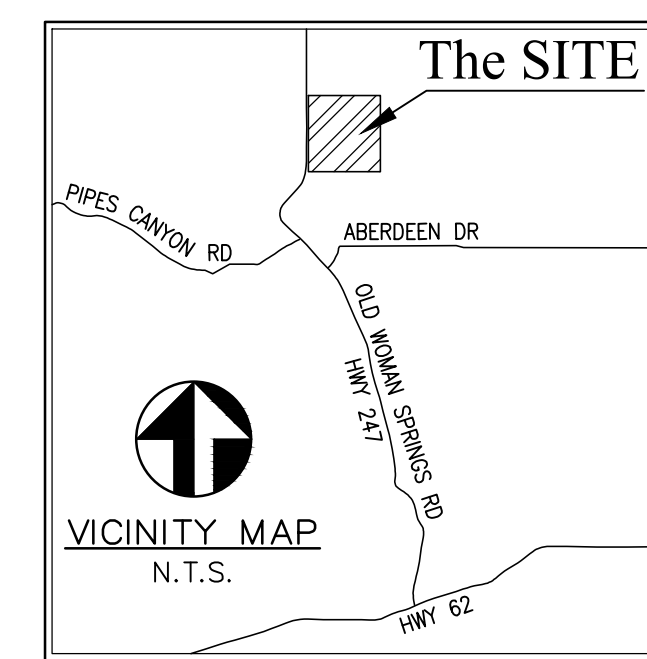
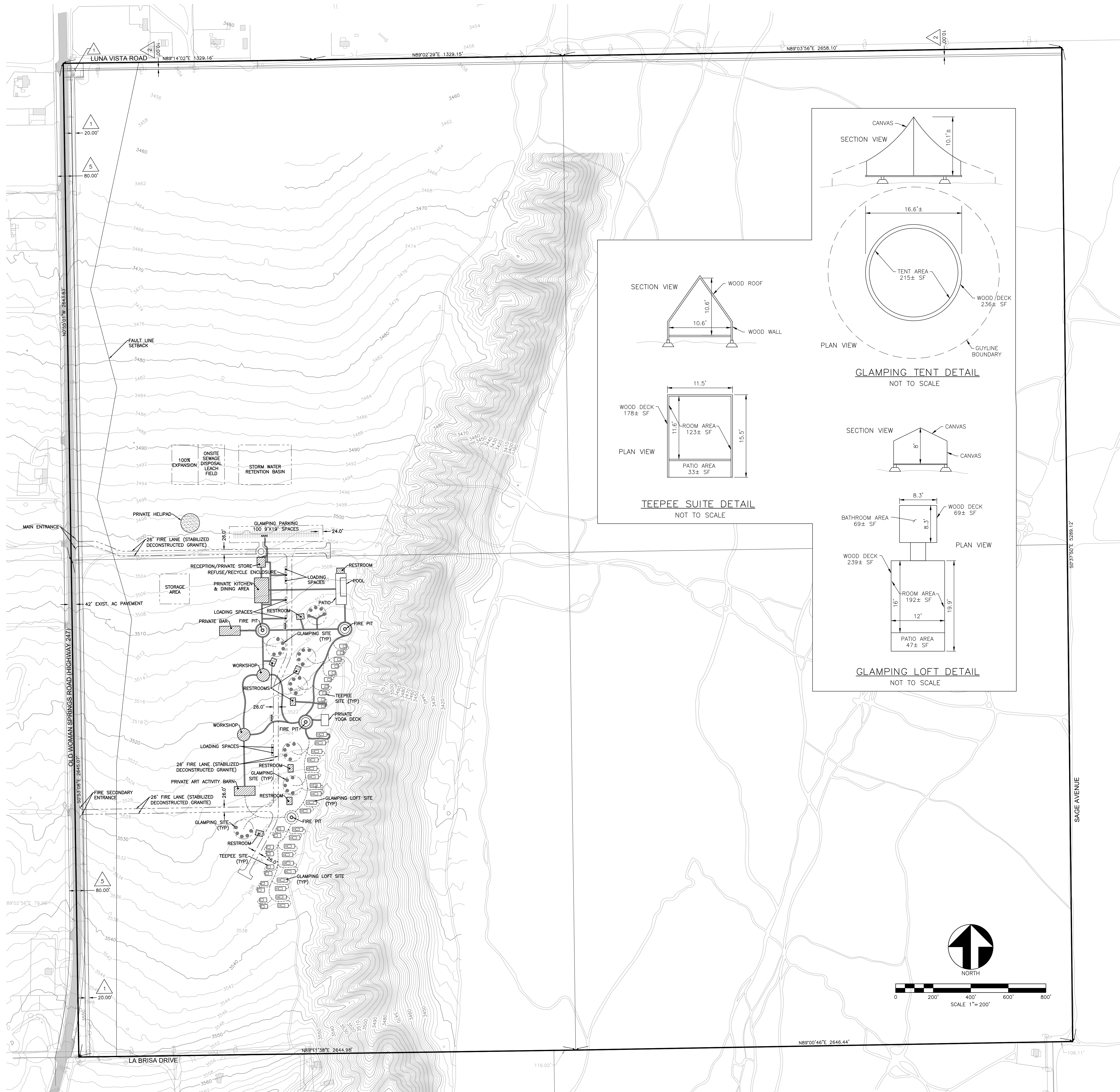


IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA  
**2107 OLD WOMAN SPRINGS ROAD**  
 SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 EAST, S.B.M.  
**SITE PLAN - CONDITIONAL USE PERMIT**



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. #7284

**OWNER**

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

**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 OLD 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 MERCED COUNTIES, 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**

NUMBERED AND DESCRIBED PER FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMPANY, ORDER NO. NCS-89790-DIT, DATED 3/00/00

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. 91-46490 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. 95-25247 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. 05-146061 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, CAMPSITES, 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  
 • GLAMPING 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 GLAMPING 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 ASILES ARE 24' WIDE.

LAND USE	PARKING RATE	BLDG. SIZE/RATE	REQUIRED	PROVIDED
CAMPING	1/EACH UNIT	75 UNITS	=75 MIN	75
EMPLOYEES			UNKNOWN	25
LOADING	1/5000 SF	27,596 SF/5000 SF	=46 MIN	6
			=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.

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

PRELIMINARY

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

SECTION 35, TOWNSHIP 2 NORTH, RANGE 5 EAST, S.B.M.

APN: 0629-181-01

1 OF 1 SHEETS