

Flamingo 640

Project Applicant: RoBott Land Company
Pre Application Submittal: May 2020
CUP Application Submittal: September 2020

The project site is a 640-acre site located at 2107 Old Woman Springs Road. The area proposed for development of a new campground is shown on the attached site plan. The project site is bisected in a northeast to southwest direction by Pipes Canyon Wash. No major development is proposed to occur within the Pipes Canyon Wash portion of the project site (approximately 350 acres), nor the approximately 65 acres located east of the wash. RoBott Land Company (Project Applicant) is requesting approval of a Conditional Use Permit to develop approximately 25 acres of the 640-acre parcel.

In May 2020, the applicant submitted a Pre-Application package for County staff review. As originally proposed, the project included a music festival site with related parking on the northwest portion of the property covering about 90 acres. In consultation with County staff, the applicant deleted the music festival component from the project. No development is proposed in the Wash nor in the 90 acres mentioned above. The project scope has been significantly reduced and the development footprint is now approximately 25 acres.

In September 2020, the applicant submitted an application for a Conditional Use Permit (CUP) for a 75-site campground with onsite amenities for campers. Changes to the original development plan include no public access to the proposed restaurant and bar; the amenities are now only available to patrons of the campground (managed by on-site staff) as an ancillary use. In addition, the proposed helipad remains a part of the site plan as an emergency use only helicopter pad, with no aerial tours being conducted from the site.

The proposed project consists of the following functions:

Accommodations: Up to 75 camp sites of three distinct types:

- Camping Lofts – 1,230 square-feet (SF) each; 20 sites
- Camping Tents – 220 SF each; 35 sites
- Chalet – 850 SF each; 20 sites

Support Buildings/Areas

- Reception /Camp Store – 2,288 SF
- Restrooms – 1,120 SF each; 8 units
- Fire Pits –700 SF each; 4 units (gas-fired pit/no wood burning proposed)
- Pool/Patio – 3,000 SF
- Workshops – 3,600 SF each; 2 units
- Art Barn – 5,500 SF
- Restaurant – 10,108 SF
- Agave Bar – 5,500 SF
- Helipad – 7,854 SF (emergency use only)
- Storage Area: 25,275 SF
- Yoga Deck: 2,400 SF

- Retention area: 58,902 SF (subject to change)
- Sewage disposal area and expansion: 58,902 SF (subject to change)

Trails/Paths/Gardens:

- Gardens – 212,000 SF
- Internal Paths/Walkways between buildings/ site activities
- External Trails for the remainder of the site (through the wash and east side of wash)

The applicant’s proposed use prohibits the use of off-road vehicles and activities. Overnighting of RVs is also prohibited. Hiking in the area, along with buildings for crafts and other activities are proposed.

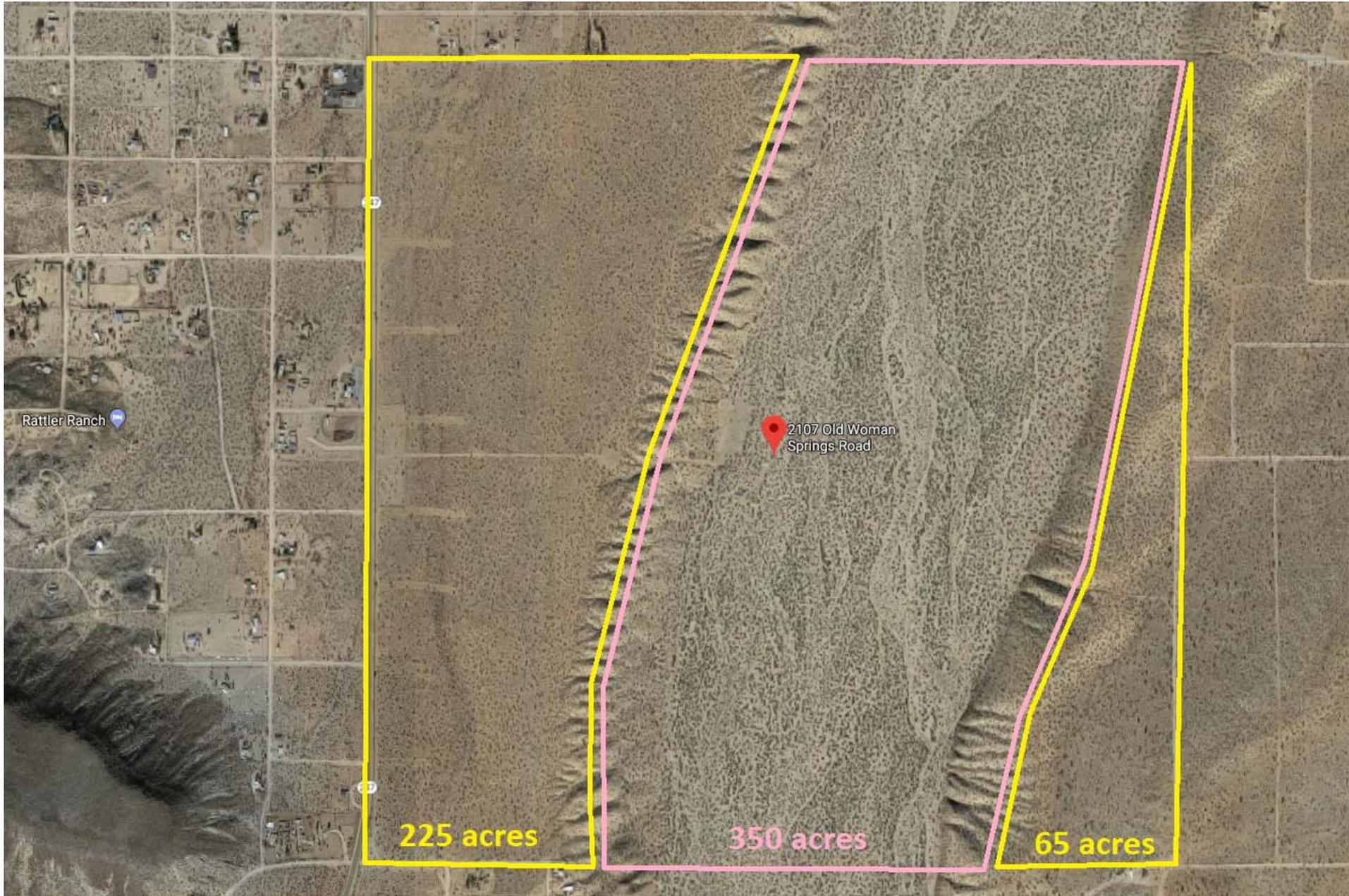
Summary of Issues:

The County has received a number of comments on the proposal as part of the Project Notice and the subsequent release of the environmental document related to a variety of topics. The following is a summary of the key issues.

- Zoning. The stated purpose of the Policy Plan RL Category is “a desire to maintain a rural and open space environment” The proposed camping project is consistent with this policy. The County permits campgrounds within the RL Zone upon approval of a Conditional Use Permit. “Commercial” activities have been restricted to campground guests only, thus the proposed uses are within the bounds of what is allowable in an RL zone.
- Highway 247. The project site is adjacent to Old Woman Springs Road/SR 247, which is a County Scenic Route and Eligible State Scenic Highway. Development restrictions along a County designated scenic route extend 200 feet on either side of the right of way. The closest proposed structures are over 700 feet from the Highway. As such, views along most of the project site frontage would be in compliance with the required setbacks.
- Traffic Study. As part of the CUP application, the applicant included a Trip Generation memo and a Vehicle Miles Traveled (VMT) Assessment for review by the County’s Traffic Planning Engineer. Upon review of these two documents, the Traffic Engineer recommended approval of the project with no further Traffic Study required.
- BLM Protections. Pipes Canyon was not listed on the BLM Web Site under their “Current List of Area of Critical Environmental Concern (ACEC)”. The Biological Resources Assessment and the CEQA Initial Study prepared for the project both included a review of relevant plans, studies and databases for a number of issues including biological resources. The conclusion of this research was that there is no USFWS-designated critical habitat for any species within 10 miles of the project site.
- Site Habitat. A Biological Resources Assessment, including focused surveys for desert tortoise, borrowing owl, and Le Conte’s thrasher, was completed. These surveys were conducted per USFWS and/or CDFW protocols for these species. The Assessment also included a jurisdictional waters delineation of the Pipes Canyon Wash per CDFW protocol. The results of the field surveys were that no evidence of desert tortoise, burrowing owl or Le Conte’s thrasher was found at the time of the field surveys. However, according to the California Natural Diversity

Database, the project site includes desert habitat that suitable for desert tortoise and the potential for individuals to occur is high. Because these species are mobile, and field surveys are undertaken at specific points in time, additional surveys must be completed prior to any site disturbance occurring as recommended in the Biological Resources Assessment. Recommendations are included in the project's Initial Study as mitigation measures.

- As part of the CUP application process, the County planning staff conducted a review of all project materials and determined that given the proposed use of the entire site, the changes to the project description and scope, and the ability to mitigate impacts, a Mitigated Negative Declaration is supported by County staff. According to the project planner, there is no evidence of impacts from the currently proposed version of the project that cannot be mitigated necessitating an EIR.



Rattler Ranch

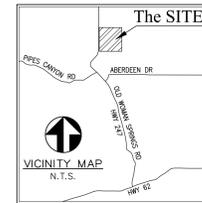
2107 Old Woman Springs Road

225 acres

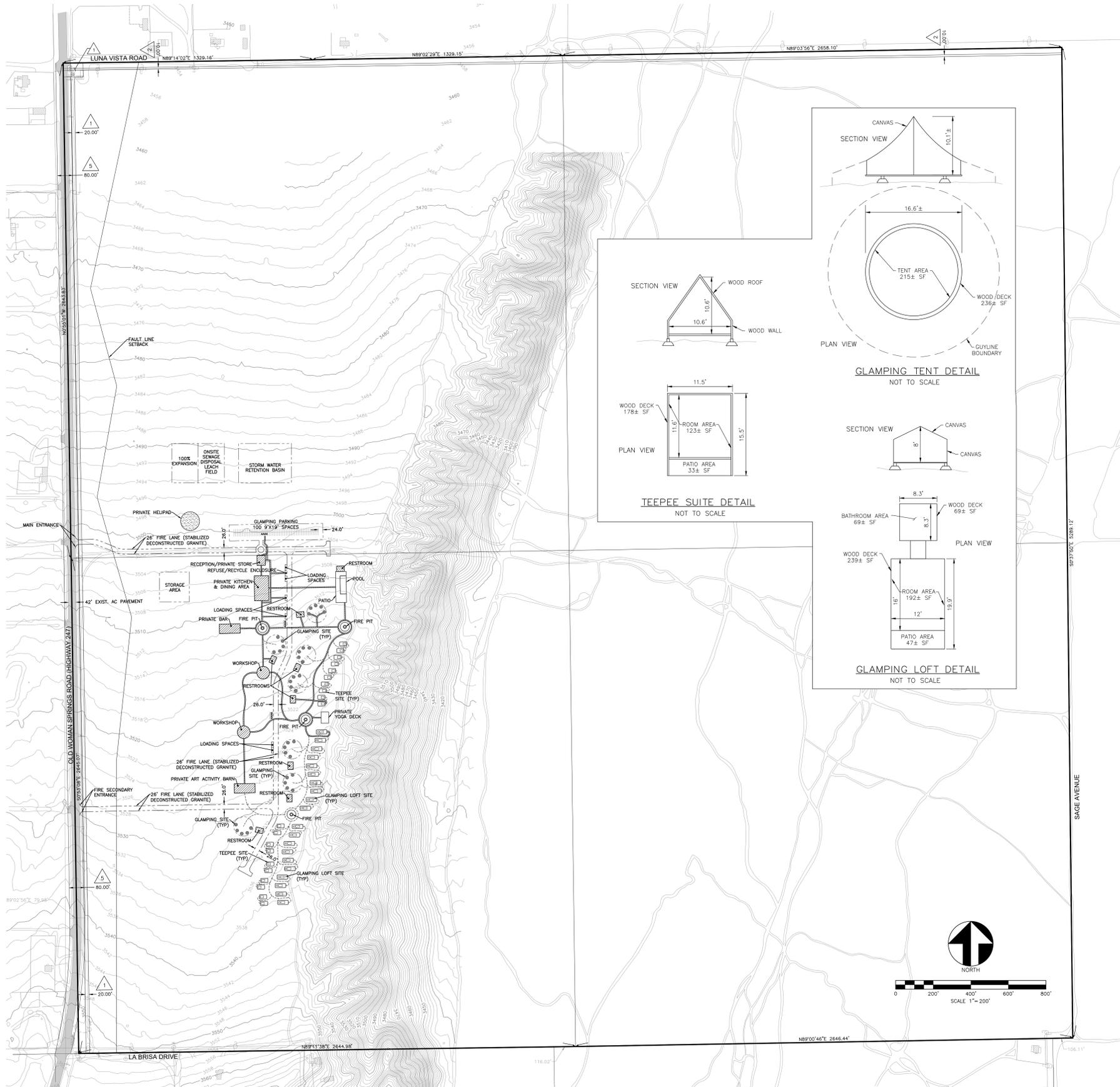
350 acres

65 acres

IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA
2107 OLD WOMAN SPRINGS ROAD
 SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 EAST, S.B.M.
SITE PLAN - CONDITIONAL USE PERMIT



OFFICIAL USE ONLY



ASSESSOR'S PARCEL NO.
0629-181-01

ZONING
H/R (HOMESTEAD VALLEY/RURAL LIVING)

UTILITIES

WATER/SEWER
BIGHORN-DESERT VIEW WATER AGENCY
622 SOUTH JEMEZ TRAIL
YUCCA VALLEY, CA 92284
(760) 364-2315

STREETS
SAN BERNARDINO COUNTY
PUBLIC WORKS DEPARTMENT
825 EAST THIRD STREET
SAN BERNARDINO, CA 92415
(909) 387-7310

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
P.O. BOX 800
ROSEMEAD, CA 91770
(600) 655-4555

GAS
SOUTHERN CALIFORNIA GAS
P.O. BOX 1626
MONTEREY PARK, CA 91754-8626
(877) 238-0092

TELEPHONE
FRONTIER
280 SOUTH LOCUST STREET
POMONA, CA 91766
(877) 645-7013

GARBAGE
BURRTEC - DESERT
4878 NEWTON ROAD
YUCCA VALLEY, CA 92284
(760) 365-2015

GROSS AREA
GROSS AREA = 639.32 ACRES

LAND USE
EXISTING: VACANT
PROPOSED: CAMPGROUND

ENGINEER
FOMOTOR ENGINEERING
225 SOUTH CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA 92262
TELEPHONE: (760) 323-1842
FAX: (760) 323-1742
EMAIL: PHILIP@FOMOTOR.COM
PHILIP K. FOMOTOR, R.C.E. 47284

OWNER
LARRY BETH
ROBOTT LAND COMPANY INC.
350 SOUTH REEVES DRIVE, SUITE 101
BEVERLY HILLS, CA 90212
(310) 299-1574

CAMP SITES
ALL CAMP SITES ARE TO BE ON PIER FOUNDATIONS.
GRADING, IF ANY, WILL BE MINIMAL.

BUILDINGS
ALL BUILDINGS AND AMENITIES ARE PRIVATE.
TO BE USED BY REGISTERED CAMPGROUND
PATRONS ONLY. NO PUBLIC ACCESS.
ALL BUILDINGS ARE TO BE ON PIER FOUNDATIONS.
GRADING, IF ANY, WILL BE MINIMAL.

RECEPTION / CAMP STORE - 44'x52', 1 EACH
RESTROOM - 38'x40', 8 EACH
RESTAURANT - 76'x133', 1 EACH
ART BARN - 50'x110', 1 EACH
AGAVE BAR - 50'x110', 1 EACH
WORKSHOP - 3,600 SF, 2 EACH

TOTAL=39,556 SF
REQUIRES: 192 SF MIN. COMBINED TOTAL OF REFUSE
AND RECYCLING ENCLOSURES
PROPOSED: 300 SF

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE
EASTERN LINE OF THE SECTION 35, ALSO KNOWN AS
THE CENTERLINE OF SAGE, BEING N22°20'32"E PER US
GEO. MAP OF T24, R5E, S5M DATED 02/27/1991.

BENCHMARK
ELEVATION: 3,585.81' NAVD83
DESCRIPTION: BRASS CAP INSET IN TOP OF CONCRETE
MONUMENT STAMPED 705.30 1968
LOCATION: 104 FEET NORTH OF INTERSECTION OF OLD
HIGHWAY (DIRT ROAD) AND PRESENT PAVED ROAD, 48
FEET EAST OF CENTERLINE PAVED ROAD, SET BRASS
DISK IN 8 IN X 4 FOOT CONCRETE MONUMENT, 2
FEET ABOVE PAVED ROAD AND 3.5 FEET NORTH OF
WHITE WITNESS POST.

LEGAL DESCRIPTION
ALL OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 5
EAST, SAN BERNARDINO AND MERRIMAN THE
COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA,
ACCORDING TO THE OFFICIAL PLAT THEREOF.

LEGEND

- BOUNDARY
- EXIST. FENCE
- EXIST. UNDERGROUND TV CABLE
- EXIST. UNDERGROUND TELEPHONE LINE
- EXIST. UNDERGROUND ELECTRIC LINE
- EXIST. OVERHEAD ELECTRIC LINE
- EXIST. SEWER LINE
- EXIST. WATER LINE
- EXIST. GAS LINE
- PROPOSED 5' WIDE COMPACTED DIRT WALKWAY
- PROPOSED ACCESSIBLE PATH OF TRAVEL (CONCEPTUAL)
- PROPOSED ACCESSIBLE PARKING SPACE
- EXIST. CONTOUR
- PROPOSED BUILDING
- PROPOSED CONCRETE/PAVING
- PROPOSED IMPERMEABLE AREA
- PROPOSED PERMEABLE AREA
- EXIST. JOSHUA TREE
- *SEE NOTE BELOW
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. PAVED ROAD
- EXIST. SEWER MANHOLE
- EXIST. POWER POLE
- EXIST. IRRIGATION VALVE
- EXIST. SEWER CLEANOUT
- EXIST. TELEPHONE BOX
- EXIST. GUY WIRE
- EXIST. WATER METER

EASEMENT NOTES

1. AN EASEMENT IN FAVOR OF H-DESERT WATER DISTRICT FOR UTILITY, WATER, AND RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES PER A DOCUMENT RECORDED DECEMBER 3, 1991 AS INSTRUMENT NO. 91-40490 OF OFFICIAL RECORDS.
2. AN EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES RECORDED DECEMBER 19, 1991 AS INSTRUMENT NO. 91-480194 OF OFFICIAL RECORDS.
3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RESOLUTION NO. 95-191" RECORDED JULY 25, 1995 AS INSTRUMENT NO. 95-140501 OF OFFICIAL RECORDS.
4. A RIGHT OF WAY FOR DITCHES AND CANALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE PATENT RECORDED MARCH 03, 2005 AS INSTRUMENT NO. 05-140501 OF OFFICIAL RECORDS.
5. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREeway, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED OCTOBER 16, 2012 AS INSTRUMENT NO. 2012-429262 OF OFFICIAL RECORDS.
6. RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET AND/OR HIGHWAY.
7. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
8. RIGHTS OF PARTIES IN POSSESSION.

GRADING

THIS PROJECT IS PLANNED TO INVOLVE AS LITTLE GRADING AS POSSIBLE TO MAINTAIN THE NATURAL ASPECTS OF THE SITE. BUILDINGS, CAMP SITES, AND ACCESSORY STRUCTURES ARE PROPOSED ON PIER FOUNDATIONS. MINIMAL GRADING, IF ANY, WILL BE REQUIRED.

GRADING/COMPACTION WILL BE NEEDED FOR:

- HELIPAD (CONCRETE/PAVED)
- ADA PATH OF TRAVEL
- ACCESS ROADS AND FIRE LANES
- ENTRANCES (2) TO SITE FROM OLD WOMAN SPRINGS RD
- CAMPGROUND PARKING AREA

LIGHTING

TO PRESERVE THE DARK SKY ENVIRONMENT AT THIS LOCATION, THE PROJECT PROPOSES THE USE OF REFLECTIVE PAINT, ON SIGNS, TO PROVIDE DIRECTION, AND ON POSTS/ROCKS, TO DEMONSTRATE THE EDGE OF ACCESS ROADS AND CAMPGROUND PARKING.

WITHIN THE CAMPGROUND, UNOBTRUSIVE PATH AND EXTERIOR LIGHTING IS PROPOSED AS NEEDED.

LANDSCAPING

EXISTING VEGETATION WILL BE PROTECTED IN PLACE AS MUCH AS POSSIBLE. THERE IS NO LANDSCAPING PROPOSED AT THIS TIME.

PARKING SPACES

GLAMPING PARKING AREA IS UNIMPAVED. SPACES ARE 9'x19' AND DELINEATED BY RAILROAD TIES. ALL ASLES ARE 24' WIDE.

LAND USE	PARKING RATE	BLDG. SIZE/RATE	REQUIRED	PROVIDED
CAMPING	1/EACH UNIT	75 UNITS	=75 MIN	75
EMPLOYEES			=8 MIN	6
LOADING	1/5000 SF	27,596 SF/5000 SF	=75 MIN	100
ACCESSIBLE SPACES IN LOT			4	
REMAINING SPACES IN LOT			96	

ACCESSIBILITY REQUIREMENTS

- PROVIDE ACCESSIBLE PARKING SPACES = 4 TOTAL IN LOT (MINIMUM 4 REQUIRED)
- PROVIDE ACCESSIBLE PATHS OF TRAVEL PER BUILDING CODE
- ADDITIONAL ACCESSIBLE PARKING SPACES (8 TOTAL) HAVE BEEN PROPOSED. THESE SPACES ARE PLACED IN CLOSER PROXIMITY TO SOME OF THE PRIMARY AMENITIES.

PRELIMINARY

*NOTE:
NUMEROUS JOSHUA TREES EXIST THROUGHOUT THE PROPERTY.
A SUBSEQUENT PLAN FOR THEIR MAINTENANCE IS PROPOSED.
SEE SEPARATE EXHIBIT FOR LOCATIONS.

NO.	REVISIONS	APPROVED	DATE	SEAL

FOMOTOR ENGINEERING
225 S. CIVIC DRIVE, SUITE 1-5
PALM SPRINGS, CA 92262
PH:(760)323-1842 FAX:(760)323-1742

PREPARATION DATE: 03/17/21

COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

SITE PLAN - CONDITIONAL USE PERMIT
2107 OLD WOMAN SPRINGS ROAD

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