

Site Use Improvement Guide
60460 Alta Mesa, Joshua Tree, CA 92252
APN: 0601-491-01-0000 | Unincorporated San Bernardino County

EXECUTIVE SUMMARY

Overview

A natural desert wash (dry drainage channel) crosses a portion of this property. Washes are common throughout Joshua Tree and the Morongo Basin and are a normal feature of desert land. They carry stormwater during rain events and are dry most of the year.

Because washes convey drainage, San Bernardino County regulates how they are altered. This simply means improvements follow standard permitting and drainage guidelines, similar to grading, driveways, or septic systems.

What This Means for You

The presence of the wash does not prevent use or improvement of the property. Most owners enhance these areas successfully through landscaping, erosion control, and thoughtful site design. When crossings or grading are desired, the County provides a clear permitting process and routinely works with property owners on practical solutions.

Improvement Opportunities

Many properties incorporate washes as attractive landscape features using native plants, decorative rock, and outdoor space along the edges. Where access across the wash is needed, engineered crossings or culverts are commonly permitted with proper plans.

Bottom Line

With normal planning and compliance with County requirements, the wash can be treated as a design opportunity rather than a limitation.

Detailed information and resources are provided on the following pages.

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Improvement Options & Guidelines

What Is a Wash?

A wash (sometimes called an arroyo or dry creek bed) is a natural drainage path formed by stormwater flow. It is typically dry but conveys runoff during storms, helping protect surrounding properties from flooding and erosion.

These features are widespread throughout desert communities and are expected site conditions rather than unusual obstacles.

How the County Approaches Washes

San Bernardino County's approach is straightforward:

- Keep natural drainage functional
- Avoid blocking or redirecting water
- Use engineered solutions when altering or crossing

This ensures both the property and neighboring parcels remain protected during storm events. The County and Flood Control District routinely review and approve compliant designs and improvements.

Improvements Typically Allowed

Most aesthetic and light improvements that do not change drainage patterns are generally acceptable. These enhancements often improve appearance, reduce erosion, and increase usability while maintaining natural function.

Examples include;

- | | |
|---|---|
| <input checked="" type="checkbox"/> Native desert landscaping | <input checked="" type="checkbox"/> Erosion-control planting |
| <input checked="" type="checkbox"/> Drought-tolerant shrubs and grasses | <input checked="" type="checkbox"/> Walking paths along the edges |
| <input checked="" type="checkbox"/> Decorative rock or river stone | <input checked="" type="checkbox"/> Outdoor seating or garden areas outside the channel |

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Improvements That May Require Permits

Projects that alter grading or drainage may require County review and permits.

Examples include:

- Filling or regrading the wash
- Installing a driveway or crossing
- Retaining walls or structures within the channel
- Redirecting stormwater
- Significant earthwork

Where needed, permits may involve grading plans, drainage design, or civil engineering review. These are common development steps and are routinely processed by the County.

Flood Zones & Insurance

Some properties may fall within FEMA-designated flood zones.

Depending on location, this may affect:

- Building elevation standards
- Drainage design
- Lender flood insurance requirements

Flood status can be verified directly through FEMA's public map service (see contacts section).

Landscaping Concepts for Desert Wash Areas

Attractive, natural landscaping can beautify a desert wash without impeding its stormwater function.



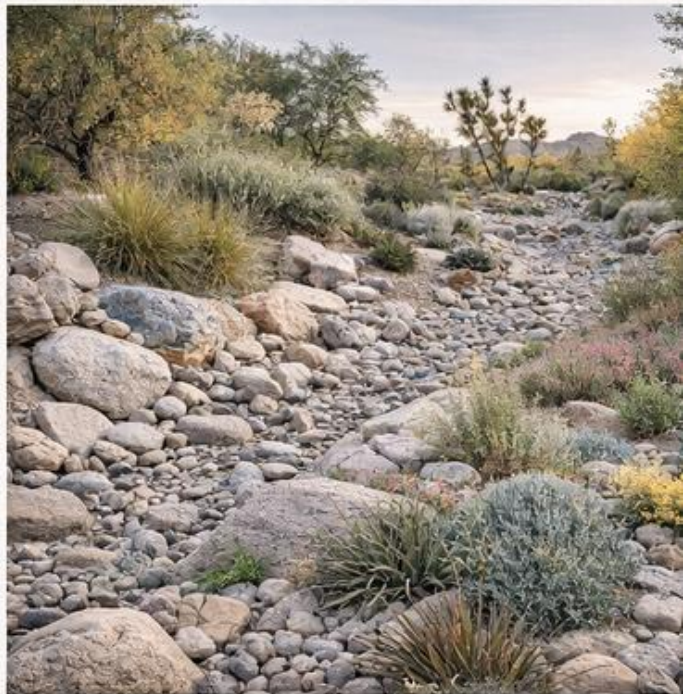
Dry Creek Bed with Native Plants



Natural Boulder and River Rock Groupings



**Desert Garden and Walkway
Beside the Wash**



**Erosion Control Plants with
Decorative Stones**

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TYPICAL PATH FORWARD

Buyers commonly approach improvements using the following steps:

1. Confirm flood zone status
2. Identify desired layout or landscaping goals
3. Complete aesthetic landscaping (often no permit required)
4. If crossings or grading are desired, consult a civil engineer
5. Submit plans to the County or Flood Control District
6. Obtain permits and proceed with improvements

This straightforward process helps ensure improvements are compliant, functional, and future-proof.

DISCLAIMER

This guide is provided for general informational purposes only.

Seller and broker are not engineers, surveyors, or regulatory authorities and make no representations or guarantees regarding specific uses, approvals, or permitting outcomes.

All buyers and buyer's agents are responsible for independently verifying regulations, conducting their own investigations, and consulting directly with San Bernardino County, the Flood Control District, FEMA, or other appropriate agencies.

Final determinations regarding use, development, and permitting are made solely by the applicable governmental authorities.

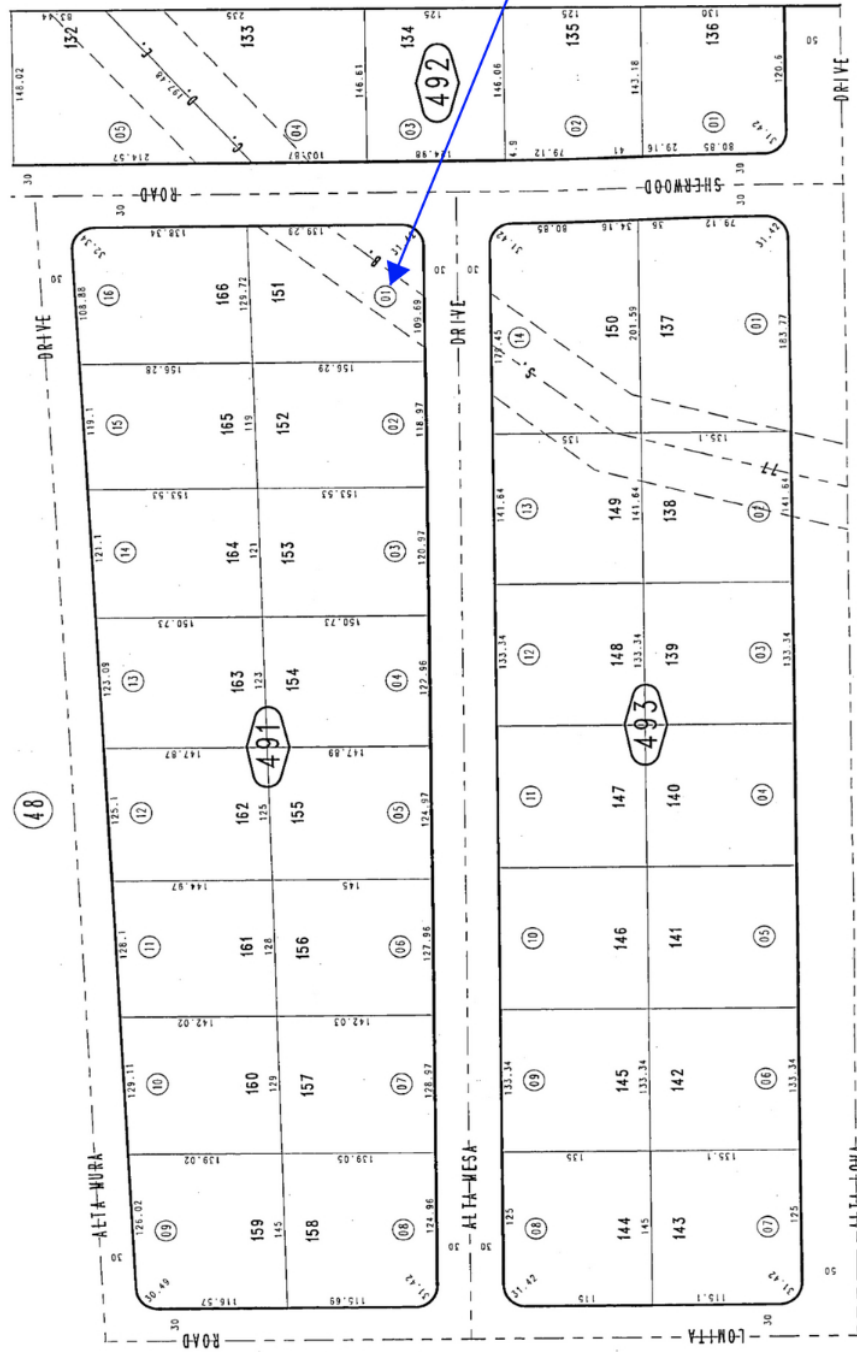
THIS MAP IS FOR THE PURPOSE
OF AD VALOREM TAXATION ONLY.



Ptn. Tract No. 6514, M.B. 85/67-69

Morongo Unified
Tax Rate Area
94004

0601 - 49



PIQ

REVISED
03/17/09 K.A.

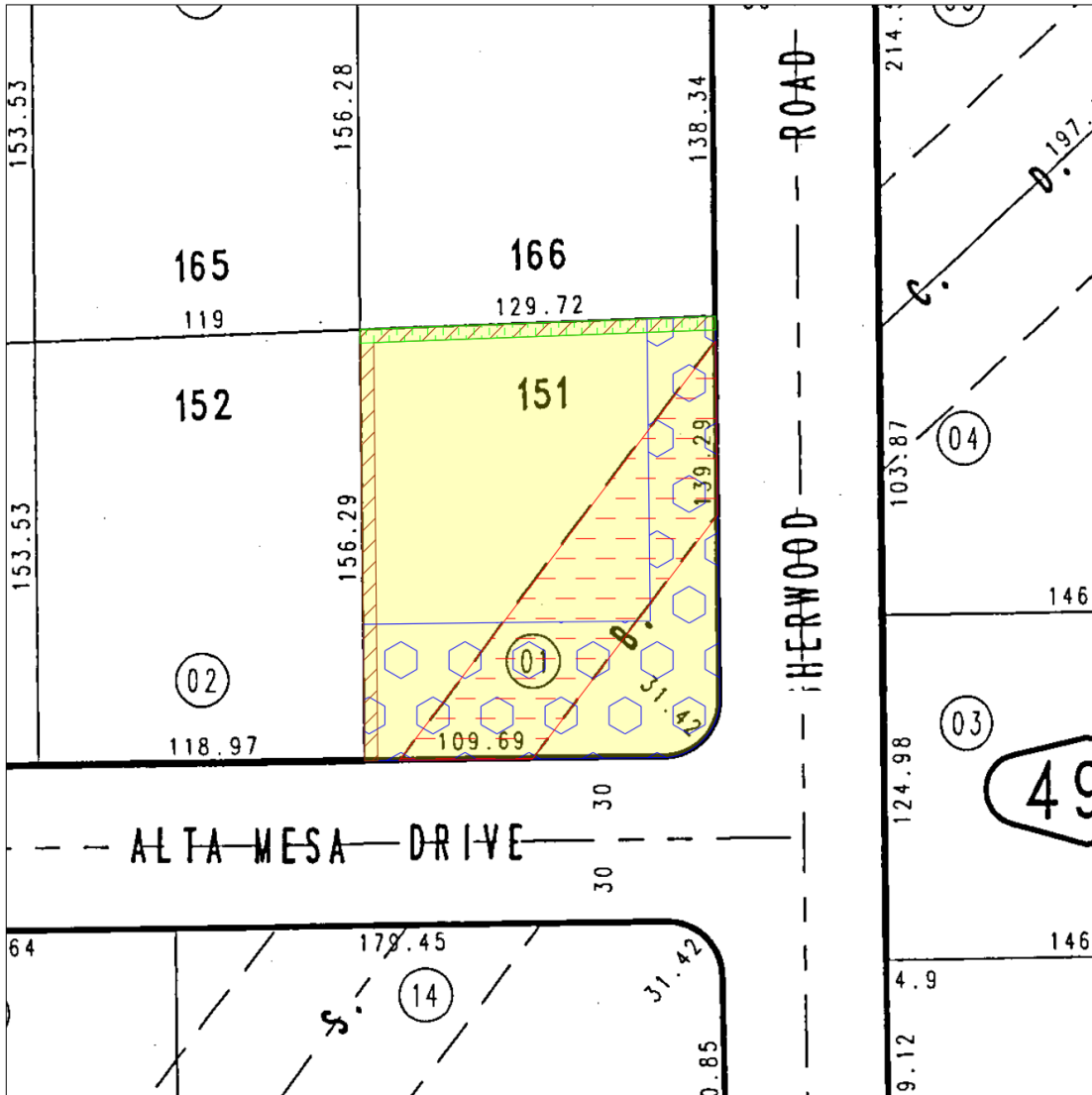
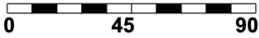
Assessor's Map
Book 0601 Page 49
San Bernardino County

Ptn. S.W.1/4, Sec. 34
T.1N., R.6E.






0588
14

March 2005

Scale 1 inch = 45 Feet



LEGEND

-  Fee, Property in Question
-  Item No. 6 - Easement for public utility purposes
Affects as shown on the map of said tract
-  Item No. 6 - Easement for drainage purposes
Affects as shown on the map of said tract
-  Item No. 6 - Building set-back line
Affects as shown on the map of said tract
-  Item No. 8 - Easement for public utility purposes
Book 5862, Page 752, of Official Records
Affects as described therein



Title Order No. 26-9811-KJ, Preliminary Report Dated as of December 23, 2025

Drawing Date: January 07, 2026

Reference :

Assessor's Parcel No. : 0601-491-01-0000

Property: 60460 Alta Mesa Drive, Joshua Tree, CA

Data :

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing Lot 151 of Tract 6514, in Joshua Tree, County of San Bernardino, State of California, as per Map Recorded in Book 85, Page(s) 67-69 of Maps, in the Office of the County Recorder of Said County.

Sheet
1
of
1

Archive #

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IMPORTANT CONTACT INFORMATION

San Bernardino County Land Use Services – Building & Safety

Permits, grading, development questions

Phone: (909) 387-8311

Website: <https://lus.sbcounty.gov>

San Bernardino County Flood Control District

Drainage channels, crossings, right-of-way, encroachment permits

Phone: (909) 387-8003

Website: <https://dpw.sbcounty.gov>

FEMA Flood Map Service Center

Flood zone lookup and insurance reference

Website: <https://msc.fema.gov>