term residential usage, inappropriate use as meeting facility for community events, and the creation of a disruptive nuisance cause by dust and noise. The public comments received are attached as Exhibit D.

In particular, the comments appear to be based upon the presumption that the proposed project is to be an on-going overnight facility for students and on-site meetings and gatherings rather than a seasonal administrative planning and staging facility for off-site excursions. In any event, to address and alleviate any such concerns:

- The proposed land use will be seasonal from October through April with the peak season from December to March.
- Up to six (6) staff members who may sleep overnight will occupy the facility full-time from October through April.
- Up to twenty (20) staff members who may sleep overnight will occupy the facility from December to March.

- The student campers shall not sleep overnight at the facility.
- Student campers will arrive in the late morning (9:00 a.m. to 11:00 a.m.) Sunday or Monday and will depart for home in the late morning to early afternoon (11:00 a.m. to 1:00 p.m.) Friday or Saturday.
- The facility will not have exterior amplified sound equipment or exterior lighting.
- The facility shall not conduct private or public community meetings or gatherings.

Property History:

- In 1958, a single-family residence was constructed on the subject property.
- In 1987, the existing structures were converted into and operated as the Morongo Basin Mental Health Services facility.
- In August 1999, a Conditional Use Permit was approved for the operation of a residential care facility within the existing structures.
- In June 2013, the residential care facility operated by Panorama Recovery Ranch closed.

RECOMMENDATION: That the Planning Commission:

- 1) **FIND** that approval of the Conditional Use Permit is an exempt project under California Environmental Quality Act Guidelines Sections 15301 and/or 15303;
- 2) **ADOPT** the findings in support of the Conditional Use Permit (Exhibit A):
- 3) **APPROVE** the Conditional Use Permit to renovate and utilize three (3) existing buildings to operate an Outward Bound California facility comprised of administrative offices, ancillary support areas, staffing accommodations, and student camper staging on a project site containing 4.73 acres, subject to the Conditions of Approval (Exhibit B); and
- 4) **DIRECT** the Land Use Services Department to file the Notice of Exemption in accordance with the California Environmental Quality Act.

ATTACHMENTS:

- EXHIBIT A: Findings
EXHIBIT B: Conditions of Approval
EXHIBIT C: Site Plan
EXHIBIT D: Public Comments

EXHIBIT A

FINDINGS

FINDINGS: CONDITIONAL USE PERMIT. Conditional Use Permit to renovate and utilize three (3) existing buildings to operate an Outward Bound California facility comprised of administrative offices, ancillary support areas, staffing accommodations, and student camper staging on 4.73 acres (Project). The following are the required findings per the San Bernardino County 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 4.73-acre site is adequate in terms of shape and size to accommodate the required landscape standards, structure setbacks, and necessary on-site and off-site improvements. The Project site size is also able to accommodate adequate on-site circulation, two (2) standard commercial driveways, and forty (40) off-street parking spaces in accordance with the San Bernardino Development Code. The submitted Project plans show adequate design, parking, landscaping, circulation, access, and setbacks as shown in Table 2 of the Staff Report.

- 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.**

Access to the Project site will be provided via two (2) standard commercial driveways. One driveway is located on the north side of the Project site on Sullivan Road, and the other standard commercial driveway is located on the east side of the Project site on Cascade Road, which will provide legal and physical access to the site. The Project's site plan has also been reviewed by the County's Land Use Services, Public Works, and Fire Departments. On-site circulation drive aisles meet the San Bernardino County Fire Protection District standards.

- 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 requirements of the County Development Code. Renovation of the existing buildings involves only interior improvements and exterior cosmetic improvements, such as painting. The Project facilities will not have exterior amplified sound equipment or exterior lighting nor will lighting be added to open areas. 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.

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.**

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 neighborhood.

Consistency: Considering features of the site design, with the renovation and utilization of the previously approved existing structures, the Project minimizes negative impacts on existing conforming uses and adjacent neighborhood.

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 Outward Bound California facility is an allowed use within the Rural Living (RL) zoning district subject to the approval of a Conditional Use Permit. The Project site plan identifies compliance with building setbacks, off-street parking, and the required xeriscape landscaping treatments.

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 residents of Joshua Tree aspire to promote responsible and respectful growth and development in the area and distinguishes itself as a well-known gateway to Joshua Tree National Park. By utilizing the three (3) existing buildings to operate the Outward Bound California facility, the Project continues to maintain the appearance, vulture, and Desert Funk style of the area. The xeriscape landscaping maintains the rural desert characteristics established within the Joshua Tree community. Additionally, the seasonal and limited land use of the Outward Bound California facility will not increase the development intensity within the community and

is a business that is compatible with the natural environment and surrounding uses. Therefore, the Project is consistent and is developed to implement the Joshua Tree Community Action Guide values and aspirations.

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 construct appropriate road improvements, both on-site and off-site, continue to provide adequate water services from Joshua Basin County Water District, 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) and CEQA Guidelines, the Planning Division conducted an environmental evaluation in connection with the proposed Conditional Use Permit (PROJ-2023-00118) and concluded that the proposed project for the renovation of the existing three (3) buildings on the project site for the use of administrative offices, ancillary support areas, staff accommodations, and student camper staging for Outward Bound California is Categorically Exempt from CEQA under Sections 15301 (Existing Facilities) and/or 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. The required renovations and conversion of the existing buildings from a residential care facility to a meeting facility involves only interior improvements and exterior cosmetic improvements that involve only negligible expansions of the parking area. Grading for the extended parking areas will occur on land with a slope of less than 10 percent and will not occur in a waterway, wetland, or in an officially designated scenic area. Additional

Findings
Outward Bound California – October 24, 2024
PROJ-2023-00118/CUP
APN: 0607-061-05, 06 and 118

EXHIBIT A

improvements will include landscaping, including the replacement of existing conventional landscaping with water efficient landscaping.

END OF FINDINGS

EXHIBIT B

CONDITIONS OF APPROVAL



Conditions of Approval

Record:	PROJ-2023-00118	System Date:	10/08/2024
Record Type:	Project Application	Primary APN:	0607061050000
Record Status:	In Review	Application Name:	CONDITIONAL USE PERMIT
Effective Date:		Expiration Date:	
Description:	A CONDITIONAL USE PERMIT (CUP) TO RENOVATE AND UTILIZE THREE (3) EXISTING BUILDINGS TO OPERATE AN OFFICE AND STAGING FACILITY FOR OUTWARD BOUND CALIFORNIA; ON THREE (3) PARCELS TOTALING 4.73-ACRES IN SIZE; LOCATED AT 65675 SULLIVAN ROAD, JOSHUA TREE; WITHIN THE COUNTYWIDE PLAN DESIGNATION OF RURAL LIVING (RL); ZONED RURAL LIVING (RL); APN: 0607-061-05, -06 AND -118; 3RD SUPERVISORIAL DISTRICT; PROJECT NUMBER: PROJ-2023-00118.		

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 renovate and utilize three (3) existing buildings to operate an office and staging facility for Outward Bound California, 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.
- Project Location** - Status: Outstanding
The Project site is located 65675 Sullivan Road (APN: 0607-05, 06 and 118).

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 thirty-six (36) months 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-2023-00118. 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 **Condition Compliance** - Status: Outstanding

The use of the facility shall be seasonal from October through April with a group of up to six (6) staff members occupying the facility full-time to handle administration and logistic activities. The peak season of the facility is from December to March with a group of up to twenty (20) trained staff members allowed to sleep overnight at the facility in between course excursions on an occasional basis. The student campers shall not be permitted to sleep overnight. No private or public community meetings or gatherings shall be allowed.

12 **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

13 **Continous 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.

14 **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

15 **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.

16 **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.

17 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.

18 GHG - Operational Standards - Status: Outstanding

The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project: a. Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. The developer shall also provide to all tenants and require that the tenants shall display in their stores current transit route information for the project area in a visible and convenient location for employees and customers. d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

Public Health– Environmental Health Services**19 Noise Levels - Status: Outstanding**

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

20 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.

21 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**22 Access - Status: Outstanding**

The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.

23 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.

24 Directional Sign Maintenance - Status: Outstanding

All required directional signage for traffic entering and exiting the site shall be installed and continuously maintained outside the Public road right-of-way in good condition for both day and night time visibility.

INFORMATIONAL

County Fire - Community Safety

- 25 **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.
- 26 **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.
- 27 **F36 Sprinkler Installation Letter** - Status: Outstanding
The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation.
- 28 **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.
- 29 **F71 Proposal Changes** - Status: Outstanding
Any changes to this proposal shall require new Fire Department condition letter.

Land Use Services - Land Development

- 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 **Project Specific Conditions** - Status: Outstanding
FEMA Flood Zone. The project is located within Flood Zone X-Unshaded according to FEMA Panel Number 06071C8175H dated 08/28/2008. No elevation requirements.
- 32 **Project Specific Conditions** - Status: Outstanding
Joshua Trees. Any land disturbance shall be kept at least 40 feet away from any Joshua tree in order for the design to be acceptable. If the proposed land disturbance is within 40 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 affect 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 **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. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

Public Works - Solid Waste Management

34 **Class "A" Permit Hauler Service Area** - Status: Outstanding

This project falls within a County Permit 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 Class "A" permitted waste hauler in the corresponding Permit Area (Burrtec Waste & Recycling).

35 **Demolition Debris** - Status: Outstanding

San Bernardino County owned and operated sanitary landfills and transfer stations are not permitted to accept asbestos contaminated wastes, therefore any debris generated by the demolition of structures are subject to asbestos clearance prior to disposal at any San Bernardino County disposal sites. Applicants are required to have a Certified Asbestos Consultant perform testing of all materials to be disposed. Upon receipt of the Consultant's report, indicating that the debris is not contaminated, Solid Waste Management Operations Section will provide applicant with disposal authorization. For more information on Certified Asbestos Consultants please visit <http://www.dir.ca.gov/databases/doshacru/acruList.asp>, or for information on County requirements please contact Solid Waste Operations at 909-386-8701 or solid.wastemail@dpw.sbcounty.gov.

36 **Mandatory Commercial Organics Recycling** - Status: Outstanding

California Assembly Bill (AB) 1826 requires businesses that generate two (2) cubic yards or more of solid waste per week to recycle their organic waste (includes green waste and food waste). A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste. Residential multifamily dwellings of five (5) or more units are required to recycle organics; however, they are not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County or contract waste hauler on efforts to recycle organics materials once operational.

37 **Mandatory Commercial Recycling** - Status: Outstanding

California Assembly Bill (AB) 341 requires businesses that generate 4 or more cubic yards of solid waste per week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. Applicant will be required to report to the County or contract waste hauler on recycling efforts once operational.

38 **Recycling and Organic Waste Collection Container Information** - Status: Outstanding

California Assembly Bill (AB) 827 and Senate Bill (SB) 1383 require businesses that sell products meant for immediate consumption and currently provide trash collection containers for their customers to provide recycling and/or organics collection containers adjacent to trash containers at front-of-house, except in restrooms. Full-service restaurants are exempt from these requirements as long as they provide containers for employees to separate post-consumer recyclables and organic waste purchased on the premise for customers.

39 **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

40 **Air Quality** - Status: Outstanding

Although the Project does not exceed the Mojave Desert Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the Mojave Desert Air Quality Management District 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.

41 **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. The 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.

42 **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.

Land Use Services - Land Development43 **Grading Plans** - Status: Outstanding

Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. 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.

Public Health– Environmental Health Services44 **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 - Surveyor45 **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.

46 **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

47 **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.

48 **Landscape and Irrigation Plan** - Status: Outstanding

Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.

49 **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

50 **F02 Fire Fee** - Status: Outstanding

The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

51 **F09 Building Plans** - Status: Outstanding

Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

52 **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.

53 **F22 Primary Access Paved** - Status: Outstanding

Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions including width, vertical clearance and turnouts.

54 **F26 Fire Flow Test** - Status: Outstanding

Please provide a fire flow test report from your water purveyor that has been completed in the last six months demonstrating that the fire flow demand is satisfied.

55 **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.

56 **F30 Water System Residential** - Status: Outstanding

A water system approved by the Fire Department is required. The system shall be operational prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travel-ways) from the driveway on the address side of the proposed single-family structure.

57 **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

Land Use Services - Building and Safety

58 **Construction Plans** - Status: Outstanding

Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

Land Use Services - Land Development

59 **Construction Permits** - Status: Outstanding

Prior to installation of road improvements, a construction permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction. Submittal shall include a materials report and pavement section design in support of the section shown on the plans. Applicant shall conduct classification counts and compute a Traffic Index (TI) Value in support of the pavement section design.

60 **Encroachment Permits** - Status: Outstanding

Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction.

61 **Road Dedication/Improvements** - Status: Outstanding

The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications and plans for the listed required improvements, designed by a Registered Civil Engineer (RCE) licensed in the State of California: Cascade Road (Collector Street – 66 feet): •Road Dedication. An additional 21-foot grant of easement is required to provide a half-width right-of-way of 33 feet. •Street Improvements. Design match up paving 22 feet from centerline with a minimum 26-foot paved section within a 40-foot right-of-way. •Driveway Approach. Design driveway approach per County Standard 129a and located per County Standard 130. Sullivan Road (Quarter Sectional Line – 88 feet): •Driveway Approach. Design driveway approach per County Standard 129a and located per County Standard 130. •Paved Access Road. This project is required to have a minimum 26-foot-wide paved access road within 40-foot of right-of-way and designed to County Standard 114b that ties into a maintained paved public road.

62 **Road Standards and Design** - Status: Outstanding

All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Desert Road Standards of San Bernardino County and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.

63 **Slope Easements** - Status: Outstanding

Slope rights shall be dedicated where necessary.

64 **Slope Tests** - Status: Outstanding

Slope stability tests are required for road cuts or road fills per recommendations of the Geotechnical Engineer to the satisfaction of the County Department of Public Works.

65 **Soils Testing** - Status: Outstanding

Any grading within the road right-of-way prior to the signing of the improvement plans shall be accomplished under the direction of a soils testing engineer. Compaction tests of embankment construction, trench back fill, and all sub-grades shall be performed at no cost to the County and a written report shall be submitted to the Permits/Operations Support Division, Transportation Permits Section of the County Department of Public Works prior to any placement of base materials and/or paving.

66 **Street Gradients** - Status: Outstanding

Road profile grades shall not be less than 0.5% unless the engineer at the time of submittal of the improvement plans provides justification to the satisfaction of the County Department of Public Works confirming the adequacy of the grade.

67 **Street Type Entrance** - Status: Outstanding

Street type entrance(s) with curb returns shall be constructed at the entrance(s) to the development.

68 **Transitional Improvements** - Status: Outstanding

Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing sections shall be required as necessary.

69 **Utilities** - Status: Outstanding

Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

Public Health– Environmental Health Services

70 **California Regional Water Quality Control Board Clearance** - Status: Outstanding

Written clearance shall be obtained from the designated California Regional Water Quality Control Board (listed below) and a copy forwarded to the Division of Environmental Health Services for projects with design flows greater than 10,000 gallons per day. Colorado River Basin Region, 73-720 Fred Waring Dr., Suite 100, Palm Desert, CA 92260, 760-346-7491.

71 **Existing OWTS** - Status: Outstanding

Existing onsite wastewater treatment system can be used if applicant provides an EHS approved certification that indicates the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements.

72 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.

73 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.

74 Preliminary Acoustical Information - Status: Outstanding

Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the EHS for review and approval. For information and acoustical checklist, contact EHS at (800) 442-2283.

75 Sewage Disposal - Status: Outstanding

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

76 Water Purveyor - Status: Outstanding

Water purveyor shall be Joshua Basin CWD or EHS approved.

77 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.

Public Works - Solid Waste Management

78 Construction Waste Management Plan (CWMP) Part 1 - Status: Outstanding

The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights of solid waste materials expected to be generated from construction. The CWMP shall include options to divert waste materials from landfill disposal, materials for reuse or recycling by a minimum of 65% of total weight or volume. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at <https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/>. An approved CDWMP Part 1 is required before a permit can be issued. There is a one-time fee of \$150.00 for residential projects/\$530.00 for commercial/non-residential projects

PRIOR TO OCCUPANCY

Land Use Services - Planning

79 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-2023-00118.

- 80 **Installation of Improvements** - Status: Outstanding
All required on-site improvements shall be installed per approved plans.
- 81 **Screen Rooftop** - Status: Outstanding
All roof top mechanical equipment is to be screened from ground vistas.
- 82 **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).
- 83 **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.
- 84 **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.

Land Use Services - Building and Safety

- 85 **Condition Compliance Release Form Sign-off** - Status: Outstanding
Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

Land Use Services - Land Development

- 86 **LDD Requirements** - Status: Outstanding
All LDD requirements shall be completed by the applicant prior to occupancy.
- 87 **Road Improvements** - Status: Outstanding
All required on-site and off-site improvements shall be completed by the applicant and inspected/approved by the County Department of Public Works.
- 88 **Structural Section Testing** - Status: Outstanding
A thorough evaluation of the structural road section, to also include parkway improvements, from a qualified materials engineer shall be submitted to the County Department of Public Works.

Public Works - Solid Waste Management

- 89 **Construction Waste Management Plan (CDWMP) Part 2** - Status: Outstanding
The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 65% of total weight or volume of all construction waste. The developer MUST provide ALL receipts and/or backup documentation for actual disposal/diversion of project waste. More information can be found on the San Bernardino County Solid Waste Management Division (SWMD) website at <https://dpw.sbcounty.gov/solid-waste-management/construction-waste-management/>.

Public Works - Traffic90 **Improvements** - Status: Outstanding

The applicant shall construct, at 100% cost to the applicant all roadway improvements as shown on their approved street improvement plans.

PRIOR TO RECORDATION**County Fire - Community Safety**91 **F16 Access** - Status: Outstanding

The development shall have a minimum of ___one___ points 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.

**Land Use Services - Planning**92 **Issuance/Building Permit Condition** - Status: Outstanding

Prior to the issuance of any Building Permits, the Applicant shall record a Lot Merger for the three (3) parcels of the project site (APN: 0607-061-05, 06 and 18).

PRIOR TO FINAL INSPECTION**County Fire - Community Safety**93 **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

94 **F37 Fire Sprinkler-NFPA #13** - Status: Outstanding

An automatic fire sprinkler system complying with NFPA Pamphlet #13 and Fire Department standards is required. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacturers specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for approval. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal.

95 **F40 Roof Certification** - Status: Outstanding

A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

96 **F41 Fire Alarm** - Status: Outstanding

A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a licensed fire alarm contractor. The fire alarm contractor shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

97 **F45 Fire Extinguishers** - Status: Outstanding

Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

98 **F51 Commercial Addressing** - Status: Outstanding

Commercial and industrial developments of 100,000 sq. ft or less shall have the street address installed on the building with numbers that are a minimum eight (8) inches in height and with a one (1) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated address identification shall be displayed on a monument, sign or other approved means with numbers that are a minimum of six (6) inches in height and three-quarter (¾) inch stroke.

99 **F55 Key Box** - Status: Outstanding

An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Lock (Knox ®).

100 **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.

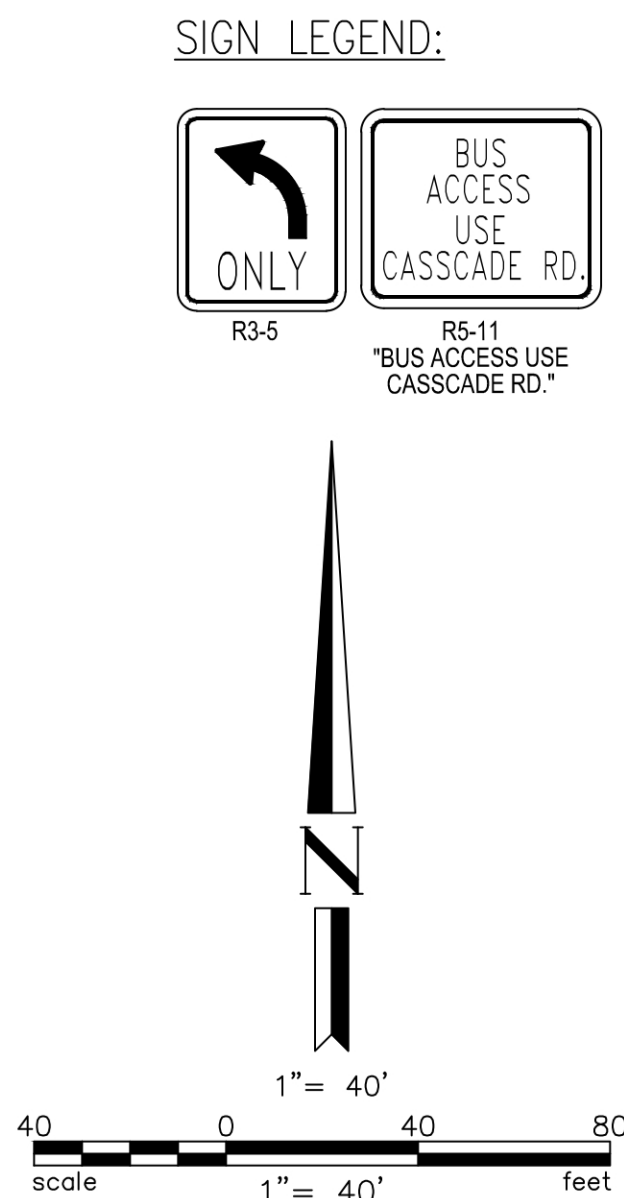
If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

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://dph.sbcounty.gov/programs/ehs/	
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>

EXHIBIT C

SITE PLAN

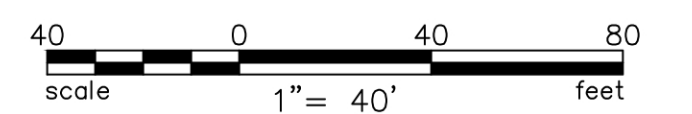
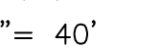


PROJECT SCOPE

IN THIS PROJECT, THE EXISTING STRUCTURES ARE BEING RE-USED AS A PRIVATE MEETING FACILITY FOR OUTWARD BOUND ORCA (OBCA), WHICH IS LOCATED AT 65675 SULLIVAN ROAD IN JOSHUA TREE, CALIFORNIA (APN 0607-061-05, -06 AND -18). A PRIMARY USE OF THE PROJECT SITE WOULD BE FOR OBCA STAFF TO FACILITATE CLASSROOM PLANNING AND PREPARATION, COMMUNITY EVENTS AND OBCA BOARD MEETING ALONG WITH LONG-TERM STORAGE OF GEAR AND SUPPLIES AND ADMINISTRATIVE OFFICE SPACE. IN ADDITION TO THE EXISTING KITCHEN FACILITIES, LOCAL CAMPING TRAILS WOULD HAVE ACCESS TO FOOD PREPARED IN THE EXISTING KITCHEN. THE PROJECT SITE MAY ACCOMMODATE UP TO 20 STAFF MEMBERS IN BETWEEN COURSE EXCURSIONS DURING PEAK COURSE SEASON. IT IS POSSIBLE FOR GROUPS OF OBCA STUDENTS TO LEAVE AND/OR RETURN TO THE PROJECT SITE OCCASIONALLY FOR CAMPING EXCURSIONS, BUT STUDENT USE WOULD BE MINIMAL.

UTILITY MEMBERS		
SOCALGAS DISTRIBUTION YUCCA VALLEY	PO Box 1626 Monterey Park, CA 91754-8626	(877) 238-0092
JOSHUA BASIN WATER	61750 CHOLITA RD JOSHUA TREE, CA 92252	760-366-8438
UTILQUEST FOR SCE DIST – RURALS REG	14005 S. BENSON AVE CHINO, CA 91710	909-548-7249
FRONTIER	32477 HAUN RD MENEFEE, CA 92584	951-723-0736

SHEET 1 OF 2



DATE ISSUED: XX/XX/20XX

EXHIBIT D

PROJECT NOTICE COMMENTS

Mujica, Oliver

From: Joshua Tree <joshuatree92252@yahoo.com>
Sent: Tuesday, March 19, 2024 12:50 PM
To: Khan, Azhar
Subject: Re: Project 2023-00118

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Mr. Khan,

Please notify me by email of the date and time of the Planning Commission hearing on this CUP application. My mail delivery is very slow. Thank you.

On Monday, February 5, 2024 at 12:27:16 PM PST, Khan, Azhar <azhar.khan@lus.sbcounty.gov> wrote:

Hello,

Your comments have been received, and will be part of the Project Record,

Thank you,

Azhar Khan, MPA

Senior Planner

Land Use Services Department
Phone: 909-387-4002
Cell: 909-601-4667
385 N. Arrowhead Ave., 1st Floor



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www.SBCounty.gov

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From: Joshua Tree <joshuatree92252@yahoo.com>
Sent: Monday, February 5, 2024 12:22 PM
To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>
Subject: Re: Project 2023-00118

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Mr. Khan,

I have attached my final comments on this CUP application in a PDF file.

Thank you for your consideration and patience.

My neighbors and I strongly feel that this proposed use is inappropriate for this location since many other far better site options are available, the traffic impacts will be detrimental and the activity level will be both disruptive and a nuisance.

Additionally, without the applicant providing any use characteristics it difficult to estimate the impacts of the project. More information would prove valuable to deciding if the project use level is disproportionate with nearby residential uses.

I would like to see this CUP denied at this time inappropriate.

If approved, I would like to see conditions to a) limit parking to legal on-site parking, 2) prohibit outdoor electronic amplified sound, 3) maintain "night sky" outdoor illumination standards, 4) require CUP review with each new tenet and 5) add enforcement procedures with penalty of CUP review.

Please keep me informed as this CUP proceeds. I would like to see the staff report as soon as is available for public release. Thank you,

Shant Agajanian

6957 Cascade Road

Joshua Tree, CA 92252

joshuatree92252@yahoo.com

760-550-2002

On Saturday, January 6, 2024 at 02:09:01 PM PST, Joshua Tree <joshuatree92252@yahoo.com> wrote:

1-6-2024
Mr. Khan

Please include the following statements regarding Project 2023-00118 into the comments.

1. Request for project related trip generation information.

I have attempted to gain additional project characteristics for this proposed Outward Bound (OB) operation. Despite their many locations, I cannot find any operational data on any of their locations.

OB proposes the following uses:

- staff meeting spaces
- hosting events
- board meetings
- administration offices
- long term storage
- food preparation
- overnight accommodations for 20 staff members
- student use.

There are no estimates as to the number of people generated by each use and the project cumulatively. As such the traffic impacts of the project cannot be ascertained at this time. This information is critical to the evaluation of this project since traffic volume, noise, dust, lights and parking play a large role in residential impacts.

The Planning Commissioners should know the amount, type and hours of traffic generated by the proposed use to make a considered judgement.

I request that the following information be provided by the applicant prior to the preparation of the staff report. An estimate of the maximum number of persons on-site for each proposed use (listed above.) An estimate of the maximum number of cars/trucks/vehicles associated with the on-site population figures. The hours of operation for each use. Note if the project will operate on a 24/7 schedule. The number of available legal on-site parking spaces.

2. Reason why the applicant selected a residential site over a commercial site.

I note that there are commercial parcels available along Highway 62, located at a bus station, half a mile from the current site. These commercial parcels can easily accommodate the applicant with a great deal less traffic, noise, dust, light, roadway and parking impacts on residential users. The Planning Commissioners should be aware of the reason(s) why a suitable, nearby commercial site was rejected.

I request that the applicant prepare a statement describing why a commercial site, located on a highway, accessible to many, on a bus route, with a bus stop, just one-half mile away is better than a parcel deep inside a residential neighborhood?

This will hopefully reveal if we have a project willing to sacrifice impacts to neighbors for a less expensive project. Not the basis for a good neighbor.

3. Neighbors opposed to this project.

Our neighborhood has seen a rapid rise in the number of Short Term Rentals (STR) over the last few years. Residential building continues unabated. Traffic levels, noise, dust and safety have all been adversely effected with these developments.

The neighbors on all three sides of the project (including me) all feel that this is an ill-suited use for this site. We will all be directly effected by the proposed increased commercial activity.

We are all long term residents. We remember the many difficulties we endured with the preceding use. We would like to make sure that traffic, noise, lights and other impacts be controlled and kept to a minimum if we are to have an operation like this at all.

Please let me know if any of the requested trip-generation estimates for the project are provided. I will prepare a follow-up email if we can learn more about the level of activity generated by this proposed use.

Thank you for your consideration.

Shant Agajanian
6957 Cascade Road

Joshua Tree, CA 92252
760-550-2002
joshuatree92252@yahoo.com

On Tuesday, December 19, 2023 at 03:15:29 PM PST, Khan, Azhar <azhar.khan@lus.sbcounty.gov> wrote:

Once Planning Dept has completed or review, we will send out another Notice for Public Hearing in which you could attend to voice any concerns,

I do not anticipate a Public hearing for another 3 to 4 months.

Occasionally our Joshua Tree Office is open during public hearings, however the meeting would be held at our San Bernardino Government Center office.

Thank you,

Azhar Khan, MPA
Senior Planner

Land Use Services Department
Phone: 909-387-4002
Cell: 909-601-4667
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415-0187



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www.SBCounty.gov

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From: Joshua Tree <joshuatree92252@yahoo.com>
Sent: Tuesday, December 19, 2023 2:47 PM
To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>
Subject: Re: Project 2023-00118

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Thank You

I will e-mail you with any other comments on this project.

When will this matter come before the Planning Commission?
Will oral comments be taken at that meeting?
Will the Planning Commission meeting be held locally?

Shant Agajanian
6957 Cascade Road
Joshua Tree, CA 92252

760-550-2002

joshuatree92252@yahoo.com

On Tuesday, December 19, 2023 at 01:07:12 PM PST, Khan, Azhar <azhar.khan@lus.sbcounty.gov> wrote:

Hello,

Your comments have been received and will be part of the record.

If you wish to submit an additional comments, you are welcome to email it and it will be included in the project record and be included as public comments received.

Thank you,

Azhar Khan, MPA

Senior Planner

Land Use Services Department

Phone: 909-387-4002

Cell: 909-601-4667

385 N. Arrowhead Ave., 1st Floor

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From: Joshua Tree <joshuatree92252@yahoo.com>

Sent: Tuesday, December 19, 2023 1:02 PM

To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>

Subject: Re: Project 2023-00118

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Thank you for providing the project description. I can now speak a little more specifically about the project.

1. While a CUP may allow for "meeting facility" it does not follow that such a land use is compatible or suitable at this site. The general level of activity associated with this use is incompatible with the rural ambiance of the neighborhood.

2. The level of proposed activity at the site is excessive and without limit. The project will involve: staff meetings, community events, administration, kitchen workers, 20 overnight beds, visitors and students. All this with 20 on-site parking spaces in a residential setting.

3. This project can be described more accurately as commercial business (office, warehouse, hotel, kitchen, meeting space) able to operate in any of the many commercial or industrial sites available locally, even less than a half mile away on Highway 62, where such a use is best suited. My suggestion is that they do so and stop trying to get inexpensive accommodations at the expense of their neighbors.

4. The previous use was a nightmare. A lot of traffic, all day, and into the night: staff, visitors, services, deliveries, 911 sirens. On-site noise from events, outdoor congregations and amplified speaker noise from the parking lot. Dust every day from the many vehicles. Car headlights and on-site light standards flood the area with light at night. Trash is blown from the site and accumulates roadside. Noticeable smell from the kitchen operations. Vehicles left roadside for repairs. Overnight campers.

5. The previous use listened but never responded to neighbor complaints. After CUP approval, this owner may ignore us too without tight and comprehensive conditions of use, traffic, noise, dust, overuse, light, parking, screening, light control, operating hours.

6. With 11 similar operations, it would be most helpful to see how these other "hubs" perform. Are they all in residential zones? How many visitors and staff use these facilities? Do they continue to grow and expand at the same site?

7. What other locations were examined before selecting this site?

8. My initial reaction is to deny this CUP.

I would be interested in submitting a formal set of comments on this project. How may I do so?

On Monday, December 18, 2023 at 04:22:01 PM PST, Khan, Azhar <azhar.khan@lus.sbcounty.gov> wrote:

Hello,

Thank you for your comments. Attached is the applicant's letter of intent.

The use of 'Meeting Facility' is allowed within the Rural Living Zoning, subject to the filling and Approval of a Conditional Use Permit application.

The use proposes on-site parking.

Thank you,

Azhar Khan, MPA
Senior Planner

Land Use Services Department
Phone: 909-387-4002
Cell: 909-601-4667
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415-0187



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From: Joshua Tree <joshuatree92252@yahoo.com>
Sent: Monday, December 18, 2023 4:17 PM
To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>
Subject: Project 2023-00118

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I would like to add comments regarding the CUP for the project at 65675 Sullivan Road, Joshua Tree, CA. 92252.

First, I need more specifics as to the use of the proposed project. Where may I access this information?

In general, I found that the previous use at the site was poorly suited. Anytime you introduce non-residential uses into residential areas you create known problems associated with excess traffic, noise, trash, lights, dust and disruptions.

All of these disruptive conditions were noticed. I have photos showing excessive on-street parking, visitors hanging around at night playing amplified music, chatting, running engines with lights on, occasional odd vehicles left for repairs and trash blown off the property.

My neighbors and I felt relief when the preceding use left. We thought the County would never make that land use error again. But here we are again, facing a group wanting to get in on the cheap at the expense of the local residents.

My question to the applicant is why they don't find a commercial property on a good road close to their visitors. Why must they select an out of the way property in the middle of a serene residential area to introduce their knowingly disruptive activities.

I would like to submit formal comments after I have reviewed the project details.

Thank You

Shant Agajanian
6957 Cascade Road
Joshua Tree, CA 92252
760-550-2002



Virus-free www.avast.com

Mujica, Oliver

From: Joshua Tree <joshuatree92252@yahoo.com>
Sent: Tuesday, March 19, 2024 1:42 PM
To: Khan, Azhar
Subject: Re: Project 2023-00118
Attachments: JT2023-1.pdf

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Mr. Khan

I cannot possibly attend the CUP hearing in San Bernardino. I would like to offer the attached comments in lieu of the oral comments portion of the CUP hearing.

On Tuesday, March 19, 2024 at 12:49:58 PM PDT, Joshua Tree <joshuatree92252@yahoo.com> wrote:

Mr. Khan,

Please notify me by email of the date and time of the Planning Commission hearing on this CUP application. My mail delivery is very slow. Thank you.

On Monday, February 5, 2024 at 12:27:16 PM PST, Khan, Azhar <azhar.khan@lus.sbcounty.gov> wrote:

Hello,

Your comments have been received, and will be part of the Project Record,

Thank you,

Azhar Khan, MPA

Senior Planner

Land Use Services Department
Phone: 909-387-4002
Cell: 909-601-4667
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From: Joshua Tree <joshuatree92252@yahoo.com>
Sent: Monday, February 5, 2024 12:22 PM
To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>
Subject: Re: Project 2023-00118

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Additionally, without the applicant providing any use characteristics it difficult to estimate the impacts of the project. More information would prove valuable to deciding if the project use level is disproportionate with nearby residential uses.

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If approved, I would like to see conditions to a) limit parking to legal on-site parking, 2) prohibit outdoor electronic amplified sound, 3) maintain "night sky" outdoor illumination standards, 4) require CUP review with each new tenet and 5) add enforcement procedures with penalty of CUP review.

Please keep me informed as this CUP proceeds. I would like to see the staff report as soon as is available for public release. Thank you,

Shant Agajanian

6957 Cascade Road

Joshua Tree, CA 92252

joshuatree92252@yahoo.com

760-550-2002

On Saturday, January 6, 2024 at 02:09:01 PM PST, Joshua Tree <joshuatree92252@yahoo.com> wrote:

1-6-2024

Mr. Khan

Please include the following statements regarding Project 2023-00118 into the comments.

1. Request for project related trip generation information.

I have attempted to gain additional project characteristics for this proposed Outward Bound (OB) operation. Despite their many locations, I cannot find any operational data on any of their locations.

OB proposes the following uses:

- staff meeting spaces
- hosting events
- board meetings
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- overnight accommodations for 20 staff members
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Shant Agajanian
6957 Cascade Road
Joshua Tree, CA 92252
760-550-2002
Joshuatree92252@yahoo.com

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Thank you,

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Phone: 909-387-4002
Cell: 909-601-4667
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415-0187



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From: Joshua Tree <joshuatree92252@yahoo.com>
Sent: Tuesday, December 19, 2023 2:47 PM
To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>
Subject: Re: Project 2023-00118

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Mujica, Oliver

From: Joshua Tree <joshuatree92252@yahoo.com>
Sent: Monday, February 5, 2024 12:22 PM
To: Khan, Azhar
Subject: Re: Project 2023-00118
Attachments: JT2023.pdf

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Mr. Khan,

I have attached my final comments on this CUP application in a PDF file.

Thank you for your consideration and patience.

My neighbors and I strongly feel that this proposed use is inappropriate for this location since many other far better site options are available, the traffic impacts will be detrimental and the activity level will be both disruptive and a nuisance.

Additionally, without the applicant providing any use characteristics it difficult to estimate the impacts of the project. More information would prove valuable to deciding if the project use level is disproportionate with nearby residential uses.

I would like to see this CUP denied at this time inappropriate.

If approved, I would like to see conditions to a) limit parking to legal on-site parking, 2) prohibit outdoor electronic amplified sound, 3) maintain "night sky" outdoor illumination standards, 4) require CUP review with each new tenet and 5) add enforcement procedures with penalty of CUP review.

Please keep me informed as this CUP proceeds. I would like to see the staff report as soon as is available for public release. Thank you,

Shant Agajanian
6957 Cascade Road
Joshua Tree, CA 92252
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On Saturday, January 6, 2024 at 02:09:01 PM PST, Joshua Tree <joshuatree92252@yahoo.com> wrote:

1-6-2024
Mr. Khan

Please include the following statements regarding Project 2023-00118 into the comments.

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Attachments: Outward Bound Project Description.pdf

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Joshuatree92252@Yahoo.Com

On Tuesday, December 19, 2023 at 03:15:29 PM PST, Khan, Azhar <azhar.khan@lus.sbcounty.gov> wrote:

Once Planning Dept has completed or review, we will send out another Notice for Public Hearing in which you could attend to voice any concerns,

I do not anticipate a Public hearing for another 3 to 4 months.

Occasionally our Joshua Tree Office is open during public hearings, however the meeting would be held at our San Bernardino Government Center office.

Thank you,

Azhar Khan, MPA

Senior Planner

Land Use Services Department
Phone: 909-387-4002
Cell: 909-601-4667
385 N. Arrowhead Ave., 1st Floor

San Bernardino, CA 92415-0187



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www.SBCounty.gov

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From: Joshua Tree <joshuatree92252@yahoo.com>
Sent: Tuesday, December 19, 2023 2:47 PM
To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>
Subject: Re: Project 2023-00118

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Thank You

I will e-mail you with any other comments on this project.

When will this matter come before the Planning Commission?

Will oral comments be taken at that meeting?

Will the Planning Commission meeting be held locally?

Shant Agajanian

6957 Cascade Road

Joshua Tree, CA 92252

760-550-2002

Joshuatree92252@Yahoo.Com

On Tuesday, December 19, 2023 at 01:07:12 PM PST, Khan, Azhar <azhar.khan@lus.sbcounty.gov> wrote:

Hello,

Your comments have been received and will be part of the record.

If you wish to submit an additional comments, you are welcome to email it and it will be included in the project record and be included as public comments received.

Thank you,

Azhar Khan, MPA
Senior Planner

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From: Joshua Tree <joshuatree92252@yahoo.com>

Sent: Tuesday, December 19, 2023 1:02 PM

To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>

Subject: Re: Project 2023-00118

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Thank you for providing the project description. I can now speak a little more specifically about the project.

1. While a CUP may allow for "meeting facility" it does not follow that such a land use is compatible or suitable at this site. The general level of activity associated with this use is incompatible with the rural ambiance of the neighborhood.
2. The level of proposed activity at the site is excessive and without limit. The project will involve: staff meetings, community events, administration, kitchen workers, 20 overnight beds, visitors and students. All this with 20 on-site parking spaces in a residential setting.
3. This project can be described more accurately as commercial business (office, warehouse, hotel, kitchen, meeting space) able to operate in any of the many commercial or industrial sites available locally, even less than a half mile away on Highway 62, where such a use is best suited. My suggestion is that they do so and stop trying to get inexpensive accommodations at the expense of their neighbors.
4. The previous use was a nightmare. A lot of traffic, all day, and into the night: staff, visitors, services, deliveries, 911 sirens. On-site noise from events, outdoor congregations and amplified speaker noise from the parking lot. Dust every day from the many vehicles. Car headlights and on-site light standards flood the area with light at night. Trash is blown from the site and accumulates roadside. Noticeable smell from the kitchen operations. Vehicles left roadside for repairs. Overnight campers.
5. The previous use listened but never responded to neighbor complaints. After CUP approval, this owner may ignore us too without tight and comprehensive conditions of use, traffic, noise, dust, overuse, light, parking, screening, light control, operating hours.
6. With 11 similar operations, it would be most helpful to see how these other "hubs" perform. Are they all in residential zones? How many visitors and staff use these facilities? Do they continue to grow and expand at the same site?
7. What other locations were examined before selecting this site?
8. My initial reaction is to deny this CUP.

I would be interested in submitting a formal set of comments on this project. How may I do so?

On Monday, December 18, 2023 at 04:22:01 PM PST, Khan, Azhar <azhar.khan@lus.sbcounty.gov> wrote:

Hello,

Thank you for your comments. Attached is the applicant's letter of intent.

The use of 'Meeting Facility' is allowed within the Rural Living Zoning, subject to the filling and Approval of a Conditional Use Permit application.

The use proposes on-site parking.

Thank you,

Azhar Khan, MPA
Senior Planner

Land Use Services Department
Phone: 909-387-4002
Cell: 909-601-4667
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From: Joshua Tree <joshuatree92252@yahoo.com>

Sent: Monday, December 18, 2023 4:17 PM

To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>

Subject: Project 2023-00118

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I would like to add comments regarding the CUP for the project at 65675 Sullivan Road, Joshua Tree, CA. 92252.

First, I need more specifics as to the use of the proposed project. Where may I access this information?

In general, I found that the previous use at the site was poorly suited. Anytime you introduce non-residential uses into residential areas you create known problems associated with excess traffic, noise, trash, lights, dust and disruptions.

All of these disruptive conditions were noticed. I have photos showing excessive on-street parking, visitors hanging around at night playing amplified music, chatting, running engines with lights on, occasional odd vehicles left for repairs and trash blown off the property.

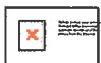
My neighbors and I felt relief when the preceding use left. We thought the County would never make that land use error again. But here we are again, facing a group wanting to get in on the cheap at the expense of the local residents.

My question to the applicant is why they don't find a commercial property on a good road close to their visitors. Why must they select an out of the way property in the middle of a serene residential area to introduce their knowingly disruptive activities.

I would like to submit formal comments after I have reviewed the project details.

Thank You

Shant Agajanian
6957 Cascade Road
Joshua Tree, CA 92252
760-550-2002



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Mujica, Oliver

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Sent: Tuesday, December 19, 2023 1:02 PM
To: Khan, Azhar
Subject: Re: Project 2023-00118

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