



November 21, 2022

Dear Mr. Morrissey,

Comments regarding Project PROJ-2022-00119 for your consideration.

The Homestead Valley Community Council (HVCC) is a coalition of community associations in the four unincorporated communities of Yucca Mesa, Flamingo Heights, Landers, and Johnson Valley.

We oppose the approval of a conditional use permit for this project based on the impacts on adjacent and neighboring properties, the dangers of being situated in a wash, the disruption of wildlife habitat, and the disintegration of local historical landmarks.

The Integratron which neighbors the proposed 'Geo Dome Camping' site has been operating a sound healing business for decades. While it attracts hundreds of visitors a month to Homestead Valley, the symbiotic relationship that the community maintains with The Integratron is the result of years of maintaining capacity, the quiet nature of the business, and the respectful allure of visitors traveling to a remote and historical site. As you might be aware the lot and building are listed on the National Register of Historic Places. Any development, but, that of six 24' domes, a 36' communal dome, an outdoor pool, a horseshoe pit, and gathering spaces would definitely have a negative impact on the quiet nature of the area, not just on The Integratron but to this very well established Rural Zoned area. Noise levels, increased traffic (including unpaved roads), dust and lighting pollution would increase significantly from this development. The zoning of adjacent properties is Residential when you zoom out and look at the makeup of this area. Geo Dome Camping would alter the quiet enjoyment of residents for miles, to which they are respectfully entitled.

**FLASH FLOODS:** The property is located within a significant flood wash, there are major tributaries of the Pipes Canyon Wash that run through neighboring The Integratron property and the proposed development's property. Locals have witnessed flash floods up to four feet deep that have carried debris hundreds of feet, knocking down chain link fences while carrying it out into the wash where their development is proposed. The flash floods witnessed have flipped cars on the perimeter roads (one woman perished trying to cross a flash flood on Belfield Blvd), and are absolutely life-threatening. The water in the wash is carried directly out into the development's property on its way to Giant Rock lake bed.

**WILDLIFE:** Additionally the property of the proposed development and surrounding area is located directly in the center of a major wildlife corridor as designated and protected by the



California Department of Fish & Wildlife. Being located within a wildlife corridor, locals regularly see a variety of Coyote, Bobcat, Fox, Desert Tortoise, a multitude of small critters, and the flora that they feed upon. With the proposed development within the corridor, an Environmental Impact study should be conducted and carefully reviewed due to the significant disturbance i.e. scraping of their parcel

**HISTORICAL IMPORTANCE:** The Integratron and Reche's Homestead have some of the oldest wells in the Basin. The Charlie Reche Rock House remains directly adjacent to the proposed development. A large wash runs directly through the Reche property and heads toward the Giant Rock lake bed. There are ancient water resources on the homestead property that is still today supplying water to The Integratron. We believe this development which is located in a wash and very near historical resources that it has the potential to cause great harm to said resources. Lastly, the California Environmental Quality Act addresses developments near historical resources: CEQA § 15064.5, Determining the Significance of Impacts to Archaeological and Historical Resources, Sections 1, 2, and 3 would be of applicability in our view.

In summary, we oppose a commercial development aka Campground being permitted in a Rural Living zoned area as outlined above. Thank you for your time and consideration in reviewing our comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Justin Merino". The signature is stylized with a large loop at the beginning and a long, sweeping stroke at the end.

Justin Merino, President  
(On behalf of HVCC)