

Morrissey , Jim

From: nancy <rockitnan@gmail.com>
Sent: Friday, October 07, 2022 8:47 AM
To: Morrissey , Jim
Cc: The Integratron
Subject: Comments on Project PROJ-2022-00119
Attachments: cappExpansion_usgsQuad (2).pdf; Landers Map.pdf

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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.**

We OPPOSE the approval of a conditional use permit for this project based on the following concerns:

IMPACTS TO ADJACENT PROPERTIES: The Integratron has been operating a sound healing business for decades. **Our business requires QUIET surroundings.** The building/property is listed on the National Register of Historic Places. Our business is built around providing a quiet, healing oasis at the end of the paved roads in Landers, CA. A development of six 24' domes, a 36' communal dome, an outdoor pool, horseshoe pit and gathering spaces would definitely impact the quiet nature of the area, and would directly impact our business. Our visitors (and our revenue model) are dependent on a quiet atmosphere for their experience at the Integratron. There is no doubt that the noise level, traffic, dust and the lighting levels, would increase significantly from this development so close to our property. The zoning of adjacent properties is RESIDENTIAL. This project would completely alter the quiet and enjoyment of residents within miles of this development. The dust from their incoming/outgoing traffic, the lights from the property and from their vehicles, the noise/music/games/pool would change the residential enjoyment of this area completely.

FLASH FLOODS: The property is located within a significant flood wash - we know this because we own the properties adjacent and have dealt with the flash floods for decades. There are major tributaries of the Pipes Canyon Wash that run through the Integratron property and the proposed development's property (see attached maps). We've seen flash floods that were four feet deep and carried all of our patio furniture hundreds of feet, knocking down chain link fences and carrying it out into the wash where their development is proposed. The flash floods we've witnessed have shut down our business for months, flipped cars on our street (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, our property, and the property of the proposed development, are located directly in the center of a major wildlife corridor (see attached maps) as designated and protected by the California Department of Fish & Wildlife. Being located within a wildlife corridor, we regularly see on our property Coyote, Bobcat, Fox, desert Tortoise, and the multitude of small critters and flora that they feed upon. With the location within the corridor, an Environmental Impact study should ABSOLUTELY be required due to the significant disturbance (scraping) of their entire parcel.

WILDLIFE CORRIDOR: Attached are maps that show the wildlife corridor where protected species travel through our property and the proposed development's property. The second map shows the Conceptual Area Protection Plan for

the Morongo Basin where the proposed development falls within proposed protection/acquisition targets for the Mojave Desert Land Trust.

We're concerned that the Planning Department would approve such a development in a residential area that would directly impact neighboring homes and businesses. Please consider, especially, the protected wildlife species that are currently active within their property.

Thank you very much,
Nancy Karl
The Integratron
Landers, CA
760-774-5651