

Opportunity to Develop an Innovative Hot Mineral Spa Glamping and RV Resort Outside of Joshua Tree National Park

3890 Agua Ave, 29 Palms 92277



Caldera

TWENTYNINE PALMS
A DESERT OASIS
California



The Location

3-Million Visitors Annually to Joshua Tree National Park



80.79-acre
Development Site



Caldera - The Opportunity



Caldera is an 80.79-acre vacant property that has an existing 161-degree hot mineral water well that can warm the pool and spas at a proposed 35-unit RV park and a 54-key glamping resort centered around health and wellness theme with small retail facility and wedding event venue. The site is located 12-miles north of the entrance to the Joshua Tree National Park which attracts 3-million annual visitors from the Los Angeles and San Diego regions and people from around the world.

The development proposed in this brochure shows developing the project in several phases, starting with ten rental units in phase 1, then later subdividing the property into 2.5-acre lots to allow 2-vacation rentals per lot and seeking approval from the County for an RV-park on 10-acres, incidental retail and a wedding event venue on 2.5-acres. The ultimate resort would include a 2.5-acre resort playground with lush landscape, shaded walkways, yoga gazebo, outdoor art, hammock zone, fire rings, art displays and mineral spa hot tubs and more.

Joshua Tree market rents are holding strong during the COVID and average occupancy is trending around 70% to 80% depending on the quality of the experience and value provided.

For example, we are anticipating an average weekday rental rate of \$200 for the 1-bedroom casitas and \$350 for the 2-bedroom modern homes. Rents on the weekends will average \$350 for 1-bedrooms and \$500 for the 2-bedrooms.



Caldera is for a youthful audience of vacationers who come from around the world to Joshua Tree to enjoy its natural beauty and energy and experience the National Park located 12-miles away. Caldera's vacation experience brings people closer to nature by offering clean, comfortable and colorful accommodation with BBQs, hot spas and gabion fireplaces and outdoor showers and shaded patios.

The vacation rentals will be solid stick-built homes with exposed concrete floors, full kitchens, and washers and dryers. The main home has a shaded carport for the guests. The main homes and casitas sit on a 2.-acre lot and offer plenty of privacy and natural desert landscaping.





Caldera Site Plan (Phase 1: Ten Rentals)



Modern vacation rentals, high ceilings and lots of windows and a connection to the outdoors



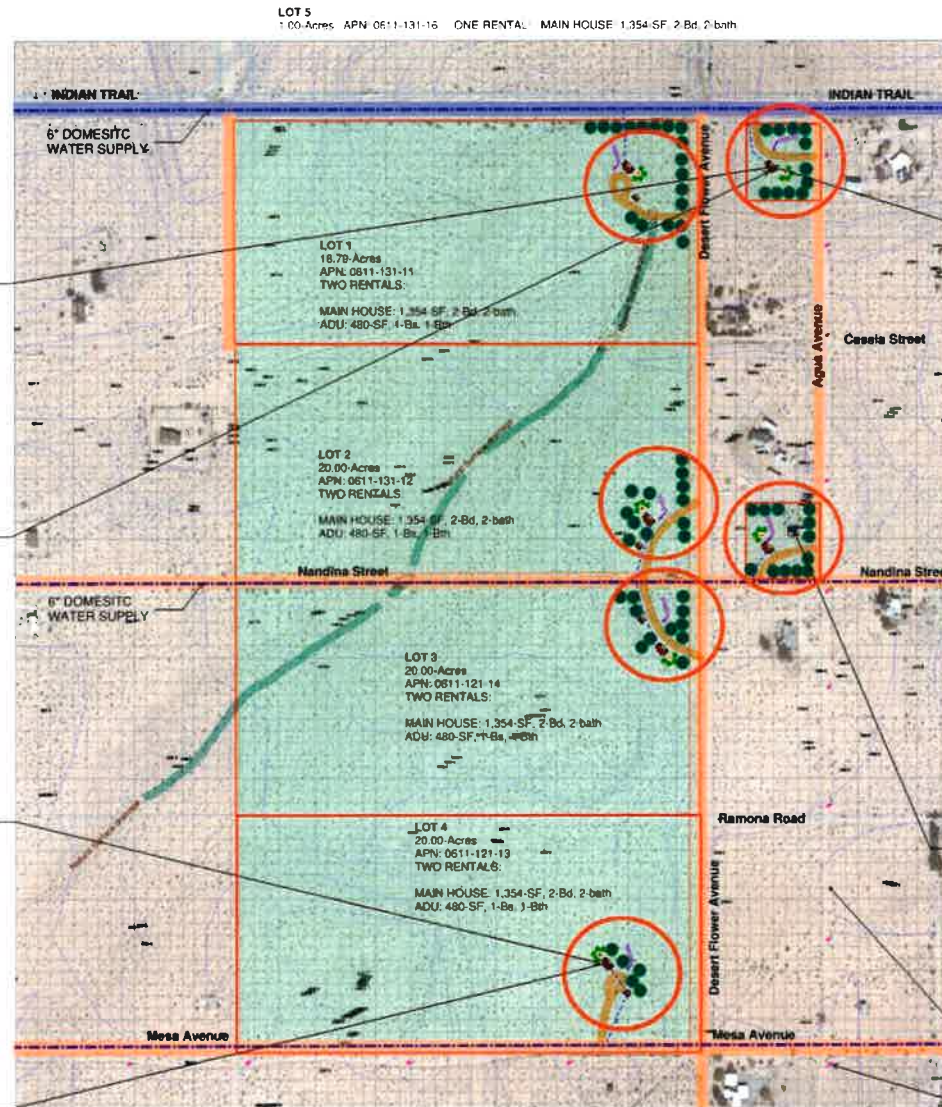
Comfortable, clean, and colorful interiors for the guests



Outdoor showers to cool off after hiking all day in Joshua Tree National Park



Outdoor Gabion cobbles camp fire on the patios



Two Airbnb rental per 2.5-acre lot, including 2-Bedroom, 2-bath at 1,300-SF and a 450-SF studio accessory unit.



EXISTING HOT WATER WELL 161 DEGREES

LOT 6
1.00 Acres APN: 0611-131-13 ONE RENTAL MAIN HOUSE: 1,354-SF, 2-Bd, 2-bath



Existing Power Poles with overhead power

Caldera Site Plan (Phases 2 and 3)



35-UNIT RV PARK ON 10-ACRES WITH SHADE TREES AND DESERT LANDSCAPING



Two Airbnb rental per 2.5 acre lot, including 2 Bedroom, 2 bath at 1,300-SF and a 450-SF studio accessory unit



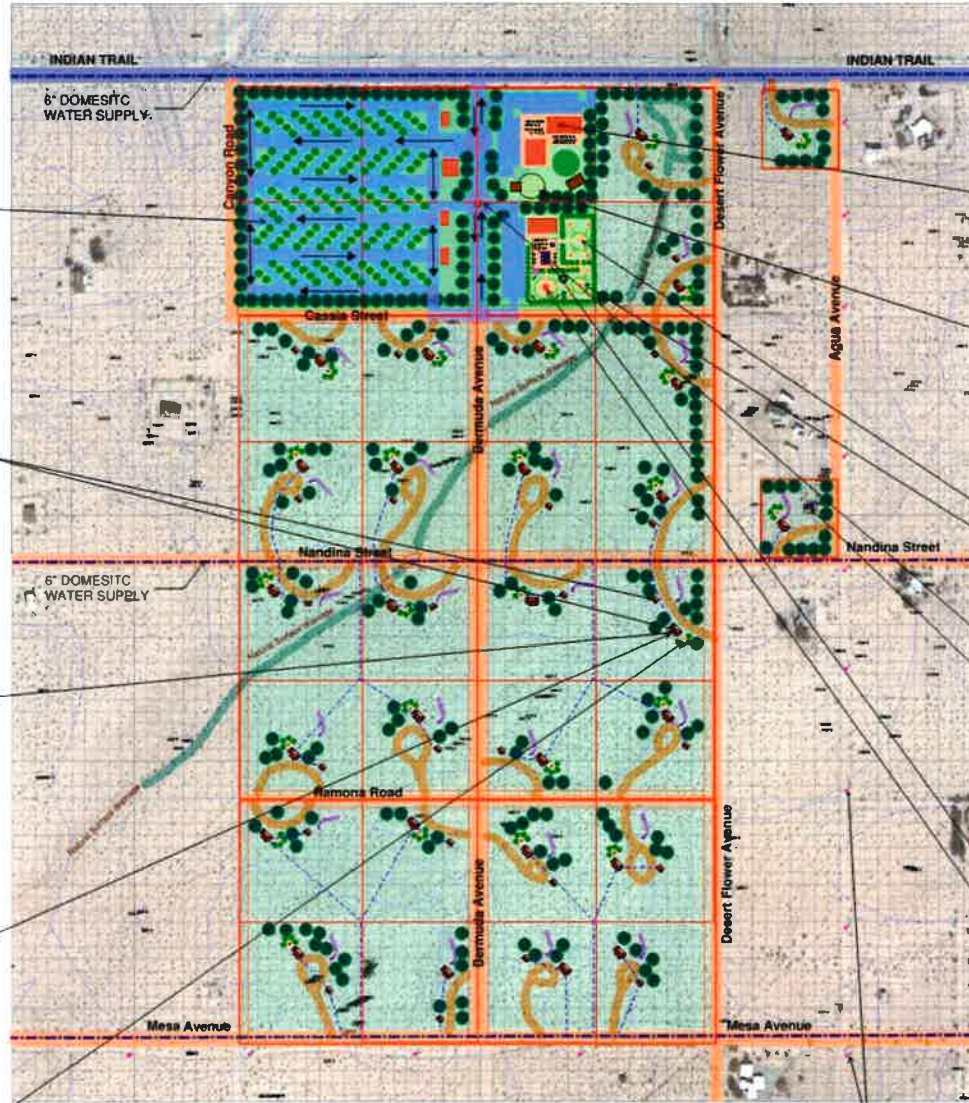
Modern vacation rentals: high ceilings and lots of windows and a connection to the outdoors



Comfortable clean and colorful interiors for the guests.



All rentals to have a hot tub, BBQ, and shaded patios to maximize the vacation experience.



RETAIL ON 2.5-ACRES: 5,800-SF REST, COFFEE & GENERAL STORE AND OUTDOOR WEDDING EVENT VENUE



Goat/lamb for education, amusement, photo-ops and crafts/souvenirs



HOT MINERAL SPA-TUB EXPERIENCE ON 2.5-ACRES FOR GUESTS



FIRE PITS FOR GROUPS



RAIN-FL0 3400 Tank for Hot Water Storage



EXISTING HOT WATER WELL - 161-DEGREES



HOT MINERAL BATHING AT CENTRAL POOL AND SPA



YOGA GAZEBO FOR GUESTS

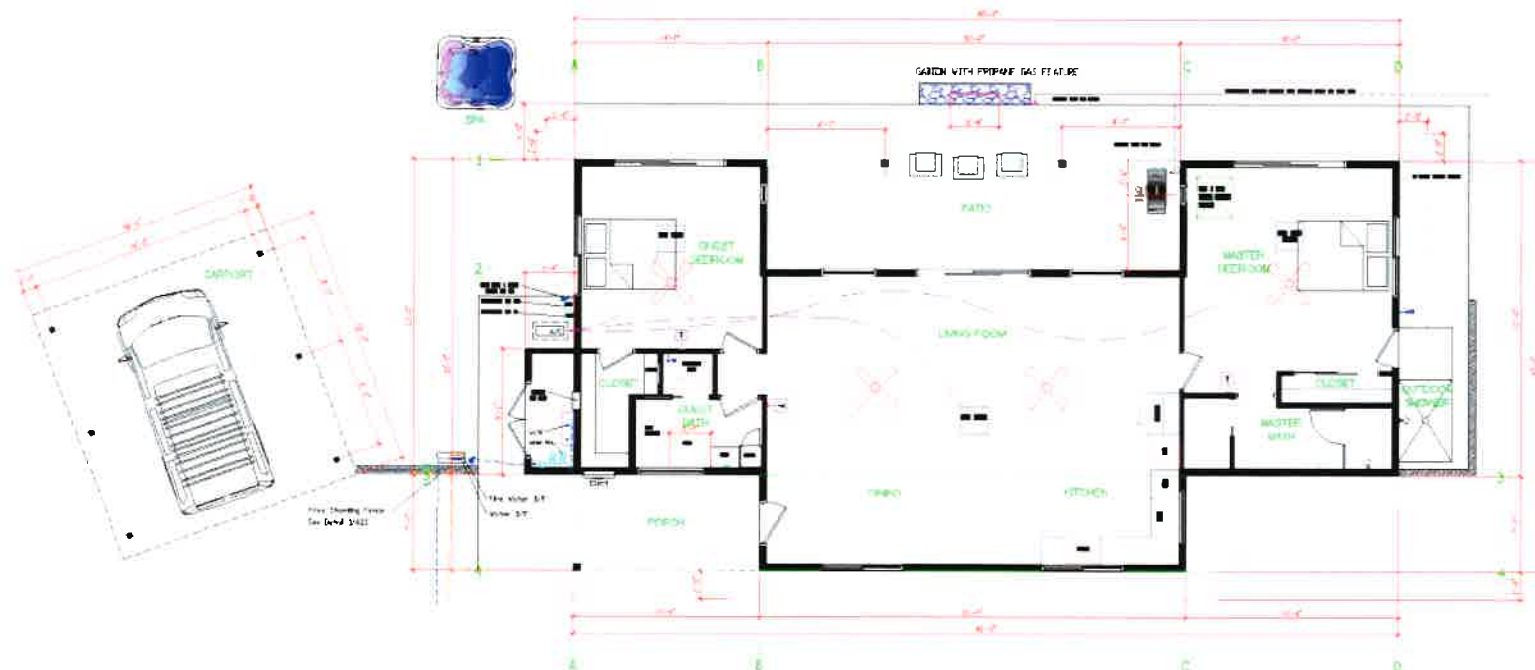
Existing Power Poles with overhead power

Caldera
Hot Mineral Spa
Joshua Tree National Park

MAIN HOUSE

The Main House is a proven Airbnb design with 1,354-SF, 2-master bedrooms and 2-baths, full kitchen and laundry. The rear patio is shaded and offers a gabion fireplace and BBQ and a pathway to a remote hot spa. There is an outdoor shower to cool off after a hot day hiking at the Joshua Tree National Park. The main house also has a shaded carport. The house sleeps four people and up to 6 with a sleeper sofa in the family room.

The anticipated rental rate would range from \$350 to \$800 depending on the party size, day of the week and season.



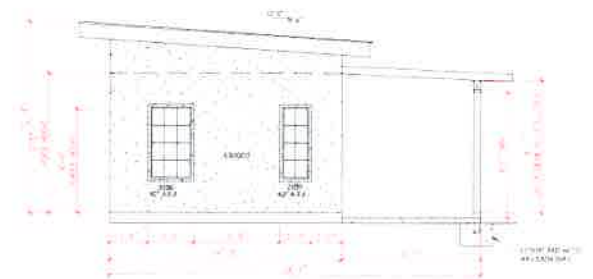
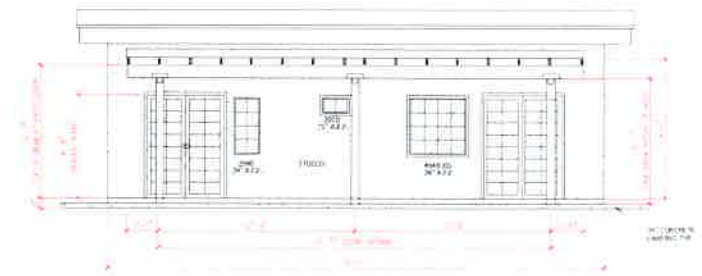
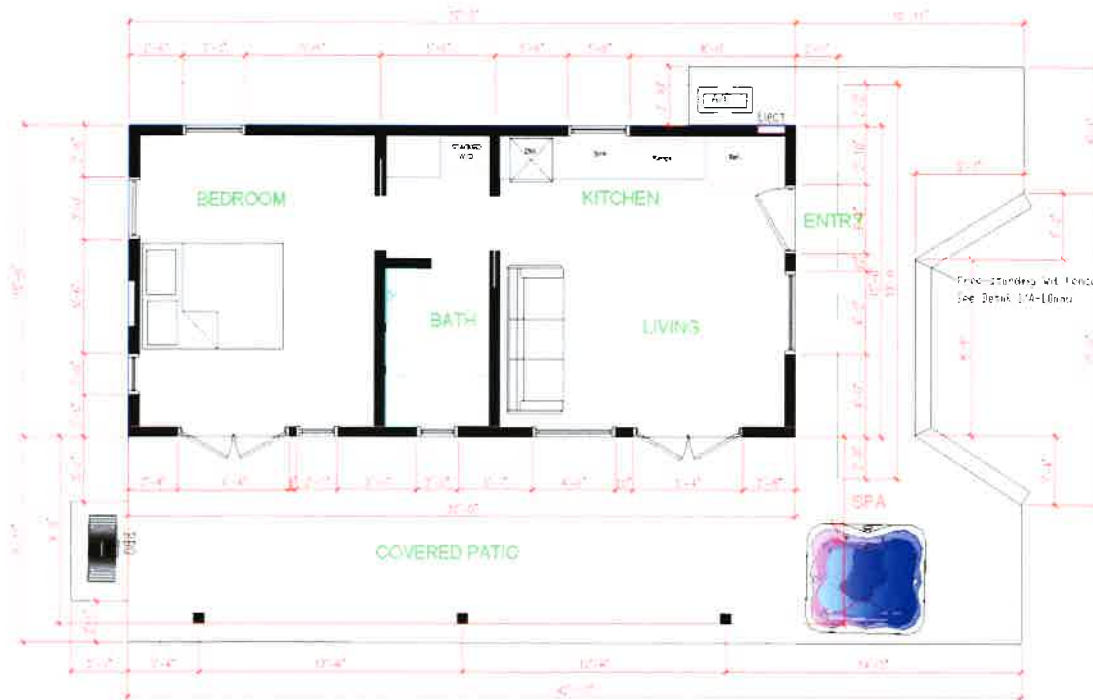
FLOOR PLAN - MAIN HOUSE

ACCESSORY DWELLING UNIT

The ADU is a proven Airbnb design with 480-SF, 1-bedroom, 1-bath with small kitchen and stacked washer and dryer. The rear patio is shaded and offers a BBQ and hot spa.

The house sleeps four people and up to 4 in a bed and sleeper sofa in the family room.

The anticipated rental rate would range from \$200 to \$500 depending on the party size, day of the week and season.



32' YOGA DOME TENT

There are several DOME Tents manufactured by glampingdomestore at etsy.com, including a 32-foot diameter that would be appropriate for the subject YOGA GAZEBO. The DOME can sit on a wood deck for the yoga. This 32-foot diameter DOME is 800-SF and sits 16.7-foot high.



GlampingDomeStore
1 sale

Geodesic Dome Tent - 32ft (10m) -
prefab geodome, business, leisure,
camping, glamping, greenhouse,
outdoors lifestyle

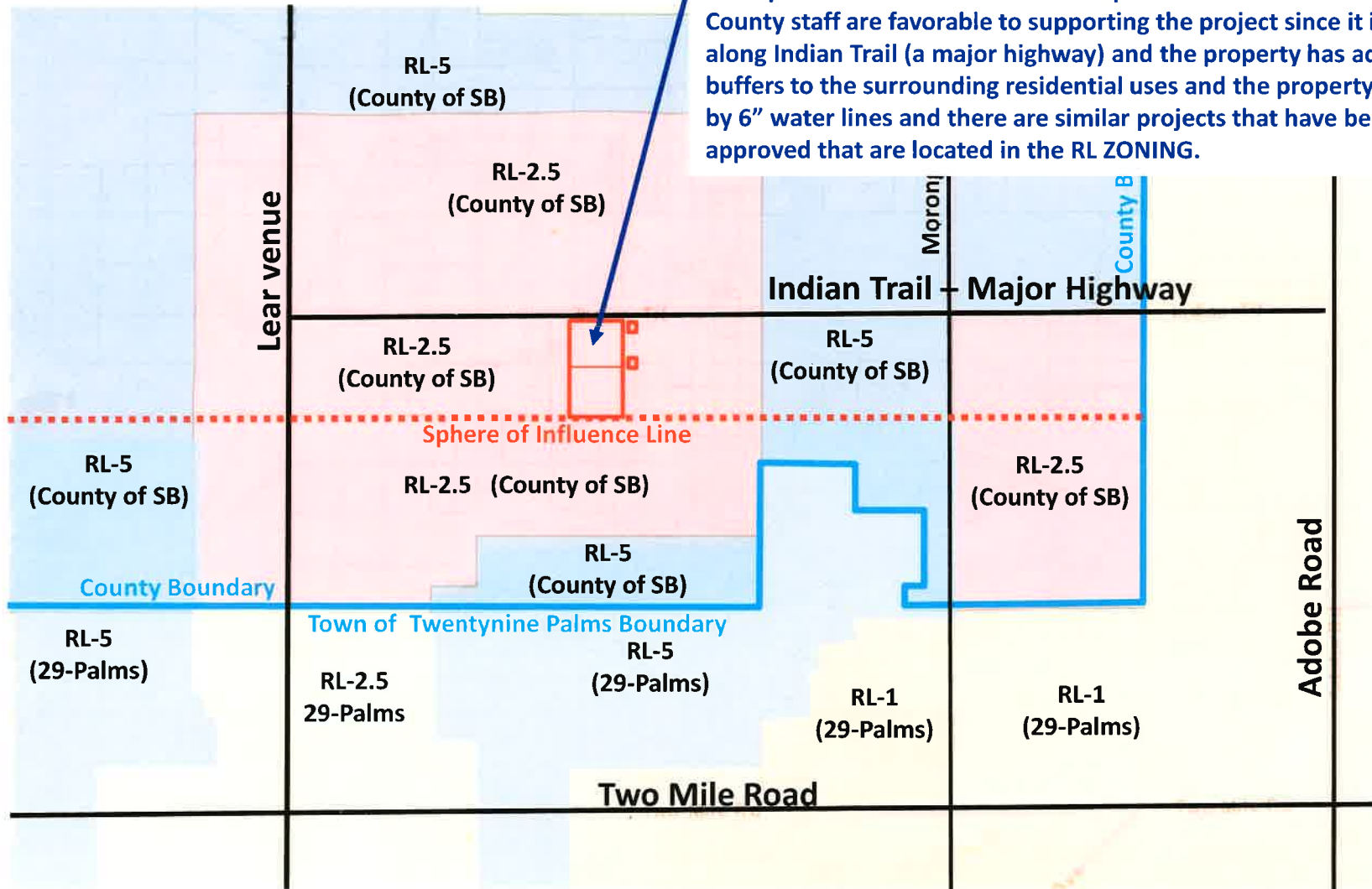
\$9,995.00

Low in stock



EXISTING RESIDENTIAL ZONING

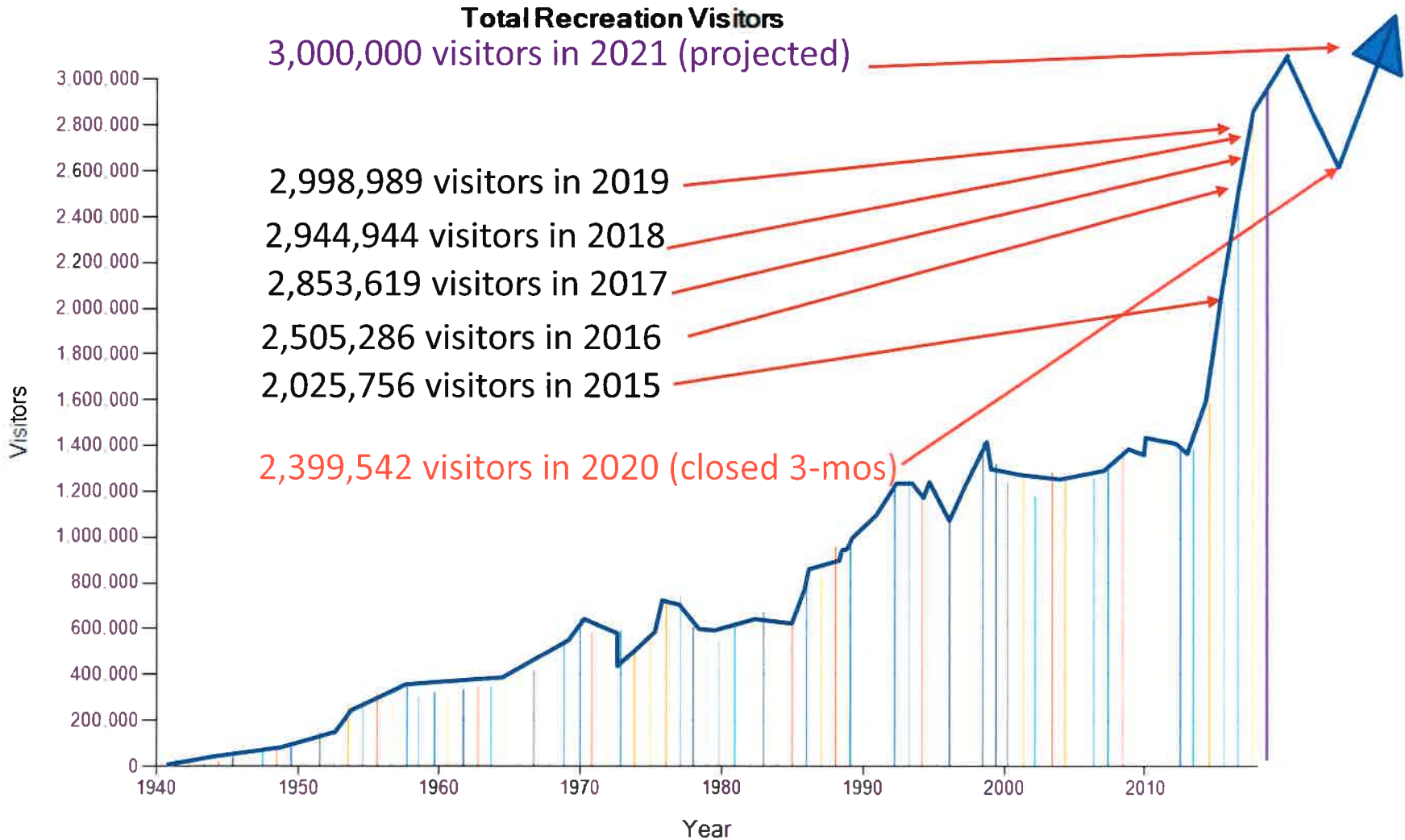
Subject 80.79-acre Property is proposed to remain RL (Rural Living) and operate under a Planned Development Permit and or a CUP. The County staff are favorable to supporting the project since it is located along Indian Trail (a major highway) and the property has adequate buffers to the surrounding residential uses and the property is served by 6" water lines and there are similar projects that have been approved that are located in the RL ZONING.



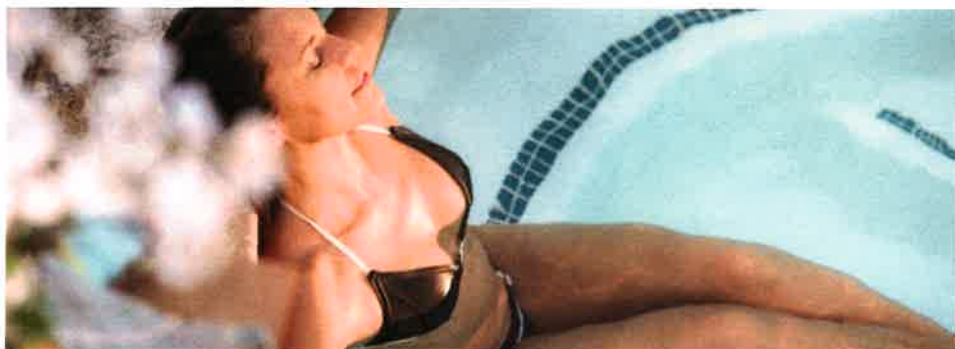
Proximity to the Joshua Tree National Park



General Joshua Tree National Park Visitation Trends (12% per year since 2010)



Healing Hot Mineral Waters



Arthritis and back pain are caused by tension between bone and muscle. Heat allows blood vessels to dilate, which in turn releases muscles, easing stress. In 2012, the [US National Library of Medicine](#) compiled all the studies that have been done on hydrotherapy as treatment for rheumatoid arthritis, and found overwhelmingly favorable outcomes. Patients using hydrotherapy treatment reported reduced pain and tension symptoms, as well as increased grip strength and an elevated mood.

Heart disease and diabetes are two of America's deadliest killers. According to studies from [Loma Linda University's Physical Therapy department](#), the [European Journal of Heart Failure](#), [Harvard's medical journal](#) and an extensive study in the journal [Clinics](#), hot water can help. Combining a low-stress heart workout and hydrotherapy treatment with a healthy diet and exercise can improve heart health, which also reduces the risk of diabetes.

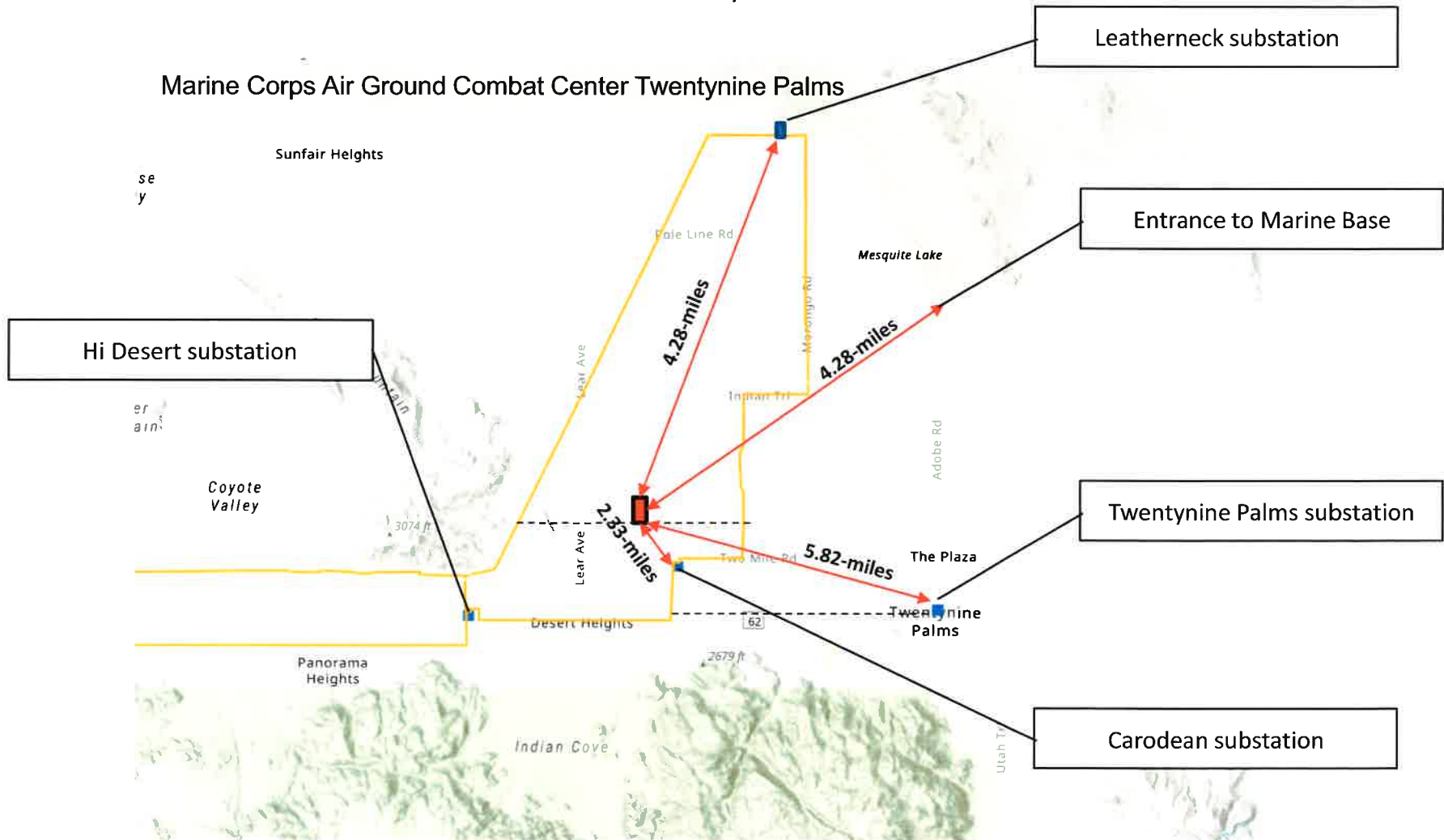
Weight loss regimes may receive an extra boost from hydrotherapy, too. Researchers from [Experimental Biology and Medicine](#) studied these effects over a twelve-week period. In their study, patients who coupled hydrotherapy with a healthy diet lost three pounds over two weeks, and an average of 30 pounds over the next 10 weeks of the study.

Insomnia affects millions of people each year, the [National Sleep Foundation](#) reports. The additional energy exerted by increased blood flow during hydrotherapy stimulates nerves and relieves tension, alleviating the restlessness that causes [insomnia](#).

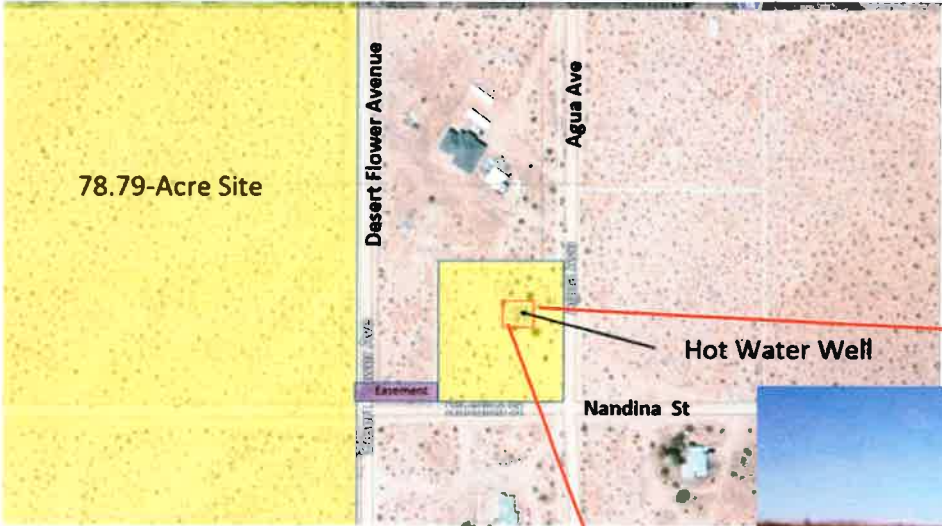


Distance of Subject Site to 29-Palms Marine Base and City of Twentynine Palms

The subject 80-acre property with hot water well is approximately 4.28 miles away from the entrance to the 29-Palms Marine base and 5.82-miles to the center of Twentynine Palms.



Hot Water Well Information



The subject property features an existing Hot Water Commercial Well with electrical power operation and water storage tank. An existing easement connects the well site to the larger 80-acre site. The water is clear and emerges at 160-degrees through a 3" pipe at 400-foot deep, pumped by a 5-HP pump at 35-GMP, or 50,000 gallons per day.



Comparison of Mineral Water to Competition



	Subject Well 10/17/2018 mg/L	Miracle Springs
Temperature (F)	160.000	140
Silica		21.5
ESSENTIAL ELEMENTS AND HEAVY METALS		
Aluminum Oxide	0.000	Trace
Arsenic	0.005	
Boron	0.350	
Copper	0.014	
Iron	0.420	
Calcium	3.500	45.1
Magnesium	1.350	5.1
Sodium	196	268.6
Potassium	3.780	
Strontium	0.12	
Sulfur	3.760	
Zinc	2.840	
INORGANICS		
Alkalinity as CaCO ₃	100.00	
Total Carbonate	6.00	
Chloride	120.00	120.5
Specific Conductivity (SpC)	-1.87	38
Fluoride	19.10	0.05
Hardness as CaCO ₃	10.00	
Hydrogen-Ion pH	7.20	8.3
Sulfate	80.00	493.6
Dissolved Solids	487.00	
Bicarbonate Alkalinity		129
VOLATILE ORGANIC COMPOUNDS (VOC)	0.000	
IRON-RELATED BACTERIA	0.000	

MINERAL LIST

ARSENIC – Although an infamous substance, in small amounts it is actually beneficial to human health.

• • •

BORON – This mineral is a major essential nutrient for humans and has numerous therapeutic uses.

• • •

IRON – Iron is the oxygen-carrying component of the blood.

• • •

CALCIUM – This is a mineral that serves a major structural and physiological role in many metabolic processes.

• • •

CHLORIDE – This element helps maintain electrolyte balance and PH of body fluids and is essential for the production of hydrochloric acid in the stomach, which aids in protein digestion.

• • •

FLUORIDE – This element is useful in strengthening bones, reducing tooth decay and osteoporosis in women.

• • •

MAGNESIUM – This element is essential for life and required for the formation of enzymes that release energy from food.

• • •

POTASSIUM – Potassium is the third most abundant mineral in the body and is an electrolyte, thus it maintains the bodies fluid levels.

• • •

SULPHUR – This is a mineral that helps in digestion of fats and controls the metabolism of carbohydrates.

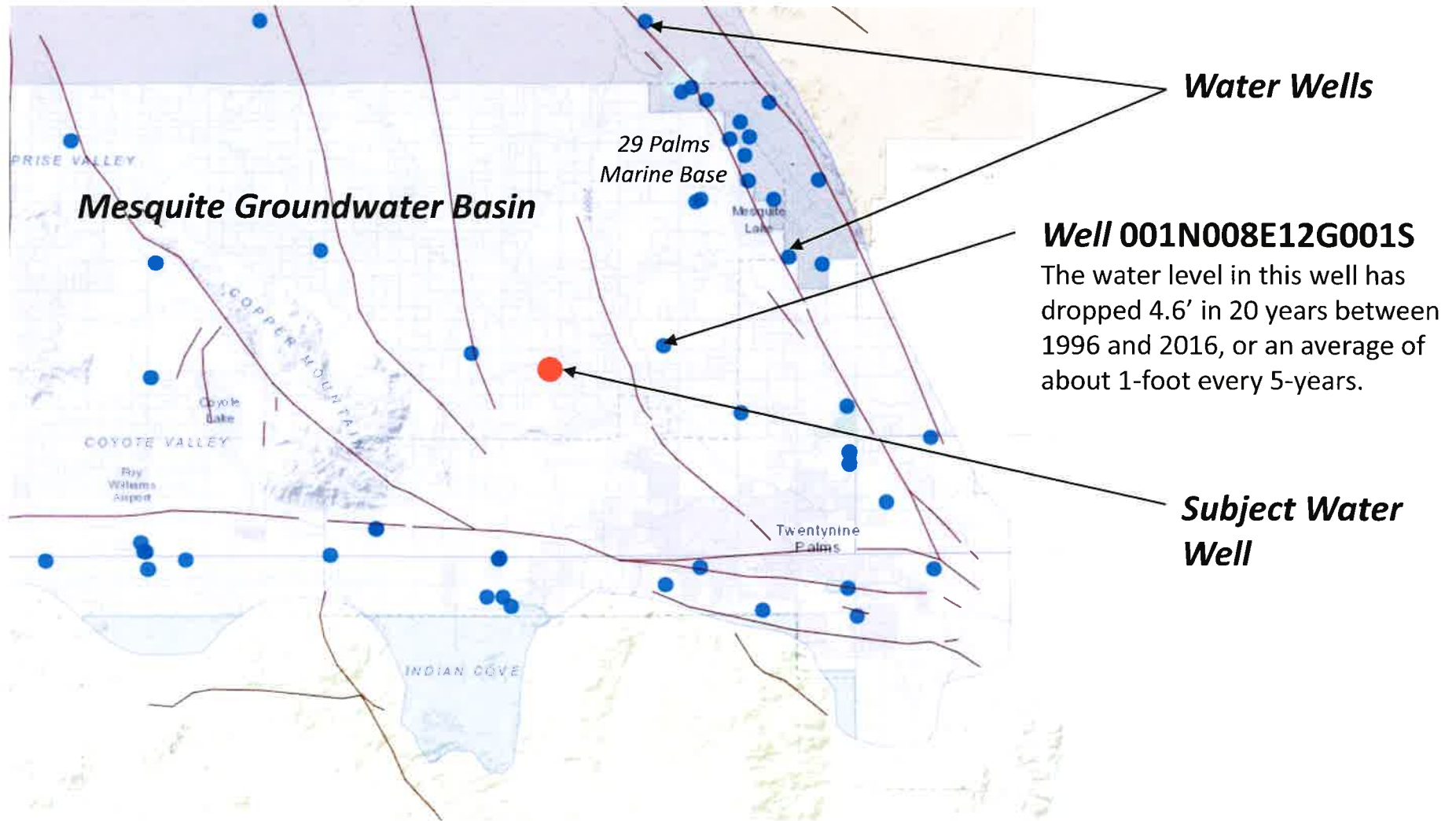
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SODIUM – Sodium is an electrolyte that plays a crucial role in maintaining balance of positive and negative ions in body fluids.

• • •

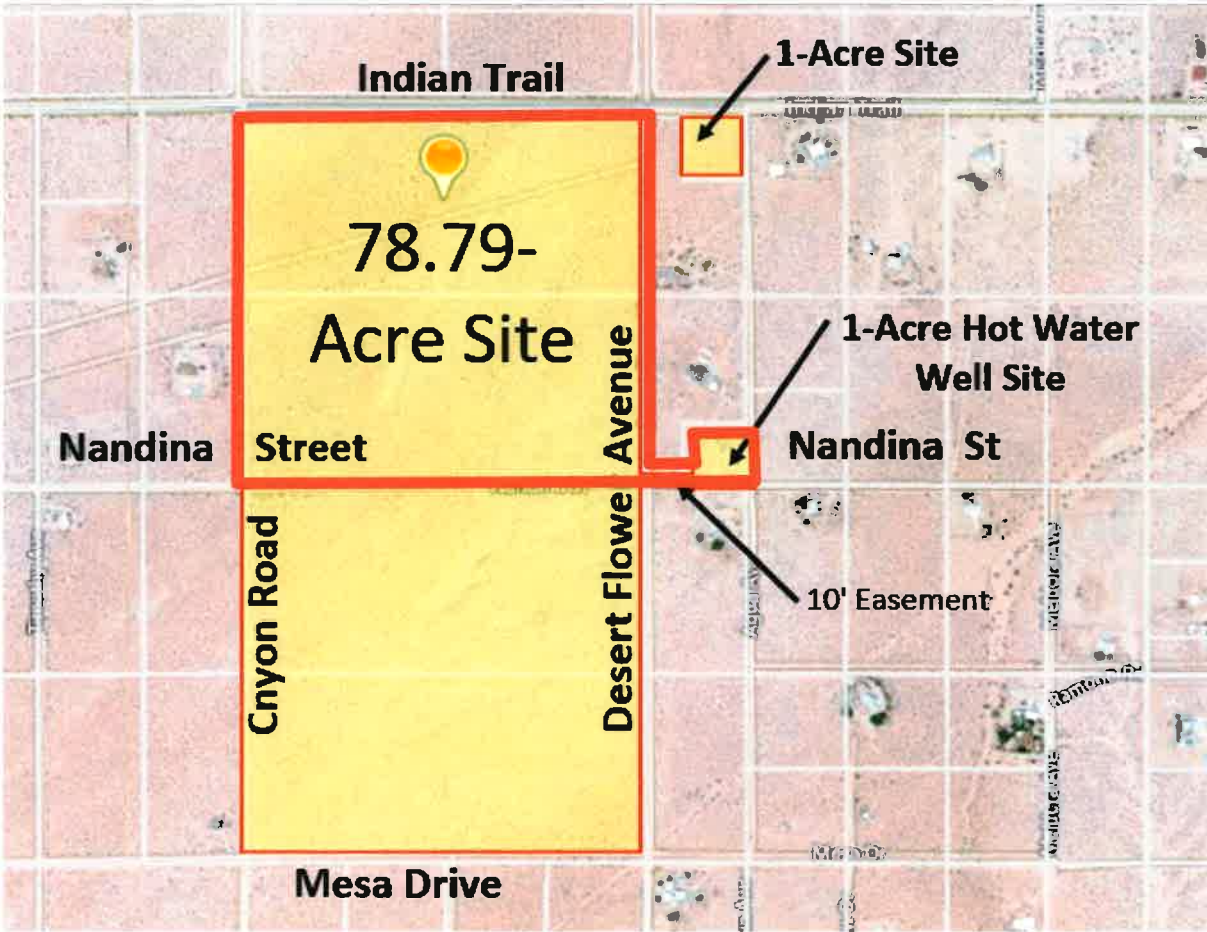
ZINC – This is an essential mineral found in every cell of the body.

Mesquite Groundwater Basin



Property Description

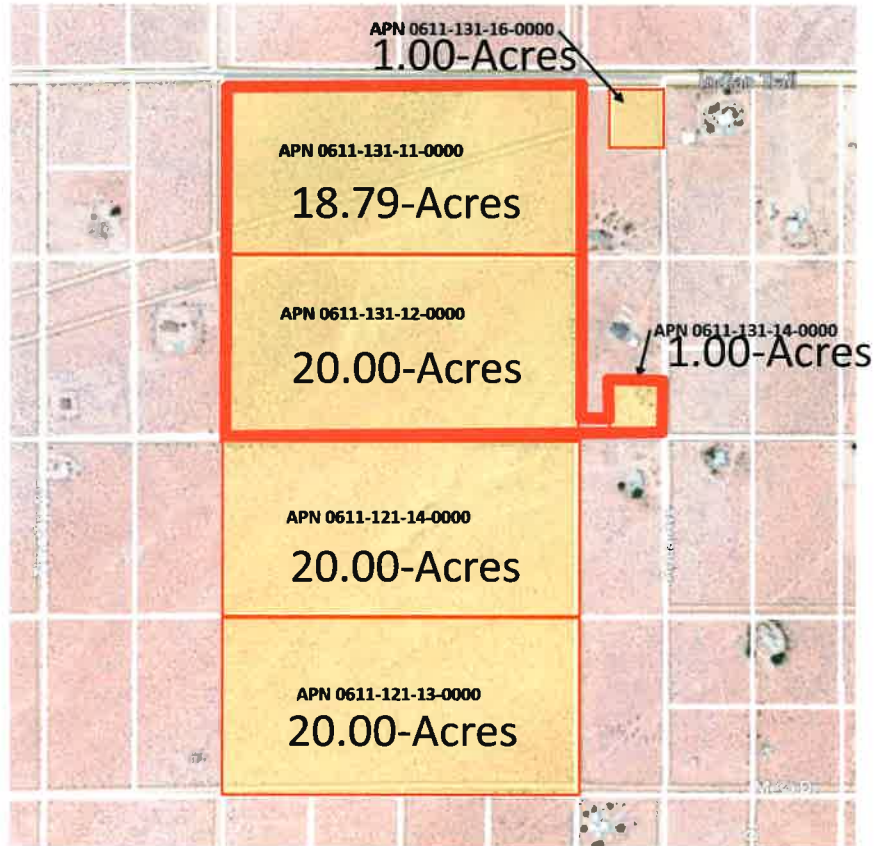
80.79-Acres



Resort Development Opportunity

Property Data

<u>APN</u>	<u>Length-1</u>	<u>Length-2</u>	<u>Depth-1</u>	<u>Depth-2</u>	<u>Area</u>	<u>Acres</u>
0611-131-16-0000	200	200	218	218	43,560	1.000
0611-131-14-0000	200	200	218	218	43,560	1.000
0611-121-13-0000	1301	1305	666	663	871,200	20.000
0611-121-14-0000	1301	1301	666	665	871,200	20.000
0611-131-11-0000	1307	1303	626	627	818,492	18.790
0611-131-12-0000	1303	1301	666	667	871,200	20.000
TOTAL					3,519,212	80.790



Electric Grid Infrastructure

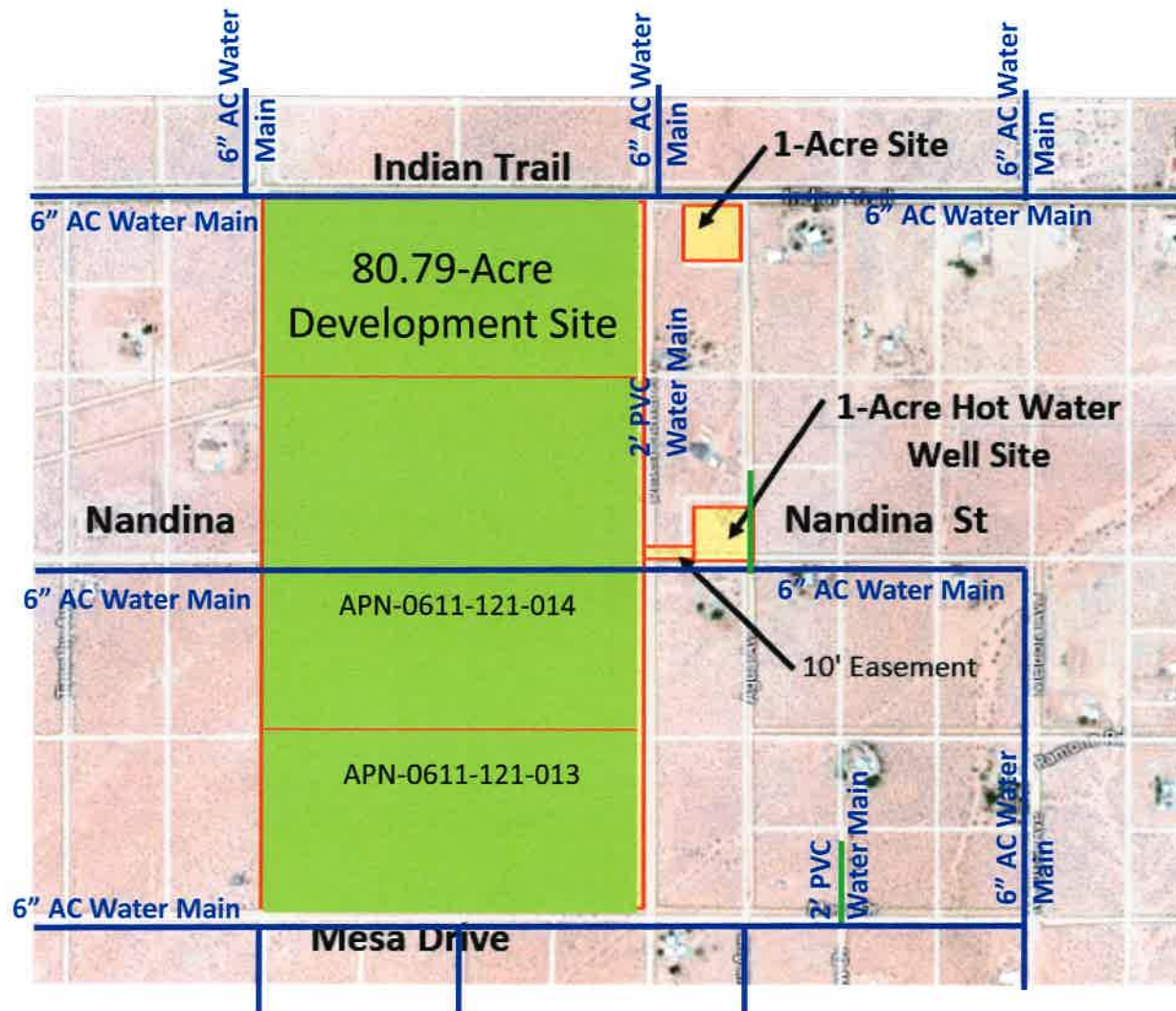


RAM - Circuits: Devers 220/115 System
 Circuit Name MELODY
 Voltage (kV) 25.00
 Substation HI DESERT
 33/25 kV
 System Devers 220/115 System
 Existing Generation (MW) 2.29
 Queued Generation (MW) 0.02
 Total Generation (MW) 2.31
 Projected Load (MW) 3.34
 Current Penetration Level (%) 69.38
 Maximum Remaining Generation Capacity (MW) 3.5915%
 Penetration Capacity (MW) 0.00
 Deliverability Note
 Deliverability in this area has not been determined by previous interconnection studies.

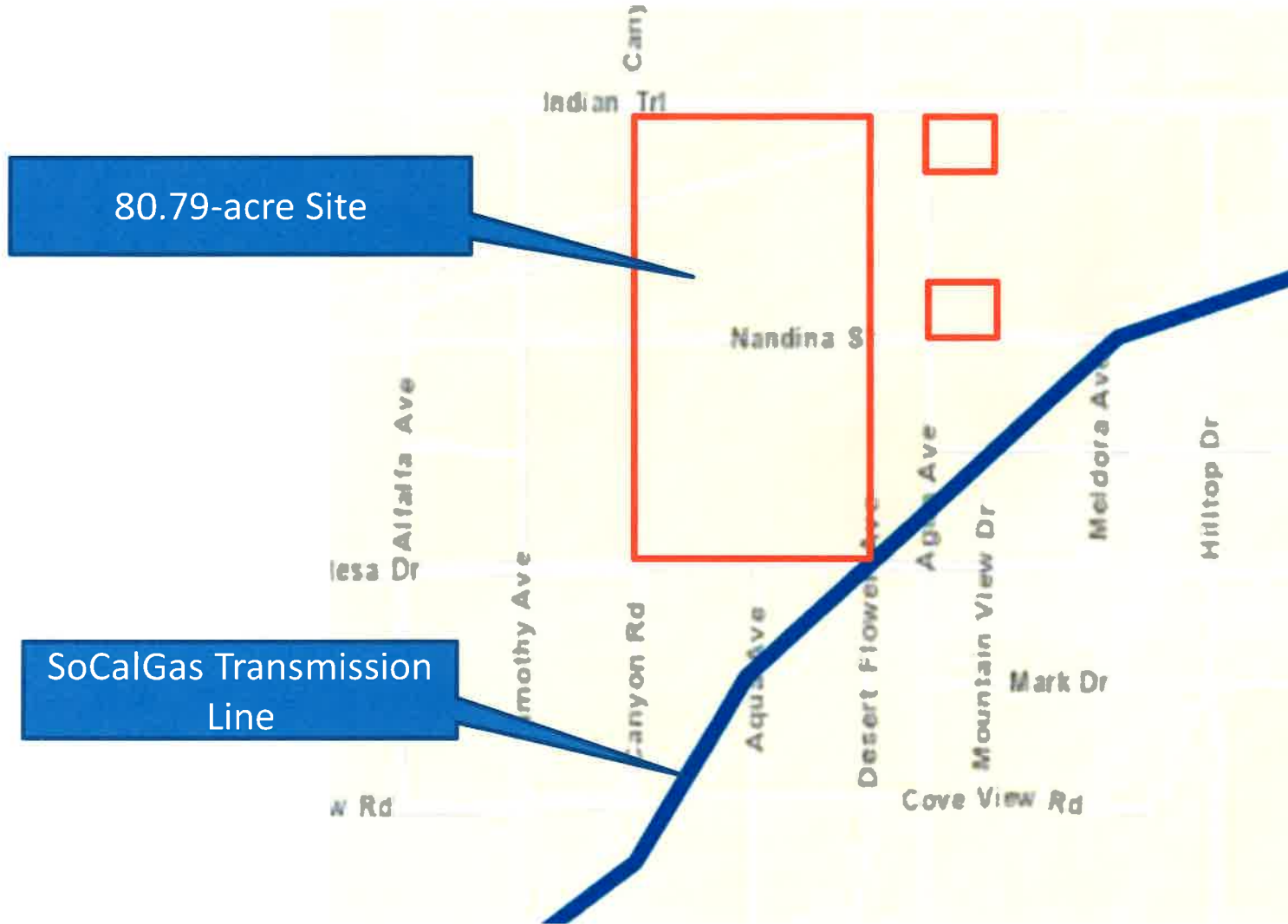
RAM - Circuits: Devers 220/115 System
 Circuit Name SHEEPHOLE
 Voltage (kV) 33
 Substation HI DESERT 115/33 kV
 System Devers 220/115 System
 Existing Generation (MW) 9
 Queued Generation (MW) 0
 Total Generation (MW) 9
 Projected Load (MW) 15.04
 Current Penetration Level (%) 59.82
 Maximum Remaining Generation Capacity (MW) 18.15%
 Penetration Capacity (MW) 0
 Deliverability Note Deliverability in this area has not been determined by previous studies

WATER INFRASTRUCTURE

\$60,000 WATER BONDS PAID IN FULL, MEANS LOW WATER CONNECTION FEES.









SoCalGas INFRASTRUCTURE

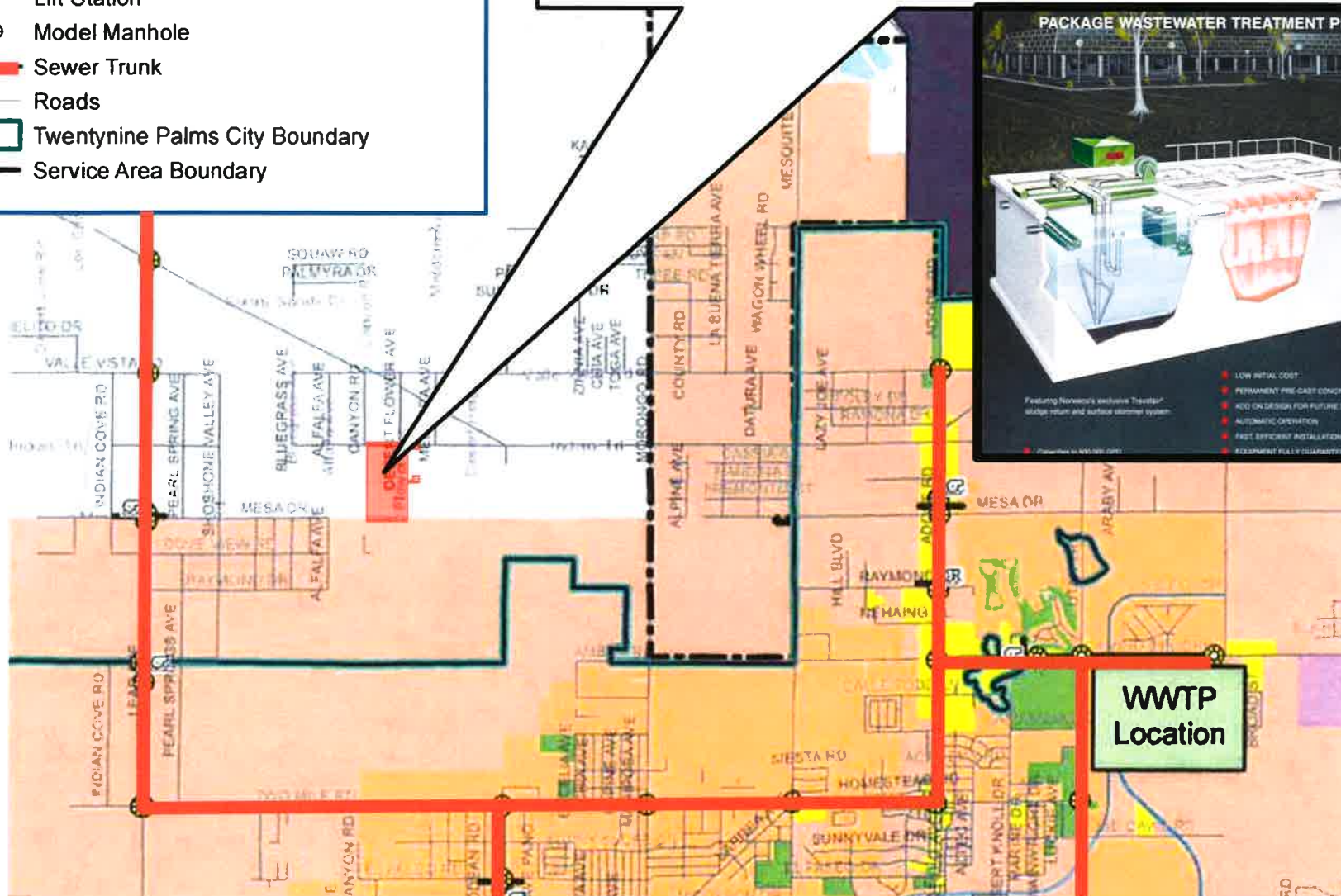


SEWER INFRASTRUCTURE

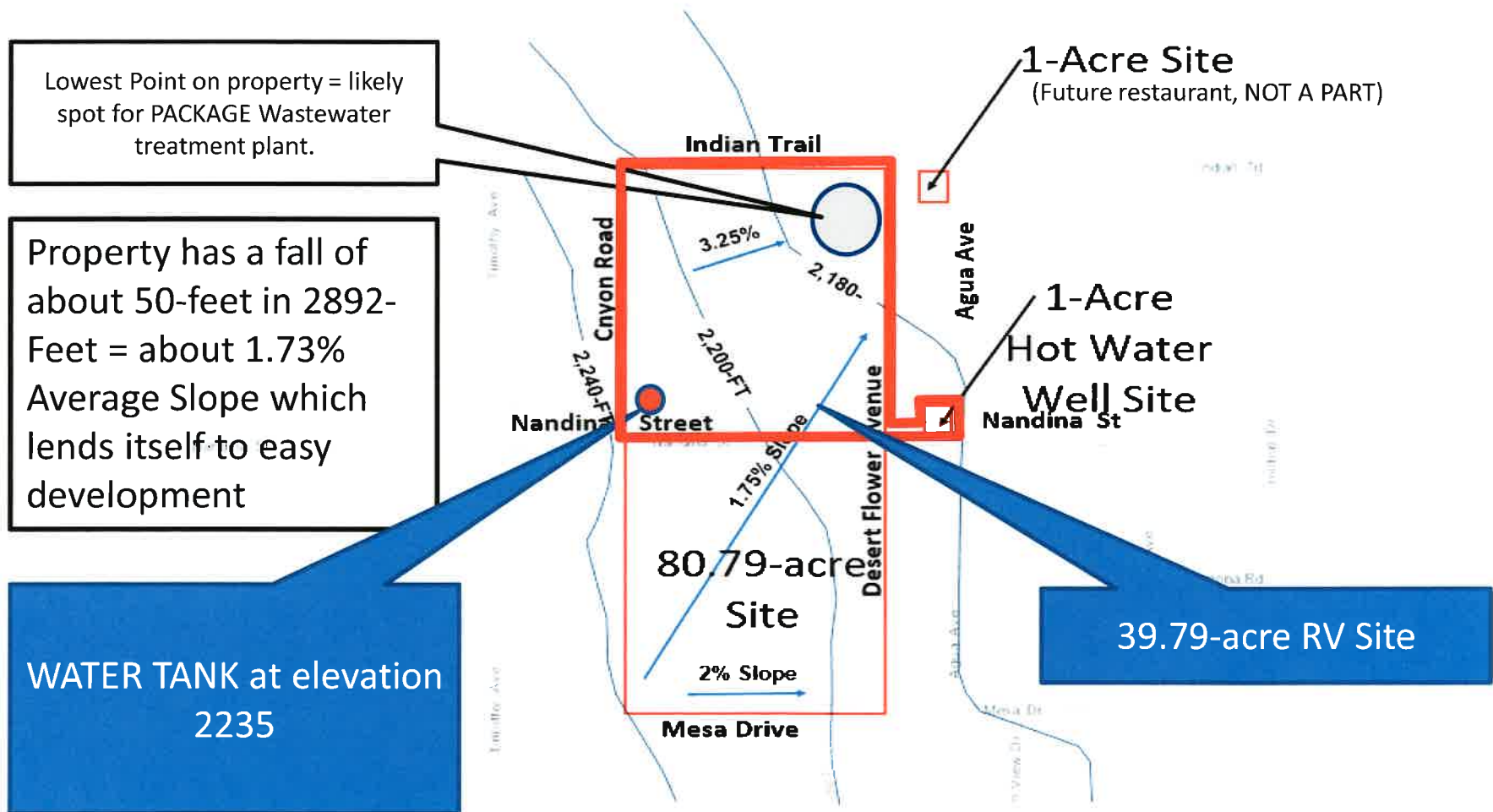
Subject Property located too far from Sewer Trunk Lines and likely will need to treat sewage on-site using a PACKAGE Wastewater treatment plant; however, additional research will be needed depending upon the final project design and governmental requirements.

Legend

-  Lift Station
-  Model Manhole
-  Sewer Trunk
-  Roads
-  Twentynine Palms City Boundary
-  Service Area Boundary



Topography



Topography Generally Between 2% and 3.25% Slope