
Re: Comments on Project PROJ-2022-00119

1 message

nancy <rockitnan@gmail.com>
To: jim.morrissey@lus.sbcounty.gov

Wed, Oct 25, 2023 at 8:57 PM

Mr. Morrissey,

Please see attached the maps called out in the comment letter below.

Thank you.

----- Forwarded message -----

From: nancy <rockitnan@gmail.com>
Date: Wed, Oct 25, 2023 at 8:52 PM
Subject: Comments on Project PROJ-2022-00119
To: <jim.morrissey@lus.sbcounty.gov>

Dear Mr. Morrissey,

Thank you for your consideration of our comments regarding **Project PROJ-2022-00119 located on APN 0630-061-38 at 57899 Linn Road, Landers, CA.**

This comment is to follow the county planner's findings on this project. The impacts are MORE than significant to a residential RURAL neighborhood as well as to a National Historic Site whose business has been operating in a quiet, serene environment for TWENTY YEARS.

1. **NOISE:** The Integratron has been operating a sound healing business for decades. **Our business model is built upon QUIET surroundings. Our guests come to us because of the serene environment. The county's approval of this CUP will negatively impact our business.** Our historic structure is fragile and has absolutely no insulation against sound from outside sources. The noise from construction alone will impact our business. **We don't understand how the county can decide to financially and environmentally damage our business and the quiet enjoyment of a residential neighborhood.**

- This project intends to create a **horseshoe pit area** that will directly impact our business by creating significant noise. Our business has been built upon creating a quiet oasis environment for visitors to relax and unwind. In addition, the Integratron is a HIGHLY resonant sound chamber that amplifies all sound coming from outside the building. This will DIRECTLY IMPACT OUR BUSINESS AND THE QUALITY OF THE VISITOR EXPERIENCE. Your findings that the project impacts are LESS THAN SIGNIFICANT are absolutely INCORRECT. This resort development does not belong in a residential neighborhood.
- This project intends to run **GENERATORS** to augment their solar generation. In this remote and rural area, the sound of generators is extremely loud and can easily carry for a mile. This will significantly impact our business as well as all residents in the surrounding area. **Allowing a resort to be developed and run generators in an extremely quiet residential area is irresponsible to this community.**
- The central gathering dome and recreational area will definitely invite parties creating noise into the night. This neighborhood does NOT appreciate this kind of disturbance. The impact will be SIGNIFICANT and will definitely create

calls to the Sheriff. The desert draws thousands of off-road vehicle drivers who will utilize this "resort" because of its proximity to Giant Rock BLM area where there are consistent noise and dust issues because they do not stay contained to the lake bed area. They ride back and forth to their Air BnB's. And they will rent these "domes" to ride back and forth through the neighborhoods. This is not projection - this is WHAT IS ALREADY HAPPENING NOW, consistently. Bringing this project to a serene, residential neighborhood will completely destroy the peace and enjoyment.

2. WILDLIFE CORRIDOR IMPACTS:

- Your findings that the flooding and wildlife corridor interruptions will be less than significant are INCORRECT. This project falls within the Morongo Basin Conceptual Area Protection Plan (map attached) that identifies wildlife linkages that should be protected. ALLOWING A CONDITIONAL USE PERMIT FOR A RESORT WITHIN A PROTECTED AREA IS A SIGNIFICANT OVERSTEP THAT WILL DEFINITELY IMPACT WILDLIFE. This is especially true because once a resort is permitted, the county can simply allow more CUP's until important habitat and the wildlife corridor is destroyed. Setting this precedent will have negative impacts for the future of a residential neighborhood.
- The project site sits within Joshua Tree habitat that has been identified as important, as well as a wildlife linkage. Map attached. **It would be biologically impactful to allow development in areas that have been identified as important habitat for protected species.**
- **What mitigation requirements** would be in place to manage ANY impacts within a protected wildlife corridor?
- There are historic water wells very close to their project site, created by Charlie Reche (Reche's Wells) as documented by the Big Horn Desert Water District and the Morongo Basin Historical Society. Does the county take responsibility for damage and impacts to groundwater sites and historic wells?


3. **RURAL RESIDENTIAL ZONING** - The county *SHOULD NOT BE CHANGING THE QUIET ENJOYMENT OF RURAL RESIDENTIAL AREAS* by allowing resorts and campgrounds to directly and negatively impact the quiet, dark skies, and wildlife movements in this area. These projects DO NOT BELONG IN RESIDENTIAL NEIGHBORHOODS, especially where QUIET is the dominant environmental experience.

The county needs to reconsider any permits for this project. The noise, lighting, off-road vehicle dust, impacts to an important wildlife linkage and habitat, the destruction of rural residential quiet, as well as the precedent the county will set for more development in this area is not an appropriate action for this neighborhood.

Thank you for your consideration. Please inform us of any documents or decisions relative to this project.

Nancy Karl
The Integratron
760-774-5651
integratron@gmail.com

2 attachments

 **cappExpansion_usgsQuad (2).pdf**
2771K

 **Landers Map.pdf**
1622K

Landers Dome Project

Linn Rd and Belfield Ave
Landers, San Bernardino County

0 0.25 0.5 1 1.5 2 Miles

N



- Joshua Tree Habitat
- Morongo Basin Linkages

San Bernardino County, Maxar, Esri, HERE, Garmin, GeoTechnologies, Inc.



Morongo Basin Conceptual Area Protection Plan Expansion

These potential additions to the Morongo Basin Conceptual Area Protection Plan (CAPP) were selected by identifying privately owned parcels, greater than 10 acres, located within a wildlife corridor. Parcels with significant development were removed, although lightly developed parcels are called out as potential targets for a conservation easement. Finally, Mojave Desert Land Trust selectively added parcels that did not meet initial criteria, but are either key to maintaining connectivity, or where single ownership of adjacent parcels in aggregate exceeded 10 acres.

Land Status

- National Monument Boundary
- US Bureau of Land Management
- US Department of Defense
- US National Park Service
- CA State Lands Commission
- The Wildlands Conservancy
- USGS Quadrangle

Potential and Approved CAPP Targets

- Approved CAPP Targets
- MDLT Holdings (Jun 2019)
- Wildlife Linkage
- Candidate Targets
- Improved - Potential Easements

