

## Biggs, Lupe

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**From:** M J <mjakrabbitt@gmail.com>  
**Sent:** Tuesday, April 27, 2021 9:52 AM  
**To:** Morrissey, Jim  
**Subject:** RE: PROJECT-2020-00191

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

This proposed location is directly adjacent to Old Woman Springs Road which is a two lane road with no physical barrier or lane divider. People constantly pass other cars illegally. If you check the statistics you will find that Old Woman Springs Road (OWSR) is the site of many accidents including fatalities. One of the huge hazards will be people trying to enter and exit this site from OWSR. Our area is so oversaturated with Airbnbs already. Local residents who cannot afford to buy a home are often unable to rent housing as most rental housing is now used for Airbnb purposes. We do NOT need MORE accommodations for visitors in our area. Not to mention the deterioration of the night sky, desert tortoise crossing, and destruction of native vegetation that is VITAL to our local wildlife but is often just considered barren useless desert land with weeds to most people who do not know the Mojave Desert and how lush and diverse it really is. The wildlife and plants are already stressed and strained trying to survive in the harsh Mojave Desert environment. The flora and fauna need these limited resources to survive.

Thank you for taking the time to read this and I hope you will come to understand that the negative impact of this site outweighs any potential positives. Please vote NO regarding this project and educate others as well.

Best Regards,

Martha Jak

## Duron, Heidi - LUS

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**From:** Mae McAleavy <maemcaleavy@gmail.com>  
**Sent:** Wednesday, April 21, 2021 3:32 PM  
**To:** Morrissey, Jim  
**Subject:** Flamingo Heights Project 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Jim Morrissey,

I am extremely concerned about the negative impact this project would have on the fragile ecosystem of the Joshua Tree desert. The tree's themselves would inevitably be damaged by such incredible over-use, not to mention the disturbance that would result from music festivals or large public gatherings in this area. There is already a music festival in Joshua tree, and Coachella valley is but a short ways away. In short, this project puts at risk the environment and the entirely neighborhood of Flamingo Heights. Moreover, there is no need for glamping or party destination development, Joshua tree is already filled with party-ready Airbnb's, and the park is available for campers and climbers. I also believe it is shockingly out of touch with the local community to suggest creating a helipad in the middle of the desert! The noise disturbance alone from helicopters would be reason for serious action and anger from the local community, who chose Flamingo Heights for its peace, quiet, and beauty. This project has no place in its suggested location.

Yours truly,  
Mae McAleavy  
Concerned friend of many locals and lover of Joshua Tree

## Biggs, Lupe

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**From:** mara cohn <maramcohn@gmail.com>  
**Sent:** Sunday, April 25, 2021 11:28 AM  
**To:** Morrissey , Jim  
**Subject:** NO to Proj-2020-00191 - Glamping Site

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Dear Mr. Morrissey -

I am a very concerned citizen and resident of Joshua Tree , CA. I am writing today to voice my opposition to the planned Glamping sight in Flamingo Heights . This is a disturbing development and has GREED , CORRUPTION and IRRESPONIBILTY written all over it .

Our community does not need any more land development at the sacrifice of our natural resources . We are already struggling for water , transportation , infrastructure and the rapid destruction of the natural habitat for our animal and plant friends .

I am completely shocked that this proposal would not come with incredible opposition ...why on earth would anyone think this is a good idea? It is pure greed and shortsidedness.

I beg that you consider the greater picture of protecting the land not exploiting it .

I moved to Joshua Tree to be AWAY from Los Angeles over population , pollution and corruption - please consider your citizens wishes and not big money .... we are here to stay - they are not .

Kindly , Mara Cohn

## Biggs, Lupe

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**From:** Marcella Bottero <mbfitnow@aol.com>  
**Sent:** Sunday, April 25, 2021 2:24 PM  
**To:** Morrissey, Jim  
**Subject:** Project # PROJECT-2020-00191 Assessor Parcel Number (APN) 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

To whom it may concern,

Please accept this as my comments upon Project #PROJ-2020-00191, Assessor Parcel Number (APN) [0629-18-01](#), proposed for Flamingo Heights, on highway 247. I am submitting these comments as a homeowner in Landers, a longtime resident and lover of our California desert.

I moved to this area to leave behind exactly what this project is threatening to do to our beloved dessert and all its creatures!

I am STRONGLY opposed to the 640 acre site glamping resort proposed for Flamingo Heights. This project threatens to dramatically increase traffic, noise and light pollution, damage to ecologically sensitive areas, drain precious little water resources, and erode our rural community.

### **Traffic**

As it is Highway 247 is already over crowded and a very dangerous drive for those of us whole live in the area!!!!

All traffic from this resort heading to Joshua Tree National Park, the Sand to Snow National Monument, the towns of Yucca Valley, Joshua Tree, Pioneertown, and Twentynine Palms, will be turning left from this resort out onto Highway 247. Highway 247/Old Woman Springs Road is not only becoming rapidly obsolete in its ability to carry the levels of traffic it is now faced with carrying in its current construction of one lane in each direction, but it is also an extremely dangerous highway, and more dangerous for visitors who do not know it well.

## **Zoning**

The parcel is zoned Rural Living. Residents along the Highway 247 corridor, and along both sides of the Pipes Canyon Wash, should all be notified of this project prior to closure of the public comment period. Any project with 350 parking spaces in this area will have significant impact on local residents and public comment periods should not be closed until they have the opportunity to properly review and comment upon project information.

## **Impacts on habitat and wildlife**

The 2006 biological survey of the project area found the majority of threatened desert tortoise sign was found in the area of the project that will be developed. A total of 86% of the tortoises, 96% of the burrows, 95% of fresh scat and 98% of older scat, and 100% of tortoise tracks, were found in the area planned for development. The desert tortoise is not the only threatened species found on the site if that report is to be believed. However, a 2020 biological survey reported no tortoise occurrences on the site or adjacent to it (according to the 2020 report, nothing evidently lives on the site). This contradiction requires further investigation prior to approval. A significant number of special-status bird species were also identified on-site, which is home as well to migratory birds. As few Joshua trees should be removed or relocated as is possible. With glamping sites, one should be able to move them a few feet in any direction to avoid destroying Joshua trees. However, plans reveal many Joshua trees will be removed or destroyed if the resort is built according to plan. This is unacceptable.

In addition to the western Joshua tree, there are a number of other plant species that are supposedly protected by county ordinances, including creosote and yuccas that are hundreds of years old (and sometimes older). Those ordinances, however, are routinely ignored by Land Use Services, the Planning Commission, and the Board of Supervisors, when vetting projects for development, so they should not present an obstacle to development.

There are a lot of us taxpaying county residents who would actually like county government to follow their own rules and regulations, and I would advocate for thorough protection of all supposedly protected species in any development of this property.

The land in question is an important part of a wildlife corridor linking mountain and desert habitats, and how the large portion of the Pipes Canyon Wash will be managed, is an important question. Will the resort's property in the wash be fenced? And if so, how? Fencing could be harmful in preventing wildlife usage of this corridor, however, fencing could be beneficial, if done properly.

Appropriate fencing would stop off-roading use of the wash on this parcel, which, if wildlife could still migrate through the wash, would allow for wash habitat to be nearly devoid of vehicular traffic. That could be beneficial. However, locating hundreds of guests on the rim of the wash and setting up the wash property for guest use, would reverse any potential gains.

It is my understanding that the parcel is deemed a priority for conservation, and land trusts are open to purchasing the property for preservation. That option should be explored.

## **Native Plants**

The use of non-native plants for the project should be discouraged. There is no need for a saguaro forest in the Mojave Desert. Saguaro do not natively grow here, and it would be obscene to allow the removal of native Mojave Desert plants while non-native plants are substituted to create an artificial landscape. If any project were to move forward, I strongly recommend working with a native plant biologist like Robin Kobaly to craft a landscape utilizing the native desert plants on site and available.

## **Noise and light pollution**

Loud music and noise should be prevented within the Rural Living zoning of this property and surrounding properties. A proposal for 90.5 acres of parking and the ability to host 25,000 people at concerts, and a helipad, runs diametrically opposed to this consideration. This proposed development would be a severe and detrimental blow to residents quality of life.

Overall the "benefits" to local residents are increased traffic and more dangerous highways, low-paying jobs, increased fire hazards, a strain on our local water resources, severe light and noise pollution, and reduced wildlife corridors and habitat. I urge you to deny this project application.

Sincerely,  
Marcella Bottero

## Duron, Heidi - LUS

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**From:** Mariah Roses <mariahroses@yahoo.com>  
**Sent:** Monday, April 19, 2021 2:43 PM  
**To:** Morrissey , Jim  
**Subject:** NO to the glamping resort.

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

PROJECT NUMBER: PROJ-2020-00191

ASSESSOR PARCEL NO: 0629-181-01

First of all , we already have way too many air bnbs in the Morongo basin. It's over packed , traffic is out of control. Second there is plenty of hotels , rentals and there is also sunfair, Johnson valley , black rock if they want to camp. People say the desert is so beautiful and that's why they want to come visit here however they are ruining the beauty of it. I live in that area and making this a glampsite is going to be terrible for our wildlife, it's going to look terrible , it's going to change the desert completely and it's going to promote more and more of this in this area. And when it's done , it's going to leave the morongo basin something that no one even can recognize anymore. I say NO to the glamping resorts. No no no. We do not need them.

[Sent from Yahoo Mail for iPhone](#)

## Biggs, Lupe

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**From:** Maribethwillcox <maribethwillcox@gmail.com>  
**Sent:** Monday, April 26, 2021 5:22 PM  
**To:** Morrissey, Jim  
**Subject:** Project # PROJ-2020-00191

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hi Jim,

I heard about this plan recently and as an avid outdoor lover and Californian concerned with the natural environment, I wanted to voice my opposition to the project.

It's effects on the delicate habitat, already endangered plant and animal species, as well as on the locals would be detrimental.

I feel we'd lose so much for everyone only to gain enjoyment for the well-off few—and to me, that it doesn't feel like an appropriate trade off.

Thank you for taking my opinion into account as you and your team make your decision.

Best,  
Maribeth



## Biggs, Lupe

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**From:** Marilyn <lovemari62@aol.com>  
**Sent:** Sunday, April 25, 2021 5:15 PM  
**To:** Morrissey , Jim  
**Subject:** PROJECT-2020-00191/(APN) 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Good afternoon, regarding the above subject line project, (the highway 247 Landers Glamping resort), please count this email as a "NO" endorsement from a local, concerned, SB county landowner. Thank you.

Marilyn Waters

[Sent from the all new AOL app for iOS](#)

Marinna Wagner  
408.307.2545  
57433 Aberdeen Drive  
Yucca Valley, CA 92284  
ISA Certified Arborist  
#WE-13354A

Jim Morrissey, Contract Planner  
909-387-4234  
County of San Bernardino Land Use Services Department  
Planning Division 385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

Dear Jim Morrissey,

I'm writing to express my concern regarding the 640-acre parcel Project 2020-00191 at 2017 Old Woman Springs Road Landers, CA 92285. There are several reasons that this project or any proposed project of this scale is concerning as a resident of the Homestead Valley, District 3, and these include environmental impacts, increased traffic, noise and light pollution. The most concerning aspect of this project is the request for one or more festival events a year with 25,000 people and the 400-car capacity parking lot.

#### Environmental Impacts

The Western Joshua Tree (*Yucca brevifolia* ssp. *brevifolia*) is currently under review for endangered status. As a certified arborist and landscape designer, I've worked with many of these trees assessing their vulnerability to development as well as climate change. The Western Joshua tree generally has a very wide and shallow root system and even disturbances such as trenching for utilities or vehicle access have the potential to harm the root ball, reduce the structural integrity of the tree, and cause fatality.

A thorough and detailed feasibility report in which all trees are properly assessed should be required. Silts, pilings, and pier construction is recommended over cut and fill grading. One of the biggest potential impacts to the trees in this proposal is the large-scale parking lot as the amount of soil compaction that would result from that many cars accessing the site will have a significant impact on soil porosity, water retention, and the formation of healthy roots. In addition, construction impacts as well will need to be significantly mitigated to avoid the above mentioned concerns and reduce the take of the Western Joshua Tree.

With development of this scale, I am concerned regarding the amount of vegetation that will need to be cleared and the extent of landscape grading required to accommodate the proposed facilities and quantity of visitors. 1. The vegetation and the landscape of the desert is this regions' greatest asset, and it is highly valued by residents and visitors alike. 2. The vegetation in the desert is incredibly long-lived and slow to recover following disturbance. My research on ecological restoration in the Mojave Desert has shown that while revegetation is possible, success is limited and variable based on the unique environmental conditions (Wagner 2018). 3. The native existing vegetation of this region plays an important role in reducing airborne dust. One of the more significant potential negative effects of a project that may have as many as 350+ visitors any given day is the amount of dust that is kicked up simply by people and vehicles moving around the site. For example, when the Joshua Tree Retreat Center – Institute of Mentalphysics hosted a music festival several years ago, the dust that became airborne was visible across the Morongo Valley and lasted for days following the event.

### Traffic, Noise, and Light Pollution

As a resident of Homestead Valley District 3 that lives on Aberdeen Drive, one of the few paved east/west thoroughfares, I am significantly concerned about the increase in traffic on Aberdeen as well as on HWY 247. Increased traffic will pollute our dark night skies as well as increase the traffic noise on these main access roads. The quiet and the dark night skies are two other major assets for this region and why many of us live here. In addition, bringing 400+ visitors to these single lane highways and roads will increase the potential for more dangerous vehicle accidents as well as lost and/or stranded tourists.

Please consider a more thorough traffic assessment and take into account that this region does not currently have the adequate tourist infrastructure (stores, restaurants, amenities) to meet the demand of that many visitors and thus the number of trips between town and the site are likely to be much more than anticipated. The noise and light resulting from a glamping facility that has the potential for 350 people on site any given night is significant and will have a regular negative effect on many residents throughout Homestead Valley, but an event space that can host up to 25,000 people is not acceptable for a rural residential region like this one. Please consider limiting the visitor capacity of this project and reject the request for festivals with up to 25,000 people for the environment and those of us who live here.

Thank you!

A handwritten signature in black ink, appearing to read 'Marina Wagner', with a long horizontal flourish extending to the right.

Marinna Wagner

Link

[https://www.researchgate.net/publication/326092854\\_Factors\\_Influencing\\_Revegetation\\_Efforts\\_in\\_the\\_Mojave\\_Desert\\_Field\\_Studies\\_and\\_Meta-Analysis\\_of\\_the\\_Morongos\\_Basin\\_and\\_Joshua\\_Tree\\_National\\_Park](https://www.researchgate.net/publication/326092854_Factors_Influencing_Revegetation_Efforts_in_the_Mojave_Desert_Field_Studies_and_Meta-Analysis_of_the_Morongos_Basin_and_Joshua_Tree_National_Park)

## Biggs, Lupe

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**From:** Mark Roberts <markrobertspost@gmail.com>  
**Sent:** Sunday, April 25, 2021 12:21 PM  
**To:** Morrissey, Jim  
**Subject:** PROJ-2020-00191 - APN 0629-181-01 Pipes Canyon Wash Glamping Resort

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hi Jim,

I hope this email finds you well? As a property owner on the Yucca Mesa I am emailing as suggested by the 26th April regarding the above development to register my extremely strong objection to the proposal. Please pass circulate my objection to the appropriate parties as I am sure this is one of many objections being logged around this proposal.

1. I don't really understand why this is even being considered on this parcel??? it's not zoned for commercial holiday resorts it is SFR/RL so should not be going ahead period. Private homes, ranches=YES Glamping Resorts funded by corporate enterprises=NO

2. Excavating and building on the site so close to the edge of the pipes canyon huge wash is extremely dangerous. Disturbance to the subsoil on that parcel there is ill advised, it is too unstable for that amount of construction pre and post development There is a very large steep drop down into the bottom of the wash. Not too mention what happens when heavy rains come and the base is eroded by attrition.

3. The noise disturbances to residence and protected wildlife in the area especially proposed music festivals, People come to this area and choose to live here for serenity this proposal completely threatens that. helipads??? really???

Aviation fuel pollution caused by people with huge bank accounts you cannot be serious?NO,NO.NO.NO!!!! Considering the recent acquisition by Coachella and their plans for another hideous music festival in the Landers area.

Sadly this whole area has become a 'free-for all' property feeding frenzy in recent years, with a mass exodus of people from the Los Angeles area the already very fragile ecosystem of the high desert is seriously under threat already without glamping sites.

My experience with SB county and any planning for even a simple SFR has been extremely difficult yet when a large resort is proposed in the same zone its seems to be whole new ball game, i guess money speaks volumes. I hope the county can set an example and prove us all wrong in this instance.

4. The site is a priority wilderness connectivity corridor so there should not be anything hindering that. All wildlife in this area is protected and takes priority.

5. The amount of sewage and grey water produced by that volume of people plus music festivals will simply leech into the soil there and straight into the was and underground springs which people access for well water. Creosote trees also have very deep routes which rely on that water

6. The area also has very limited water resources, hauling water is not permitted well water requires very deep drilling (also ill advised in that zone) and for a site that size will completely drain any valuable resources out there.

7. Old Woman Spring rd is already a fairly busy rd with large goods vehicles using this route to connect to other highways. The steepness of the rd on the north and south approaches by pipes canyon wash are very difficult for large vehicles if the rd is blocked by visitor and construction traffic to the 'glamping' site. The diesel pollution (on top of aviation fuel/private hell's, still can't get over that) and disruption caused is this zone will be extremely damaging to the environment not to mention hazardous in sudden down pours when vehicles are stuck in traffic at the base of the wash in pipes canyon.

8. There are many protected Joshua Trees in the area these cannot be built too close to because of their root systems. A huge concentration of structures like this will be breaking that code along with other protected plant species which i am sure you are aware

9. The intended use of multiple fire pits in a 'glamping' resort which will be basically full of people drinking alcohol, (this is clearly intended as a weekend party zone for city dwellers) so the simple equation we should consider is: firepits+alcohol+lack of education+ a desert tinderbox= Environmental disaster: Wildfires close to a residential area to the west and the yucca mesa full of joshua trees, rich dry vegetation to the east, strong winds about 60% of the year in that area.

It's a definite no! The same winds will carry the noise of a 75 tent resort plus music festival for miles around. If people wanted to live in the city they would not be choosing to live out there in the first place.

10. The intention of this resort is clearly not offering an 'at one with nature, serene, love the wildlife experience', because for one you would not put it next to the busy highway. From that perspective (heli-pad included) one can only assume this is a pure corporate profit venture at all costs.

Jericho Systems are clearly not in the business of protecting the environment.

11. The boom in this area and record numbers of visitors have already caused a huge drain on precious resources, resorts like these will just add to that. The area currently cannot cope with this volume of people. Joshua Tree and the surrounding area is almost becoming a victim of it's own success and needs to be mangled properly by the county for the long term preservation of this area of outstanding natural beauty

In summary,

The long term damage/effects to this already fragile ecosystem created by short term greed are unmeasurable and in a time where climate change is of paramount global importance, glamping, music festivals and heli-pads for an elite few members of society are most definitely not high on the agenda and doesn't really feel like a green forward thinking California to me. Once one resort is approved by the county it will just open the floodgates to more and more and will completely destroy that whole area.

There are already (unsanitary) glamping spots on the yucca mesa which i am sure have not been approved by the county on the area north of Aberdeen. Anyone and everyone seems to be running some kind of air b'n'b business again not approved by county.

I thought the county were supposed to be clamping down on this??? It's extremely unfair to local residents struggling to stay afloat financially out there as well as disturbance by people partying out there at weekends. Authorities should be fiercely protecting this land and setting an example for the future and not plundering it and repeating the mistakes of the past.

many thanks your time Jim and hope the county does the right thing and does not approve this proposal. I appreciate you are a knowledgeable contract planner and are already aware of a lot of the points i have made, However i and many others feel very, very strongly opposed to his development and will do everything possible to protect this fragile area. There is a right way to bring prosperity to the area that is more in balance with the environment and this really isn't the way to do it. Protecting the fragile ecosystem in the high desert is paramount to it's future otherwise there will not be any high desert to enjoy, people will stop coming to the area if it does not remain in tact and then we will have 75 tent glamping resorts and heli-pads sitting empty just gathering dust.

kind regards

Mark Roberts



## Duron, Heidi - LUS

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**From:** Mark Waier <lawaier12@gmail.com>  
**Sent:** Friday, April 16, 2021 7:45 AM  
**To:** Morrissey , Jim  
**Subject:** Public Comment: PROJ-2020-00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Mr. Jim Morrissey:

Please accept this email as public comment on the following application: Project Number: PROJ-2020-00191 APN: 0629-181-01

I DO NOT support this application for several reasons. First, Old Woman Springs Road is already too congested and should remain as a rural road, not a freeway. This project will increase the amount of traffic, pollution and cause further backups at Old Woman Springs Rd and Highway 62. It takes several light cycles to get through that intersection already and this project will increase traffic at that intersection causing further delays and backups.

I do not support this type of zoning change as it is inconsistent with the area. The area is made up of single family homes and ranches, which are rural uses. This is not a rural use that is compatible with the area.

Furthermore, this type of development is incredibly destructive to the natural environment and will likely result in killing Joshua Trees, which are now listed as endangered.

Please reject this application.

Thank you,

Mark Waier  
5408 Carlsbad Ave.  
Yucca Valley, CA 92284  
760-297-6402

## Biggs, Lupe

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**From:** Mary Anderson <maryannanderson49er@gmail.com>  
**Sent:** Monday, April 26, 2021 1:16 PM  
**To:** Morrissey , Jim  
**Subject:** 247 vote No

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

I am a moderator on

Commuter's of Morongo Basin

We do all traffic weather Accidents

Hwy 247 is bad enough  
Without more added Traffic

Specific if they do not know how to drive in our mountains...

Lander's  
Flamingo heights  
Pioneer town  
Yucca valley  
Joshua Tree  
29 PALMS

Run by Volunteer Commuter's  
Be safe  
Stay Safe  
Drive Safe

Is our Motto

The answer will be a NO  
From  
Me



## Biggs, Lupe

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**From:** Mary Dellavalle <marydellavalle@sbcglobal.net>  
**Sent:** Saturday, April 24, 2021 7:48 PM  
**To:** Morrissey, Jim  
**Cc:** info@mojavewatch.org; Chuck Bell; Neville Slade; DC 36 & Glaziers LOCAL 636; AskRegion6@wildlife.ca.gov; Egan Tom  
**Subject:** Concerns regarding Proposed Project # PROJ-2020-00191, Assessor Parcel Number (APN) 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

I am a resident of Town of Apple Valley, a retired Botanist and retired Environmental Scientist. I share the concerns expressed in the well written letter by Steve Brown, Director of Mojave Watch that is posted at [https://www.mojavewatch.org/post/flamingo-heights-planned-glamping-resort-raises-questions-and-concerns-25-000-capacity-venue?utm\\_campaign=820921fc-373d-463f-a7b8-f67f00761115&utm\\_source=so&utm\\_medium=mail&cid=02db0d23-96da-4051-b346-cf56d2e116ee](https://www.mojavewatch.org/post/flamingo-heights-planned-glamping-resort-raises-questions-and-concerns-25-000-capacity-venue?utm_campaign=820921fc-373d-463f-a7b8-f67f00761115&utm_source=so&utm_medium=mail&cid=02db0d23-96da-4051-b346-cf56d2e116ee) regarding the proposed Flamingo Heights Project # PROJ-2020-00191, Assessor Parcel Number (APN) 0629-181-01. A well thought out clamping venue might potentially provide quality recreation and interpretive value about the natural and cultural resources of the Mojave Desert to visitors, I am not convinced that the current project as described would do that.

Please ensure that any project in the area does the following as part of the CEQA process:

1. Correctly identify and inventory natural and cultural resources,
2. Clearly spell out and create legally binding requirements that ensure adequate protection of those resources,
  - A. Spell out specifically how impacts will be avoided and minimized during planning and construction of the facilities
  - B. Spell out management controls to ensure that guest and employees will avoid and minimize adverse impacts during operation of the facilities
3. Clearly spell out and create legally binding requirements for adequate mitigation when impacts to resources cannot be avoided or minimized,
4. Require landscaping to be limited to plants that are native to the local area,
5. Ensure that the quality of life for surrounding residents is protected,
6. Ensure that the project provides high paying quality jobs to local residents,
7. Ensure that the water demand from the site is sustainable given capacity of local aquifers, and
8. Ensure that the site is realistically engineered for actual prevailing conditions.

Thank you for your attention to these concerns.

Mary Dellavalle  
[marydellavalle@sbcglobal.net](mailto:marydellavalle@sbcglobal.net)

## Biggs, Lupe

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**From:** Mary Gaffney <uniqueaholic@yahoo.com>  
**Sent:** Saturday, April 24, 2021 9:01 AM  
**To:** Morrissey, Jim  
**Subject:** Flamingo heights conditional use permit application.

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi Jim,

This is Mary Gaffney. I'm a long time resident of Pioneertown.

Here are my comments about the proposed 'glamping' site on 247. In flamingo heights.

We don't need hundreds or thousands of people glamping, driving up and down our roads high and drunk. we already have problems with our roads in our community with people speeding up and down our one lane roads day and night with no regard for people who live here.

pioneertown is only a quarter section line we have one way in and one way out we can't handle hundreds more people coming here.

this is a stressful time of everyone we don't need more problems and I'm sure the county doesn't need them either these guys with money to burn 🔥 are not thinking of us. helicopter pads Astro turf drum circles in areas zoned residential are crazy ideas.

Nevada has lots of vacant land I wonder how the military feel about private helicopters flying in their air space ?like the words to Joni Mitchell's song they paved paradise to put up a parking lot.

This project is going to destroy 620 acres of untouched desert land that should be protected as a wildlife corridor for the further generations.

There are many new home owners coming into landers, flamingo heights, Johnson valley who are respectful citizens and hard workers. Many from film. These people have invested a lot of money in making these areas safer.

This is no longer the land of meth labs and that will turn back around if this project goes ahead.

Mary gaffney.

[Sent from Yahoo Mail for iPhone](#)

## Biggs, Lupe

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**From:** math bass <mathpearlbass@gmail.com>  
**Sent:** Monday, April 26, 2021 4:21 PM  
**To:** Morrissey , Jim  
**Subject:** PROJ: opposition to 2020-00191 / Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello my name is Math Bass and I am a resident of the town of Landers, CA.

I am writing to oppose PROJ: 2020-00191 / Parcel # 0629-181-01

To develop this delicate habitat would be catastrophic not just for its ecology but for its people, too.

The rural zoning, water needs, waste needs, traffic implications, fire threat, strain on local resources, lack of affordable housing, and environmental impact on an already struggling ecosystem.

Thank you,

Math

## Biggs, Lupe

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**From:** Melanie LaForce <[melanie.n.laforce@gmail.com](mailto:melanie.n.laforce@gmail.com)>  
**Sent:** Monday, April 26, 2021 6:06 PM  
**To:** Morrissey, Jim  
**Subject:** Re: regarding Flamingo Heights glamping proposal

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

And of course, I misspelled your name in my greeting. My deepest apologies, Mr. Morrissey.

On Mon, Apr 26, 2021 at 6:02 PM Melanie LaForce <[melanie.n.laforce@gmail.com](mailto:melanie.n.laforce@gmail.com)> wrote:

Dear Mr. Morrison,

Thanks for taking the time to read our feedback. I recently moved from the Midwest and decided to put down roots in Landers. My husband and I fell in love with the Joshua Tree area, but were turned off by the town's inability to successfully manage the tourism. That's why Landers was perfect for us! We were so excited to find a small town with so much of the beauty of JT but without the stresses and traffic. We visited years ago and fell in love, and just recently bought a parcel near Goat Mountain. We plan to start building our small home in the fall - assuming we can find a builder to take on our modest household with all the larger scale builds happening.

I'd like to say that the Joshua trees are my biggest concern about the glamping resort (and they are an issue to be sure), but my number one concern is the traffic. Getting stuck behind a truck on 247 is already a challenge, but to bring in such a major space with access for 75+ folks, well - I'm sure you know what that's going to do to the intersection of 62 and 247.

This proposal truly is giving us pause for building in Landers. Because 247 is our key artery to doctors, food, and other critical services...well, it's a major concern. We have friends in Landers who are also extremely concerned for many other reasons I'm sure you've heard. Unfortunately, the space just doesn't have the capacity for large events and major comings and goings. When only 10 or 15 glampers decide they want to go off campus for food or drink - there's only so much in Landers already. It's already difficult enough to get services. Waits are long. I sit in a gas station on a weekend at Hero's and wait 10 minutes for a pump.

I'm totally open to camping/glamping and other tourist spaces on a reasonable level. Joshua Tree is bursting with top-heavy residents (wealth-wise), and Landers is rapidly approaching the same point. What I'd really love to see in Landers is a mixed/low income housing proposal. In the right space, with the right infrastructure, of course. (If you ever need a volunteer to do legwork on such a proposal, I feel strongly that this type of housing is needed to help lower-income workers and long-term families stay in the area. I'd be happy to research it more.) Please help us keep Landers the authentic, warm community we fell in love with.

Best,  
Melanie LaForce

## Biggs, Lupe

---

**From:** Misty Adams <jaspergiraffe80@gmail.com>  
**Sent:** Sunday, April 25, 2021 8:16 PM  
**To:** Morrissey, Jim  
**Subject:** Glamping Resort Proposal Project #PROJ-2020-00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Greetings Jim Morrissey,  
I write to voice my opposition to  
Project # PROJ-2020-00191,  
Assessor Parcel Number (APN) 0629-181-01.

I have lived in the Morongo Basin my whole life (since 1984: Landers and Flamingo Heights starting in 2009) and have seen lots of change/ growth in the area, but this proposed "glamping" resort is not desired in the rural community by myself and many fellow residents. I love residing here and enjoying the peace and quietness the area provides. The vastness of nature and wildlife, plus the starry nights are what appeals to me. This proposed development will definitely disrupt what I love and most importantly change what the region symbolizes: rurality.

There are so many factors for why I oppose this proposed development:

- **Rural Living:** The land is zoned RL (Rural Living), so the proposed development should not even be considered. Nobody should be given special treatment and be allowed to waive the zoning. The noise and light pollution will destroy the nearby residents right to rural living as zoned on their parcels.
- **Wildlife:** The proposed acreage is home to wildlife including the desert tortoise, coyotes, burrowing owls, hawks, Joshua trees, desert kit fox, mountain lions, hawks, creosotes, and the list goes on.
  - See link to survey on population/ location of desert tortoises and other species in Morongo Basin.  
<https://www.yucca-valley.org/home/showpublisheddocument?id=2608>
- **Fire Safety:** The development is planning to have fire pits and as in any location causes concern, but especially in Flamingo Heights or really anywhere in the desert due to dry vegetation and high winds. The winds can get really strong and an innocent fun night around the fire ring could become a tragedy. Just one ember and a fire can get out of hand. I worry for the residents and wildlife. Plus, fire season is a constant concern.
- **Water:** Water is a scarce source that I always conserve. Will the region be able to supply the water needed to upkeep a glamping resort with so many visitors? California constantly experiences drought, and this resort will add to the stress of the droughts that will continue.

- **Traffic:** Highway 247 (Old Woman Springs Road) is already a dangerous highway and adding more traffic will cause even more strain. The highway is not designed to handle the increased traffic that will come with the proposed development.
- **Trash:** Of course, there will be trash, but will it be disposed of properly. With more tourists to our area in the last few years (and especially during the pandemic) I have noticed more trash. People will need to be educated and reminded that the desert is not a wasteland, and they need to keep it clean.

The saying from the movie *Field of Dreams* “If you build it, they will come” seems about right for this glamping resort proposal, but we need to remember that we have to be responsible and wise in our choices because some damage is irreversible. Change is hard and it cannot be stopped, but money should not always dictate.

Thank you for taking the time to listen to the concerns of myself and my fellow neighbors.

Sincerely,

Melissa Adams

Flamingo Heights Resident

## Biggs, Lupe

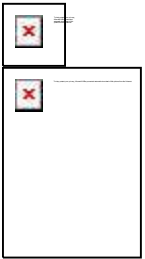
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**From:** Melody Heywood-Realtor <melodym6482@gmail.com>  
**Sent:** Sunday, April 25, 2021 11:09 PM  
**To:** Morrissey, Jim  
**Subject:** Fwd: Flamingo Heights Project

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See below please.

*Melody Heywood*  
Realtor DRE#01717734  
760-792-1641  
"Like" to FOLLOW ME ON FACEBOOK!  
<https://www.facebook.com/melodyheywoodrealtor/>



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

**From:** Melody Heywood-Realtor <[melodym6482@gmail.com](mailto:melodym6482@gmail.com)>  
**Date:** Sun, Apr 25, 2021 at 11:04 PM  
**Subject:** Flamingo Heights Project  
**To:** <[jim.morrissey@lus.sbcount6.gov](mailto:jim.morrissey@lus.sbcount6.gov)>, <[Supervisor.Rowe@bos.sbcounty.gov](mailto:Supervisor.Rowe@bos.sbcounty.gov)>

I think the campground project is a good idea. I'm sure you are getting mostly emails against it, but I'm actually for it.

There are so many visitors to the National park each year. There are not enough campsites inside the park. The visitors have resorted to staying in vacation rentals. Which has impacted the housing market. There are no long-term rentals available for working-class families.

A solution might be to have legal, registered campgrounds throughout the Morongo Basin. If the over 3 million visitors each year, could have a camp experience--- or glamping experience, they wouldn't stay in the vacation rentals and then those possibly could go back to long-term rentals.

I know folks are complaining about additional traffic on that stretch of 247. Personally, I live in Landers and drive by this site at least 5 days a week back and forth. There are issues with the traffic but honestly, this proposed site is only 75 campsites. I don't think that amount of traffic will be noticeable. I live here during King of the Hammers and we survive.

I am happy to see they took off the concert venue off from their application and I don't think that would be a good spot for it.

I am ok with the helipad. From my home, I can see the intersection of Reche Road and Hwy 247 and have seen the road shut down so they can land Mercy air to helivac someone out of here. If the helipad at this glamping resort could be used in case of emergencies, that would be a plus.

What better use can you make of that wash but to have glampsites overlooking it? You surely cannot build in it.

I don't think the noise would affect very many people. There are only a few houses that are adjacent to this parcel. And the plan looks to have it more eastern and away from the northern border as well.

I am for this project and future ones as long as they are licensed, registered or otherwise approved by the County. Heck-maybe the county should open up some 'County Camp sites'.

Sincerely, 20 year morongo basin resident.

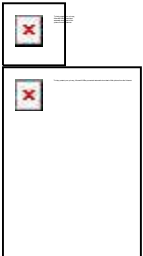
*Melody Heywood*

Realtor DRE#01717734

760-792-1641

"Like" to FOLLOW ME ON FACEBOOK!

<https://www.facebook.com/melodyheywoodrealtor/>





## Biggs, Lupe

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**From:** Michael Harris <genmyo@yahoo.com>  
**Sent:** Monday, April 26, 2021 8:34 AM  
**To:** Morrissey, Jim  
**Subject:** "Flamingo 640" project

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey,

I wanted to add my voice to the growing number of concerned residents in the Yucca, Landers and Joshua Tree area who are opposed to the "Flamingo 640" project. We all understand the popularity of the area and how that has increased the interest of developers to capitalize on this. I also understand how certain development comes with tax benefits to the county. However all development is not equal especially when the said development poses more risk to undermining the area and the popularity it seeks to benefit from. The parcel which failed to have development on it some 15 years ago due to environmental considerations is still posing a threat to the wildlife that use that corridor to move in and out of the area.

The developers appear to be trying to skirt the reality that what they are actually constructing is essentially a hotel, and event space, albeit with non-connected structures. Using the guise of a campground to get away from what surely would be even more stringent regulations, they are nevertheless providing almost if not all the amenities one would expect from a hotel/motel establishment. The location would present traffic challenges and further add to waste and water issues. Our desert community is a beautiful place and it is great for all of our small businesses that visitors from all over the world come to partake of our great outdoors and the over 927 AirBnB units, not to mention the smaller hotels, seem adequately able to accommodate these visitors. The need for the developers to put a commercial enterprise on a parcel zoned for residential use seems irresponsible to the community and shortsighted at best.

The delicate balance we have here with light, sound, and water can quickly be thrown off if developments like "Flamingo 640" are approved. I don't believe any of us is simply opposed to change, or development, only that responsible development is the only way for the desert communities to maintain and thrive, not merely for a momentary boon in popularity, but for decades to come. I humbly urge you to not support this particular development and help maintain the integrity of our wild space, of our wild life and of the community that calls this place home.

Thank you for your time and consideration.

Sincerely,  
Michael R. Harris

## Biggs, Lupe

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**From:** Michael Harris <genmyo@yahoo.com>  
**Sent:** Monday, April 26, 2021 3:19 PM  
**To:** Morrissey, Jim  
**Subject:** PROJ-2020-00191 - Assessor Parcel Number (APN) 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey,

I am submitting my letter again with the correct Project number so there will be no discrepancy in referencing the project I am writing to you about.

We all understand the popularity of the area and how that has increased the interest of developers to capitalize on this. I also understand how certain development comes with tax benefits to the county. However all development is not equal especially when the said development poses more risk to undermining the area and the popularity it seeks to benefit from. The parcel which failed to have development on it some 15 years ago due to environmental considerations is still posing a threat to the wildlife that use that corridor to move in and out of the area. In addition to various other concerns some listed below:

- \*a 2006 study found several desert tortoises in the area and burrows suggesting an active population-they seem to have been less easy to document in 2020, or even chased away by ATV activities. A clear sign of that the area is already too heavily exploited. \*This area is a priority connectivity corridor between Sand to Snow National Monument, the Bighorn Wilderness, Joshua Tree National Park, and points north.**
- \*The configuration of Route 247 near the site means adding large amounts of traffic entering the roadway could be extremely dangerous on a highway with an inordinate amount of high speed collisions.**
- \*3-each 700sqft fire pits for 75 campsites, raising serious concerns about intentions, air quality and fire safety. Morongo Basin is a high drought area.**
- \*The uprooting of State Threatened Western Joshua Trees to make way for roads, structures and parking**
- \*The potential for pollution of groundwater in Pipes Canyon Wash from septic systems, visitor vehicle oil and coolant leaks, or campers carelessly discarding dishwater and similar items into the soil or wash is grounds for further investigation.**
- \*Glampsite will allow significant noise and light pollution and have a negative impact on residents and wildlife The effect on the immediate vicinity from increased and unplanned tourism development will negatively impact the residents of Landers and Flamingo Heights.**
- \*This is a High wind-event area and structures must be able to sustain 70mph winds.**
- \*This, in conjunction with several other proposed camp sites, will lead to an influx of traffic, especially on already crowded weekends, limits must be imposed or our neighborhoods will be inundated.**
- \*New Environmental Impact Studies are requested**
- \*Cal-Trans Studies & Traffic Impact Studies are requested**
- \*I strongly urge developer to meet with the community and Planning Department together.**
- \*A complete Project Designation Study for new construction be set in motion**

- \*Property is not zoned for commercial enterprises of this magnitude and should be reconsidered**
- \*This delicate area would be better suited for a Desert Nature Preserve**
- \*Helicopters (whether emergency or VIP) will create dust and disturb wildlife as well as create ongoing nuisance for neighboring communities.**

It is my hope that this project not be approved and that we can maintain the integrity of our desert wildlife and desert community.

Thank you for your time and consideration.

Sincerely,  
Michael R. Harris

Michael R. Harris  
1071 Mt. Shasta Ave  
Joshua Tree, CA 92252  
(310) 279 - 6289  
[www.proseedatelier.com](http://www.proseedatelier.com)

## Biggs, Lupe

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**From:** michaelesimmering@gmail.com  
**Sent:** Monday, April 26, 2021 8:19 PM  
**To:** Morrissey, Jim  
**Subject:** NO on PROJ: 2020-00191 / Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey and Supervisor Rowe,

I am writing to express my opposition to the proposed **Project 2020-00191** in Homestead Valley/Flamingo Heights.

I have a number of concerns with the project. I respect the rights of property owners to make plans for their investments, but when those plans negatively impact public safety, quality of life, and ecosystems well beyond their property boundaries, I don't believe it is a project worth perusing.

1. **Zoning:** the area is zoned RL (rural residential) and a dense, high impact campsite, entertainment venue, helipad (truly inexplicably), bar and restaurant, are in direct conflict in principle and actuality to the zoning.
2. **Traffic:** Highway 247 is, per capita, one of the most dangerous stretches of highway in California, claiming the life of dozens of people in the last few years. A recent lane-widening and rumble-strip installation has done little to slow this tragic loss of life and this development will necessarily require a high degree of turn-in/turn-out traffic in an otherwise uninterrupted stretch of highway. This will require extensive study and lane-widening and perhaps a new traffic light to preserve public safety.
3. **Ecology/Wildlife:** the area plays host to a number sensitive animal and plant species such as the Western Joshua Tree and desert tortoise, both soon-to-be candidates for endangered species protection. We would demand a significant impact and mitigation study for any development.
4. **Water/Wastewater:** our local imported water supplies via the Mojave Water Agency are under serious stretch and this rapid development deserves serious study. Further, the nearby Ames Aquifer is a sensitive one and a critical source of water storage for both Bighorn Desert View Water District and the Hi Desert Water District. Absent a significant study of the potential aquifer impacts, this project should not proceed.
5. **Fire:** campsites=campfires and this area has already experienced a significant fire on the section catty-corner to this section to the southwest in recent years.
6. **Light/Noise pollution:** any music venue would permanently change the entire vicinity and not just during the events themselves as noise-sensitive animals like bighorn sheep migrate elsewhere. 70 campsites means at least 140 beams of headlights flashing across the section and across Pipes Wash all night for the in-and-out traffic of visitors.

Your consideration is very much appreciated. I believe that **Project 2020-00191** is fundamentally flawed, dangerous, and detrimental to the area.

Thank you very much for your consideration,

Michaele Pauwen



## Biggs, Lupe

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**From:** Michele Jaffe <michelejaffebooks@gmail.com> on behalf of Michele Jaffe <michele@michelejaffe.com>  
**Sent:** Sunday, April 25, 2021 6:38 PM  
**To:** Morrissey, Jim  
**Subject:** Flamingo 640 AKA Project # PROJ-2020-00191 on Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey,

Our property at 55979 Drexel Road in Yucca Valley faces into Pipes Canyon Wash. At night we can see owls from our bathroom; during the day, if we're very lucky, a bobcat or even a tortoise. It is a special place but it is not perfect. Last August the property above ours, half a mile away, sold to a man who wanted to use it as a rave venue and event space. At the end of October he held a three day long rave (72 straight hours) with 100 people camping on Town of Yucca Valley property without permission; like the property at 640 Flamingo, his space is on a ridge above Pipes Canyon, which acted like a natural amplifier, pulling the sound of throbbing EMD music into our house until it felt like his subwoofer, and then along Pipes Canyon Wash so that it could be heard six miles away in Pioneer Town. This is not hyperbole, you can look at the many many calls to the Sheriff's department about it. There were so many because, with law enforcement stretched thin across the vastness of San Bernardino County, no deputies came to shut it down. At all. For three days.

We mention that to make clear that our concerns about the proposed Robott glamping development on Old Woman Springs and Las Brisas (Project # PROJ-2020-00191 on Parcel # 0629-181-01) are not knee jerk or unconsidered: we have experienced first hand how sound carries along Pipes Canyon, how a few lights can destroy the nocturnal environment, how brazen unconcern for neighbors translates into brazen unconcern for the delicate ecosystem of our desert, and how little law enforcement can do to stop it. We understand the need for more tourist facilities in the area, but allowing development like the proposed RoBott glamping resort to proceed will destroy the very things that brings tourists here to begin with.

RoBott's glamping hotel proposal is an extension of an attitude that sees the desert as a fallow slab of land waiting to be exploited rather than a resources to be nurtured and shared. RoBott has never done a sustainable or environmentally friendly project, they have no background in hospitality, and their own website makes it clear that their only interest in "community" is extractive. Their ideas for this project are wildly incompatible with the location and their expert assessments are skewed to the point of being unethical.

As anyone who lives here or who loves to visit can tell you, the acoustics of the desert are strange and unpredictable; it is one of the main things tourists comment on and adore about the area. Sound moves here more like it does over a lake than land, catching you by surprise, making you think someone is whispering behind you when they could be half a mile away. I have been told that the arid climate is one reason that we have such velvety, sweet silences. Whatever the cause, it is one of the key elements of the desert's magic and like other elements, it is fragile. So we read the [sound assessment](#) RoBott provided with great attention and found it alarming.

It is based on best case scenario numbers in unusually static wind conditions without a real understanding of the acoustics of Pipes Canyon Wash and the surrounding buttes. The firm that produced it took a single 24

hour ambient noise measurement on the site (p.18) in the middle of July under conditions they describe as having virtually no wind (Appendix A). This was a flawed methodological choice because:

1. July is low tourist season with the least traffic; that was especially true this last July when COVID meant far fewer vehicles especially large trucks on the road. Therefore the traffic noise was not representative.
2. The wind in this area is extremely volatile and often quite violent. While there are still days, many are not, and the wind has a radical effect on the intensity and direction of sound, having an eerie capacity to whisk it from one place to another far away. Therefore a still day with no wind is hardly representative of normal conditions here.
3. The rest of their study was based on computer models (p.15) whose only real world data came from that single day. . Since this data is fundamentally flawed, the entire study should be regarded with extreme skepticism.

Other methodological decisions that deserve further scrutiny include.

1. Their “worst case scenario” model was based on Hullabaloo festival at Wheeler Park in Flagstaff, Arizona (p.16). Wheeler Park is a flat park in an urban setting surrounded by buildings; it is in no way comparable to Flamingo heights, a flat open parcel of desert flanked by noise amplifying buttes and overlooking Pipes Canyon Wash, a topographic feature that works like an amphitheater to funnel sound through the valley. Because Flagstaff is 3600 feet higher in elevation than Yucca Valley, sound travels at a different rate (sound travels more slowly at higher altitudes) further rendering this comparison meaningless.
2. They attempted to minimize the worst case scenario impact by saying the amphitheater would be oriented North West, which is away from most houses. A quick look at the map they provided shows that there are many houses to the North West. It also shows that means the stage would be facing the wall of a butte, which would not only amplify the sound but project it directly into Pipes Canyon Wash, along with all the audience noise, essentially putting an amphitheater inside an amphitheater.
3. For this most crucial parts of the study, they used modeling alone, which is entirely unsatisfactory and renders their finding that the noise levels would be below the 55dB county average highly suspect. Notably, their model did not place any “receptors” to the south of the project, toward or even near Pipes Canyon Wash, allowing them to avoid having to account for the way sound is transmitted there throughout the valley (p. 23). At no point in their study did they account for the amplifying and broadcasting effect of Pipes Canyon Wash at all. The kindest take on that would be that based on their brief time on site they were unaware of it; a more skeptical suggestion is that they purposely avoided it because they knew it would undermine the rest of their results. Either way, since their development is on a ridge overlooking Pipes Canyon Wash and though they are not building on it the Wash takes up more than half (p.1) of their parcel, it would be hard to draw any real conclusion about auditory impact without making at least one measurement there. Before the project is allowed to proceed any farther we would suggest that another, more thorough and more realistic sound assessment be commissioned.

Robott's proposal for this land is clearly designed to prioritize their short term profit over all else, requiring them to spend minimally on construction and infrastructure while creating a footprint that will encroach maximally—the heliport and plans to hold 25,000 person concerts, for example—on the desert and their neighbors. We recognize that this region needs more camping places to accommodate the influx of tourists but a 75 “loft tent” resort with a closed-to-the-public restaurant and bar with a helipad in the middle of a residential neighborhood hardly answers that need. There is plenty of land zoned commercial in Yucca Valley and along highway 62 that can accommodate such developments.

We welcome new, thoughtful, sustainable, community friendly development in this area and would love to see it become an even more vibrant and successful tourist destination, but that cannot happen at the expense of exactly what makes it appealing in the first place. Whether the developers at RoBott are simply clueless or

callous, their myopic disregard for the desert and its denizens (plant, animal and human) epitomizes an approach that will destroy rather than enhance the high desert's ability to draw ever more visitors. Please do not embolden them and others like our neighbor whose vision of short term profit comes at a devastating cost to the whole region by letting this project move forward.

Thank you very much for taking the time to consider our comments. Please let us know if we can answer any questions or clarify any of our comments.

Yours truly,

Michele Jaffe & Barron Gunter  
55975 Drexel Road  
Yucca Valley CA 92284  
617-306-7346



## Biggs, Lupe

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**From:** Michelle Kelly <mich\_k@hotmail.com>  
**Sent:** Monday, April 26, 2021 8:42 PM  
**To:** Morrissey, Jim; Dawn.Rowe@mail.house.gov; Supervisor Rowe  
**Subject:** NO on PROJ: 2020-00191 / Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey and Supervisor Rowe,

I implore you to oppose **Project 2020-00191** in Homestead Valley/Flamingo Heights.

The Morongo Basin is experiencing a housing shortage and a massive influx of people interested in enjoying the climate, clean air, and natural beauty of the area. The challenge of balancing the need for affordable housing access while preserving the natural beauty that, itself, led many of us to invest in the area, is a serious one that should be met with sustainable development principles focused on: retrofitting/renovation of existing derelict or abandoned houses, smart infill development in zoned areas, and new development only in areas of little ecological or wildlife impact. But we should be perfectly clear that this project has neither the stated goal nor any conceivable outcome of improving housing access or improving the quality of life for the residents of the Morongo Basin.

We respect the rights of property owners to make plans for their investments, but when those plans impact public safety, quality of life, and ecosystems well beyond their property boundaries, then we believe further scrutiny is required. Here are our concerns:

1. **Zoning:** the area is zoned RL (rural residential) and a dense, high impact campsite, entertainment venue, helipad (truly inexplicably), bar and restaurant, are in direct conflict in principle and actuality to the zoning.
2. **Traffic:** Highway 247 is, per capita, one of the most dangerous stretches of highway in California, claiming the life of dozens of people in the last few years. A recent lane-widening and rumble-strip installation has done little to slow this tragic loss of life and this development will necessarily require a high degree of turn-in/turn-out traffic in an otherwise uninterrupted stretch of highway. This will require extensive study and lane-widening and perhaps a new traffic light to preserve public safety.
3. **Ecology/Wildlife:** the area plays host to a number sensitive animal and plant species such as the Western Joshua Tree and desert tortoise, both soon-to-be candidates for endangered

species protection. We would demand a significant impact and mitigation study for any development.

4. **Water/Wastewater:** our local imported water supplies via the Mojave Water Agency are under serious stretch and this rapid development deserves serious study. Further, the nearby Ames Aquifer is a sensitive one and a critical source of water storage for both Bighorn Desert View Water District and the Hi Desert Water District. Absent a significant study of the potential aquifer impacts, this project should not proceed.
5. **Fire:** campsites=campfires and this area has already experienced a significant fire on the section catty-corner to this section to the southwest in recent years.
6. **Light/Noise pollution:** any music venue would permanently change the entire vicinity and not just during the events themselves as noise-sensitive animals like bighorn sheep migrate elsewhere. 70 campsites means at least 140 beams of headlights flashing across the section and across Pipes Wash all night for the in-and-out traffic of visitors.

Your consideration is very much appreciated and while not looking to stand in the way of smart, beneficial development that can support the ecosystem and community of the Morongo Basin, we believe there are a number of serious questions raised by this project that will require significant additional analysis and public review before proceeding further. It is our view that **Project 2020-00191** is fundamentally flawed, dangerous, and detrimental to the area.

Thank you very much for your consideration,  
Michelle Kelly

## Biggs, Lupe

---

**From:** MICHELLE STRONG <mstrong196@aol.com>  
**Sent:** Monday, April 26, 2021 11:25 AM  
**To:** Morrissey , Jim  
**Cc:** michelle strong  
**Subject:** Project 2020-00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello-

I am writing regarding my concerns for

Project# PROJ-2020-00191

Assessor Parcel Number: [0629-181-01](#)

Please add me to the county's formal contact list on this project.

I am a long term resident of Landers, Ca and have concerns about this project for a number of reasons and not limited to the following :

- noise pollution
- the proposed site is part of a critical wildlife corridor
- 247 highway already has severe accidents on a regular basis. Added traffic is dangerous.
- concern about Waste management
- concern about light pollution
- concern that this is rumored to be a. Large music venue. Our area can't support this.
- concern that this is an area designated for rural living. This project is outside of that scope.
- concern about water sourcing and depletion.

Sincerely,

Michelle Strong  
59070 PHILLIPi Lane  
Landers, ca 92285  
Mail: PO Box 3459  
Landers, Ca 92285

## Biggs, Lupe

---

**From:** Miranda <jones.miranda@gmail.com>  
**Sent:** Monday, April 26, 2021 5:29 PM  
**To:** Morrissey, Jim; Dawn.Rowe@mail.house.gov; Supervisor Rowe  
**Subject:** Comments on PROJ: 2020-00191 / Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey and Supervisor Rowe,

We are writing with comments on the proposed Project 2020-00191 in Homestead Valley/Flamingo Heights.

We have a number of concerns with the project, which we will outline below, but first to acknowledge the challenge the county has in determining the proper course of development in the high desert. The Morongo Basin is experiencing a housing shortage and a massive influx of people interested in enjoying the climate, clean air, and natural beauty of the area. The challenge of balancing the need for affordable housing access while preserving the natural beauty that, itself, led many of us to invest in the area, is a serious one that should be met with sustainable development principles focused on: retrofitting/renovation of existing derelict or abandoned houses, smart infill development in zoned areas, and new development only in areas of little ecological or wildlife impact. But we should be perfectly clear that this project has neither the stated goal nor any conceivable outcome of improving housing access or improving the quality of life for the residents of the Morongo Basin.

We respect the rights of property owners to make plans for their investments, but when those plans impact public safety, quality of life, and ecosystems well beyond their property boundaries, then we believe further scrutiny is required. Here are our concerns:

1. **Zoning:** the area is zoned RL (rural residential) and a dense, high impact campsite, entertainment venue, helipad (truly inexplicably), bar and restaurant, are in direct conflict in principle and actuality to the zoning.
2. **Traffic:** Highway 247 is, per capita, one of the most dangerous stretches of highway in California, claiming the life of dozens of people in the last few years. A recent lane-widening and rumble-strip installation has done little to slow this tragic loss of life and this development will necessarily require a high degree of turn-in/turn-out traffic in an otherwise uninterrupted stretch of highway. This will require extensive study and lane-widening and perhaps a new traffic light to preserve public safety.
3. **Ecology/Wildlife:** the area plays host to a number sensitive animal species and the Western Joshua Tree which is a candidate endangered species. We would demand a significant impact and mitigation study for any development.
4. **Water/Wastewater:** our local imported water supplies via the Mojave Water Agency are under serious stretch and this rapid development deserves

serious study. Further, the nearby Ames Aquifer is a sensitive one and a critical source of water storage for both Bighorn Desert View Water District and the Hi Desert Water District. Absent a significant study of the potential aquifer impacts, this project should not proceed.

5. **Fire:** campsites=campfires and this area has already experienced a significant fire on the section catty-corner to this Section to the southwest in recent years.
6. **Light/Noise pollution:** any music venue would permanently change the entire vicinity and not just during the events themselves as noise-sensitive animals migrate elsewhere. Also 70 campsites means at least 140 beams of headlights shining flashing across the section, and across Pipes Wash all night for the in-and-out traffic of visitors.

Your consideration is very much appreciated and while not looking to stand in the way of smart, beneficial development, we believe there are a number of questions raised by this project that will require significant additional analysis and public review before proceeding.

Thank you very much for your consideration,  
Miranda Jones & Brian Austin

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## Biggs, Lupe

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**From:** Monty Finefrock <mfinefrock@pacbell.net>  
**Sent:** Thursday, April 22, 2021 9:15 AM  
**To:** Morrissey, Jim  
**Subject:** reference PROJ-2020-00191 assessor parcel 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

I am opposed to the above proposal for development.

I live in a 2.5 acre /lot HOA in Yucca Valley. Already the STR impact is building in our area as well as the town: traffic, noise, trespass, light pollution. As they say, our homes are a neighborhood, not a business

A glampsite the proposed size will have an impact like STR's but on a much larger scale  
What is the point in living in a rural area then having a 640 acres business move next door?

Please deny approval

Sincerely

Monty Finefrock  
Shatin Heights HOA  
Yucca Valley ca

## Biggs, Lupe

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**From:** nancy <rockitnan@gmail.com>  
**Sent:** Monday, April 26, 2021 2:49 PM  
**To:** Morrissey , Jim; Supervisor Rowe  
**Subject:** Comment on Project # PROJ-2020-00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey and Supervisor Rowe,

The glamping project proposed on Highway 247 in Flamingo Heights needs to be opposed. Here's why:

1. **CAPP LISTING:** The land is listed within a Conceptual Area Protection Plan (CAPP) approved by the Wildlife Conservation Board for the State of California. The CAPP lists specific properties that contain endangered or listed species, such as the Joshua Tree and the desert tortoise. **The State of California agrees, by listing this property in the CAPP, that it should be acquired for conservation purposes.**
2. **Habitat:** The land falls within a wildlife corridor that is known by all state and federal conservation organizations (i.e. CA Department of Fish & Wildlife) to be a critical corridor for both water, flora and fauna. This is fragile and irreplaceable habitat for many species, including desert tortoise (state endangered), western Joshua tree (state threatened), western burrowing owl (California Species of Special Concern), migratory birds (protected under the migratory bird treaty act) and other wildlife, including desert kit fox, mountain lion. Creosote rings and Mojave yucca clonal rings are present as well, some of them potentially thousands of years old.
3. **Connectivity of wilderness areas:** The parcel falls within an important connectivity link between San Bernardino Mountains/Sand to Snow National Monument, Bighorn Mountain Wilderness, Marine Corps base, and Joshua Tree National Park. Development would remove that ecological value.
4. **Wastewater:** Plans suggest that wastewater will be directed to a leach field on the property, north of the resort. A stormwater retention basin will be sited immediately east of the sewage disposal leach field. What volume of waste water is projected to be disposed of via this leach field (considering perhaps 200-300 guests in a typical weekend in season)? Are hydrology studies available that ensure this large addition of wastewater won't infiltrate into neighbors' wells (there are at least 61 domestic wells within a few miles downstream) or the aquifer serving Bighorn Desert View Water Agency? Would stormwater capture from the project's hardened surfaces accentuate this percolation of sewage?
5. **Safety:** The traffic and safety on Highway 247 has deteriorated significantly with the increase in the OHV traffic every weekend and proposes a huge hazard to both visitors and local residents who already have seen deadly accidents on this road weekly getting to and from their homes/work. A thorough traffic study, dedicated turn lanes, and perhaps a stop light should be considered if the project goes forward. The likelihood of extra costs to the county for first responders should be assessed.
6. **Noise and light:** Will the entire facility be available for rent to one party for special events? Will concerts or festivals be planned here? How many helicopter landings/departures are envisioned per month? **Studies of potential noise levels should be undertaken.** Lighting sufficient for hundreds of guests, plus ambient light from lodging units, fires, visitor headlights, party lights, and other sources of illumination are likely to pose a substantial addition to light trespass in this relatively dark area, posing threats to safety, wildlife, and quiet enjoyment by neighbors. It's highly likely they cannot meet the Night Sky Ordinance within the county.

As a resident who travels between Yucca Valley and Landers, where my family owns a National Historic Site (The Integratron), I am deeply OPPOSED to a project of this size that will destroy critical habitat, create light and noise, create traffic hazards, dump wastewater into a wildlife corridor and have helicopters circling residential areas for the rich and famous. It's not appropriate and I certainly encourage you to oppose such an unfortunate plan for our desert.

Thank you for your consideration. We look forward to hearing more about the steps you plan to take on this project.

Nancy Karl  
PO Box 3081  
Landers, CA 92285  
760-774-5651



## Duron, Heidi - LUS

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**From:** Neg Noori <negnoori@gmail.com>  
**Sent:** Friday, April 16, 2021 8:34 AM  
**To:** Morrissey, Jim  
**Subject:** Re: Complaint Against Flamingo Heights 640 acre destination resort

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Dear Mr. Morrissey,

I am a full-time resident/local and nursing student in the Morongo Basin area. I live in Yucca Valley on the Mesa only minutes away from where this proposed resort is attempting to take place. The Mesa is a place of peace and quiet and calm, and if this project undergoes, that will completely change forever. Even with the massive influx of tourism as it is now, I am already finding many disturbances from noise to light pollution and smell of campfires during fire bans. Tourists drive recklessly on the 247 side roads (Aberdeen, etc) and I have seen horrific accidents and have almost been in many because distracted by the views, pulling over off the side of the road and walking in the roads taking photos, and so forth. This is how people get hit on the side of the road, as well as animals who escape their yards from their homes (mine included). I volunteer for animal rescues and have had to tend to dogs who've been run over and left for dead. I am also a sexual assault victims advocate for the Morongo Basin, and I feel there will be more potential for crimes to occur on such campsites, considering parties and alcohol and who knows what types of behavior will occur. Not to mention increasing potential for other crimes, including theft, driving under the influence, and so forth. I am concerned for the safety of our community as a whole. It has already been overwhelming with the tourism, lack of housing because of Airbnb's, and environmental damage. Is 75 campsite with 75 simultaneous campfires is a recipe for disaster and destruction of the land, the animals who came here first, and our homes. When is enough, enough???? The same goes for the parking lot in pioneer town being built without permits. I would like to inquire and see what permits I've been approved for this project. The rest of the community and I will continue to file complaints and take any other necessary actions to voice our concern for the safety, protection, and comfort of our own community. Please consider the people who actually LIVE here and are trying to survive and enjoy their peace and actually respect the environment and land. I clearly and boldly vote NO on this project and hope serious consideration will be taken into our concerns.

Thank you,

Neg Noori  
818-645-2331  
PO Box 454  
Joshua Tree, Ca 92254

Sent from my iPhone

## Biggs, Lupe

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**From:** Nich McElroy <nhmcelroy@gmail.com>  
**Sent:** Monday, April 26, 2021 8:50 PM  
**To:** Morrissey, Jim  
**Cc:** Supervisor Rowe  
**Subject:** Comments: Project # PROJ-2020-00191 / Assessor Parcel Number (APN) 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr Morrissey and Supervisor Rowe,

This message is in reference to Project # PROJ-2020-00191, Assessor Parcel Number (APN) 0629-181-01.

I'm a local resident in Landers (92285) and have grave concerns about the proposed development. My chief concerns are:

- 1) CA 247 is already an overly crowded and dangerous road. An additional 200+ cars per day exiting the highway without a significant traffic upgrade is an awful idea and will inevitably lead to further injuries and deaths on this already dangerous highway.
- 2) The people making this proposal obviously have no idea what they're doing. Their structures are going to dissolve in the UV and get thrashed in high winds coming from the San Gorgonio Mtns into the Homestead Valley.
- 3) For similar reasons the firepits are an awful idea. Are luxury glampers who paid a high price for a firepit going to accept that this amenity can't be used during the frequent high wind events in the area? Seems wildly reckless.
- 4) Desert tortoise were found in the area in 2006. The 2020 site report neglects these findings, which is a suspicious and convenient fact for the developer that likely runs counter to reality. The property is also covered in protected Western Joshua trees.
- 5) The proposed development sits along a fault line.
- 6) The events and helipad have the potential to be highly disruptive to local residents, who live in the area for the its quiet and rural qualities.
- 7) The property is not zoned for commercial use. It's a rural living parcel.

I strongly oppose this project, which seems reckless, and of a character that is unsuited for Flamingo Heights, which has a rich mixture of quiet residential living in the setting of a highly diverse ecosystem that needs to be protected.

Thank you for your consideration of my comments.

Best regards,  
Nich McElroy  
58929 Lutz Ave  
Landers, CA 92285

## Duron, Heidi - LUS

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**From:** Nicholas Brown <brown.nicholasd@gmail.com>  
**Sent:** Wednesday, April 21, 2021 1:58 PM  
**To:** Morrissey, Jim  
**Subject:** Two additional issues with 640 Flamingo

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey,

I'm a Flamingo Heights homeowner writing to voice my strong opposition to the Flamingo 640 project (Project # PROJ-2020-00191 on APN # 0629-181-01).

I'm sure that you've received numerous emails and phone calls from constituents voicing concerns about the impact of this project on [local wildlife](#), the water table, the infrastructural impact of adding a whole new water main, fire safety, noise, light pollution, and traffic. I vociferously share all those concerns, but I also want to bring up two additional points:

**First, I believe this project will negatively impact property values in the area.** We recently purchased a home here, and access to protected wildland was a deciding factor in where we purchased.

Peace comes with a premium price tag. Adding traffic, tourists, noise, and large-scale concert events—that's the only way a project like this gets out of the red—will bring down everyone's property value. It's very unfair to the people who are building a genuine investment in the community.

**Second, this project will not benefit the local community because it's expressly *not for us*.** The addition of a private helipad illustrates what an extractive endeavor it's intended to be. Visitors to this glamping site don't want to engage with the community, nor do they plan to bring their dollars to the local benefit. The wealthiest people from elsewhere will be airdropped in for an "experience," then leave the damage to local water and wildlife behind for us to deal with. The money arriving from Beverly Hills will return there without changing hands with the people who live in, love, and care for this beautiful country. This kind of industrial-scale glamping is exceedingly exploitative to both the land and the local community.

Plus, the types of jobs that this project touts aren't the kind of good, stable, high-paying jobs that locals need to keep up with rising housing prices. Local businesses will be impacted by increasing pressure on the labor market, with minimal positive revenue generation. Did I mention there's a *private helipad*?

**The local community would be much better suited to preserve this tract of land.** For endangered tortoises, burrowing owls, and of course, the threatened western Joshua tree—which can't be adequately protected given the size and scope of development, no matter the attempts to greenwash the project—but also for the locals who care for the land. This area is a priority conservation area due to its position between the San Bernardino Mountains and JT National Park. Land trusts are prepared to buy it at fair market value, so everyone can even get paid out.

No development is the ideal situation, and the closer we can get to that, the better off everyone here will be.

If you've read this far, thank you for sticking with me. I hope that you appreciate the concern that so many of us share about this (honestly really gross) development proposal.

Best regards,  
Nicholas Brown  
Flamingo Heights homeowner



## Biggs, Lupe

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**From:** Nicola Vruwink <nicola@nicolavruwink.com>  
**Sent:** Sunday, April 25, 2021 5:39 PM  
**To:** Morrissey, Jim  
**Subject:** Proposed Glamping Site in Flamingo Heights

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey,

**As a considered resident of Landers, I am writing to voice my concerns and opposition** to the proposed 640-acre "Glamping" development, Proj 2020-00191, for the parcel of land adjacent to HWY 247 in the Flamingo Heights Neighborhood of the high desert.

As noted in the application, this parcel of land:

*"has spectacular wild landscape including hundreds of Joshua Trees and three different elevations – 225 acres at grade level with Old Woman Springs Road (CA State Route 247), then a 350-acre portion of this property is in this beautiful deep canyon wash (Pipes Wash), finally a 65-acre ridge that sits high up on the eastern shore of wash with 360° views of the valley including Pipes Canyon Buttes."*

The proposed project would literally destroy this parcel of land and further endanger already at-risk populations such as the "hundreds of Joshua Trees" and the following

- Desert Tortoise
- Mexican spotted owl
- Amargosa southern pocket gopher
- Desert bighorn sheep
- Mountain lion
- Townsend's big-eared bat

The project would also be detrimental to air quality, and contribute to water, noise, and light pollution.

Additionally, Old Woman's Spring Road/HWY 247 is already a highly trafficked route that due to its heavy traffic, poor visibility, and 2-lane status has frequent accidents, several of which were fatal this past year. Increasing the traffic on this road will make it even more dangerous, cause delays for truckers and those that actually live here, and, do more damage to our fragile eco-system by the additional pollution it will create.

This damage this project will cause ***cannot be undone and it will continue to contribute to the further destruction of our precious desert ecosystem.***

Given that this area is zoned ***Rural Living, in addition to a Zone Change, prior to any further consideration I believe a full EIR, traffic study, and Cal-trans evaluation and I am quite confident it cannot proceed without these.***

**Please provide information and notification of any, pending or otherwise, updates and developments.**

Sincerely,  
Nicola Vruwink  
[nicola@nicolavruwink.com](mailto:nicola@nicolavruwink.com)

1025 Singletree Rd  
Landers, CA 92285  
310 916 8592

## Biggs, Lupe

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**From:** nicole morell <nicole@nicolemorellinteriors.com>  
**Sent:** Monday, April 26, 2021 5:30 PM  
**To:** dawn.rowe@mail.house.gov; Morrissey , Jim  
**Subject:** PROJ:2020-00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello,

Writing to voice my opposition to the proposed camping/concert project "Flamingo 640".

The harmful impacts on a delicate eco system, overwhelming water and waste needs and other concerns (traffic, noise and light pollution) are rather obvious.

Thank you,

Nicole Morell

--

**Nicole Morell**

416.233.5050

[www.nicolemorellinteriors.com](http://www.nicolemorellinteriors.com)

## Biggs, Lupe

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**From:** Nina Davenport <ninadavenport@msn.com>  
**Sent:** Monday, April 26, 2021 9:47 PM  
**To:** Morrissey, Jim  
**Subject:** NO on PROJ: 2020-00191 / Parcel # 0629-181-01

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Dear Mr. Morrissey and Supervisor Rowe,

I'm writing with comments on the proposed Project 2020-00191 in Homestead Valley/Flamingo Heights.

I have a number of concerns with the project, which we will outline below, but first to acknowledge the challenge the county has in determining the proper course of development in the high desert. The Morongo Basin is experiencing a housing shortage and a massive influx of people interested in enjoying the climate, clean air, and natural beauty of the area. The challenge of balancing the need for affordable housing access while preserving the natural beauty that, itself, led many of us to invest in the area, is a serious one that should be met with sustainable development principles focused on: retrofitting/renovation of existing derelict or abandoned houses, smart infill development in zoned areas, and new development only in areas of little ecological or wildlife impact. But I should be perfectly clear that this project has neither the stated goal nor any conceivable outcome of improving housing access or improving the quality of life for the residents of the Morongo Basin.

I respect the rights of property owners to make plans for their investments, but when those plans impact public safety, quality of life, and ecosystems well beyond their property boundaries, then we believe further scrutiny is required. Here are our concerns:

**Zoning:** the area is zoned RL (rural residential) and a dense, high impact campsite, entertainment venue, helipad (truly inexplicably), bar and restaurant, are in direct conflict in principle and actuality to the zoning.

**Traffic:** Highway 247 is, per capita, one of the most dangerous stretches of highway in California, claiming the life of dozens of people in the last few years. A recent lane-widening and rumble-strip installation has done little to slow this tragic loss of life and this development will necessarily require a high degree of turn-in/turn-out traffic in an otherwise uninterrupted stretch of highway. This will require extensive study and lane-widening and perhaps a new traffic light to preserve public safety.

**Ecology/Wildlife:** the area plays host to a number sensitive animal and plant species such as the Western Joshua Tree and desert tortoise, both soon-to-be candidates for endangered species protection. We would demand a significant impact and mitigation study for any development.

**Water/Wastewater:** our local imported water supplies via the Mojave Water Agency are under serious stretch and this rapid development deserves serious study. Further, the nearby Ames Aquifer is a sensitive one and a critical source of water storage for both Bighorn Desert View Water District and the Hi Desert Water District. Absent a significant study of the potential aquifer impacts, this project should not proceed.

**Fire:** campsites=campfires and this area has already experienced a significant fire on the section catty-corner to this section to the southwest in recent years.



Light/Noise pollution: any music venue would permanently change the entire vicinity and not just during the events themselves as noise-sensitive animals like bighorn sheep migrate elsewhere. 70 campsites means at least 140 beams of headlights flashing across the section and across Pipes Wash all night for the in-and-out traffic of visitors.

Your consideration is very much appreciated and while not looking to stand in the way of smart, beneficial development that can support the ecosystem and community of the Morongo Basin, I believe there are a number of serious questions raised by this project that will require significant additional analysis and public review before proceeding further. It is our view that Project 2020-00191 is fundamentally flawed, dangerous, and detrimental to the area.

Thank you very much for your consideration,

--

Nina Davenport  
Marina del rey, CA

## Biggs, Lupe

---

**From:** Sohan Noah Youngelson <sohanmonk@gmail.com>  
**Sent:** Saturday, April 24, 2021 6:41 PM  
**To:** Morrissey, Jim  
**Subject:** Project # PROJ-2020-00191 Assessor Parcel Number (APN) 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Please accept this as my comments upon Project #PROJ-2020-00191, Assessor Parcel Number (APN) 0629-18-01, proposed for Flamingo Heights, on highway 247. I am submitting these comments as a homeowner in Landers, a longtime resident and lover of our California desert.

Simply stated, I am strongly opposed to the 640 acre site glamping resort proposed for Flamingo Heights. This project threatens to dramatically increase traffic, noise and light pollution, damage to ecologically sensitive areas, drain precious little water resources, and erode our rural community.

### **Traffic**

All traffic from this resort heading to Joshua Tree National Park, the Sand to Snow National Monument, the towns of Yucca Valley, Joshua Tree, Pioneertown, and Twentynine Palms, will be turning left from this resort out onto Highway 247. Highway 247/Old Woman Springs Road is not only becoming rapidly obsolete in its ability to carry the levels of traffic it is now faced with carrying in its current construction of one lane in each direction, but it is also an extremely dangerous highway, and more dangerous for visitors who do not know it well.

### **Zoning**

The parcel is zoned Rural Living. Residents along the Highway 247 corridor, and along both sides of the Pipes Canyon Wash, should all be notified of this project prior to closure of the public comment period. Any project with 350 parking spaces in this area will have significant impact on local residents and public comment periods should not be closed until they have the opportunity to properly review and comment upon project information.

### **Impacts on habitat and wildlife**

The 2006 biological survey of the project area found the majority of threatened desert tortoise sign was found in the area of the project that will be developed. A total of 86% of the tortoises, 96% of the burrows, 95% of fresh scat and 98% of older scat, and 100% of tortoise tracks, were found in the area planned for development. The desert tortoise is not

the only threatened species found on the site if that report is to be believed. However, a 2020 biological survey reported no tortoise occurrences on the site or adjacent to it (according to the 2020 report, nothing evidently lives on the site). This contradiction requires further investigation prior to approval. A significant number of special-status bird species were also identified on-site, which is home as well to migratory birds. As few Joshua trees should be removed or relocated as is possible. With glamping sites, one should be able to move them a few feet in any direction to avoid destroying Joshua trees. However, plans reveal many Joshua trees will be removed or destroyed if the resort is built according to plan. This is unacceptable.

In addition to the western Joshua tree, there are a number of other plant species that are supposedly protected by county ordinances, including creosote and yuccas that are hundreds of years old (and sometimes older). Those ordinances, however, are routinely ignored by Land Use Services, the Planning Commission, and the Board of Supervisors, when vetting projects for development, so they should not present an obstacle to development.

There are a lot of us taxpaying county residents who would actually like county government to follow their own rules and regulations, and I would advocate for thorough protection of all supposedly protected species in any development of this property.

The land in question is an important part of a wildlife corridor linking mountain and desert habitats, and how the large portion of the Pipes Canyon Wash will be managed, is an important question. Will the resort's property in the wash be fenced? And if so, how? Fencing could be harmful in preventing wildlife usage of this corridor, however, fencing could be beneficial, if done properly. Appropriate fencing would stop off-roading use of the wash on this parcel, which, if wildlife could still migrate through the wash, would allow for wash habitat to be nearly devoid of vehicular traffic. That could be beneficial. However, locating hundreds of guests on the rim of the wash and setting up the wash property for guest use, would reverse any potential gains.

It is my understanding that the parcel is deemed a priority for conservation, and land trusts are open to purchasing the property for preservation. That option should be explored.

## **Native Plants**

The use of non-native plants for the project should be discouraged. There is no need for a saguaro forest in the Mojave Desert. Saguaro do not natively grow here, and it would be obscene to allow the removal of native Mojave Desert plants while non-native plants are substituted to create an artificial landscape. If any project were to move forward, I strongly recommend working with a native plant biologist like Robin Kobaly to craft a landscape utilizing the native desert plants on site and available.

### **Noise and light pollution**

Loud music and noise should be prevented within the Rural Living zoning of this property and surrounding properties. A proposal for 90.5 acres of parking and the ability to host 25,000 people at concerts, and a helipad, runs diametrically opposed to this consideration. This proposed development would be a severe and detrimental blow to residents quality of life.

Overall the "benefits" to local residents are increased traffic and more dangerous highways, low-paying jobs, increased fire hazards, a strain on our local water resources, severe light and noise pollution, and reduced wildlife corridors and habitat. I urge you to deny this project application.

Sincerely,  
Noah Youngelson

## Biggs, Lupe

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**From:** Olivia Hill <ooliviahill@gmail.com>  
**Sent:** Thursday, April 22, 2021 11:46 AM  
**To:** Morrissey, Jim  
**Subject:** NO ON THE 'FLAMINGO 640 GLAMPING RESORT' PROPOSED PROJECT!!!! Project # PROJ-2020-00191 on Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Jim Morrissey,

As a Flamingo Heights resident living in the neighborhood adjacent to the proposed site of the Flamingo 640 Glamping area I strongly oppose the development of this project. Although a glamping development of this sort might be suitable for a wide- open, non-residential part of the desert that's out of ear-shot for local residents, this parcel is an entirely inappropriate place for such an establishment.

My top objections to this project are the fire risk, the traffic management, wildlife preservation, noise and light pollution, and waste disposal. I know well from experience that the east corridor along HWY 247 is an extremely treacherous wind tunnel. Having campfires in that area should be absolutely prohibited because of the threat of embers landing on the roofs of nearby homes or anywhere in the nearby brush. I would go so far as to say that the wind in that corridor is too high to keep tents erected at anytime.

This parcel runs along HWY 247 and from my years of turning off the HWY onto La Brisa leading up to my house I know that even a single vehicle slowing to make that turn slows traffic. It's a major truck route and trucks have a hard time slowing for turning vehicles. The proposed occupancy of this glampsite, let alone a 25,000 person music venue would create an unmanageable traffic jam and certainly many collisions. This glampsite should not be established along a highway! It should instead be out in the open desert away from homes and traffic.

The developer plans a music venue on the site and this is an absurd proposal for a residential area. We local residents respect a low- decibel lifestyle in consideration of our neighbors as well as the local wildlife. Once again, this is not the area for a new music venue.

This area is zoned for rural living and that was done for a reason. It's an area where residents live quiet, modest lifestyles with low- environmental impact. Waste disposal is not readily available so residents are responsible for their septic tanks and garbage collection which would be a major problem for this glampsite. Along with the local homeowners this area is home to many endangered species including the Desert Tortoise, the Burrowing Owl, and of course Joshua Trees and this proposed glampsite would undoubtedly disturb the delicate ecosystem and all its inhabitants.

Please put a stop to this project. It would be short-sighted disaster.

Thank you,

Olivia Hill  
<https://www.olivia-hill.com/>  
415-652-6276

## Biggs, Lupe

---

**From:** Ollin Trujillo <ollin\_trujillo50@hotmail.com>  
**Sent:** Sunday, April 25, 2021 11:05 PM  
**To:** Morrissey, Jim  
**Subject:** NO ON THE 'FLAMINGO 640 GLAMPING RESORT' PROPOSED PROJECT!!!!

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

ATTN: Jim Morrissey  
SBC Contract Planner

I own 10 acres right near this site, and I am writing to express my strong opposition to the project. Not only will this project disturb the wildlife and Joshua trees, Old Woman Springs is a 2 lane highway, and the area is close to residential homes. Please halt this project, and require an Environmental Study!

**NO ON THE 'FLAMINGO 640 GLAMPING RESORT' PROPOSED PROJECT!!!!**

Project # PROJ-2020-00191 on Parcel # 0629-181-01

The devastating environmental impact on this pristine wildlife corridor would be immense, destroying habitat for protected and endangered species such as the Western Joshua Tree, Desert Tortoise, and Burrowing Owl. The development will also have severe negative impacts on fire safety (70 campfires in the desert with the areas constant high winds?), Public Safety (247 is a two lane highway, that stretch has a history of being very dangerous as is with a high count of deadly collisions and blind curves), air quality (car exhaust, campfires), and noise pollution (this area is zoned for rural residential, and with the very quiet environment, a loud music venue such as this would be very impactful, not to mention the sound impact of a helipad that will be heard for miles).

Where will the water come from for this development? How will the development deal with waste water and trash?

This project is short sighted, dangerous, and does nothing to help our Flamingo Heights community or local ecosystem.

**THIS VERY FRAGILE ECOSYSTEM NEEDS TO BE PRESERVED AND PROTECTED.**

Ollin Trujillo  
(310)993-5163

## Duron, Heidi - LUS

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**From:** panda landa <akindofbear@gmail.com>  
**Sent:** Monday, April 19, 2021 5:46 PM  
**To:** Supervisor Rowe  
**Subject:** Flamingo Heights proposed project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

I am writing to object the project in Flamingo Heights. I live across the 247 from this proposed site, and frankly I am appalled. The reason I chose to live in this area was because it is quiet and populated by actual residents of the area. People who actually live here. I chose to live here to get away from the incessant stream of tourists that we have had to consistently deal with as residents of this area. It has recently gotten a lot worse. Those of us who actually live here are all very well aware of the impact the increase of tourism has on our environment and our well-being. I am strongly opposed to this project being built in this area, and frankly it blows my mind that it is even a question. Are we this money hungry as a community that we are willing to destroy our environment? There are so many valid and non-destructive things that could be put in this space. Things that would actually contribute to the LOCALS. Isn't that why we live here?

Please consider being on the right side of progress: bringing our community back together.

Panda Landa  
resident of Flamingo Heights

## Biggs, Lupe

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**From:** Pat Riley <desertpatty78@gmail.com>  
**Sent:** Saturday, April 24, 2021 9:03 AM  
**To:** Morrissey , Jim  
**Subject:** Opposed to Glamping site in Flamingo Heights

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi again Mr.Morrissey,

<https://www.yucca-valley.org/home/showpublisheddocument?id=2608>

Here is the biological study done on that parcel. There are desert tortoise! They lied already to our faces!

Please do not let this go forward. The noise from the bar will reverberate down that wash and we don't need anymore noise pollution.

Thank you for you time,  
Patricia Riley

On Apr 22, 2021, at 9:08 AM, Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)> wrote:

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

I am out of the office and will return Friday April 23, 2021. I will get back to you after my return to the office. Should you have an issue or concern which requires an immediate response during my absence, please contact Dave Prusch at [david.prusch@lus.sbcounty.gov](mailto:david.prusch@lus.sbcounty.gov) or (909) 387-4122. You may also contact the Planning Division Secretary Lupe Biggs at [Lupe.Biggs@lus.sbcounty.gov](mailto:Lupe.Biggs@lus.sbcounty.gov) or (909) 387-4110.



## Biggs, Lupe

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**From:** Patty Karl <pkarl303@gmail.com>  
**Sent:** Sunday, April 25, 2021 10:13 AM  
**To:** Morrissey , Jim; Supervisor Rowe  
**Subject:** Comment on Project # PROJ-2020-00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Supervisor Rowe and Mr. Morrissey,

My family lives in Landers, and we would appreciate your voting NO on the proposed glamping and event site on APN: 0629-181-01. We oppose this development in the strongest possible terms. Here are some important issues and support for keeping this land open from this type of high-intensity development:

**Traffic safety:** Old Woman Springs Road is a dangerous highway, more so when crowded. My family drives on this road every day, from Landers to Yucca Valley and down the hill for work. This stretch of road in particular is extremely dangerous because it is where everyone tries to pass. In the last five years there have been more than a dozen accidents in the stretch of highway between Aberdeen and Reche ([cite](#)) that were serious enough to have had first responder involvement. Adding more than 100 cars exiting and entering the highway here during busy hours (possibly intoxicated due to the proposed bar and restaurant in this development), in addition to all of the large work vehicles used during development, will prove dangerous, especially given drivers who pick up speed once they emerge from Pipes Canyon south of the project. A thorough traffic study, dedicated turn lanes, and perhaps a stop light should be considered if the project goes forward. The likelihood of extra costs to the county for first responders should be assessed.

**Habitat destruction:** This is critical habitat for many species, including desert tortoise (state endangered), western Joshua tree (state threatened), western burrowing owl (California Species of Special Concern), migratory birds (protected under the migratory bird treaty act) and other wildlife, including desert kit fox, mountain lion. Creosote rings and Mojave yucca clonal rings are present as well, some of them potentially thousands of years old.

**Parcel has been identified by the Mojave Desert Land Trust as a critical connectivity link** between San Bernardino Mountains/Sand to Snow National Monument, Bighorn Mountain Wilderness, Marine Corps base, and Joshua Tree National Park. Development would remove that ecological value.

**Parcel is in a priority conservation area**, and the Mojave Desert Land Trust, in collaboration with other land preservation organizations, are ready to offer fair market value for the property, protecting it in perpetuity, BUT they were given an inflated purchase price of \$10 million.

**Parcel is zoned RL (Rural Living)** and offering a conditional use permit for this type of development would massively erode our community's quiet enjoyment the RL zoning is designed to protect. This is especially true if the described helipad sees significant use. The proposed bar and restaurant add to the concern, as does the possibility that this would become an event venue. The EVENT PORTION of this

development is extremely worrying; this area should NOT be able to accommodate large events proposed by the developer.

**Fire pits** included in the proposal prompt the question: will operations include onsite staff who can restrict fire pit use during burning bans, high-wind events, or periods of high particulate matter counts? If not, who will be responsible for fire safety, and for environmental and public safety in general?

**Wastewater:** Plans (see Mojave Watch) suggest that wastewater will be directed to a leach field on the property, north of the resort. A stormwater retention basin will be sited immediately east of the sewage disposal leach field. What volume of waste water is projected to be disposed of via this leach field (considering perhaps 200-300 guests in a typical weekend in season)? Are hydrology studies available that ensure this large addition of wastewater won't infiltrate into neighbors' wells (there are at least 61 domestic wells within a few miles downstream) or the aquifer serving Bighorn Desert View Water Agency? Would stormwater capture from the project's hardened surfaces accentuate this percolation of sewage?

**Water supply: there is no water supply to this property.** The parcel is not in the service area of either Bighorn Desert View or High Desert Water District. In order to develop the property in line with basic building codes, Bighorn Desert View would have to agree to build a pipeline to serve the property, at the land owner's expense. Have owners contacted Bighorn Desert View, and what is the likelihood that the water agency would actually agree to serve this facility?

**Noise and light:** Will the entire facility be available for rent to one party for special events? Will concerts or festivals be planned here? How many helicopter landings/departures are envisioned per month? Studies of potential noise levels should be undertaken. Lighting sufficient for hundreds of guests, plus ambient light from lodging units, fires, visitor headlights, party lights, and other sources of illumination are likely to pose a substantial addition to light trespass in this relatively dark area, posing threats to safety, wildlife, and quiet enjoyment by my family and community.

Thank you for your consideration, and please DO NOT approve this development.

Patricia Karl  
POB 3071  
225 N Bonita Avenue  
Landers, CA 92285

## Biggs, Lupe

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**From:** Pat Riley <desertpatty78@gmail.com>  
**Sent:** Saturday, April 24, 2021 9:03 AM  
**To:** Morrissey , Jim  
**Subject:** Opposed to Glamping site in Flamingo Heights

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi again Mr.Morrissey,

<https://www.yucca-valley.org/home/showpublisheddocument?id=2608>

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Thank you for you time,  
Patricia Riley

On Apr 22, 2021, at 9:08 AM, Morrissey , Jim <[Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)> wrote:

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I am out of the office and will return Friday April 23, 2021. I will get back to you after my return to the office. Should you have an issue or concern which requires an immediate response during my absence, please contact Dave Prusch at [david.prusch@lus.sbcounty.gov](mailto:david.prusch@lus.sbcounty.gov) or (909) 387-4122. You may also contact the Planning Division Secretary Lupe Biggs at [Lupe.Biggs@lus.sbcounty.gov](mailto:Lupe.Biggs@lus.sbcounty.gov) or (909) 387-4110.

## Biggs, Lupe

---

**From:** Patty Riley <desertpatty78@gmail.com>  
**Sent:** Thursday, April 22, 2021 9:08 AM  
**To:** Morrissey, Jim  
**Subject:** Glamping site in Flamingo Heights

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi Mr. Morrissey, please let me know you have received this email.

I am a resident of Johnson Valley. I drive to Yucca Valley 2-3 times a week for mail, groceries, & supplies. The traffic is getting worse here with King of The Hammers & other off roading events. In fact I don't even get on the highway during that Hammers week as all the out-of-towners are in such a hurry, it's a driving hazard. We loose cell phone signal & the ability to call out as 60,000 people take up all the bandwidth. I fear the same thing will happen at this proposed resort. Are these campers going to be okay with not being able to post pics to social media? ;- ) 76 tents with how many people inside each?

The proposed Glamping resort is set in a **residential zone**. I would really hate to be its neighbor with lights and noise from a bar.

Do they know that we are in a drought? My neighbor's well is already running out of water and it takes a few days to get the water flow back to normal.

Do they know we have Mojave rattlesnakes? If you get bitten, you have approximately 1 hour to live with out antivenin.

The Joshua Trees are protected, do they know that? There are over 1000 Joshua Trees on that property.

I read the concerts are not going forward on this site. Thank you!

What about the water consumption? How many gallons a day per person do they think city folk will be using? We are very conservative with our well water, we don't even flush the toilet every time. Only do full loads of laundry and full dishwasher.

I have seen desert tortoises along that stretch of highway, how can they say there are none?

I love the dark skies, I have a telescope. The first thing city folks do is put up a light as they are scared of the dark. I go show the new residents the Dark Sky Ordinance to educate them. How many unshielded lights are they going to put in?

A helicopter pad?? Really? That noise & dust will be too much for the next door neighbors!

Please don't let them build this in a residential area. This needs to be off the 29 Palms Highway in the city of Yucca Valley or 29 Palms.

Thank you for your time,  
Patricia Riley, registered voter

## Biggs, Lupe

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**From:** PAUL DOVE <pauldove@mac.com>  
**Sent:** Monday, April 26, 2021 8:15 AM  
**To:** Morrissey, Jim  
**Subject:** Flamingo Heights Glamping Site

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey,

**As a considered resident of Landers, I am writing to voice my concerns and opposition** to the proposed 640-acre "Glamping" development, Proj 2020-00191, for the parcel of land adjacent to HWY 247 in the Flamingo Heights Neighborhood of the high desert.

As noted in the application, this parcel of land:

*"has spectacular wild landscape including hundreds of Joshua Trees and three different elevations – 225 acres at grade level with Old Woman Springs Road (CA State Route 247), then a 350-acre portion of this property is in this beautiful deep canyon wash (Pipes Wash), finally a 65-acre ridge that sits high up on the eastern shore of wash with 360° views of the valley including Pipes Canyon Buttes."*

The proposed project would literally destroy this parcel of land and further endanger already at-risk populations such as the "hundreds of Joshua Trees" and the following

- Desert Tortoise
- Mexican spotted owl
- Amargosa southern pocket gopher
- Desert bighorn sheep
- Mountain lion
- Townsend's big-eared bat

The project would also be detrimental to air quality, and contribute to water, noise, and light pollution.

Additionally, Old Woman's Spring Road/HWY 247 is already a highly trafficked route that due to its heavy traffic, poor visibility, and 2-lane status has frequent accidents, several of which were fatal this past year. Increasing the traffic on this road will make it even more dangerous, cause delays for truckers and those that actually live here, and, do more damage to our fragile eco-system by the additional pollution it will create.

This damage this project will cause **cannot be undone and it will continue to contribute to the further destruction of our precious desert ecosystem.**

Given that this area is zoned **Rural Living, in addition to a Zone Change, prior to any further consideration I believe a full EIR, traffic study, and Cal-trans evaluation and I am quite confident it cannot proceed without these.**

**Please provide information and notification of any, pending or otherwise, updates and developments.**

**UPDATE 4/26/2021 AM:**

As I am writing this I have just become aware of another project of **320 ACRES** that were sold on **APRIL 21 2021** near **RECHE & BORDER** and is currently being surveyed for development. Is there any information on this project?

Once again this area( our area) is very fragile and sensitive in many ways. Its one thing to for someone(family) to purchase a homestead house and modify it to current standards. But this area does not have the support system ( medical, water, sewage, education communication,power,etc)

Sincerely,

Paul Dove  
Landers CA

## Biggs, Lupe

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**From:** Peo Haggstrom <peo@ditchplanet.com>  
**Sent:** Sunday, April 25, 2021 4:57 PM  
**To:** Morrissey, Jim  
**Cc:** Brooke Patterson  
**Subject:** PROJ-2020-00191 Comments

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey,

We are writing to add our concerns and opposition in regards to PROJ-2020-00191 on parcel 0629-181-01.

We feel that this project is a major disaster for the environment and our local community.

Safety:

We already have problems with visitors from out of town doing reckless driving on 247. Accidents are frequent, and the police out here are overwhelmed, already trying to keep up with giving out speeding tickets. Adding 200-300 guests every weekend means more accidents and danger to our community. How would this be prevented?

Fire pits are a terrible idea with weekend guests who do not understand the high winds we face (up to 60 mph). Local residents understand this and are much more cautious. Fire spreads extremely fast in the desert.

Environmental concerns:

We moved out of the city to respect what is out here and nature.

The beauty of Joshua Tree, Landers, and Flamingo Heights is that we have beautiful stargazing nights. This project will bring light pollution, which would be devastating for the environment.

There will be noise, and weekend guests will likely not respect the peaceful quietness, which makes this place unique. We are not opposed to one-off events, but this will be an ongoing problem, every day and every weekend.

We also feel that the idea of a private helicopter pad is not great. The possibility of it being used for other things than just emergencies is there. Once again, noise and disturbance. Why is this necessary?

Joshua Trees will be removed, and they are many hundred years old. And if they are moved to another location, disruption is likely to kill them.

Community concerns:

This seems to be a project driven by out-of-town investors. The possibility of anything coming back to the community is very low. How will this benefit the local community and the residents here? Is there any pressure being put on the investors on how we residents will be compensated for everything we have to put up with to have this next to our doorstep?

Lastly

Please bear in mind that this project has irreversible environmental effects, and it is also sending a signal to other investors to push for similar projects, which could be even worse.

I hope you will do the right thing and stop this project from happening. We also hope for other projects in the future that instead could bring better infrastructure and benefit our community. We certainly don't mind tourists but... after all, the people who visit us come here for the beautiful nature and the peaceful quietness.

Best

Peo and Brooke Haggstrom  
56495 Cedarbird Road  
Flamingo Heights





## Biggs, Lupe

---

**From:** Peo Haggstrom <peo@ditchplanet.com>  
**Sent:** Wednesday, April 28, 2021 9:27 AM  
**To:** Morrissey, Jim  
**Subject:** Re: PROJ-2020-00191 Comments

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi Jim,

Could we also ask to be added to the county's formal contact list for the project?

Our address is:

Peo & Brooke Haggstrom  
564954 Cedarbird Road  
CA 92284 Yucca Valley

Could you also confirm that you received our comments in the previous email below?

Have a good day.

Peo Haggstrom

On Sun, 25 Apr 2021 at 16:57, Peo Haggstrom <[peo@ditchplanet.com](mailto:peo@ditchplanet.com)> wrote:

Dear Mr. Morrissey,

We are writing to add our concerns and opposition in regards to PROJ-2020-00191 on parcel 0629-181-01.

We feel that this project is a major disaster for the environment and our local community.

Safety:

We already have problems with visitors from out of town doing reckless driving on 247. Accidents are frequent, and the police out here are overwhelmed, already trying to keep up with giving out speeding tickets. Adding 200-300 guests every weekend means more accidents and danger to our community. How would this be prevented?

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The beauty of Joshua Tree, Landers, and Flamingo Heights is that we have beautiful stargazing nights. This project will

bring light pollution, which would be devastating for the environment.

There will be noise, and weekend guests will likely not respect the peaceful quietness, which makes this place unique. We are not opposed to one-off events, but this will be an ongoing problem, every day and every weekend.

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Please bear in mind that this project has irreversible environmental effects, and it is also sending a signal to other investors to push for similar projects, which could be even worse.

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Best

Peo and Brooke Haggstrom  
56495 Cedarbird Road  
Flamingo Heights



## Biggs, Lupe

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**From:** pete murphy <pjulianmurphy@gmail.com>  
**Sent:** Wednesday, April 21, 2021 6:39 PM  
**To:** Supervisor Rowe; Morrissey, Jim  
**Subject:** Flamingo Heights

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

To those who are concerned or willing to listen. I am not sure if you are aware of the conservation opportunity that is being heighlited by this plan for excessive development. Often after species and habitats are wiped out, we look back and wish we had done something better, different, with more thought and care. This is that time. As a lover of music and arts, I can assure you that there is no need for ANOTHER festival space or arrangement. Its a booming business, this is just a profit venture. A temporary profit only venture that will cause more destruction than good. So why move forward with it? Why destroy habitats, inconvenience those who already live in the area and put resources at risk?There is no LACK of music festival or glamping grounds. Why not have those who want to invest take over another already established and failed plot of land instead of destroying and clearing a new one? Please please reconsider. This is only for money and temporary gain with long term demise.

Please listen.

Best,

Pete, a lover of both music and nature

## Biggs, Lupe

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**From:** Peter H. Brooks <peter.h.brooks@gmail.com>  
**Sent:** Saturday, April 24, 2021 8:25 AM  
**To:** Morrissey , Jim; Dawn.Rowe@mail.house.gov; Supervisor Rowe  
**Cc:** Lily  
**Subject:** Comments on PROJ: 2020-00191 / Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey and Supervisor Rowe,

We are writing with comments on the proposed Project 2020-00191 in Homestead Valley/Flamingo Heights. My wife, Lily Stockman and I are owners in the immediate vicinity (2721 Keeler Ave & 2720 Keeler Ave, Yucca Valley, CA 92284).

We have a number of concerns with the project, which we will outline below, but first to acknowledge the challenge the county has in determining the proper course of development in the high desert. The Morongo Basin is experiencing a housing shortage and a massive influx of people interested in enjoying the climate, clean air, and natural beauty of the area. The challenge of balancing the need for affordable housing access while preserving the natural beauty that, itself, led many of us to invest in the area, is a serious one that should be met with sustainable development principles focused on: retrofitting/renovation of existing derelict or abandoned houses, smart infill development in zoned areas, and new development only in areas of little ecological or wildlife impact. But we should be perfectly clear that this project has neither the stated goal nor any conceivable outcome of improving housing access or improving the quality of life for the residents of the Morongo Basin.

We respect the rights of property owners to make plans for their investments, but when those plans impact public safety, quality of life, and ecosystems well beyond their property boundaries, then we believe further scrutiny is required. Here are our concerns:

1. **Zoning:** the area is zoned RL (rural residential) and a dense, high impact campsite, entertainment venue, helipad (truly inexplicably), bar and restaurant, are in direct conflict in principle and actuality to the zoning.
2. **Traffic:** Highway 247 is, per capita, one of the most dangerous stretches of highway in California, claiming the life of dozens of people in the last few years. A recent lane-widening and rumble-strip installation has done little to slow this tragic loss of life and this development will necessarily require a high degree of turn-in/turn-out traffic in an otherwise uninterrupted stretch of highway. This will require extensive study and lane-widening and perhaps a new traffic light to preserve public safety.
3. **Ecology/Wildlife:** the area plays host to a number sensitive animal species and the Western Joshua Tree which is a candidate endangered species. We would demand a significant impact and mitigation study for any development.
4. **Water/Wastewater:** our local imported water supplies via the Mojave Water Agency are under serious stretch and this rapid development deserves serious study. Further, the nearby Ames Aquifer is a sensitive one and a critical source of water storage for both Bighorn Desert View Water District and the Hi Desert Water District. Absent a significant study of the potential aquifer impacts, this project should not proceed.
5. **Fire:** campsites=campfires and this area has already experienced a significant fire on the section catty-corner to this Section to the southwest in recent years.
6. **Light/Noise pollution:** any music venue would permanently change the entire vicinity and not just during the events themselves as noise-sensitive animals migrate elsewhere. Also 70 campsites means at least 140 beams of

headlights shining flashing across the section, and across Pipes Wash all night for the in-and-out traffic of visitors.

Your consideration is very much appreciated and while not looking to stand in the way of smart, beneficial development, we believe there are a number of questions raised by this project that will require significant additional analysis and public review before proceeding.

Thank you very much for your consideration,

--

Peter Brooks & Lily Stockman  
2720 Keeler Ave, Yucca Valley, CA 92284

## Duron, Heidi - LUS

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**From:** Peter Spurr <peter@brokerpeter.com>  
**Sent:** Monday, April 19, 2021 9:32 AM  
**To:** Morrissey, Jim; Louise Goffin  
**Subject:** True / false: helicopter pads & music venue for Glamp Site 640 acres?

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Jim, I left you a message regarding the proposed "glamp-site" on hwy 247 in Yucca Valley. This proposal is going to be met with huge public opposition, of course, but my questions are pretty straightforward:

Will there be "helipads for helicopter flights" and will there be a "live music venue?"

**project # 2020-00191 / APN # 0629-181-01**

*Peter Marshall Spurr, GRI*  
*Broker Associate @ Joshua Tree Realty*  
*Broker License # 01414588*  
*(760) 861-5895 cell*  
*Peter@BrokerPeter.com*  
[www.BrokerPeter.com](http://www.BrokerPeter.com)

## Biggs, Lupe

---

**From:** Peter Spurr <peter@brokerpeter.com>  
**Sent:** Monday, April 19, 2021 9:32 AM  
**To:** Morrissey, Jim; Louise Goffin  
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**project # 2020-00191 / APN # 0629-181-01**

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*Broker Associate @ Joshua Tree Realty*  
*Broker License # 01414588*  
*(760) 861-5895 cell*  
*Peter@BrokerPeter.com*  
[www.BrokerPeter.com](http://www.BrokerPeter.com)

## Biggs, Lupe

---

**From:** Rags Rosenberg <ragsandbonesmusic@gmail.com>  
**Sent:** Saturday, April 24, 2021 7:29 PM  
**To:** Morrissey, Jim  
**Subject:** PROJ-2020-00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

**Project # PROJ-2020-00191**  
**Assessor Parcel Number (APN) 0629-181-01**

Mr. Morrissey.

I am contacting you to express my opposition to the aforementioned project. The reasons to deny a permit for this ill-conceived intrusion into the high desert landscape are many and I'm sure you're well aware of what they are from the many emails and phone calls you have already received: noise pollution, light pollution, excessive use of our precious desert water. impact on Hwy 247 traffic, impact on local animals that rely on that habitat and corridor and, did I mention a helipad? A helipad! Really!

I say just this: Whatever you do, or don't do, please make sure that this project MUST go through the State of California mandated CEQA process. I'm sure you already know this, but according to the State of California website,

"If the Initial Study finds substantial evidence that the project will have a significant effect on the environment, then an EIR must be prepared."

It seems to me impossible to argue that this project will not have a "significant effect on the environment."

Thank you,  
Phillip Rosenberg  
Joshua Tree.

*"The mind that is not baffled is not employed. The impeded stream is the one that sings." - Wendell Berry*



## Biggs, Lupe

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**From:** Piperob <piperob6@gmail.com>  
**Sent:** Monday, April 26, 2021 7:08 PM  
**To:** Morrissey, Jim  
**Subject:** Flamingo649

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Mr. Morrissey,

We in California all know that water is scarce, especially in desert habitats. Our ecosystem is fragile, our disappearing flora and fauna need our state's protection. What we don't need is an environmental catastrophe for the recreation of a small group of people at the expense of the land we are duty bound to protect for posterity. The increase in tax revenues cannot possibly outweigh the loss to the county, state and people of California of irreplaceable beauty and natural resources. Please, along with your fellow officials and county representatives, reconsider turning our natural treasures over to the developers.

Gayle Piper  
Lifelong lover of the Mojave desert  
Redwood City

Sent from my iPhone

## Duron, Heidi - LUS

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**From:** Heidi Girling <burkeyh@yahoo.com>  
**Sent:** Wednesday, April 14, 2021 2:32 PM  
**To:** Morrissey, Jim  
**Subject:** PROJ-2020-00191 Parcel 0628-181-01 Comments

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

PROJ-2020-00191 Parcel [0628-181-01](#)

I received the notice of project application on Saturday, April 10th. I would like to make comment about this proposed use of the parcel. I am a property owner very close to this parcel and I have great concerns about the potential use of this property as a campground. This is a major change to the usual types of property use in this area and might have a devastating impact.

Here are some of my major concerns:

1. The scraping of the desert area will impact the natural habitat. Will Joshua Trees be protected? How will the animal habitat be protected? We have desert tortoises, which I believe are protected species. There are many coyotes, rabbits, quail, owls, snakes, and more that would be impacted by this large proposed project.
2. The campers may use off-road vehicles and enter into private property (which is already a problem), and those off-road vehicles may also damage the native species of plants and animals. Often, we see these off-road vehicles going through the arroyo/wash at all hours of the day and night without regard to noise and other impacts.
3. Currently, the two-lane road is already at high density with constant traffic due to the big rigs that traverse the Old Woman Springs Highway (247). Will this road be expanded? This too will impact our neighbors and us with ongoing construction on our road, noise, pollution, and dust pollution.
4. If the campground is approved, will the developers use local construction companies in order to bring dollars and work to our community? Is this something that can be required?
5. Light pollution: I believe there are ordinances surrounding light pollution in our community. Is this something that has been studied or addressed?
6. Concern for the safety of our community: What is the impact of having a campground in a community? How safe is this for our community when strangers might be ambling around at night lost or unaware of their surroundings. We already have impacts from the AirBnB guests nearby that play loud music throughout the night and disregard the quiet that is one of the reasons we live here. With the addition of a bar in this campground, does this seem safe when we have so little police/sheriffs that patrol our community of Yucca Valley/Landers/Joshua Tree.

Thank you for allowing me to share my concerns with you regarding this project. I look forward to attending any public hearings about this project so that I can understand the full impact of this development in our beautiful high desert community and to voice my concerns.

Sincerely,  
Heidi Girling

56363 La Brisa Drive  
Yucca Valley, CA 92884  
Burkeyh@yahoo.com

## Biggs, Lupe

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**From:** Rachel Ritter <rachelkathleenritter@gmail.com>  
**Sent:** Tuesday, April 27, 2021 9:03 AM  
**To:** Morrissey , Jim; Dawn.Rowe@mail.house.gov; Supervisor Rowe  
**Subject:** Comments on PROJ: 2020-00191 / Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey and Supervisor Rowe,

We are writing with comments on the proposed Project [2020-00191](#) in Homestead Valley/Flamingo Heights. I am a resident in the surrounding area, 8313 Larkspur Ave. Joshua Tree, CA 92252.

I have a number of concerns with the project, which I will outline below, but first to acknowledge the challenge the county has in determining the proper course of development in the high desert. The Morongo Basin is experiencing a housing shortage and a massive influx of people interested in enjoying the climate, clean air, and natural beauty of the area. The challenge of balancing the need for affordable housing access while preserving the natural beauty that, itself, led many of us to invest in the area, is a serious one that should be met with sustainable development principles focused on: retrofitting/renovation of existing derelict or abandoned houses, smart infill development in zoned areas, and new development only in areas of little ecological or wildlife impact. But I should be perfectly clear that this project has neither the stated goal nor any conceivable outcome of improving housing access or improving the quality of life for the residents of the Morongo Basin.

I respect the rights of property owners to make plans for their investments, but when those plans impact public safety, quality of life, and ecosystems well beyond their property boundaries, then I believe further scrutiny is required. Here are our concerns:

1. **Zoning:** the area is zoned RL (rural residential) and a dense, high impact campsite, entertainment venue, helipad (truly inexplicably), bar and restaurant, are in direct conflict in principle and actuality to the zoning.
2. **Traffic:** Highway 247 is, per capita, one of the most dangerous stretches of highway in California, claiming the life of dozens of people in the last few years. A recent lane-widening and rumble-strip installation has done little to slow this tragic loss of life and this development will necessarily require a high degree of turn-in/turn-out

traffic in an otherwise uninterrupted stretch of highway. This will require extensive study and lane-widening and perhaps a new traffic light to preserve public safety.

3. **Ecology/Wildlife:** the area plays host to a number sensitive animal species and the Western Joshua Tree which is a candidate endangered species. We would demand a significant impact and mitigation study for any development.
4. **Water/Wastewater:** our local imported water supplies via the Mojave Water Agency are under serious stretch and this rapid development deserves serious study. Further, the nearby Ames Aquifer is a sensitive one and a critical source of water storage for both Bighorn Desert View Water District and the Hi Desert Water District. Absent a significant study of the potential aquifer impacts, this project should not proceed.
5. **Fire:** campsites=campfires and this area has already experienced a significant fire on the section catty-corner to this Section to the southwest in recent years.
6. **Light/Noise pollution:** any music venue would permanently change the entire vicinity and not just during the events themselves as noise-sensitive animals migrate elsewhere. Also 70 campsites means at least 140 beams of headlights shining flashing across the section, and across Pipes Wash all night for the in-and-out traffic of visitors.

Your consideration is very much appreciated and while not looking to stand in the way of smart, beneficial development, I believe there are a number of questions raised by this project that will require significant additional analysis and public review before proceeding.

Thank you very much for your time and consideration,

Rachel Ritter  
8313 Larkspur Ave. Joshua Tree, CA 92252

## Biggs, Lupe

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**From:** Ram Maurer <Ram@syncfab.com>  
**Sent:** Wednesday, April 21, 2021 4:16 PM  
**To:** Morrissey, Jim  
**Subject:** A music festival producer concerned about Mesa glamping development

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi Jim,

I live in yucca Mesa, off Aberdeen and Sage Ave on Breezy lane, close to the proposed glamping and music festival development in flamingo heights. I've been an event and music festival producer for over 20 years and have worked on all types of events from weddings to Coachella. I love live music and people and feel festivals are great for communities in certain ways but do wear very heavily on natural landscapes and on the nerves of long time locals especially the elderly.

In a nutshell I would not recommend that scale of development to be approved for a variety of reasons. I think our landscape is fragile and the locals that mostly want to keep to themselves will be very unhappy, as sound carries easily here. I feel we need to be more gradual with testing our communities limits and this would put great untested burden. I'd suggest starting with a 10 unit glamping venue and build up slowly to larger events if we can manage. It would be safer. I've seen a lot go wrong with large event venues. The consequences are often deadly. Having prepared roadways and infrastructure as well as community buy in is key to mitigate and that takes time.

I'd be happy to talk anytime regarding practical challenges of venues. Whatever happens I'd like to support best practices for safety and security for all.

Appreciate your efforts,  
Ram Maurer  
(917)406-5759 cell

--

Best Regards,  
**RAM MAURER**  
VP Procurement  
PS Please call or text me anytime (917)406-5759 for quickest response.

**SyncFab How it Works:** <https://youtu.be/G5pNgBFPSjU>

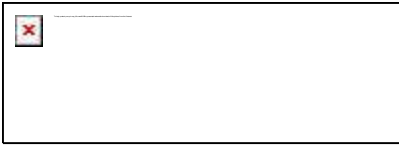
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## Biggs, Lupe

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**From:** Rebecca Mondics <rebecca.mondics@gmail.com>  
**Sent:** Tuesday, April 27, 2021 2:11 PM  
**To:** dawn.rowe@mail.house.gov; Morrissey , Jim  
**Subject:** I oppose the flamingo 640 project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Good afternoon- writing to submit my displeasure at the Flamingo 640 project. This is not a way to honor or enjoy the unique beauty of this area, and I am firmly in opposition.

Best,  
Rebecca



## Biggs, Lupe

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**From:** Renee Robertson <renee\_robertson13@yahoo.com>  
**Sent:** Wednesday, April 21, 2021 5:23 PM  
**To:** supervisor.rowe@bos.county.gov; Morrissey , Jim  
**Subject:** Flamingo Heights Glamping Proposal

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Good afternoon,

I am writing you to voice my concerns about the proposed 640 acre glamping retreat in Flamingo Heights by Robott Land Company from Beverly Hills. Not only is this an important wildlife corridor, but it is in an area that is zoned RURAL LIVING. If you allow big money to come in and build this, you are essentially saying that zoning laws really only apply to poor people. The wealthy can build what they want, where they want. The zoning alone should have been enough to prevent this from even getting to this point, but I guess not?

In the most recent update that I've seen, it states that they intend to build a concert venue that can accommodate 25,000 people, and that this venue and other amenities would be closed to the public and only available to guests of the resort. So they intend to host 25,000 people at a time? The 2019 census indicated that population of Yucca Valley wasn't even 25,000 people. By allowing this you will literally be allowing in more tourism than we have infrastructure for. Our roads already buckle beneath the immense weight of the 3 million visitors the National Park receives per year. The county does not seem very keen on keeping them up, as I have to dodge potholes the size of my tires every day on my way to work. If our infrastructure already cannot handle the tourism we have, I find it ridiculous that this is even being considered.

Robott Land Company has announced that they will likely be removing some Joshua Trees from the site. So they're removing nature in order to bring wealthy city people in to enjoy nature... makes sense. And all this while we still have a pandemic raging that has prevented so many people from even making a living. In the middle of the worst global pandemic in the last 100 years you guys are considering humoring the people who want to bring 25,000 people at a time to our area. That is insane.

I see that they will have a number of communal fire pits. How will these be supervised? Will there be a number of fire hydrants placed on the property as well as fire suppression systems put in place? We already face horrible wildfire seasons during the summer. I would hate to see the entire desert go up in flames because the glamping aspect of their building plan does not provide for these things.

I have seen very few people who are in favor of this monstrosity. I hope you will do your job and represent the people who elected you and their wishes rather than just making up your own mind.

Thank you,  
Renee

## Biggs, Lupe

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**From:** Richard Card <richarddavidcard@gmail.com>  
**Sent:** Monday, April 26, 2021 5:33 PM  
**To:** Morrissey, Jim  
**Subject:** Flamingo 640 Comments and Opposition

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

My name is Richard Card and I am a resident of Flamingo Heights. I am also a Guide with Joshua Tree National Park and a local business owner. I stand to benefit from this project but I want you to know that I AM VERY OPPOSED to the project. We need more campgrounds in the high desert, but this is not the location or the kind that will service the area.

### HELIPAD

The helipad is a 100% non starter for me. First of all there is an airport 10 minutes away in Yucca Valley that can service this location. Nothing that is happening at this campground requires the speed of a helicopter. This is a luxury item for the mega rich that don't wish to sit in traffic.

### THE CAMPGROUND

This campground is not a campground, it is a hotel. Maid and room service is not what happens at a campground, those are the services from a luxury hotel and that is exactly what Flamingo 640 is aiming to be, so that fact alone it should not be allowed given the zoning. A CUP for RL lots does not allow for a HOTEL as I'm sure you are aware.

### WIND and GLAMPING CONDITIONS

Flamingo Heights regularly see winds of up to 50MPH. These tents will blow away, the trash from this site will litter the desert.

### GLAMPING TREND

Glamping although trending today will not carry on forever. When the trend dies and there is no one left to come to this "RESORT HOTEL" the land will have been permanently scared

### JOSHUA TREE PRESERVATION

Joshua Trees are very sensitive to change. Although they survive 40degree daily temperature changes and can live through freezing winters and scorching summers they are a sensitive species. THEY ARE STATE PROTECTED. It is inevitable that a development of this scale will kill some of these trees. That cannot happen according to the law. This should be enough to block this project.

### BETTER AREAS FOR THIS

There are much better areas for this in the high desert that won't impact the environment nearly as greatly.

### SEWAGE

What is going to happen to the sewage from this facility. I have a septic system on my property and nothing will ever grow again in the place where my leach line is. If this project is proposing some sort of septic system it will kill everything in the area.

PLEASE, PLEASE, PLEASE - this development is not right for Flamingo Heights. Take it to 29 Palms or one of the vast areas of land closer to the park.

Sincerely,

Richard Card  
214-208-5519

## Biggs, Lupe

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**From:** Richard Hutchins <boolane@sbcglobal.net>  
**Sent:** Sunday, April 25, 2021 6:20 PM  
**To:** Morrissey, Jim  
**Subject:** RE: Proposed Glamping/Camping Facility in Homestead Valley/District 3

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

This proposed site should not be given a conditional use permit or any permits for this type of use.

People who purchased their homes in the RL zoned area would have no recourse, if this huge commercial facility was built in their midst. Seventy-five camping units, holding at least two per unit, can create a lot of noise, and light pollution. Open fires are a wild fire and health hazard that no one bargained for, when purchasing their rural retreat.

Water usage and availability with the ongoing drought is a big concern, as is the issue of where the waste will go. Sewage tends to flow downhill and no word of any treatment facility is mentioned. Septic tanks should not be an option.

Highway 247 is an ongoing nightmare. Last week a County Deputy was involved in a head-on accident north of the proposed site. Campers pulling in and out create another hazard, as would any large scale use.

The siting of any canvas type units along the edge of the wash, will probably be short lived because of usual Mojave winds. The question you need to ask is "where will all the trash and debris go and who will be responsible for picking it up, if it blows off the site".

The environmental impact is enormous. The scraping for a parking area and leveling for camping spaces will not only destroy plants and habitat, it will unleash the sand and soil. Again, who will be responsible if this dust storm causes an accident? Where will the displaced animals go? What havoc will a helipad have? Seemingly small things with a large impact.

I am also concerned about what seems to be perhaps a Plan B of the developers, FLAMINGO 640, as they have named it. The proposal for permanent homes lining the edge of the wash! All of the above worst case scenarios would still apply.

Richard Hutchins  
Joshua Tree, CA

## Biggs, Lupe

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**From:** Rivonne Alsted <rivonne2@hotmail.com>  
**Sent:** Thursday, April 29, 2021 8:06 AM  
**To:** Morrissey , Jim  
**Subject:** 249 old womans springs road 650 acres

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Jim,

Please do not let development come into this area. There are Joshua Trees and Desert Tortoise

I have three desert cabins I renovated.

I did not add square footage.

Please help us.

Rivonne Alsted 949 254 3602

## Biggs, Lupe

---

**From:** Robert Grajeda <robertgrajeda@ymail.com>  
**Sent:** Thursday, April 22, 2021 12:03 PM  
**To:** Supervisor Rowe; Morrissey, Jim  
**Subject:** No To Proposed Glamping Sites

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Supervisor Rowe, Mr. Jim Morrissey,

I'm writing to express my vehement opposition to the establishment of a 640-acre, 76 glamping-site, "destination resort" at the southeast corner of Luna Vista Lane off of S.R. 247 in Yucca Valley. As a resident of the Rancho Mesa Estates at the NE corner of Hwy 247 and Buena Vista/Skyline Ranch Road, the impact of this development, if permitted, on our environment, traffic, quality of life and air quality would be devastating. It would irrevocably change if not destroy the things my wife and I moved up here to enjoy in our retirement: the clean air quality, the reduced stress of less traffic and uncrowded public facilities. We've enjoyed the natural beauty, quiet and serenity of the high desert since 2005 as part-time residents and full time in Yucca Valley since 2017.

We have witnessed the exponential growth of visitors to Joshua Tree National Park in the last 5 years. It has brought the attendant traffic, smog, the noise pollution and unruly behavior of thoughtless tourists; it is a stunning change to the small town ambience this area once possessed. Local residents have not benefitted from this change. Retail services might profit, tax revenue might increase, but affordable local housing has been drastically reduced by absentee landlords cashing in on Airbnb-type opportunities and the crowds from the cities we thought were left behind have found us. Now this very phenomenon looms large, and very close to home.

I strongly urge that your respective offices, Ms Rowe and Mr. Morrissey, apply the strictest analysis and enforcement of regulations dictated by the Bureau of Land management's "Area of Critical Environmental Control" to the use of the land in question. This is of utmost concern to us and we hope that with your support, this development can be stopped.

Sincerely,

Robert Grajeda  
5283 Grand Avenue  
Yucca Valley, CA 92284

Sent from [Mail](#) for Windows 10

## Biggs, Lupe

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**From:** Rod Walsh <rodwalsh@gmail.com>  
**Sent:** Friday, April 23, 2021 7:43 AM  
**To:** Morrissey, Jim  
**Subject:** Project # PROJ-2020-00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

- Project # PROJ-2020-00191 - Assessor Parcel Number (APN) 0629-181-01

Dear Mr. Morrissey,

Seems to be a lot of opposition to the project. I live in Johnson Valley so I might not be impacted as much as others.

My wife is opposed - I'm not. Not saying I'm in favor, I think the Environmental Impact report will inform my judgment. However, we live directly across Hyw 247 from the site of the Hammers race. The race attracts up to 60,000 people and it's never been a problem. Now, it's only once a year, but the crowds start arriving at least a week before the race.

So, my opinion is to wait for the EIR and see what it says about traffic - to me that would be the most important factor. As to Scenic 247, properly done, I see this project as a plus, not a detriment.

Glad I'm not in your shoes.

Respectfully yours,  
Rod Walsh  
Johnson Valley CA  
818-389-4222

## Biggs, Lupe

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**From:** Rohini Walker <lunaarcanaJoshuatree@gmail.com>  
**Sent:** Monday, April 26, 2021 3:59 PM  
**To:** Morrissey, Jim  
**Subject:** Re: Project# PROJ-2020-0019; Assessor Parcel Number: 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey,

As an extremely concerned high desert local and full time resident of the area, I am writing to you in connection with the proposed "Flamingo 640" glamping project - registered as PROJ-2020-0019 on parcel no. 0629-181-01.

The 640 acres that this proposed commercial camping resort facility is to be located on is a wildlife and vegetation conservation corridor that is crucial to the fragile ecosystem of this high desert region. A project of this size and its attendant human disruptions will have disastrous effects on the area's wildlife and vegetation, which will ripple out to cause further harmful consequences on the wider high desert's complex ecosystems.

Also, this project's proximity to a dangerously busy Old Woman Springs Road, with its fast moving traffic will inevitably cause more traffic accidents and congestion - putting pressure on this rural region's already stretched infrastructure.

Further, a resort facility of this nature will contribute significantly to noise and light pollution in this quiet, rural community, not to mention hugely increased fire hazards from human carelessness - inevitable when there are large volumes of people gathering in arid desert, as is being intended for this camping resort.

With this in mind, I request an assurance on the record and in writing that this proposed project does NOT include plans for music festivals, a commercial bar/restaurant and other amenities not generally considered part of a typical campground.

In addition, I also request the due diligence of preparing a full Environmental Impact Report (EIR) on this 640 acre glamping resort.

Finally, please put me on the mailing list to receive notices regarding this application.

My mailing address is:  
Rohini Walker  
PO Box 542  
Joshua Tree, CA 92252

And my email address is [lunaarcanaJoshuatree@gmail.com](mailto:lunaarcanaJoshuatree@gmail.com)

With thanks in advance for your time and consideration of the seriously detrimental impact that a project of this nature will have on the fragile and beautiful environment of this high desert,

--

Rohini Walker  
Editor/Creative Director



Luna Arcana  
[lunaarcana.com](http://lunaarcana.com)  
@luna\_arcana

## Biggs, Lupe

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**From:** Ronnie Sivam <maharonnie777@gmail.com>  
**Sent:** Monday, April 26, 2021 5:37 PM  
**To:** Morrissey, Jim  
**Cc:** cclarke@npca.org  
**Subject:** Project# PROJ-2020-00191 Assessor Parcel Number: 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

April 26, 2021

Jim Morrissey, Contract Planner  
County of San Bernardino

Re:: Project# PROJ-2020-00191  
Assessor Parcel Number: 0629-181-01

Dear Mr. Morrissey:

My husband and I live in Yucca Valley near your Proposed Glamping site and are not happy about it due to the numerous problems that are not being addressed as follows:

**Habitat destruction:** This is important habitat for many species, including desert tortoise (state endangered), western Joshua tree (state threatened), western burrowing owl (California Species of Special Concern), migratory birds (protected under the migratory bird treaty act) and other wildlife, including desert kit fox, mountain lion. Creosote rings and Mojave yucca clonal rings are present as well, some of them potentially thousands of years old. The 2006 biological survey report is [here](#).

**Parcel is also an important connectivity link** between San Bernardino Mountains/Sand to Snow National Monument, Bighorn Mountain Wilderness, Marine Corps base, and Joshua Tree National Park. Development would remove that ecological value.

**Parcel is in a priority conservation area**, and land trusts are ready to offer fair market value for the property, protecting it in perpetuity.

**Parcel is zoned RL** (Rural Living), and conditional use permit wouldn't mitigate the erosion of neighbors' quiet enjoyment the RL zoning is designed to protect. This is especially true if the described helipad sees significant use. The proposed bar and restaurant add to the concern, as does the possibility that this would become an event venue. (For what little we know about the design, [see Mojave Watch's article on the project here](#).)

**Fire pits** included in the proposal prompt the question: will operations include onsite staff who can restrict fire pit use during burning bans, high-wind events, or periods of high particulate matter counts? If not, who will be responsible for fire safety, and for environmental and public safety in general?

**Wastewater:** Plans (see Mojave Watch) suggest that wastewater will be directed to a leach field on the property, north of the resort. A stormwater retention basin will be sited immediately east of the sewage disposal leach field. What volume of waste water is projected to be disposed of via this leach field (considering perhaps 200-300 guests in a typical weekend in season)? Are hydrology studies available that ensure this large addition of wastewater won't infiltrate into neighbors' wells (there are at least 61 domestic wells within a few miles downstream) or the aquifer serving Bighorn Desert View Water Agency? Would stormwater capture from the project's hardened surfaces accentuate this percolation of sewage?

**Water supply: there is no water supply to this property.** The parcel is not in the service area of either Bighorn Desert View or High Desert Water District. In order to develop the property in line with basic building codes, Bighorn Desert View would have to agree to build a pipeline to serve the property, at the land owner's expense. Have owners contacted Bighorn Desert View, and what is the likelihood that the water agency would actually agree to serve this facility?

**Noise and light:** Will the entire facility be available for rent to one party for special events? Will concerts or festivals be planned here? How many helicopter landings/departures are envisioned per month? Studies of potential noise levels should be undertaken. Lighting sufficient for hundreds of guests, plus ambient light from lodging units, fires, visitor headlights, party lights, and other sources of illumination are likely to pose a substantial addition to light trespass in this relatively dark area, posing threats to safety, wildlife, and quiet enjoyment by neighbors.

**Traffic safety:** Old Woman Springs Road is a dangerous highway, more so when crowded. In the last five years there have been more than a dozen accidents in the stretch of highway between Aberdeen and Reche ([cite](#)) that were serious enough to have had first responder involvement. Adding more than 100 cars exiting and entering the highway here during busy hours will prove dangerous, especially given drivers who pick up speed once they emerge from Pipes Canyon south of the project. A thorough traffic study, dedicated turn lanes, and perhaps a stop light should be considered if the project goes forward. The likelihood of extra costs to the county for first responders should be assessed.

**Other questions we have:**

Would the proposed project be accessible for those with physical limitations?

How would the proposed project utilize local labor and contractors to support the local community?

How would the campground keep their guests from trespassing on adjacent properties?

We enjoy the quiet designated rural area we moved to in our retirement and do not want this glamping project disturbing that.

Thank you for the opportunity to comment, and please make this letter part of the record on the matter.. We request to be put on the mailing list to receive notices regarding this application at: Mr./Mrs.Yati Sivam

PO BOX 933

Yucca Valley, CA 92286 (or my email address below)

Truly,

Mrs. Ronnie Sivam

[maharonnie777@gmail.com](mailto:maharonnie777@gmail.com)

## Biggs, Lupe

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**From:** roy woltz <roy.woltz@gmail.com>  
**Sent:** Monday, April 26, 2021 8:25 AM  
**To:** Morrissey , Jim  
**Subject:** Development proposal

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Mr. Morrissey

As a member of the community in Yucca Valley, I wanted to express to you that I am against any development of a parcel off 247 and Aberdeen rd. It is my understanding that a development company wants to put in an amphitheater and glam campground on a 600 plus acre piece of undisturbed desert land.

Myself and most of the residents in this area do not want the desert transformed into a playground for the LA crowd. The traffic, noise, light pollution, destruction to wildlife and so on is too much a price to pay for the self gratification of a few.

We are hopeful this will be denied during the approval process.

If such a destructive proposal were to be approved, there will be a legal battle that will be won by the folks who strive to protect the environment from developers that think only about the personal financial gain..

Sincerely, Roy Woltz

## Biggs, Lupe

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**From:** Ryan C. <mr@ryancowl.es>  
**Sent:** Thursday, April 22, 2021 4:06 PM  
**To:** Morrissey, Jim  
**Subject:** RE: PROJ-2020-00191, Parcel #0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi Jim,

Thanks again for your time. I wanted to followup and ask if you could provide me with more information about the following:

The proposed project falls on a very important habitat for many species. For example, a [2006 biological survey](#) of the parcel stated the following re: the state endangered desert tortoise:

Based on the presence of 7 tortoises, 29 burrows, 109 fresh scat, 42 older scat, and 2 sets of tracks the site is definitely occupied by tortoises.

This is just one of many species that rely on this land as it is their natural habit. What work is being done to determine the impact this project would have on the native wildlife? And beyond that, what work will be done to ensure the impact is minimal?

Second, are you aware that the parcel is in a priority conservation area? It is my understanding that land trusts are ready to offer fair market value for the property, which would protect the land while ensuring fair value is paid for the property.

Please let me know about the above and thank you again for your time.

Best,  
Ryan

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Sent with [ProtonMail](#) Secure Email.

----- Original Message -----

On Wednesday, April 21st, 2021 at 1:29 PM, Ryan C. <mr@ryancowl.es> wrote:

Hi Jim,

Thank you for the update, I appreciate you taking the time to share that with me. I am glad to hear that music venue has been removed but I worry that the developer has no care for the local community, as evidenced by Robott Land Company's Letter of Intent for the Flamingo 640 Glamping and Festival Development, which states the following:

"all uses proposed in this project will be for the private use of guests staying at the site. No public access will be allowed. In addition, some of the existing Joshua Trees may be removed to accommodate this project."

I am incredibly alarmed and worried about this project. It will disrupt our community, our ecosystem, and our infrastructure. We are relying on and trusting you to do the right thing and stop this project from going forward so we can pursue alternatives and/or compromises.

Can we count on you to do so?

Thank you again,  
Ryan Cowles

-----  
Sent with [ProtonMail](#) Secure Email.

----- Original Message -----

On Wednesday, April 21st, 2021 at 1:22 PM, Morrissey , Jim <Jim.Morrissey@lus.sbcounty.gov> wrote:

Good Afternoon;

Please be aware that the original documentation provided by the applicant included a desire for a music festival area on the northerly portion of the property, which included additional parking. That was subsequently removed from consideration by the applicant through a modification of the Site Plan and a revised Letter of Intent that was provided to the County prior to the application being accepted by the County for processing. As such, it was not listed as a component of the proposal in the Project Description on the Project Notice, which was mailed to surrounding property owners.

**Jim Morrissey**

Planner  
**Land Use Services Department**  
Phone: 909-387- 4234  
Fax: 909-387-3223  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0187



*Our job is to create a county in which those who reside and invest can prosper and achieve well-being.*

[www.SBCounty.gov](http://www.SBCounty.gov)

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**From:** Ryan C. <mr@ryancowl.es>  
**Sent:** Wednesday, April 21, 2021 10:19 AM  
**To:** Morrissey, Jim <Jim.Morrissey@lus.sbcounty.gov>  
**Subject:** RE: PROJ-2020-00191, Parcel #0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi Jim,

Following up on my original message, I've just reviewed the following Noise Assessment:

2107 Old Woman Springs Road Development

Noise Impact Study

County of San Bernardino

Within that assessment, I see that the project owner would like to hold music festivals several times a year with as many as 25,000 attendees.

This is simply not a good fit for our community, nor our fragile ecosystem and infrastructure.



We are counting on you to protect our community.

Ryan

-----

Sent with [ProtonMail](#) Secure Email.

----- Original Message -----

On Tuesday, April 20th, 2021 at 12:25 PM, Ryan C. <[mr@ryancowl.es](mailto:mr@ryancowl.es)> wrote:

Hi Jim,

My name is Ryan Cowles, I am a homeowner in Flamingo Heights. I live here with my wife, our animals, and we have our first baby on the way. We love living in Flamingo Heights and are appreciative of the community, the peace and quiet, and natural beauty here.

However, we're very alarmed by a recent proposal for a 640 acre "glamping" resort off of Highway 247. I am glad that people want to visit our beautiful desert. But I worry the current proposal will do far more harm than good and it is not suitable as proposed.

The area in question (Parcel #0629-181-01) is home to many protected species and is an important wildlife corridor. Not only would the proposed glamping resort threaten wildlife on the property itself, but it would directly and negatively impact wildlife throughout the entire region. As such, I trust that any development on this parcel must first require an Environmental Impact Report.

Further, I worry that such a resort would have a dramatic impact on existing infrastructure. Highway 247 is a dangerous and already heavily-trafficked road. Water supply and waste water management are also two things that would need to be considered, as a lot of local residents rely on water that comes from the ground.

Many local residents, myself included, live here to escape the noise, light, and air pollution present in many other areas. We worry that a glamping development as proposed would increase all three of these types of pollution.

Please support those of us that live here and deny any Conditional Use Permit for PROJ-2020-00191 that would threaten our fragile ecosystem, infrastructure, and community on Parcel #0629-181-01.

We can find a middle ground, to ensure that tourists are welcome to visit - just not at the expense of the local community and wildlife.

I would love to talk more with you about this if you would like. Please don't hesitate to reach out.

Thank you for listening and understanding our concerns.

Best,

Ryan Cowles

-----

Sent with [ProtonMail](#) Secure Email.

## Biggs, Lupe

---

**From:** Ryan C. <mr@ryancowl.es>  
**Sent:** Wednesday, April 21, 2021 1:29 PM  
**To:** Morrissey , Jim  
**Subject:** RE: PROJ-2020-00191, Parcel #0629-181-01

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**Jim Morrissey**

Planner  
**Land Use Services Department**  
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**To:** Morrissey , Jim <Jim.Morrissey@lus.sbcounty.gov>  
**Subject:** RE: PROJ-2020-00191, Parcel #0629-181-01

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2107 Old Woman Springs Road Development

Noise Impact Study

County of San Bernardino

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This is simply not a good fit for our community, nor our fragile ecosystem and infrastructure.

We are counting on you to protect our community.

Ryan

-----

Sent with [ProtonMail](#) Secure Email.

----- Original Message -----

On Tuesday, April 20th, 2021 at 12:25 PM, Ryan C. <[mr@ryancowles.com](mailto:mr@ryancowles.com)> wrote:

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However, we're very alarmed by a recent proposal for a 640 acre "glamping" resort off of Highway 247. I am glad that people want to visit our beautiful desert. But I worry the current proposal will do far more harm than good and it is not suitable as proposed.

The area in question (Parcel #0629-181-01) is home to many protected species and is an important wildlife corridor. Not only would the proposed glamping resort threaten

wildlife on the property itself, but it would directly and negatively impact wildlife throughout the entire region. As such, I trust that any development on this parcel must first require an Environmental Impact Report.

Further, I worry that such a resort would have a dramatic impact on existing infrastructure. Highway 247 is a dangerous and already heavily-trafficked road. Water supply and waste water management are also two things that would need to be considered, as a lot of local residents rely on water that comes from the ground.

Many local residents, myself included, live here to escape the noise, light, and air pollution present in many other areas. We worry that a glamping development as proposed would increase all three of these types of pollution.

Please support those of us that live here and deny any Conditional Use Permit for PROJ-2020-00191 that would threaten our fragile ecosystem, infrastructure, and community on Parcel #0629-181-01.

We can find a middle ground, to ensure that tourists are welcome to visit - just not at the expense of the local community and wildlife.

I would love to talk more with you about this if you would like. Please don't hesitate to reach out.

Thank you for listening and understanding our concerns.

Best,

Ryan Cowles

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Sent with [ProtonMail](#) Secure Email.



## Biggs, Lupe

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**From:** Ryan Schneider <ryanschneider80@gmail.com>  
**Sent:** Monday, April 26, 2021 9:29 PM  
**To:** Morrissey, Jim  
**Subject:** Opposition to PROJ: 2020-00191 / parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello,

I am a resident of Yucca Valley. I am writing to voice my strong opposition to the proposed camp site in Flamingo Heights.

A camp site of this size will cleanly be a threat to protected wild life in the area and Joshua Trees. It will add light and sound pollution to the area. It will add traffic and it will be an immense fire hazard. The greater community will see no benefit from this project.

Please help the people and animals of Flamingo Heights and do not allow the project to proceed.

Thank you very much for your time.

Ryan Schneider  
Yucca Valley

--

[ryanschneiderart.com](http://ryanschneiderart.com)



## Biggs, Lupe

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**From:** sam greenspan <samgreenspan@gmail.com>  
**Sent:** Thursday, April 22, 2021 11:03 AM  
**To:** Morrissey, Jim  
**Subject:** FLAMINGO640

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey,

I had the privilege of living in the town of Joshua Tree in 2018, and though I now reside in Los Angeles I return to the High Desert frequently.

I have just learned about the Flamingo640 project, and that this is even being considered fills me full of fear and dread. Not only will this completely ruin all that is special about the region, it won't even end up helping the economy.

The Hi-Dez is a special and unique place. The spectacular landscape and availability of open space inspires artists to live, work, and create there. The rock climbing available in Joshua Tree National Park is world class, and those who enjoy it are also some of its best stewards. The other-worldly quality of the place draws spiritual seekers of all sorts. Military families build their lives there, retirees vacation and move there. And the Hi-Dez is often a home for those who just don't fit in in other parts of society.

It is also a fragile ecosystem. The High Desert was long misunderstood as barren, empty, a blank slate—but we now know that it is a highly dynamic environment full of flora and fauna not found anywhere else on the planet. And it needs our protection to thrive.

It's hard to say what's worse about the proposed Flamingo640 project—that it will obliterate the natural environment, or that it will strangle the local economy. As you know, the High Desert is a low-density area. A sudden influx of 25,000+ people in a weekend would put undue strain on the commercial infrastructure—meaning, newer, vertically-integrated corporate big-box stores would spring up to meet the demand. Perhaps this would create some seasonal low-wage service jobs, but one is remiss for believing that the net result on the local economy will be anything but extractive.

Flamingo640 represents nothing short of a plunder of the High Desert: it seeks to commodify all that is Instagram-able, sell it to wealthy out-of-towners, and leave in its wake a path of empty buildings, resentment, and lots and lots of garbage. And then, when Flamingo640 has sucked the life out of the region, it will no longer be a suitable home for its current residents, human and non-human alike.

I urge you to halt all activity related to Flamingo640.

Thank you,  
Sam Greenspan  
Los Angeles, 90026 // formerly Joshua Tree, 92252  
213-320-0820

## Biggs, Lupe

---

**From:** Sant Khalsa <santkhalsa.art@gmail.com>  
**Sent:** Friday, April 16, 2021 10:32 AM  
**To:** Morrissey, Jim  
**Subject:** Comment: Project # PROJ-2020-00191 on Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Jim Morrissey,

I am writing to you in strong opposition to County Planning Project Number PROJ-2020-00191, Assessor Parcel No. 0629-181-01 Conditional Use Permit for a destination resort of up to 75 glamping sites and restaurant and bar at 2107 Old Women Springs Road. This parcel is zoned for Rural Living and is totally inappropriate for this development. It is a pristine wildlife corridor and habitat of protected and endangered desert tortoise, burrowing owls, Joshua trees, precious flora and fauna, and other natural resources. There are other negative environmental impacts that will occur if this is approved including increased traffic (producing public safety issues), air pollution (from car emissions and smoke from fires), noise pollution (voices and music are carried great distances in the desert), light pollution (in a region committed to a dark sky initiative), and increased water use and wastewater management. There are other land parcels that are zoned within the Joshua Tree region suitable for a resort, therefore this proposal for a conditional use permit should be denied. It would be most appropriate that this parcel be given protections by the County, State or Federal Government or be purchased at fair market value by the Mojave Desert Land Trust or another conservation land trust or non-profit. It is imperative that the County protect this beautiful and fragile ecosystem.

San Bernardino County must deny this Conditional Use Permit because this land parcel is not zoned for this land use and the negative impacts are most considerable.

Sincerely,  
Sant Khalsa  
3450 Polaris Avenue  
Joshua Tree, CA 92252  
Phone: 818-618-4474  
[Email: santkhalsa.art@gmail.com](mailto:santkhalsa.art@gmail.com)

## Biggs, Lupe

---

**From:** Country Kitchen <jtcountrykitchen@gmail.com>  
**Sent:** Monday, April 26, 2021 12:39 PM  
**To:** Morrissey, Jim  
**Subject:** HWY 247 GLAMPING RESORT - NO!

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi Jim-

In regards to a proposed glamping resort in Pipes canyon Wash area - PROJ-2020-00191 (APN) 0629-181-01

As local residents and owners of two businesses in the Morongo Basin, a retail shop in Yucca Valley called the HooDoo and a restaurant in Joshua Tree, JT Country Kitchen- we wish to send a resounding NO to the developers who are trying to create a new resort for glamping and events by the Robott Land Company of Beverly Hills.

Aside from the general disdain for people from outside the area trying to cash in on the recent surge in popularity of the Hi Desert without regard to consequences-- we are against this particular project for a number of reasons.

**Habitat destruction:** This is important habitat for many species, including desert tortoise (state endangered), western Joshua tree (state threatened), western burrowing owl (California Species of Special Concern), migratory birds (protected under the migratory bird treaty act) and other wildlife, including desert kit fox, mountain lion. Creosote rings and Mojave yucca clonal rings are present as well, some of them potentially thousands of years old. **Parcel is also an important connectivity link** between San Bernardino Mountains/Sand to Snow National Monument, Bighorn Mountain Wilderness, Marine Corps base, and Joshua Tree National Park. Development would remove that ecological value.

**Parcel is in a priority conservation area**, and land trusts are ready to offer fair market value for the property, protecting it in perpetuity.

**Parcel is zoned RL** (Rural Living), and conditional use permit wouldn't mitigate the erosion of neighbors' quiet enjoyment the RL zoning is designed to protect. This is especially true if the described helipad sees significant use. The proposed bar and restaurant add to the concern, as does the possibility that this would become an event venue.

**Fire pits** bring serious concerns about high-wind events, or periods of high particulate matter counts? If not, who will be responsible for fire safety, and for environmental and public safety in general? **WE DO NOT WANT ANOTHER SAWToOth fire disastER!**

**Wastewater:** What volume of waste water is projected to be disposed of via this leach field (considering perhaps 200-300 guests in a typical weekend in season)? Are hydrology studies available that ensure this large addition of wastewater won't infiltrate into neighbors' wells (there are at least 61 domestic wells within a few miles downstream) or the aquifer serving Bighorn Desert View Water Agency?

**Water supply: where are they getting water from?**

**Noise and light:** Will the entire facility be available for rent to one party for special events? Will concerts or festivals be planned here? How many helicopter landings/departures are envisioned per month? Studies of potential noise levels should be undertaken. Lighting sufficient for hundreds of guests, plus ambient light from lodging units, fires, visitor headlights, party lights, and other sources of illumination are likely to pose a substantial addition to light trespass in this relatively dark area, posing threats to safety, wildlife, and quiet enjoyment by neighbors.

**Traffic safety:** Old Woman Springs Road is a dangerous highway, more so when crowded. In the last five years there have been more than a dozen accidents in the stretch of highway between Aberdeen and Reche that were serious enough to have had first responder involvement. Adding more than 100 cars exiting and entering the highway here during busy hours will prove dangerous, especially given drivers who pick up speed once they emerge from Pipes Canyon south of the project. A thorough traffic study, dedicated turn lanes, and perhaps a stop light should be considered if the project goes forward. The likelihood of extra costs to the county for first responders should be assessed.

For these reasons, and our aforementioned distate for developers with no ties to the area looking to cash in, regardless of impact, we **STRONGLY URGE** you to not allopw this project to go forward.

Sincerely,

Voting local business owners, Sarah & Scott Taylor

## Biggs, Lupe

---

**From:** Sarah Fleisher <srfleisher@gmail.com>  
**Sent:** Monday, April 26, 2021 7:53 PM  
**To:** Morrissey , Jim  
**Subject:** NO to the Flamingo Heights 640 Acre Proposal

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello Jim,

My name is Sarah Fleisher and I am a resident of Los Angeles County, and a visitor and admirer of the Mojave Desert.

I am writing to express my opposition of Project # PROJ-2020-00191 (Assessor Parcel Number (APN) 0629-181-01).

This is a special and critical home to countless wildlife creatures and plants. Constructing any sort of large scale events and glamping here would cause direct and irreversible harm to the already declining wildlife. I'm disgusted to think at how harmful this construction could be - to local residents, the animals, and the land.

Please respect the earth, its inhabitants, and the local residents and do not let this proposal move forward, in any way.

Thank you for your time,  
Sarah

--

Sarah Fleisher  
[srfleisher@gmail.com](mailto:srfleisher@gmail.com)  
484-941-3094

## Biggs, Lupe

---

**From:** Sarah Jane Pepper <the.sjpepper@gmail.com>  
**Sent:** Sunday, April 25, 2021 5:30 PM  
**To:** Morrissey , Jim  
**Subject:** public comment for flamingo heights glamping project

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello Mr. Morrissey,

My name is Sarah Jane Pepper and I am a resident of Joshua Tree, CA. I visit the community of Flamingo Heights regularly. I am writing to ask you to deny a permit for the development of a glamping resort along Hwy 247/Old Woman Springs Road and Pipes Canyon Road.

The character of the landscape of this area is unmatched, but also already overloaded with traffic I drive this route to attend a weekly dog agility training class. I also drive through that area to hike at Pioneertown Mountains Preserve. The traffic in that area is already at the absolute thread hold of safety. Adding to it with this project would not only decimate the views local residents enjoy, but endanger their lives by adding to congestion.

The wildness of the desert is in jeopardy. In the 1930s Minerva Hamilton Hoyt formed the Desert Protection League to lobby against developers. She knew that the desert was one of the most precious and vulnerable ecosystems. Desert plants grow slowly, desert communities take a long time to become established, and if we lose our deserts, they will be gone forever.

Over the past few years our small communities have been overwhelmed with tourists. I understand that these people add money to the local economy, but our quality of life is decreasing at a faster rate than I am seeing anyone benefit economically. It's not fair that our everyday lives must become more miserable so others' can recreate more extravagantly.

Please do not allow this company to destroy our desert,

Thank you,

Sarah Jane Pepper

## Biggs, Lupe

---

**From:** Sarah Tabbush <stabbush@gmail.com>  
**Sent:** Thursday, April 22, 2021 4:33 PM  
**To:** Morrissey, Jim  
**Subject:** Project # PROJ-2020-00191

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hello Mr. Morrissey,

I am writing in regards to Project # PROJ-2020-00191, Assessor Parcel Number (APN) 0629-181-01

As the hi-desert has become a huge tourist destination, developments are happening at a fast and furious pace. I have grave concern for this "glamping resort" project in particular due to the enormous impact to wildlife, culture, and economy. The impact to our desert environment include risk to wildlife and habitat destruction, increased light pollution, noise, waste water, traffic and depletion of our most precious resource-- water. The project also proposes to include its own retail, restaurant, and event venue-- which does not benefit our existing small businesses. The increased traffic on an already busy and dangerous road (247) is also of concern.

I own two small businesses in the Hi-Desert. While tourism supports our economy and my livelihood, we should aim to regulate how and where these proposed developments occur in order not to destroy the very things we love about the desert.

Thank you for your time in reading my concerns.

Sarah Tabbush  
Owner, Pioneertown General Store and Nitty Gritty Antiques

## Biggs, Lupe

---

**From:** steve scholl <srs428@msn.com>  
**Sent:** Sunday, May 15, 2022 7:27 AM  
**To:** Morrissey , Jim  
**Subject:** Flamingo 640 Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Dear Mr. Morrissey,

I am writing to voice my support for the Flamingo project. As long as the development plays by the rules, it should not be arbitrarily rejected.

Too often, the groups against it, oppose any development. too often, an obscure species is used to prevent development.

I urge you to be objective when considering the benefit/cost equation for the Flamingo 640 and to avoid a situational morality.

Thank you,  
Steve Scholl  
Palm Desert, CA

Sent from my iPad



## Biggs, Lupe

---

**From:** Scott Connelly <scottdesert@gmail.com>  
**Sent:** Thursday, April 22, 2021 10:10 PM  
**To:** Morrissey, Jim  
**Subject:** Flamingo Heights Project # PROJ-2020-00191  
**Attachments:** Flamingo Heights.pdf

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

To: Jim Morrissey, San Bernardino County Land Use Services  
[jim.morrissey@lus.sbcounty.gov](mailto:jim.morrissey@lus.sbcounty.gov)

Re: Flamingo Heights Project # PROJ-2020-00191 Assessor Parcel Number (APN) 0629-181-01

I am concerned about the proposed development and the environmental impacts that may result. I request to be notified when the Environmental Impact Statement or any other impact statement is available for review and comment.

I urge you to consider the consequences of development on sensitive open desert lands and how it will adversely affect the environment and the quality of life of the residents and visitors. Wildlife corridors between habitats are critical to the wildlife ecosystems and irreparable harm could be devastating to the wildlife in the area. The proposal is near or adjacent to National Parks lands and will have an adverse effect on the quality and environment of those lands and the public that visit.

I submit the following for your consideration:

1. Identify facts and evaluate alternatives that will protect scenic, historical and environmental quality *that will protect the quality of scientific, scenic, historical, ecological, environmental, air and atmospheric, water resources, and archeological values.*
2. Evaluate the significance of impacts on the **local community** as used in NEPA requires considerations of both context and intensity per CFR 1508.27: (a) Context. This means that the significance of an action must be analyzed in several contexts such as society as a whole (human, national), the affected region, the affected interests, and the locality. Significance varies with the setting of the proposed action. For instance, in the case of a site-specific action, significance would usually depend upon the effects in the local rather than in the world as a whole. Both short- and long-term effects are relevant.
3. Evaluate **severity** of any impacts per CFR 1508.27:
  - A. Unique characteristics of the geographic area;

- B. The degree to which the effects on the quality of the human environment are likely to be highly controversial;
  - C. The degree to which the possible effects on the human environment are highly uncertain or involve unique or unknown risks;
  - D. The degree to which the action may establish a precedent for future actions with significant effects or represents a decision in principle about a future consideration;
  - E. Whether the action is related to other actions with individually insignificant but **cumulatively significant impacts**. Significance exists if it is reasonable to anticipate a cumulatively significant impact on the environment. Significance cannot be avoided by terming an action temporary or by breaking it down into small component parts.
4. Compare and evaluate the benefits and adverse effects to achieve **environmental justice**. Is the exchange likely to affect human or community health or welfare?
- a. Community cohesion and identity for traditions use of the land.
  - b. Social institutions such as hiking clubs and outdoor use organizations
  - c. Cultural identity and associations?

*Agencies should recognize the interrelated cultural, social, occupational, historical, or economic factors that may amplify the natural and physical environmental effects of the proposed agency action. These factors should include the physical sensitivity of the community or population to particular impacts; the effect of any disruption on the community structure associated with the proposed action; and the nature and degree of impact on the physical and social structure of the community (Executive Order 12898 and NEPA).*

5. Identify **alternatives** available to mitigate the environmental concerns that have been identified.
6. Identify the presence of any Western Joshua Trees that currently have protection as an endangered species.

Thank you for keeping me informed of any decisions or actions related to this matter.

Scott Connelly  
2071 Marguerite St.  
Palm Springs Ca 92264  
760-324-5001

To: Jim Morrissey, San Bernardino County Land Use Services  
[jim.morrissey@lus.sbcounty.gov](mailto:jim.morrissey@lus.sbcounty.gov)

Re: Flamingo Heights Project # PROJ-2020-00191 Assessor Parcel Number (APN) 0629-181-01

I am concerned about the proposed development and the environmental impacts that may result.

I request to be notified when the Environmental Impact Statement is available to review and comment.

I urge you to consider the consequences of development on sensitive open desert lands and how it will adversely affect the environment and the quality of life of the residents and visitors. Wildlife corridors between habitats are critical to the wildlife ecosystems and irreparable harm could be devastating to the wildlife in the area. The proposal is near or adjacent to National Parks lands and will have an adverse effect on the quality and environment of those lands and the public that visit.

I submit the following for your consideration:

1. Identify facts and evaluate alternatives that will, protect scenic, historical and environmental quality *that will protect the quality of scientific, scenic, historical, ecological, environmental, air and atmospheric, water resource, and archeological values.*
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  - B. The degree to which the effects on the quality of the human environment are likely to be highly controversial;

C. The degree to which the possible effects on the human environment are highly uncertain or involve unique or unknown risks;

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E. Whether the action is related to other actions with individually insignificant but **cumulatively significant impacts**. Significance exists if it is reasonable to anticipate a cumulatively significant impact on the environment. Significance cannot be avoided by terming an action temporary or by breaking it down into small component parts.

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  - a. Community cohesion and identity for traditions use of the land.
  - b. Social institutions such as hiking clubs and outdoor use organizations
  - c. Cultural identity and associations?

*Agencies should recognize the interrelated cultural, social, occupational, historical, or economic factors that may amplify the natural and physical environmental effects of the proposed agency action. These factors should include the physical sensitivity of the community or population to particular impacts; the effect of any disruption on the community structure associated with the proposed action; and the nature and degree of impact on the physical and social structure of the community (Executive Order 12898 and NEPA).*

5. Identify **alternatives** available to mitigate the environmental concerns that have been identified.
6. Identify the presence of any Western Joshua Trees that currently have protection as an endangered species.

Thank you for keeping me informed of any decisions or actions related to this matter.

Scott Connelly  
2071 Marguerite St.  
Palm Springs Ca 92264  
760-324-5001

## Biggs, Lupe

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**From:** Se Young Au <seyoungau@gmail.com>  
**Sent:** Monday, April 26, 2021 4:27 PM  
**To:** Morrissey, Jim; Dawn.Rowe@mail.house.gov; Supervisor Rowe  
**Subject:** Comments on PROJ: 2020-00191 / Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey and Supervisor Rowe,

I am writing to contribute my comments on the proposed Project 2020-00191 in Homestead Valley/Flamingo Heights. I have been visiting this beautiful and special area of the Yucca Valley for the past 10 years. It has had a profound and nurturing effect on my well being, as I know it does countless others.

I have a number of concerns with the project, which we will outline below, but first to acknowledge the challenge the county has in determining the proper course of development in the high desert. The Morongo Basin is experiencing a housing shortage and a massive influx of people interested in enjoying the climate, clean air, and natural beauty of the area. The challenge of balancing the need for affordable housing access while preserving the natural beauty that, itself, led many of us to invest in the area, is a serious one that should be met with sustainable development principles focused on: retrofitting/renovation of existing derelict or abandoned houses, smart infill development in zoned areas, and new development only in areas of little ecological or wildlife impact. But we should be perfectly clear that this project has neither the stated goal nor any conceivable outcome of improving housing access or improving the quality of life for the residents of the Morongo Basin.

While I respect the rights of property owners to make plans for their investments, but when those plans impact public safety, quality of life, and ecosystems well beyond their property boundaries, then we believe further scrutiny is required. Here are my concerns:

1. **Zoning:** the area is zoned RL (rural residential) and a dense, high impact campsite, entertainment venue, helipad (truly inexplicably), bar and restaurant, are in direct conflict in principle and actuality to the zoning.
2. **Traffic:** Highway 247 is, per capita, one of the most dangerous stretches of highway in California, claiming the life of dozens of people in the last few years. A recent lane-widening and rumble-strip installation has done little to slow this tragic loss of life and this development will necessarily require a high degree of turn-in/turn-out traffic in an otherwise uninterrupted stretch of highway. This will require extensive study and lane-widening and perhaps a new traffic light to preserve public safety.
3. **Ecology/Wildlife:** the area plays host to a number sensitive animal species and the Western Joshua Tree which is a candidate endangered species. We would demand a significant impact and mitigation study for any development.

4. **Water/Wastewater:** our local imported water supplies via the Mojave Water Agency are under serious stretch and this rapid development deserves serious study. Further, the nearby Ames Aquifer is a sensitive one and a critical source of water storage for both Bighorn Desert View Water District and the Hi Desert Water District. Absent a significant study of the potential aquifer impacts, this project should not proceed.
5. **Fire:** campsites=campfires and this area has already experienced a significant fire on the section catty-corner to this Section to the southwest in recent years.
6. **Light/Noise pollution:** any music venue would permanently change the entire vicinity and not just during the events themselves as noise-sensitive animals migrate elsewhere. Also 70 campsites means at least 140 beams of headlights shining flashing across the section, and across Pipes Wash all night for the in-and-out traffic of visitors.

Your consideration is very much appreciated and while not looking to stand in the way of smart, beneficial development, I believe there are a number of questions raised by this project that will require significant additional analysis and public review before proceeding.

Thank you very much for your consideration,

--

Se Young Au  
Resident of 2201 20th St Santa Monica, CA 90405

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Se Young Au

## Biggs, Lupe

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**From:** Sean Cope <scope@seancope.com>  
**Sent:** Monday, April 26, 2021 11:24 AM  
**To:** Morrissey, Jim  
**Subject:** Project # PROJ-2020-00191 on Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello, In regards to Project # PROJ-2020-00191 on Parcel # 0629-181-01, I like the idea of a campground with a restaurant and bar somewhere in the high desert. However, I think it should be in a commercial zone and done at a much smaller scale than the current proposal. The idea of 75 glamping sites along with a helipad and a music venue a la Coachella doesn't seem to fit with the peaceful rural Flamingo Heights community. I think the increased traffic and noise would be disruptive to our neighborhood.

Thank You.

Sean Cope  
1657 Wamego Trail (Optional)  
Yucca Valley, California 92284  
4155166160  
[seanraycope@gmail.com](mailto:seanraycope@gmail.com)

## Biggs, Lupe

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**From:** Sean M <villabalboa@yahoo.com>  
**Sent:** Monday, April 26, 2021 11:04 AM  
**To:** Morrissey, Jim  
**Subject:** Concerns/comments regarding PROJ-2020-00191

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Dear Mr. Morrissey,

I am sending this letter to you to voice our concerns regarding the permit for the proposed glamping site and event venue in Flamingo Heights.

We are full time residents of Pipes Canyon and after reading through the proposed petition, it is clear to us that this would be highly inconsistent with a zoned Rural Living parcel, nor would this space benefit the local community in any way. On the contrary for the following reasons:

1. Damage to the delicate flora and fauna of our desert. Will there be habitat studies, and archeological studies of this area?
2. This area is zoned rural living. The petition is grossly inconsistent with this RL status 3. Lack of infrastructure: water usage, sewage treatment, parking, potential damage to local resident well water 4. Fire danger. Who exactly will be monitoring the site for fire safety?
5. Noise and light pollution from events 6. Increased traffic on Hwy 247 will bring more bad drivers and cause more life threatening accidents 7. Helicopter noise. It's amusing how the petitioner states they need a helipad for emergency use. As an emergency nurse, I can tell you that a medic helicopter can put down anywhere. I imagine that there will be increased medic helicopter traffic due to the increase of accidents that will occur on Hwy 247.

This proposal reeks of profiteering solely for the petitioner and their interests. This reads of hipster smoke and mirrors and appears to be a entity that is trying to capitalize on the Coachella mystique. Please look at this carefully and I hope you will see that this proposed site for glamping and events is not beneficial to this quiet, peaceful, tax paying corner of San Bernardino County.

Thank you for reading.

Sincerely,  
Sean Mylett and Ron P Cousino  
5177 Acacia Ave.  
Pioneertown, CA 92268



## Biggs, Lupe

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**From:** sebastien carayol <seb.carayol@gmail.com>  
**Sent:** Monday, April 26, 2021 10:50 AM  
**To:** Morrissey , Jim  
**Subject:** NO to glamping site in flamingo heights (2020-00191)

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello,

I'm writing you today as a concerned local resident regarding the future glamping proposal project Proj [2020-00191](#) on 640 acres of wildlife in Flamingo Heights.

I am not against development, but poor decisions made regarding such development in RURAL zoning.

To keep it short:

1. The area has been proved to be an area rich in desert tortoise habitat.
2. The fact there is NO ACTIVE FIRE DEPARTMENT IN NEARBY LANDERS for unfortunately several years would absolutely cause a strain on existing fire resources from the potential fires created from the proposed 700 sq ft fire pit, bbqs, smoking, etc from such a large amount of people unfamiliar with our crazy and constant winds.
3. The sheer volume of traffic and dangerous driving conditions this project can create on the 247.
4. The zoning is RURAL; there are plenty of commercial lots than can better accommodate such a project.

Thank you for taking into consideration my opposition to this project.

Sebastien Carayol  
Landers, CA

Sent from my iPhone

## Biggs, Lupe

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**From:** Nyquist Senior <nyquist.senior@gmail.com>  
**Sent:** Sunday, May 15, 2022 12:11 PM  
**To:** steve@robottland.com; Supervisor Rowe; Morrissey , Jim; Planning Commission Comments; COB - Internet E-Mail; Nyquist Senior; kelly@mdlt.org  
**Subject:** Flamingo 640

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Mr. Botthof,

As a Yucca Valley resident I am opposed to your desire to build Flamingo 640.

I doubt you can find many people in all of the Morongo Basin that would approve of the intrusion your project will add to our nice community.

Beverly Hills is a a great place to live and work, but this is not Beverly Hills.

We appreciate the Joshua Tree National Park and all that goes with it, including the tourism that comes with it, but enough is enough.

Hopefully CEQA stops this proposed intrusion in its infancy.

Just because you could, does not mean that you should.

Please consider finding another location to make your money on.

Kenneth Nyquist Sr.

## Biggs, Lupe

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**From:** Shari Johns <shariljohns.sj@gmail.com>  
**Sent:** Monday, April 26, 2021 5:47 PM  
**To:** Morrissey, Jim  
**Subject:** No to Glamping

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello,

I am a San Bernadino resident looking for more information on the proposed project for glamping in Joshua Tree near OWS Road. Here are the concerns;

1. Tortoise and other wildlife preservation
  - a. Desert ecosystem
2. Light pollution
3. Noise pollution
4. Traffic control
5. Supply needs for guests
6. Desert vegetation preservation
7. Water consumption
8. Wildlife such as snakes
  - a. We already see a high number of snake bite patients at Hi-Desert Medical Center from JTNP visitors
    1. The answer is NOT to move/ destroy the snake
9. Waste disposal
10. Roads
11. Delivery on guest demands/needs to and from site

Thank you, for you time and consideration.

Shari Johns

## Biggs, Lupe

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**From:** Sharon Fain <sharonifain@gmail.com>  
**Sent:** Thursday, April 15, 2021 12:49 PM  
**To:** Morrissey, Jim  
**Subject:** Flamingo 640

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello,

I am writing about the proposed glamping site off the 247 in Flamingo Heights. I am a resident of the community and I live across the highway from the property and have a view of it from my home, so what happens there is concerning.

I first want to say, I realize this is private property and so I realize it will likely never be made into wildlands unless an NPO buys it or the government takes it. That said, I am actually pro a project like this as a lesser of possible evils. The things that concern me the most are:

- the helipad... why is this necessary? Can this be removed from the project?
- Dark Sky compliance and more. I hope that this is taken seriously and considered with this project.
- Noise... quiet hours and acoustic deadening practices really should be taken care of.
- The restaurant. Someone said this is for guests only. I don't think this is right. There are limited food options up here and an amenity like this should not be for guests only. Projects like this should benefit the community in some way.

People seem concerned about the tortoises here. Is this an area we know they live in currently and under CESA/CEQA what would be required of a project like this regarding tortoises?

It looks like there will be nothing built in the wash-- is this correct? Is a hydrology report required for this regardless of building in the wash?

Am I correct in assuming that the only other use for this land privately would be a campsite like this or houses? If it was houses, how many potential houses could be built on land like this?

Thanks.  
Sharon

## Biggs, Lupe

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**From:** Shauna Tucker <shaunatuckernyc@aol.com>  
**Sent:** Sunday, April 25, 2021 10:32 AM  
**To:** Morrissey, Jim  
**Cc:** Rowe, Dawn  
**Subject:** RE: Project # PROJ-2020-00191, Assessor Parcel Number (APN) 0629-181-01, proposed for Flamingo Heights, on Highway 247

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

04.25.21

### **RE: Project # PROJ-2020-00191, Assessor Parcel Number (APN) 0629-181-01, proposed for Flamingo Heights, on Highway 247**

The glamping resort proposed for a 640-acre site in Flamingo Heights, directly east of Highway 247, raises a number of significant concerns which must be addressed prior to approval. While I believe our area citizens and visitors do and can continue to benefit in many ways from appropriate and well-planned tourism and lodging facilities that provide the ongoing enjoyment of our unique desert places and experiences, I am mindfully aware of the significant dangers posed to not only local residents and the desert environment — but also to its visitors — should these projects not be located, constructed and overseen appropriately. It is essential that such dangers and risks of harm not be overlooked or minimized by the agencies that will oversee the approval process for these projects. And, once approved, oversight and enforcement by these agencies will be a key and essential component to ensuring the appropriate standards are accurately carried out and maintained.

Prior to any consideration of approval, each of the numerous concerns surrounding this particular project must be taken into account and addressed. I find that many of the most urgent concerns I have are also being shared and expressed by others, and I've done my best to gather from accurate sources and summarize those points as follows:

#### **Public Notification:**

The parcel is zoned Rural Living. Residents along the Highway 247 corridor, and along both sides of the Pipes Canyon Wash, should all be directly notified of this project prior to closure of the public comment period. Generally informing the public of projects that will impact them is not adequate, especially in rural areas where access to posted information and media coverage is often lacking. Any project that will have significant impact on local residents should be widely communicated and public comment periods should not be closed until citizens have the opportunity to properly review and comment upon accurate project information. Design can

mitigate much of the negative impacts, but the concerns of local residents must be included at the outset of these projects and not after it is too late to address those concerns.

### **Traffic Safety and Control:**

Traffic safety and control is a crucial concern and must be addressed for this project. All traffic from this proposed project heading to Joshua Tree National Park, the Sand to Snow National Monument, the towns of Yucca Valley, Joshua Tree, Pioneertown, and Twentynine Palms, will be turning left from the resort out onto Highway 247. Highway 247/Old Woman Springs Road is already overburdened by the levels of traffic it is now faced with. It is also known to be an extremely dangerous highway (even more so for visitors who do not know it well).

Clearly, this project will result in significant increases in traffic — first by its construction, and then by its staff, guests and other public visitors — and will be joined by an overall increase in traffic to the areas served by Highway 247 in the hi-desert. Other developments are proposed for Landers and Pioneertown that will, if completed, result in additional significant increases in traffic entering onto the highway. It is imperative that all traffic concerns be addressed with the future of additional hospitality projects and residential and commercial development included and ultimately, it's been suggested that Highway 247 should be developed accordingly into a four-lane highway, north from Yucca Valley to Landers, with additional passing lanes created past Landers, through Johnson Valley to Lucerne Valley.

Additionally, the project Trip Report does not address trip generation for the non-glamping elements (retail, restaurant, etc.). If these are exclusively for guests and not open to the public that's one thing. If they are open to the public, then the trip study is flawed and has undercounted trip generation from this project. The project applicant notes that they are creating a 350-space parking area, so any attempt to downplay the amount of traffic they are anticipating would be coming and going from this resort must be dismissed and this should all be accurately clarified by the applicant. Something like this will constitute a major intersection and may call for installation of additional traffic controls (including a dedicated traffic light for the intersection) in addition to the turn and access lanes.

The applicant has proposed that the project be exempt from preparing a required traffic impact study and that is unacceptable. A full traffic impact study must be required for this project. CalTrans must conduct a thorough study and provide input prior to this application moving forward, and the costs of the study need to be borne by the applicant. A main goal for any hospitality-related project needs to be the proper protection of guests, staff, and local residents. Not addressing traffic safety at the beginning of this project constitutes negligence, and Highway 247 is already dangerous enough without creating any additional major safety hazards. If the applicant is unwilling or unable to provide these safety provisions for their guests and locals, then their application must be denied.

Added to the vehicular traffic and safety concerns is the proposed helipad. Is this necessary? Why is this necessary? Could there be potential safety risks from power lines? What are the other air-

traffic risks and concerns? How are the noise and vibration concerns being addressed? How can this helipad be designed to be as safe as possible in an area frequently subjected to high winds and dust storms? All questions of this nature should be answered, addressed and included in the review and approval process.

### **Fire Safety & Air Quality Concerns**

This project is immediately adjacent to San Bernardino County's FS-2 Fire Safety Overlay which underlines the area's susceptibility to wildfire. Open fires pose an extreme danger to residents and wildlife. This has to be addressed in the strongest terms possible.

By now we have all witnessed and felt the impacts of wildfires quickly burning out of control, and many local residents are all too aware of the often-careless approach toward open fires exhibited by visitors at vacation rentals and campsites. The project proposes multiple fire pits which could generate embers or brands causing wildfires either on or off-site. The project should be prohibited from having any wood or other solid fuel campfires, or barbecue-grills as part of the conditions of approval.

Along with any burning comes smoke conditions, and overall effects on air quality must be taken into consideration. Impact studies and evaluations for this must also be conducted and evaluated accordingly.

This project requires a mandatory fire control plan that addresses the prospect of fires built at the resort, and the possibly for flames burning out of control. Fire safety must be, like traffic safety, at the forefront of design and construction.

### **Impacts on Natural Habitat and Wildlife**

This parcel of land has significant ecological value and is located in an area that has been identified by the Mojave Desert Land Trust and recognized by the state as suitable for acquisition for conservation purposes. Recently the Conservation Director for the Center for Biological Diversity, Brendan Cummings noted "Where this site is, ideally no development should go in. That's a parcel that should go into conservation." I strongly agree that this option must be taken into account and explored.

A short-list of specific ecological concerns includes:

The site of this development is home to the "protected" western Joshua tree and the fewest possible number of Joshua trees should be removed or relocated. However, specs for this project indicate that many Joshua trees will be removed or destroyed if the resort is built according to plan. This is unacceptable. In addition to the "protected" western Joshua tree, there are a number of other plant species that are supposedly protected by county ordinances, including creosote and yuccas that are hundreds of years old (and sometimes older). These are important considerations as well.

A biological survey of the project area conducted in 2006 showed threatened desert tortoise habitat throughout the area of the project. A total of 86% of the tortoises, 96% of the burrows, 95% of fresh scat and 98% of older scat, and 100% of tortoise tracks, were found in the area planned for development. However, a 2020 biological survey reported no tortoise occurrences on the site or adjacent to it (according to the 2020 report, nothing evidently lives on the site). This contradiction requires further investigation prior to approval. A significant number of special-status bird species were also identified on-site, which is home as well to migratory birds.

This land is also a priority connectivity corridor between Sand to Snow National Monument, the Bighorn Wilderness, Joshua Tree National Park, and points north. As an important part of a wildlife corridor linking mountain and desert habitats, how the large portion of the Pipes Canyon Wash will be managed is an important question. Will the resort's property in the wash be fenced? And if so, how? Fencing could be harmful in preventing wildlife usage of this corridor, however, fencing could be beneficial if done properly. Appropriate fencing would stop off-roading use of the wash on this parcel, which, if wildlife could still migrate through the wash, would allow for wash habitat to be nearly devoid of vehicular traffic. That could be beneficial. However, locating hundreds of guests on the rim of the wash and setting up the wash property for guest use, would reverse any potential gains.

### **Cultural Resources**

While a survey found few Native American cultural resources on site, they did find a prehistoric campsite with broken arrowheads and a possible prehistoric rock alignment, along with a rhyolite scraper, multiple cutting tools, and a mano fragment. Any construction on this site should require a Native American site monitor.

### **Water**

Water usage is a significant concern that must be addressed and there are many important questions to be answered. For example, the parcel must be annexed into a water district to receive service. Does the Bighorn-Desert View Water Agency have appropriate supply to meet the demands of this resort's infrastructure without any possible impacts to existing customers, and to meet the longer-term demands of the surrounding area? What about the impacts on the natural environment?

### **Wastewater**

Due to the project site including a blue-line stream, the impact of a conventional septic system on water quality should be evaluated. A package plant or "alternative wastewater treatment system" may be required.

The potential for pollution of groundwater in Pipes Canyon Wash from septic systems, visitor vehicle oil and coolant leaks, or campers carelessly discarding dishwater and similar items into the soil or wash must be considered. And what about other project features such as the swimming



pool (high water use and harmful chemicals) and the restaurant (overall consumption and disposal)?

There needs to be a hydrological study of the potential impact of the wastewater and pollution coming daily from approximately 300-400 guests, employees and services/amenities, upon the groundwater resources nearby, including residential wells. Without such a study, impacts will be realized after the fact. That is not acceptable.

### **Energy Use**

Shelters: The project application does not address if the shelters will be space conditioned. This should be clarified (some glamping operations use uninsulated tents/yurts/etc. for accommodation, but then provide space heaters and portable air conditioners after permitting). The applicant should state if the accommodations will be space conditioned and, if so, they should be required to comply with all aspects of the California Energy Code (Title 24).

Services & Amenities: Likewise, all service elements and amenities (administrative, retail, recording studio, restaurant/bar, swimming pool) should each be detailed and clarified in terms of energy source and usage and all code compliances required.

### **Noise and Light Pollution**

Reviewing plan materials for this project, it appears the lighting has been designed with a romantic notion of desert life, however the potential for excessive light pollution is significant if not addressed at this stage of the process. Lighting needs to be focused downward and properly diffused to prevent as much light pollution as is possible. This will benefit not only local residents, but guests as well, who will enjoy being able to see the desert night sky. String-lighting should not be utilized except perhaps in an outdoor dining area.

Loud music, noise and vibrations from all sources (including traffic and helipad) should be prevented or mitigated in keeping with the Rural Living zoning of this property and surrounding properties, and kept to levels that will not cause stress to wildlife. Proactive monitoring and enforcement are an ongoing process and responsibility, and must be considered and treated as such.

### **Construction Concerns**

It has become apparent upon reviewing various projects for glamping resorts proposed for Flamingo Heights, Yucca Valley, Joshua Tree, and elsewhere, that stakeholders and designers of these resorts have little or no experience as desert dwellers. Unfortunately for them, their visitors, and for desert residents, many of those tasked with reviewing and approving these projects also do not live in the desert. This may result in some unforeseen and undesirable consequences and impacts. It is easy for those unfamiliar with this area to discount this possibility if they have not experienced the extremes of our desert wind and weather conditions.

Outdoor camping and glamping accommodations, by their very nature, are quite vulnerable to the wind and sun. This particular project, sited on the immediate side of the Pipes Canyon Wash,

would be exposed to winds that can range up to hurricane force. This inevitability must be addressed, as the safety and well-being of guests and employees depends upon it. While the sun will degrade canvas and wood construction over time, the wind can destroy even the sturdiest tent-like structures in seconds, and placing such structures on the edge of a large wash may make them even more vulnerable to wind shear. This could result in unpleasant if not disastrous consequences for all parties involved.

### **Fault Zone**

The potential for significant seismic activity should be included in review of any site plans for this project.

Per the Fault Hazard Study conducted for the site, "surface fault rupture occurred within the western margin of the site along the trace of the Johnson Valley fault during the 1992 Landers earthquake. Evidence for the 1992 surface rupture was still apparent during the 2007 field investigation." The report also noted, "Primary faulting is indicated in only three of the ten trenches excavated and is shown with little apparent offset. This is somewhat troubling, especially considering the suspected Pleistocene age of the lower sedimentary units exposed within the trenches and suggests that the materials were too massive to clearly reveal offsets and/or not old enough to reveal repeated displacements...For purposes of established building setbacks, Landmark has included fractures within the overall fault zone and has recommended a conservative 75-foot setback from the fracture zone. This results in a non-buildable zone that varies from approximately 100 to 400 feet in width along the western site boundary."

With most disruption occurring along the western side of the parcel, the potential for water and power service to the site to be disrupted and for access to and from the site to Highway 247 seems to be of great concern.

### **Retail Stores, Restaurants and Bars, Recording Studio**

As I understand it, all of these are uses not permitted in the RL zone. The applicant should confirm that these elements are open to registered guests only/non-public. If not, a Zone Change/General Plan Amendment must be required.

### **Events**

This development should apply for and be evaluated for permitting as either a glamping resort or an event site, not both. The project is proposed as a glamping resort, but there is information noting the possibility of hosting large events on-site as well. Hosting large events at this location would not only create more dangerous traffic situations on Highway 247, but it would also directly contradict the intention of Rural Living zoning designation. Any proposal for 90.5 acres of temporary parking and concerts with up to 25,000 guests should be nixed immediately. If not, it seems to me the developers should be held to the standard of bearing up-front mitigation costs and required to fund the cost of expanding Highway 247 to four lanes plus appropriate turn on/off lanes prior to approval. Additionally, all of the aforementioned quality-of-life and environmental concerns already attributed to this resort will apply.

## **Economic Development and Quality-Of-Life Concerns**

This and other projects like it, should be designed so as not to degrade the quality of life for local residents and with the potential to enhance it.

While this project can be an attractive addition to lodging facilities in the Joshua Tree National Park gateway communities, it also may not result in profits returning to those communities. Out-of-town owners may receive much of the economic benefit, with only low-paying service jobs being created locally. With this resort proposes being fairly self-contained (with its own recreational facilities, dining, etc.), how might local businesses be impacted?

Additionally, because this project is billed as "high end" and "luxury" and, while it may be an attractive and upscale resort facility, it needs to also be reviewed as a destination which would not likely be economically accessible to many of our local residents.

In considering this project, it is important that the impacts and benefits to the local community remain in-balance. Local residents and businesses must not be burdened with additional impacts while benefits accrue to out-of-town owners and investors. A plan must be included for how exactly this project will benefit the local communities and residents. It is also appropriate for San Bernardino County to craft a plan to return most of the TOT to the hi-desert.

Overall, the applicants should be required to more fully detail what economic benefits our local communities will receive from the project's construction and operation. If our benefits are to be increased traffic and more dangerous highways; low-paying jobs; increased fire hazards; noise, light and wastewater pollution; reduced and destroyed wildlife corridors, habitats and ecosystems; strains on water-supply; etc., then this project application should be denied.

In closing, I would like to reiterate that there are many reasons and ways for both our local communities and visitors to benefit from sharing the beauty and enjoyment of this unique and awe-inspiring part of the world. Growth and expansion are inevitable and can be welcomed, but it is both possible and necessary to accomplish this in ways that do not threaten or adversely impact the well-being of either the local citizens, infrastructures, resources and surroundings, or the visitors themselves. For example this, and other projects like it, should be developed in areas already zoned and sensibly planned for commercial use, and should not be considered for permitting in and near residential rural land with significant wildlife and ecological value, and other serious safety, resource capacity and quality-of-life concerns. There needs to be real accountability and partnership between the County of San Bernardino, prospective developers and each community to find suitable, sustainable and regenerative solutions to a thriving quality-of-life, and a deeper rather than wider growth experience for all. All of this is logistically attainable and ecologically imperative for fostering a successful living and recreational experience within our hi-desert communities, now and in the future.

I urge you to honor your positions by committing each of your considerations and decisions to the **Countywide Vision Statement** you have pledged to stand for, with equal regard for all that it encompasses:

*“We envision a complete county that capitalizes on the diversity of its people, its geography, and its economy to create a broad range of choices for its residents in how they live, work, and play. We envision a vibrant economy with a skilled workforce that attracts employers who seize the opportunities presented by the county's unique advantages and provide the jobs that create countywide prosperity.*

*We envision a sustainable system of high-quality education, community health, public safety, housing, retail, recreation, arts and culture, and infrastructure, in which development complements our natural resources and environment.*

*We envision a model community which is governed in an open and ethical manner, where great ideas are replicated and brought to scale, and all sectors work collaboratively to reach shared goals.*

*From our valleys, across our mountains, and into our deserts, we envision a county that is a destination for visitors and a home for anyone seeking a sense of community and the best life has to offer.”*

I am submitting these comments not only as a professional consultant and supporter of local and regional small businesses and environmental causes and concerns, but also as a full-time resident of the Morongo Basin for the past 10 years. Please consider these to be my public comments on this project and include them in the appropriate record.

Thank you,  
Shauna Tucker  
Joshua Tree, CA 92252

## Biggs, Lupe

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**From:** Shelly Swift <shellrswift@hotmail.com>  
**Sent:** Monday, April 26, 2021 12:41 PM  
**To:** Morrissey , Jim  
**Subject:** PROJ-2020-00191 Parcel35

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

We moved to Yucca Valley from Orange County back in 1978. We moved here specifically because of the quiet affordable space that could be had.

We have owned our home in the Flamingo Heights vicinity since 1980.

We have concerns with this type of proposed project coming to our area. This is an area of private owned homes, some long term rentals some short term. In order to create a glamping opportunity with the amount of people you are talking about would create great strain on our very limited water supply. Our water rates are already high and with added usage our supply of water will quickly be depleted and we will be forced to get water elsewhere at an even higher rate. There's also concerns for our native plants and our protected Joshua trees. Privacy is another concern as visitors don't always adhere to staying away and off of privately owned properties. Our fire situation here is very dangerous. Having campfires and bbq s in our very windy area is a large concern.

Grading large areas for parking and putting large community buildings on, will create a lot of harmful dust in our already dusty area.

Hwy 247 is our main route to get to and from the town of Yucca Valley. We have many severe accidents already on this hwy and with the additional amount of people traveling this hwy it will impact us drastically.

Thank you for listening to very concerned full time residents of Flamingo Heights.

Dale and Shelly Fredenburg  
1010 Cambria Ave  
Yucca Valley CA, 92284

## Biggs, Lupe

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**From:** Sherry Rand <srاندcreative@earthlink.net>  
**Sent:** Monday, April 26, 2021 5:15 PM  
**To:** Morrissey, Jim  
**Subject:** #PROJ-2020-00191

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Dear Mr. Morrissey

I am a long time resident on Cobalt Avenue in Yucca Valley, just off Highway 247. I am greatly concerned with the new glamping/music venue proposed for Flamingo Heights. I feel very strongly that this is extremely inappropriate for this area, as this is a residential area that is already stressed with the overcrowded, dangerous Highway 247, and the onslaught of numerous Airb&bs that are disrupting the quiet life here in our desert neighborhoods. We moved here for the amazing night skies where I can see the Milky Way like I haven't seen since I was a child. We moved here for the magical silence of the desert where we can hear owls at night, coyotes singing, and wind in the rare and beautiful piñon pines, where any sound carries a long, long distance.

Now our neighborhoods will be subjected to light pollution, sound pollution, and the inevitable dust billowing up from overburdened desert roads. The dust is on the Fed's list of highly dangerous substances as it contains silica. And the people attending these events are mostly oblivious to what the desert is about. There is garbage being discarded carelessly, people climbing rocks on private property and peering in our windows and yards, loud music outside at all hours, and shouting by people who come out here to unload whatever city frustrations they have stored up, as if this area is just a land of nothingness that is here solely for their use with no regard for civilized behavior or sensitivity to the people who were here before them. This is not the place for them.

Our desert and the ecosystem here is very ancient and fragile. There are trees and shrubs that are 100 to 1000 years old. Because the plants grow so slowly here, they are packed with potent medicinal benefits that have yet to be thoroughly explored. The wildlife is being forced further away by noise and light. Visitors should come here to learn about this, and not just to blow off steam when there are other already built up areas that would be more appropriate and less fragile than the desert for this purpose.

Do you think this is fair?

The short term cash that these venues may bring to the city's coffers is also short-sighted as the long term damage to the ecosystem, even just from tire tracks, will take anywhere from 500 to 1000 years to fix (straight from a professional botanist's mouth), and the damage done to the good will of the long time residents will be reflected in our voting.

Please use good judgment and think ahead on this decision. There are a lot of moving parts to this and once the damage to the desert is done, it's permanent. Do the right thing.

Sherry Rand

To Whom this May Concern,

Regarding: Project: PRO-2020-00191

APN: 0629-181-01

I am a resident of Yucca Valley and live within two miles the proposed 640 acre development in Yucca Valley on the west side of Hyw. 247 near Flamingo Heights. As a homeowner I am deeply concerned and appalled regarding this development moving forward. This proposed glamping site should not be allowed under any conditions to move forward Listed are several reasons:

The proposed site is and has always been a wilderness corridor for various protected species. The desert tortoise, burrowing owls, migratory birds, bobcats, and mountain lions. All these species have been designated as state endangered or are protected by the migratory bird treat act.

Additionally, there are Joshua Trees, (state threatened and protected ), and many other types of plant life which are not only hundreds of years old but are home to many of the birds and wildlife who depends on them for survival.

The proposed site is in an area where there are homes and communities of retirees and other long time residents. The noise, pollution from camp fires ( as well as danger of fires in such a dry and vulnerable area), light pollution from car headlights, as well as from the structures, parties, gathering outdoors and the amount of cars coming in and out Hwy.247 will have an extremely negative impact on those of us who value and are entitled to peace and quiet. Highway 247 which would provide access to this proposed site is already a dangerous road and is not equipped for the amount of the increase in traffic this resort plans to accommodate and will bring. There are serious concerns and questions over water usage and wastewater as. Then there is waste and by products of those staying in the glamping area. This is being proposed in the desert where water is already in a shortage.

Lastly, this project is not for the gain of local residents, but those invested in it for their own monetary gains. Individuals who have no long term commitment or concern about the desert, the local wildlife, ecology, and the residents who will be severely impacted by this. It is being called a high-end luxury resort. It is an exclusive resort for out of guests who can afford to stay in it and who most probably have no knowledge regarding the neighbors, the community and wildlife. It does' not include locals and does not improve the standard of living of those who live by. There is not one positive impact this will bring except to fill the pockets of those invested in it.

Please hear the call of local homeowners who live in the desert for the peace and quiet and the solitude away from the city and development. Our lives as well as the desert ecology and wildlife will be disrupted forever if this project is allowed moved forward. Please I implore you to stop this in its tracts. We do not need to turn our beautiful and

quiet desert into a destination place. There are plenty of other campsites, Air BnB's and other accommodations in Yucca Valley and surrounding areas for people to stay, and if by this massive project failed to bring in the revenue it expects, and shuts down the land, the animals will forever be destroyed and will recover from the damage this will incur.

Regards,

Shirley Perl  
59912 Yucca Valley, Ca. 92284  
310-927-2189





# SAN GORGONIO CHAPTER

*Regional Groups Serving Riverside and San Bernardino Counties: Los Serranos, Tahquitz, San Bernardino Mountains, Mojave, Moreno Valley, Big Bear*

April 23, 2021

Jim Morrissey, Contract Planner  
County of San Bernardino  
By email to [Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)

Re: Project # PROJ-2020-00191  
Assessor Parcel Number: 0629-181-01

Dear Mr. Morrissey:

This letter is on behalf of Sierra Club. We request to be put on the mailing list to receive notices regarding this application at:

Joan Taylor  
Tahquitz Group of the Sierra Club  
PO Box 4944  
Palm Springs, CA 92263

It is our understanding that this application is for a commercial resort-campground type of facility, and we have concerns about the project's potential significant impacts to this area which is considered a habitat connectivity corridor among various conserved areas. Additionally, traffic, groundwater quality, and disruption of the quiet enjoyment of an area designated rural living are all serious concerns. We believe the preparation of an Environmental Impact Report is warranted in a case such as this which is a substantial departure from what would be expected, given the existing land use designation, and which poses significant biological and other impacts.

Thank you for the opportunity to comment, and please make this letter a part of the record on the matter.

Very truly yours,

Joan Taylor, Chair  
Tahquitz Group of the Sierra Club

## Biggs, Lupe

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**From:** skye anderson <skyeanderson@gmail.com>  
**Sent:** Wednesday, April 21, 2021 10:43 AM  
**To:** Morrissey , Jim  
**Subject:** Flamingo Heights

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi Jim,

I have been hearing about the possible Flamingo Heights Development and wanted to write to you about my concerns regarding the nature that would be disturbed if this development were to move forward. The endangered desert tortoises that are local to the area would be put at great risk with the large development built on their habitat. Not only would construction inhibit their living in the area, but possibly even more notably once the development is built the tortoises would be in danger at the hands of tourists who don't know that they need to be left alone. These animals are so special and especially as an endangered species their lives should be treasured, and in this case holding the importance of their lives means forgoing this development. The tortoises are only one species of animals local to this area, not to mention the Joshua trees which are also at risk. I hope you chose to fight against this development at all costs, and chose to respect and preserve the wildlife and nature of this delicate area.

Thank you so much,

Skye Anderson  
707.502.8972

## Biggs, Lupe

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**From:** Stacie Lewis <stlewis2010@yahoo.com>  
**Sent:** Monday, April 26, 2021 8:55 PM  
**To:** Morrissey, Jim  
**Subject:** Project # PROJ-2020-00191 Assessor Parcel Number: 0629-181-01  
**Attachments:** Official Letter 04.26.21 RE PROJ 2020 00191 APN 0629-181-01.docx

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey:

I own vacation property in Yucca Mesa off Hwy 247. My family and I vacation about twice a month to enjoy the nature and solitude of the area. I request to be put on the mailing list to receive notices regarding the above project application at:

Stacie Lewis  
5902 Bixby Village Dr., #6  
Long Beach, CA 90803

Recently it came to my attention that this application is for a commercial resort-campground type of facility. I am concerned of the scale and functionality of this proposal. Yucca Mesa and the surrounding area is serene, picturesque, and mostly quiet. It is rich with natural inhabitants such as birds of prey, coyotes, quail, tortoises (state endangered), western burrowing owl (CA species of special concern) as well as a range of unique plant life (including the state threatened western Joshua Tree). All of which is why I was attracted to this magical area.

I am not opposed to small scale glamping sites per say but it seems that the developers for this project are proposing a small township like glamping venue including retail stores, restaurants, bars, and shops. This type of project could attract large groups of people to the area which could have a major impact on the basin and the wash. I fear that this could lead to loss of habitat, environmental damage, increased traffic, noise complaints all of which creates stress on a fragile infrastructure. There is also no water service to the property which could lead to pollution if water and sewage are not addressed in the application.

Thank you for the opportunity to comment, and please make this letter a part of the record on the matter.

Sincerely,

Stacie Lewis

April 26, 2021

Jim Morrissey, Contract Planner  
County of San Bernardino  
By email to [Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov)

Re: Project # PROJ-2020-00191  
Assessor Parcel Number: 0629-181-01

Dear Mr. Morrissey:

I own vacation property in Yucca Mesa off Hwy 247. My family and I vacation about twice a month to enjoy the nature and solitude of the area. I request to be put on the mailing list to receive notices regarding this application at:

Stacie Lewis  
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I am not opposed to small scale glamping sites per say but it seems that the developers for this project are proposing a small township like glamping venue including retail stores, restaurants, bars, and shops. This type of project could attract large groups of people to the area which could have a major impact on the basin and the wash. I fear that this could lead to loss of habitat, environmental damage, increased traffic, noise complaints all of which creates stress on a fragile infrastructure. There is also no water service to the property which could lead to pollution if water and sewage are not addressed in the application.

Thank you for the opportunity to comment, and please make this letter a part of the record on the matter.

Sincerely,

*Stacie Lewis*

Stacie Lewis

## Biggs, Lupe

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**From:** Stephanie Varga <baywoodgirl@gmail.com>  
**Sent:** Monday, April 26, 2021 2:39 PM  
**To:** Morrissey, Jim  
**Subject:** Refernce: PROJ-2020-00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr Morrissey,

I would like to voice my opposition to the above referenced project in Flamingo Heights . By now you will have read hundreds of letters referencing the traffic, disrespect for the rural way of life, wind, fire hazards, displacement of protected species , waste management , water concerns etc. , that should have stopped the development already, and I will not belabor you with a repetition of concerns you are already well aware of.

Here is my concern : I live in Yucca Valley, very near the intersection of Hwy 62 and Hwy 247. If you are coming into town from almost anywhere , you will have to make a left hand turn at the intersection. Currently, on the weekends, you might have to wait through 2-3 lights to make that left turn. This will be exacerbated when more traffic is heading to this new destination.. I am very worried about what will happen in an emergency situation. What are the development's Emergency Escape Plans? And if the answer is a helipad, then that , as you know, will not suffice in the event of a fire or flood.

I am not against progress, but I would like to see progress planned by people who understand this area and have respect for the resources, hazards and neighbors. These "glamping" proposals that are popping up around the County are currently fashionable, but as a business , are they sustainable? What's going to happen to these sites a few years down the road when interest inevitably wanes and developers move on to the next get rich quick scheme to inflict on another neighborhood? We will be left with these gigantic sites, with unusable structures , that will take generations to restore to the native habitat.

Respectfully Submitted ,  
Stephanie Varga  
7581 Elata Ave . Yucca Valley  
818-588-0879

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Stefi

## Biggs, Lupe

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**From:** Steve Bardwell <steve@infinityranch.net>  
**Sent:** Tuesday, April 27, 2021 7:09 AM  
**To:** Morrissey, Jim  
**Subject:** Comments re: #PROJ -2020-00191  
**Attachments:** Flamingo 640 comment FINAL.pdf

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello Mr. Morrissey,

With apologies if I am doubling-up; I was unsure if you received our comments so I am sending again.

Thank you for your consideration.

Regards,

Steve Bardwell  
president, MBCA  
[steve@infinityranch.net](mailto:steve@infinityranch.net)



April 26, 2021

Jim Morrissey, Contract Planner  
County of San Bernardino  
By email: [jim.morrissey@lus.sbcounty.gov](mailto:jim.morrissey@lus.sbcounty.gov)

Re: Project #PROJ -2020-00191  
APN: 0629-181-01

Dear Mr. Morrissey,

As a preface to this letter, and as context for our comments, it is important to state the mission statement of the Morongo Basin Conservation Association:

*MBCA advocates for the healthy desert that nurtures the region's rural character, cultural wealth, and economic well-being.*

Given the uncertainty in the proposed scope of work, a thorough and complete written description of the scope of the project via an Initial Study is imperative.

The preparation of an Environmental Impact Report is essential to enable a thorough evaluation of the potential impacts of this project. There are significant impacts that cannot be mitigated.

Some of the issues that must be addressed within an EIR must include among others:

- A traffic study that evaluates the intensity of use of the development in relation to existing use of Hwy 247 by Yucca Valley, the surrounding community and for through-traffic to Lucerne Valley, Barstow, and the Interstates 15 and 40.
- The consistency and compatibility of the project with the existing rural living community including noise and artificial lighting.
- Analysis of the effect on the existing wildlife corridor which surrounds the project area connecting the San Bernardino Mountains to the protected and unprotected lands north to China Lake NWS.
- Analysis of the impact on habitat for the endangered, threatened, and species of critical concern known to inhabit the area, including the Desert Tortoise, *Gopherus agassizii*. (See your file DanMark640.0680[21])
- Analysis of impact on the threatened Western Joshua trees, *Yucca brevifolia*.
- Greenhouse Gas emissions created from conditioning un-insulated camping structures.
- Air pollution caused by campfires.
- The source of the water supply.
- The method and means of wastewater treatment.
- The potential for litter and careless disposal of trash.

- The demand for workers and the critical shortage of housing within the area.
- The cumulative impact of this project with other proposed developments within the Morongo Basin including Short Term Rentals.

That an obviously very schematic site plan has been accepted for this project with no consideration for the many existing Joshua trees on site is preposterous. Based on the site plan, one would think that this development is proposed for a barren plot of land devoid of the endangered species that are known to be present.

At the time of the repeal of all community plans in late 2020 objections were made that protections afforded by the legally binding Community would be eroded. To address these concerns the County provided verbal assurances that developments would be evaluated for consistency with the 'recognized' Community Action Guides (CAG). From the aspirations within the Homestead Valley CAG:

***'Our Rural Character and Desert Lifestyle Preserved***

*The high desert attracts people for many reasons and despite the drawbacks of rural living, the residents of Homestead Valley choose to live here because of the natural beauty, wide open spaces, **fresh air, dark skies, and the peaceful and quiet atmosphere**'.*

The project must be evaluated for compliance with the current CAG and a line-by-line review performed of the project, for consistency with the 2007 Homestead Valley Community Plan. The Community Plan was based upon the 2007 Development Code that has yet to be updated for complete consistency with the current County Wide Plan .

We acknowledge that there is a need for accommodations for the multitude of visitors to high desert that help support the local economy. We support satisfying that need through carefully planned and executed developments that acknowledge and respect the fragile desert eco-system, the existing community, and the threats posed by climate change.

Thank you for the opportunity to make comments on this development. We look forward to receiving an Initial Study and a notice of acceptance of scoping comments that will ensure a complete analysis of the project is undertaken.

Sincerely,



Steve Bardwell, president  
Morongo Basin Conservation Association

***Post Office Box 24, Joshua Tree CA 92252 – [www.mbconservation.org](http://www.mbconservation.org)  
MBCA is a 501(c)3 non-profit, community based, all volunteer organization***



## Biggs, Lupe

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**From:** Steve Brown <info@mojavewatch.org>  
**Sent:** Wednesday, April 21, 2021 3:25 PM  
**To:** Morrissey, Jim  
**Subject:** Project # PROJ-2020-00191, Assessor Parcel Number (APN) 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Please accept this as my comments upon Project # PROJ-2020-00191, Assessor Parcel Number (APN) 0629-181-01, proposed for Flamingo Heights, on Highway 247. I am submitting these comments not only as director for Mojave Watch, but also as a local hi-desert resident for the past 21 years.

The glamping resort proposed for a 640-acre site in Flamingo Heights, directly east of Highway 247, raises a number of significant concerns which must be addressed prior to approval. I am not, in general, opposed to the creation of this resort. I believe our area could benefit from appropriate glamping facilities that would provide unique and fun lodging opportunities for the three million annual visitors to Joshua Tree National Park.

However, there is significant dangers presented to not only visitors, but local residents, and the desert environment, should these projects not be constructed appropriately, and those dangers and the risk of harm should not be overlooked by the agencies that will oversee the approval process for these projects.

There are numerous points that need to be considered for this particular project, prior to consideration of approval. My concerns are as follows:

### **Traffic safety and control.**

First and foremost, traffic safety and control must be addressed for this project. All traffic from this resort heading to Joshua Tree National Park, the Sand to Snow National Monument, the towns of Yucca Valley, Joshua Tree, Pioneertown, and Twentynine Palms, will be turning left from this resort out onto Highway 247. Highway 247/Old Woman Springs Road is not only becoming rapidly obsolete in its ability to carry the levels of traffic it is now faced with carrying in its current construction of one lane in each direction, but it is also an extremely dangerous highway, and more dangerous for visitors who do not know it well.

Ultimately, Highway 247 should be developed into a four-lane highway, north from Yucca Valley to Landers, with additional passing lanes created past Landers, through Johnson Valley to Lucerne Valley. This project will result in significant increases in traffic, and will be joined by an increase in traffic to the areas served by Highway 247 in the hi-desert. Other developments are proposed for Landers and Pioneertown that will, if completed, result in additional significant increases in traffic entering onto the highway. Traffic concerns must be addressed with additional hospitality projects and residential and commercial development included.

CalTrans must conduct a thorough traffic study and provide input prior to this application moving forward, and the costs of the study need to be borne by the applicant. Knowing the highway, its traffic, and the propensity for drivers to illegally pass and drive at high rates of speed in that area (I personally, have been passed illegally on Highway 247 by dirt bikes, 18-wheelers, and an assortment of cars and trucks, all while driving at, or above, the posted speed limits), and the potential for off-road vehicles to enter the highway at various points in that area (see my comment about dirt bikes illegally passing me), I would strongly suggest dedicated turn lanes for this resort be mandated for both directions, not just for entry into the resort, but also the construction of lanes for accessing the highway from the resort. The main goal for any hospitality-related project needs to be the proper protection of guests, staff, and residents. If no turn lanes and

access lanes are created for this project, it is my strong belief that serious accidents can and will result. Not addressing traffic safety at the beginning of this project constitutes negligence, and Highway 247 is already dangerous enough without creating an additional major safety hazard. Costs need to be borne by the applicant, and if the applicant is unwilling or unable to provide these safety provisions for their guests and locals, then their application must be denied.

The applicant notes that they are creating a 350-space parking area, so any attempt to downplay the amount of traffic that would be coming and going from this resort must be dismissed. This will constitute a major intersection. It may call for installation of additional traffic controls, including a dedicated traffic light for the intersection, in addition to the turn and access lanes. The applicant has proposed that the project be exempt from preparing a required traffic impact study. A full traffic impact study must be required for this project.

### **Economic development concerns**

While this project can be an attractive addition to lodging facilities in the Joshua Tree National Park gateway communities, it also may not result in profits returning to those communities. Out-of-town owners may receive much of the economic benefit, with only low-paying service jobs being created locally. As that is likely, the project needs to not degrade the quality of life for local residents. With the resort being fairly self-contained with its own recreational facilities, dining, etc., the project's applicants should more fully detail what economic benefits our local communities will receive from the project's construction. If our benefits are to be increased traffic and more dangerous highways; low-paying jobs; increased fire hazards, noise, light pollution; reduced wildlife corridors and habitat; etc., then this project application should be denied. This project is billed as "high end" and "luxury." That means it is a project that would be out of reach economically for most of our hi-desert residents. Is that appropriate for this area?

This project application may be for an attractive and upscale resort facility, but it needs to also be reviewed as an enclave for the wealthy, which will not be accessible to local residents. It is important that in considering this project, the impacts and benefits to the local community must balance. Local residents must not be burdened with additional impacts while benefits accrue to out-of-town owners and investors. Promises of being a good neighbor are not enough. A plan must be included for how exactly this project will benefit the local communities and residents. It is also appropriate for San Bernardino County to craft a plan to return most of the TOT to the hi-desert.

### **Cultural Sensitivity**

This project should immediately remove all references to "teepees" and substitute "A-frame" or "chalet" as terms for their "teepee" accommodations. That reference is incorrect (they are not teepees), and are the cultural appropriation of Native American terminology in an inappropriate setting. In addition, Mojave Desert Native American tribes did not reside in teepees. It may be appropriate for the applicants to consult with Native American tribes of the region on how best to educate the project's clientele about the history and cultures of the tribes, and involve them with on-site programs if feasible.

### **Construction Concerns**

It has become clear upon reviewing various projects for glamping resorts proposed for Flamingo Heights, Yucca Valley, Joshua Tree, and elsewhere, that the designers of these resorts obviously do not live in the desert. Unfortunately for them, and for us residents of the desert, many of those tasked with reviewing and approving these projects also do not live in the desert. This may result in some unforeseen (for them) consequences.

Glamping accommodations, by their very nature, are extremely vulnerable to the wind and sun. This particular project, sited on the immediate side of the Pipes Canyon Wash, is quite exposed to winds that can range up to hurricane force. This inevitability must be addressed, as the safety of guests and employees depends upon it. While the sun will degrade canvas and wood construction over time, the wind can destroy tentlike structures in seconds, and placing glamping tent structures on the edge of a large wash, may make them even more vulnerable to wind shear. One can imagine the utter displeasure of luxury glampers as their safari tent disintegrates about them and their belongings are scattered over the edge of the wash, and beyond.

It is easy for those unfamiliar with this area to discount this possibility, but then they do not have neighbors who have had a 2,500-gallon water storage tank blown four miles downwind, or a friend who lost half his home to a small tornado.

In addition, this resort has a number of large, communal fire pits planned. Any resident downwind for miles, might be justified in thinking this is a direct and present danger to their home. With strong winds being common, and devastating (see the summer of 2006 with the Sawtooth Complex Fire and several others that year, and since then, including the Lake Fire), open fires are an extreme danger to residents and wildlife. This has to be addressed in the strongest terms possible.

I watched in horror one evening as campers on the side of Mt. San Jacinto decided to build a small campfire during an evening with 45+ mph winds. In 20 minutes, the tiny flame in the distance had become an out-of-control wildfire that was burning a significant portion of the side of the mountain. By dawn, it was hundreds of acres in size and required millions of dollars of resources to control. We've seen fires get out of control, and residents are all too aware of the careless approach toward open fires by visitors at vacation rentals and campsites.

This project requires a mandatory fire control plan that addresses the prospect of fires built at the resort, and possibly out of control. Fire safety must be, like traffic safety, at the forefront of design and construction. No resident wants to lose their home because some wealthy out-of-town guest wanted to make s'mores during a raging windstorm.

### **Impacts on habitat and wildlife**

The 2006 biological survey of the project area found the majority of threatened desert tortoise sign was found in the area of the project that will be developed. A total of 86% of the tortoises, 96% of the burrows, 95% of fresh scat and 98% of older scat, and 100% of tortoise tracks, were found in the area planned for development. The desert tortoise is not the only threatened species found on the site if that report is to be believed. However, a 2020 biological survey reported no tortoise occurrences on the site or adjacent to it (according to the 2020 report, nothing evidently lives on the site). This contradiction requires further investigation prior to approval. A significant number of special-status bird species were also identified on-site, which is home as well to migratory birds. As few Joshua trees should be removed or relocated as is possible. With glamping sites, one should be able to move them a few feet in any direction to avoid destroying Joshua trees. However, plans reveal many Joshua trees will be removed or destroyed if the resort is built according to plan. This is unacceptable.

In addition to the "protected" western Joshua tree, there are a number of other plant species that are supposedly protected by county ordinances, including creosote and yuccas that are hundreds of years old (and sometimes older). Those ordinances, however, are routinely ignored by Land Use Services, the Planning Commission, and the Board of Supervisors, when vetting projects for development, so they should not present an obstacle to development.

That said, there are a lot of us taxpaying county residents who would actually like county government to follow their own rules and regulations, and I would advocate for thorough protection of all supposedly protected species in any development of this property.

The land in question is an important part of a wildlife corridor linking mountain and desert habitats, and how the large portion of the Pipes Canyon Wash will be managed, is an important question. Will the resort's property in the wash be fenced? And if so, how? Fencing could be harmful in preventing wildlife usage of this corridor, however, fencing could be beneficial, if done properly. Appropriate fencing would stop off-roading use of the wash on this parcel, which, if wildlife could still migrate through the wash, would allow for wash habitat to be nearly devoid of vehicular traffic. That could be beneficial. However, locating hundreds of guests on the rim of the wash and setting up the wash property for guest use, would reverse any potential gains.

It is my understanding that the parcel is deemed a priority for conservation, and land trusts are open to purchasing the property for preservation. That option should be explored.

### **Zoning**

The parcel is zoned Rural Living. Residents along the Highway 247 corridor, and along both sides of the Pipes Canyon Wash, should all be notified of this project prior to closure of the public comment period. The county routinely only does the most minimal and legally required notifications for projects, which is grossly irresponsible to their mission, and to the county residents who fund their positions. This is an enormous problem as the rural areas of the county lack thorough media coverage and the means to properly inform the public of projects that will impact them. Any project with 350 parking spaces in this area will have significant impact on local residents and public comment periods should not be closed until they have the opportunity to properly review and comment upon project information. Design can mitigate much of the negative impacts, but the concerns of local residents must be included at the outset of the project, instead of after it is too late to address those concerns.

### **Water**

The parcel must be annexed into a water district to receive service. Does the Bighorn-Desert View Water Agency have appropriate supply to meet the demands of this resort without any possible impacts to existing customers?

### **Wastewater**

There needs to be a hydrological study of the potential impact of the wastewater coming from approximately 300-400 guests and employees daily, upon the groundwater resources nearby, including residential wells. Without such a study, impacts will be realized after the fact. That is not acceptable.

### **Events**

This site should either be a glamping resort or an event site, not both. It is proposed as a glamping resort, but there is information that was produced noting the possibility of hosting large events on site as well. Hosting large events at this location would be a disaster and would create dangerous traffic situations on Highway 247, and would directly contradict the intention of Rural Living zoning designation. Any proposal for 90.5 acres of temporary parking and concerts with up to 25,000 guests, should be nixed immediately. Should they not be, I would recommend the developers be required to pay for expanding Highway 247 to four lanes plus appropriate turn on/off lanes, from the intersection with Route 62 to Landers, prior to approval. It sounds extreme, but if they want to profit by creating disasters for local residents, they need to mitigate for those disasters up front.

### **Noise and Light Pollution**

Reviewing plan materials for this project, it appears the lighting has been designed by urban designers with a romantic notion of desert life. That's fun, to an extent, however, the potential for excessive light pollution is significant if not addressed at this stage of the process. Lights need to be focused downward, with caps on top, to prevent as much light pollution as is possible. This will benefit not only local residents, but guests as well, who will enjoy being able to see the desert night sky. String lights on 5 meter light posts should not be utilized except perhaps in an outdoor dining area.

Loud music and noise should be prevented or mitigated in keeping with the Rural Living zoning of this property and surrounding properties.

### **Native Plants**

The use of non-native plants for the project should be discouraged. There is no need for a saguaro forest in the Mojave Desert. Saguaro do not natively grow here, and it would be obscene to allow the removal of native Mojave Desert plants while non-native plants are substituted to create an artificial landscape. I strongly recommend working with a native plant biologist like Robin Kobaly to craft a landscape utilizing the native desert plants on site and available. Either that, or plant a giant petunia forest to truly baffle guests. Why these folks need an agave farm, is mystifying, but after a few of the guests' children puncture themselves, they may have a change of heart.

### **Helipad**

Perhaps this, coupled with the recording studio, and the proposal for 90.5 acres of parking and the ability to host 25,000 people at periodic concerts, are all part of the allure of this luxury glamping resort. In any event, how can this helipad be designed to be as safe as possible in an area frequently subjected to high winds, dust devils, and severe heat? Is this necessary? Why is this necessary? Could there be potential safety risks from power lines?

**Fault Zone**

Hi-desert residents who lived here in 1992, remember the Landers Earthquake quite well. Per the Fault Hazard Study conducted for the site, "surface fault rupture occurred within the western margin of the site along the trace of the Johnson Valley fault during the 1992 Landers earthquake. Evidence for the 1992 surface rupture was still apparent during the 2007 field investigation."

The report noted, "Primary faulting is indicated in only three of the ten trenches excavated and is shown with little apparent offset. This is somewhat troubling, especially considering the suspected Pleistocene age of the lower sedimentary units exposed within the trenches and suggests that the materials were too massive to clearly reveal offsets and/or not old enough to reveal repeated displacements... For purposes of established building setbacks, Landmark has included fractures within the overall fault zone and has recommended a conservative 75 foot setback from the fracture zone. This results in a non-buildable zone that varies from approximately 100 to 400 feet in width along the western site boundary."

The potential for significant seismic activity should be included in review of any site plans for this project. With most disruption occurring along the western side of the parcel, potential exists for water and power service to the site to be disrupted, as well as access to and from the site to Highway 247.

**Cultural Resources**

While a survey found few Native American cultural resources on site, they did find a prehistoric campsite with broken arrowheads and a possible prehistoric rock alignment, along with a rhyolite scraper, multiple cutting tools, and a mano fragment. Construction on this site should require a Native American site monitor.

Please consider these to be my public comment on this project and include them in the appropriate record.

Thank you,  
Steve Brown  
Director, Mojave Watch

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Mojave Watch  
<https://www.mojavewatch.org>

## Biggs, Lupe

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**From:** Riemans <riemans@riemansculpture.com>  
**Sent:** Friday, April 23, 2021 11:55 AM  
**To:** Morrissey, Jim  
**Subject:** PROJ-2020-00191 Parcel 0629-181-01 Section35

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**Please let us know if this is received and if it is in the form you accept. Or should it be a PDF???**

**To:** [jim.morrissey@lus.sbcounty.gov](mailto:jim.morrissey@lus.sbcounty.gov)  
**Subject:** PROJ-2020-00191 Parcel 0629-181-01

We live in section 26 the section to the north of section 35 in Flamingo Heights. We built our home here in 1979 and have been permanent residents ever since (1188 Tahoe Ave). Our east property boundary dips into Pipes Wash.

This proposed project could have potentially significant detrimental effects to the area that should be clearly addressed in any CUP.

These include the following:

- Light pollution
- Noise from guests
- Traffic especially going in and out of campground by drivers inexperienced with this inherently dangerous highway
- Fire hazards with use of BBQ's or fire pits
- Destruction of native plants including protected Joshua trees
- Destruction of habitat for desert mammals, reptiles (including desert tortoises which are active in the area), and birds
- Seismic issues due to the location near an active fault
- Dust
- Guests trespassing onto neighboring properties
- Failure to complete the project and leave the property graded, creating hazardous dust

Given that we are in the 10th year of a real estate boom cycle, there is a great potential that, if the project is built, the project may not be economically sustainable in a future economic downturn and or significant drop in real estate values. If the project is not economically viable due to a large development note against reduced revenues, there is a high likelihood that it could become abandoned and the formerly undeveloped desert would then be a blight of deteriorating structures and slabs. You wouldn't have to look too far around the area to see other unsightly and hazardous remnants from past building booms. In order to avoid this, it seems reasonable that the development company should have to demonstrate financial stability and perhaps have an agreement not to sell the development for a specified period of time to provide the county security that the project is being operated by the name group that agreed to the original CUP.

We respect the rights of property owners to develop their properties but this project represents a significantly different use than the area has and we need to proceed carefully to protect the county and our community from any foreseeable negative consequences.

Thank you,

Steven L. Rieman

Ruth E. Rieman

STEVEN L. RIEMAN 1188 TAHOE AVE., YUCCA VALLEY, CA 92284 ph(760)364-3455

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email: [riemans@riemansculpture.com](mailto:riemans@riemansculpture.com) website: [www.riemansculpture.com](http://www.riemansculpture.com)

## Biggs, Lupe

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**From:** Judy Hearsum <judyhearsum@att.net>  
**Sent:** Thursday, April 22, 2021 4:37 PM  
**To:** Supervisor Rowe; Morrissey, Jim  
**Subject:** Subject: PROJ-2020-00191 Parcel 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

We have received notices and read numerous accounts regarding this application and would like to comment and **encourage the County to deny this project.**

We are property owners at 5455 Grand Avenue in Rancho Mesa (entrance at Old Woman Springs and Skyline Ranch Roads). While this is not in Flamingo Heights, we are close enough to the proposed project that we know (with **frequent** desert high winds) we will be affected by:

- Traffic on Old Woman Springs Road
- Noise from guests (especially the requested music festivals with up to 25,000 attendees)
- Fire hazards from BBQ's and fire pits
- Light pollution
- Over consumption of a finite supply of water
- Sewage and waste disposal issues

We respect the rights of property owners, but this project represents a significantly different use for an area that is **"zoned for rural living"**. The County needs to protect the community from foreseeable negative consequences

In closing, **this project will also harm existing wildlife including the endangered Western Joshua Tree, desert tortoises, burrowing owls, and more.** Thank you for your serious consideration of this and the numerous other comments we know you are receiving.

Sincerely,  
Judy & Timothy Hearsum  
5455 Grand Avenue  
Yucca Valley



## Biggs, Lupe

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**From:** Susan Kearns <suza503@gmail.com>  
**Sent:** Thursday, April 22, 2021 6:22 PM  
**To:** Morrissey , Jim  
**Subject:** Flamingo Heights Glamping Resort

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Mr Morrissey,

I am writing to state my opinion about the proposed glamping facility in Flamingo Heights. We don't have the infrastructure to handle the amount of tourists that this will bring to the area.

What happens if several people need to go to a hospital?

Sent from my iPhone

## Biggs, Lupe

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**From:** Susy Boyd <Susy@mdlt.org>  
**Sent:** Monday, April 26, 2021 4:22 PM  
**To:** Morrissey, Jim  
**Cc:** Geary Hund  
**Subject:** Proposed Flamingo 640 Project  
**Attachments:** MDLT.Proposed Flamingo 640, PROJ-2020-00191.pdf

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Dear Mr. Morrissey,

Thank you for the opportunity to comment on the proposed Flamingo 640 Project. Attached is Mojave Desert Land Trust's comment letter contributed by our Executive Director, Geary Hund.

Best,  
Susy



**Susy Boyd**  
**Public Policy Coordinator**

Cell (650) 720-0384

Email: [susy@mdlt.org](mailto:susy@mdlt.org)

P.O. Box 1544 | 60124 29 Palms Hwy | Joshua Tree, CA 92252

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**This EARTH DAY [give to MDLT](#) to support desert education!**



April 26, 2021

Dear Mr. Morrissey,

[jim.morrissey@lus.sbcounty.gov](mailto:jim.morrissey@lus.sbcounty.gov)

RE: Proposed Flamingo 640, PROJ-2020-00191  
Assessor Parcel Number (APN) 0629-181-01

Thank you for providing opportunity to comment on the proposed Flamingo 640 Project, a proposed Glamping Resort under consideration for a conditional use permit by your department. The proposed project is located southeast of the intersection of Highway 247 and Moonstone Road.

Mojave Desert Land Trust was founded in 2006 as a nonprofit 501(c) 3 desert conservation organization headquartered in Joshua Tree, CA. MDLT acquires, restores, and protects biologically and culturally important lands throughout a 26-million-acre service area in the California deserts. To date, we have conserved more than 90,000 acres of land in national park units, national monuments, wilderness areas, wildlife corridors and other areas of importance to conservation.

We have significant concerns with the proposed project. They include but are not limited to:

1. The proposed project is located within is a regionally important habitat linkage which includes both the wash and most of the upland areas. This linkage is part of a system of linkages in the Morongo Basin first identified in a study by South Coast Wildlands and published in a widely circulated 2012 report, *Morongo Basin Conservation Priorities Report, A Strategy for Preserving Conservation Values*. This linkage, and other branches it intersects with maintain connectivity between the 29 Palms Marine Corps base, Joshua Tree National Park, and the Sand to Snow National Monument. Maintenance of connectivity between these areas is critical to the long-term viability of the areas' plant and animal populations. One illustration of the importance of these linkages and their importance to wildlife, is the identification, in a recent study of wildlife movement by Caltrans, of the need for a wildlife overcrossing at Highway 62 on the Yucca Grad, in linkage branch which connects to the one the proposed project is located in.
2. The proposed project area has been identified Conceptual Area Conservation Plan (CAPP) approved by the California Department of Fish and Wildlife in recognition of its importance of the maintenance of a habitat linkage. The CAPP was developed through a careful analysis of the Morongo Basin to identify lands of importance to the maintenance of the areas plant and animal populations.
3. There are active efforts to preserve the habitat linkage as part of the CAPP effort - the Mojave Desert Land Trust has acquired land in the linkage.

**MOJAVE DESERT LAND TRUST**  
P.O. Box 1544  
60124 29 Palms Highway  
Joshua Tree, California 92252  
760.366.5440 • [www.mdlt.org](http://www.mdlt.org)



4. The proposed project would impact the state and federally listed desert tortoise– the project area is habitat for the desert tortoise and a 2006 study documented their presence in the project area. “Seven tortoises, 29 burrows, 109 fresh scat, 42 older scat, and 2 sets of tracks were observed and recorded during the survey.” Most of the desert tortoise sign was found between Highway 247 and Pipes Canyon Wash.
5. The proposed project would impact western Joshua tree woodland – the western Joshua tree is a candidate for listing under the California Endangered Species Act.

#### CEQA Requirements

CEQA Guidelines Section 15065(a)(1) states that a lead agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has the potential to (1) substantially reduce the habitat of a fish or wildlife species; (2) cause a fish or wildlife population to drop below self-sustaining levels; or (3) substantially reduce the number or restrict the range of an endangered, rare, or threatened species. We believe the concerns we have raised meet the threshold for a mandatory finding of significance, and taken together with other potential impacts, necessitate the preparation of an Environmental Impact Report for the proposed project.

In addition to the impacts to species and their habitat, including habitat linkages, the proposed project has the potential to affect the aesthetic resources of the area, including the scenic values of Highway 247, and it could impact the surrounding rural communities with light, noise, traffic, and other impacts. We urge the County to carefully consider all the land use and environmental issues associated with this project in its review process.

Thank you for your consideration of our comments.

Sincerely,

Geary Hund  
Executive Director  
Mojave Desert Land Trust

## Biggs, Lupe

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**From:** Tamra L Speakman <deeprwellness@gmail.com>  
**Sent:** Monday, April 26, 2021 11:12 AM  
**To:** Morrissey, Jim  
**Subject:** Project # PROJ-2020-00191 Assessor Parcel Number (APN) 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Jim,

As a 22-year resident of the Morongo Basin I would like to make it known that I oppose PROJ-2020-00191 due to a host of issues. I understand my neighbors have shared many of these issues with you and I am adding my voice to the dissent. Please consider my comment public record. I am including some points of concerns below.

I am deeply concerned about the environmental impact of this project on our fragile desert ecosystem.

The planned area is an important habitat for many desert animals, including the endangered desert tortoise, California Species of Special Concern the western burrowing owl, migratory birds protected under the migratory bird treaty act, along with other wildlife such as the desert kit fox, bobcats, and mountain lions. Many important plant species such as the threatened Western Joshua Tree, and ancient creosote and Yuccas are also prominent on the property. Uprooting these plants for such a build is unacceptable. This property is a wildlife corridor linking mountain and desert habitats, and the planned project could interfere with the natural movement of wildlife and/or cause other harm or destruction to the habitat. It links San Bernardino Mountains/Sand to Snow National Monument, Bighorn Mountain Wilderness, Marine Corps base, and Joshua Tree National Park. Development could remove that ecological value.

There is great concern that the plants and animals found to exist on this property in the 2006 biological survey would be harmed and even destroyed by this project if it does not proceed with utmost care and deeper evaluation of the impact on the desert habitat. New environmental impact studies need to be done at the proper times of year for each species. This area would be better served as a preserve and thus exploring the interest of land trusts is a better option than this planned build.

I am greatly concerned about potential contamination of groundwater in the Pipes Canyon Wash from the vehicles, wastewater, and septic systems. The planned leach lines have the potential to contaminate neighborhood wells.

We are in a high drought area and thus planned planting at this site if approved, should be focused on drought tolerant native plants that will use the least amount of our precious water.

The 3 large 700 sq ft fire pits in a high wind area of fragile desert present serious fire risk as well as air quality concerns. This could result in destruction of acres of desert, wildlife, and plant habitat, homes, as well as creating air pollution.

A helicopter pad on this property will result in a nuisance creating dust, disturbing wildlife and desert residents.

The property is currently zoned for rural living and building such a project in this area with the needed zoning change would negatively impact the lives of those living nearby. This project would create noise and light pollution that will negatively impact the desert residents and wildlife.

The originally planned concert venue and parking needs to be removed permanently from the plans as this project would create unbearable light, noise, and traffic pollution in this fragile rural desert environment.

The exiting and entering the site on highway 247 will result in increased traffic on a deadly highway already in need of serious solutions. Cal trans traffic studies and solutions are essential.

Being a high upscale luxury resort these facilities will be out of reach for the majority of Morongo Basin residents. It is likely to create only a small number of low paying jobs. Yet the current STVR market is creating a lack of housing for people who would work those jobs. A luxury resort does not fit with the rural easy-going environmentally concerned standards of living held by the majority of high desert residents. This project has significant potential to create great harm to the desert ecosystem and local residents. Taking all of the concerns into account such as habitat/desert ecosystem destruction, noise and light pollution, groundwater contamination, fire and air pollution danger, traffic and deadly accident concerns such a large-scale luxury camping site, and entertainment venue should be denied for this location.

Please enter my comments into the public record.

Sincerely,  
Tamra Speakman  
[deprwellness@gmail.com](mailto:deprwellness@gmail.com)

Regarding:  
Project # PROJ-2020-00191  
Assessor Parcel Number (APN) 0629-181-01

## Biggs, Lupe

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**From:** Teri Weber <teri@teriweber.com>  
**Sent:** Monday, April 26, 2021 11:23 PM  
**To:** Morrissey, Jim; Dawn.Rowe@mail.house.gov; Supervisor Rowe  
**Subject:** NO on PROJ: 2020-00191 / Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey and Supervisor Rowe,

I am writing regarding the proposed **Project 2020-00191** in Homestead Valley/Flamingo Heights. I am concerned about the negative impact this project could have on the area and urge you to consider no on this project for the following reasons:

1. **Zoning:** the area is zoned RL (rural residential) and a dense, high impact campsite, entertainment venue, helipad (truly inexplicably), bar and restaurant, are in direct conflict in principle and actuality to the zoning.
2. **Traffic:** Highway 247 is, per capita, one of the most dangerous stretches of highway in California, claiming the life of dozens of people in the last few years. A recent lane-widening and rumble-strip installation has done little to slow this tragic loss of life and this development will necessarily require a high degree of turn-in/turn-out traffic in an otherwise uninterrupted stretch of highway. This will require extensive study and lane-widening and perhaps a new traffic light to preserve public safety.
3. **Ecology/Wildlife:** the area plays host to a number sensitive animal and plant species such as the Western Joshua Tree and desert tortoise, both soon-to-be candidates for endangered species protection. We would demand a significant impact and mitigation study for any development.
4. **Water/Wastewater:** our local imported water supplies via the Mojave Water Agency are under serious stretch and this rapid development deserves serious study. Further, the nearby Ames Aquifer is a sensitive one and a critical source of water storage for both Bighorn Desert View Water District and the Hi Desert Water District. Absent a significant study of the potential aquifer impacts, this project should not proceed.
5. **Fire:** campsites=campfires and this area has already experienced a significant fire on the section catty-corner to this section to the southwest in recent years.
6. **Light/Noise pollution:** any music venue would permanently change the entire vicinity and not just during the events themselves as noise-sensitive animals like bighorn sheep migrate elsewhere. 70 campsites means at least 140 beams of headlights flashing across the section and across Pipes Wash all night for the in-and-out traffic of visitors.

It is my view that **Project 2020-00191** is fundamentally flawed, dangerous, and detrimental to the area.

Thank you very much for your consideration,

Teri M. Weber

626-864-7774  
www.teriweber.com



## Biggs, Lupe

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**From:** terrylangford7@gmail.com  
**Sent:** Monday, April 26, 2021 1:32 PM  
**To:** Morrissey, Jim  
**Subject:** PROJ-2020-00191

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- \*This area is a priority connectivity corridor between Sand to Snow National Monument, the Bighorn Wilderness, Joshua Tree National Park, and points north.
  - \*The configuration of Route 247 near the site means adding large amounts of traffic entering the roadway could be extremely dangerous on a highway with an inordinate amount of high speed collisions.
  - \*3-each 700sqft fire pits for 75 campsites, raising serious concerns about intentions, air quality and fire safety. Morongo Basin is a high drought area.
  - \*The uprooting of State Threatened Western Joshua Trees to make way for roads, structures and parking
  - \*The potential for pollution of groundwater in Pipes Canyon Wash from septic systems, visitor vehicle oil and coolant leaks, or campers carelessly discarding dishwater and similar items into the soil or wash is grounds for further investigation.
  - \*Glampsite will allow significant noise and light pollution and have a negative impact on residents and wildlife
- The effect on the immediate vicinity from increased and unplanned tourism development will negatively impact the residents of Landers and Flamingo Heights.
- \*This is a High wind-event area and structures must be able to sustain 70mph winds.
  - \*This, in conjunction with several other proposed camp sites, will lead to an influx of traffic, especially on already crowded weekends, limits must be imposed or our neighborhoods will be inundated.
  - \*New Environmental Impact Studies are requested
  - \*Cal-Trans Studies & Traffic Impact Studies are requested
  - \*I strongly urge developer to meet with the community and Planning Department together.
  - \*A complete Project Designation Study for new construction be set in motion
  - \*Property is not zoned for commercial enterprises of this magnitude and should be reconsidered
  - \*This delicate area would be better suited for a Desert Nature Preserve
  - \*Helicopters (whether emergency or VIP) will create dust and disturb wildlife as well as create ongoing nuisance for neighboring communities.

--

**Terry Langford**

## Biggs, Lupe

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**From:** Tess Jenkins <tessieferne@gmail.com>  
**Sent:** Tuesday, April 27, 2021 12:00 AM  
**To:** Morrissey, Jim  
**Subject:** Opposition to Flamingo 640 Glamping Site (Project # PROJ-2020-00191 on Parcel # 0629-181-01)

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

I'm writing to you to state my strong opposition to the proposed Flamingo 640 Glamping Site (Project # PROJ-2020-00191 on Parcel # 0629-181-01) in Flamingo Heights, CA. I'm a full-time resident of Flamingo Heights and have been for over 5 years. In a large number of ways this proposal would be inappropriate and disastrous for the small, quiet, rural community here and the fragile desert ecosystem it sits within.

The proposed area for this project is zoned Rural Living. The noise, light pollution and traffic that a large resort of this scale would bring would drastically impair our rights to quiet enjoyment that the Rural Living zoning is designed to protect. The noise of 200-300 campers a weekend (not to mention 25,000 person festivals) perched above the large Pipes Wash would carry through most of the Flamingo Heights area, drastically altering the environment (especially our serene nights, one of the reasons so many of us chose to live out here) and creating a huge disturbance for residents and wildlife. The threat of wildfires from poorly managed campfires by inexperienced campers is also very scary, especially since this is a high wind zone all year round.

This site would serve tourists without giving anything back to the community. The plans state that there would be no public access, so residents could not benefit from the proposed restaurant or cultural spaces. Any jobs created would be low-paying and seasonal. But we would have to deal with clogged roads, noise, and damaged land that the massive influx of tourists would bring.

There would be large environmental impacts for the land, wildlife, and many threatened species that live on this large plot of land. Heavy use of roads and improper use of wildlife areas cause permanent harm to endangered plants and animals' burrows. We already know from past music festivals that attendants will park vehicles and camp in restricted outdoor areas. Thousands of Western Joshua Trees growing on this plot of land are candidates for threatened species under the California Endangered Species Act and cannot be legally removed, but documents from the developers state that they may do so.

The land is why we choose to live here. Being able to live within an undisturbed wild space is sacred, people who live with it day in and day out know that and know how to cohabitate with it in a respectful way, how to enjoy it while having a low impact. Large groups of hundreds or thousands of people at a time are not able to have that kind of relationship. There is no doubt that damage will be done, the kind of damage that the land takes decades to recover from. The tourists will come for a weekend but residents will have to deal with the impact every day and every night of the noise of partying tourists, the stress of irresponsible campfires, and the devastation of watching the land we love get trampled.

**Development in a small, rural and ecologically fragile area needs to be modest and thoughtful. The scale of this project is inappropriate for the area, it would damage the land, disturb threatened species, diminish the quality of life for residents and strain our already limited resources, all with little to no gains for the community.**

I would be deeply devastated if this plan went through. I hope that you will prioritize the quality of life of your constituents over the profits of a few and do what you can to halt this proposal.

Thank you  
Tess Jenkins



## Biggs, Lupe

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**From:** Thao <thaowowwow@gmail.com>  
**Sent:** Thursday, April 22, 2021 8:07 AM  
**To:** Supervisor Rowe; Morrissey, Jim  
**Subject:** Flamingo 640 project

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Jim Morrissey,

I'm a resident of Flamingo Heights - I live .5 miles directly north of this proposed project. I actually wasn't given any mail notice about this project, my neighbors informed me they got info in the mail. It concerns me that the notification for this project wasn't sent to a large enough radius in this community, considering its going to occupy 640 acres and 200-300 guests per day, and potential outdoor festivals of 25,000 attendees.

My partner and I are small business owners in this community. He runs a cabinetry shop in Yucca Valley and I used to operate a retail business that shut down during COVID. Additionally I'm a private chef who has been trying to find avenues for gainful employment but the lack of commercial kitchens in the area has been a huge roadblock. I want jobs for this community and I support projects that bring gainful employment. But after I read the documents for Flamingo 640 - **I am in strong opposition**. I would like to make some points about why **I don't think this project is a good idea** and suggest some options for consideration.

1. **Destruction of wildlife** - There area rural areas where this project would make sense, but the Mojave desert is a highly sensitive ecosystem. The joshua trees are endangered under the CA endangered species act. The desert turtles - yes I have recently walked the trails in this area and have discovered turtles! They are also endangered species. This area is home to so many other animals, bulldozing 95+ acres for a 350 vehicle parking lot is literally destroying their home. Not to mention the dust storms you are going to create.

2. **Roads are dangerous** - 200-300 cars regularly, on a daily basis added to the current amount of traffic is literally going to cause more fatal accidents. There have been numerous accidents on this stretch of Old Woman Springs that were serious enough that required first responders. People pick up speed going through the Pipes Canyon Wash and once they drive up - they are literally driving 70+ miles on a 55mph speed limit zone. The road is one lane, either way - no turn lanes or stop lights. Is our road designed for this added traffic? The roads need to be widened and extra lanes added to accommodate this extra traffic. The developer needs to pay for this, tax payers should not bear the burden for the sake of this glamping resort.

3. **Wild fires** - There have been numerous wildfires in this area. Just directly west of this proposed site - several acres of burned 2 years ago. In Joshua Tree someone threw a cigarette in brush and that caused 100s of acres to burn in a matter of hours. How are we going to make sure no wildfires ever occur with the regular repeated use of this area? I'm not just talking about firepits - I'm also talking about fireworks, candles, cigarettes and embers from grills. I live in this area and the winds are random and very powerful. The wind is one of the most destructive forces in this area - I am very concerned about winds blowing over people's camp areas and wildfires occurring. Who will be monitoring for this? Also are there enough resources at hand to fight wildfires if they do occur? Will the developer be helping our community build a bigger fire station, purchase helicopter tankers & staff more trained fire fighters? If not, I think our community, the taxpayers are bearing the brunt of this project.

4. **This project extracts resources from our community without giving anything back.** The average annual income in this area is \$24,000 - so many residents lack substantive employment opportunities. This is an out of town developer that will be creating more low paying jobs. We do not need more low paying jobs that keeps our community members at & below the poverty line. We need gainful employment that pays higher than poverty wages, we need full time employment with benefits and that can provide housing.

5. This project is catered to wealthy tourists and does not address any of our illegal/legal camping complaints. People who are illegally or legally camping on land out here are displaced from housing. They cannot afford glamping. **This is not helping with their housing issues at all.**

6. I have heard that the developer pulled out a proposal for an amphitheater but that does not stop them from pulling the legally allowed event permits per year. **We do not need huge crowds in the thousands coming into our community, more noise and light pollution.** The illegal trespassing, parking, camping or destruction that brings. I have seen the impact of these festivals in my community. There is not enough infrastructure or amenities in this community for large festivals. They over run our small number of restaurants and grocery stores too. That is why the Desert Daze festival no longer takes place here.

I would like to see:

- Tax dollar going back into this community. Investors who want to build projects that cater to the full time residents as well as tourists. Not just development that caters to wealthy out of town tourists.

- Low impact development in the commercial zones of Old Woman Springs and Hwy 62 that directly serves the community that are owned and operated by local residents. Such as more restaurants. More food markets. More shops. Small motels. All that are within walking distance to one another.

- Projects that address our long term housing crisis. There are a pitiful amount of long term housing rentals - most homes have been turned into airbnbs. Turn this plot of land into housing development and dedicate a certain amount of those to be permanently long term rentals. ALSO put some type of cap on how many airbnbs a single individual can operate!

- I would not be opposed to this project if it was severely scaled down in size and moved into an actual commercial zone where its appropriate event venue. Have them dedicate affordable onsite housing to all the staff (because literally, where would their service staff live?). Have them build a restaurant or two on the property that is open for the public. No large scale festivals or events. Restrict the size of the events to a size that is appropriate for the parking and road design.

This developer has money - make them do this project the right way and make sure it benefits the community long term. Do not let them set a precedent for other developers to come in and do the same destruction. They do not live here and they are not impacted by this project the same way residents are.

Sincerely,

Thao Nguyen

469.570.1110

## Biggs, Lupe

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**From:** Thea Smolinski <theasmolinski@gmail.com>  
**Sent:** Monday, April 26, 2021 6:33 PM  
**To:** Morrissey , Jim  
**Cc:** dawn.rowe@mail.house.gov  
**Subject:** Flamingo 640

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

To whom it may concern:

I'd like to register my absolute objection to the "Flamingo 640," (Project: 2020-00191/parcel# 0629-181-01). Development on this scale would be disastrous for the area and for the community. My family and two young girls have really begun to discover our wealth of desert and natural lands in the past year. We've also seen the real degradation and devastation development brings to those communities. This is an unnecessary and wholly egregious development that does not preserve the wildlife and its environs.

Sincerely,

Thea

--

Thea Smolinski  
Art Collections Management  
[theasmolinski@gmail.com](mailto:theasmolinski@gmail.com)  
m. [786.351.3232](tel:786.351.3232)  
h. [323.378.5218](tel:323.378.5218)

## Biggs, Lupe

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**From:** theresa weir <theresaweir@gmail.com>  
**Sent:** Sunday, April 25, 2021 10:12 PM  
**To:** Morrissey , Jim  
**Subject:** Project # PROJ - 2020 - 00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hello!

I want to add my voice as someone against the proposed glamping site. I think others have already covered the reasons, and I agree with them. Wildfires, fatal crashes, and environmental impact are near the top for me.

Theresa Weir  
Landers, CA

## Biggs, Lupe

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**From:** Tiffani Waters <mrstwaters@gmail.com>  
**Sent:** Sunday, April 25, 2021 7:09 AM  
**To:** Morrissey , Jim  
**Subject:** Flamingo Heights Glamping Project

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Hi Mr. Morrissey,

I'm sure you've gotten a lot of emails from all of us in the Flamingo Heights, Landers area, and I'm hopeful that you've read them, because overall, we are a group that has feeled largely ignored by the county (Dawn Rowe wouldn't even give us 20 minutes of her time at the last community meeting). We have very little police support (as referenced by the police chief himself at the last meeting), luckily the fire dept seems to be in good shape, but our school, our roads, and our crime are all at levels, I would expect, are worse than a lot of other places in the county.

As we all try to navigate through this pandemic and epic job losses in our area, we've managed to hold on to the beauty of our land. It's really almost all we have left at this point. Besides each other and the help and support of our neighbors.

The damage, environmentally, and mentally to our community, will be significant if this project goes through as proposed. All we're asking is please consider what it would be like to have this in your backyard, like it will be in ours.

Thank you so, so much for your time. We really do love what's left of this desert area -- we do all this from the heart.

Sincerely,  
Tiffani Waters  
Resident of Landers, CA



## Biggs, Lupe

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**From:** Tracye Saar-Cavanaugh <socalcavs@sbcglobal.net>  
**Sent:** Monday, April 26, 2021 6:14 PM  
**To:** Morrissey, Jim  
**Subject:** Flamingo 640/PROJ: 2020-00191 / Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Jim Morrissey,

I am emailing you today with regards to the proposed development called Flamingo 640 in Flamingo Heights/Yucca Valley CA.

My husband and I are part-time residents in the Rimrock area.

We oppose this proposed development for a number of reasons including wildlife habitat preservation, extreme water usage, waste removal issues, increased traffic and most of all escalating threat of wildfires.

While we don't want to deny a developer from profiting from a project, it just seems that this proposal is of such a scale that it would be more of a detriment to the community than a benefit to the area's tourism. It's important to keep greed out of the equation and keep in mind why tourists are drawn to a desert experience...nature, sunsets, solitude, silence.

A full and processed review must be made to fully consider the complete impact that this project will have on the land and **all** of its inhabitants.

Thank you for your time,

Tracye Cavanaugh  
P.O. Box 321  
Pioneertown, CA 92268

## Biggs, Lupe

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**From:** Trilby Nelson <trilbynelson@gmail.com>  
**Sent:** Monday, April 26, 2021 6:24 PM  
**To:** Morrissey, Jim  
**Subject:** Opposition to PROJ: 2020-00191 / Parcel # 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

To whom it may concern:

As someone who cares deeply about California's deserts, I strongly oppose the "Flamingo 640". This area is a critical wildlife corridor and home to Joshua Trees, bobcats, burrowing owls, and threatened desert tortoise - the population of which has declined 90% since 1980 due to habitat loss.

To develop this delicate habitat would be catastrophic not just for its ecology but for its people, too.

The rural zoning, water needs, waste needs, traffic implications, fire threat, strain on local resources, lack of affordable housing, and environmental impact on an already struggling ecosystem are important reasons why this development would cause serious and irrevocable harm to the area.

Please say no to PROJ: 2020-00191 / Parcel # 0629-181-01.

Thank you,  
Trilby Nelson

## Biggs, Lupe

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**From:** Planning Commission Comments  
**Sent:** Wednesday, February 15, 2023 4:44 PM  
**To:** Morrissey, Jim  
**Cc:** Duron, Heidi - LUS  
**Subject:** FW: Land Use Services "Public Comments for Planning Commission Meeting for Flamingo 640 Project 2/9 /23 and 2/23/23 from Ollin"

Please see the comment below we received in the PC Inbox.

Lupe Biggs  
Secretary II  
Land Use Services  
Phone: 909-387-4431  
Mobile: 909-269-1366

County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

-----Original Message-----

From: Planning Commission Comments <PlanningCommissionComments@lus.sbcounty.gov>  
Sent: Friday, February 3, 2023 9:38 AM  
To: Planning Commission Comments <PlanningCommissionComments@lus.sbcounty.gov>  
Subject: Land Use Services "Public Comments for Planning Commission Meeting for Flamingo 640 Project 2/9 /23 and 2/23/23 from Ollin"

From: Ollin  
Subject: Flamingo 640 Project 2/9 /23 and 2/23/23

Message Body:  
Ollin Trujillo  
13109935163  
55355 Chaparral rd. Yucca Valley, California 92284

Hello,

My family and I have had a cabin on 10 acres in the Flamingo Heights neighborhood for about 8 years now. The main the main thing that drew me to the neighborhood was the serene natural beauty. I am constantly astonished by the amount and variety of the wildlife we see each time we visit. It has become sort of a game for our family to spot new animals/birds/insects/reptiles. I am very concerned about the proposed project "Flamingo 640" as I feel it will be very disruptive to the area. At first, I had hoped that it might be a good thing as it could bring some more and much needed amenities to the area, however it now appears that it will not be open to or benefit the surrounding neighborhood in any way. There are so many things wrong with this proposed project, (which I am sure you will hear about and I won't waste your time repeating). I would urge the council to require a full environmental impact report, and also study how traffic will be impacted. It is already very dangerous turning from HW 247 as the cars and semi rigs are travelling on the 2 lane HW at high speeds. Also, this area is a wash and I feel that the Joshua Trees and other wildlife would be very negatively impacted. On a personal note, I saw that they were proposing to put up hipster "Tee Pees" as "glamping" rentals. We have Pueblo Native American Ancestry in our family and I can't believe that something like this can still fly in this day and age. Teepees have nothing to do with the original people of this area, and this is really tacky and not very well thought out IMO.

Ollin Trujillo

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This e-mail was sent from a contact form on Land Use Services

(<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fus.sbcounty.gov%2F&data=05%7C01%7CJim.Morrissey%40lus.sbcounty.gov%7Cef843b04a8724007a0b608db0fb6de38%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C638121050312203400%7CUnknown%7CTWFpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IkhhaWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=yVV0eAUKycKf5L6WFGmr5HcZ2O18llqMCi9dzU6bYIc%3D&reserved=0>)

## Biggs, Lupe

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**From:** Tyler Coon <tylercoon95@yahoo.com>  
**Sent:** Monday, April 12, 2021 7:05 PM  
**To:** Morrissey, Jim  
**Subject:** PROJ-2020-00191

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

Hello Jim,

As a concerned resident and employee of Landers, CA, I do not support the building of this project.

First reason being: I grew up in the Morongo Basin, it is my home, the home to my friends and family. I have spent numerous years of my life living in other areas, like LA and San Diego, yet, I always felt the falling to come home. Because of the quiet, the peace and the space. In recent years, the desert has become an ideal tourist attraction, which in a sense, has helped our local business and improvements on infrastructure. Bur the primary reason seek this special place as a destination is because of its peace, quiet and space. Adding structures, trailers, bars, to a rural community right of a major and dangerous highway, takes away from the space and ultimately becomes an eye sore. Landers is one of the only towns left in the Morongo Basin that has the ability to give you full separation from traffic and the hustle and bustle that is in town.

Secondly, wanting to build a bar on one of the most dangerous highways, is just flat out stupid and careless. Highway 247 is considered one of the deadliest highways in the country, that title has been given, even without planting a bar right in the middle of it.

Please consider these issues and hear the residents out. The "Joshua Tree area" shouldn't be seen as just a business opportunity.

Thank you,  
Tyler Coon

Sent from my iPhone

## Biggs, Lupe

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**From:** VALERIE DAVIS <valdavisartinjt@gmail.com>  
**Sent:** Monday, April 26, 2021 8:59 AM  
**To:** Morrissey , Jim  
**Subject:** PROJECT # PROJ-2020\_00191

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey

I am saddened and angered that I have to deal with this inappropriate, destructive, disrespectful and very dangerous project.

A few of the issues are helicopter pads, fire pits in a dry, high wind area, destruction of protected animal habitat, dangerous traffic, light pollution, litter, ignorant people being destructive and inconsiderate people destroying the desert and our peaceful way of life.

I truly hope that there is some hope for our community. It seems that the residents of the Morongo Basin are not even human beings to SB County. Developers with money have all the power and that is the bottom line.

Please please stand up for our beautiful desert and the wonderful people who live here. This is a special area and is already under so much threat. Please do not destroy.

Thank you

Valerie Davis

Yucca Valley

Sent from [Mail](#) for Windows 10

## Biggs, Lupe

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**From:** I <cnstncwlsh@aol.com>  
**Sent:** Saturday, March 19, 2022 10:10 AM  
**To:** Morrissey, Jim  
**Cc:** I  
**Subject:** Flamingo Heights proposed project

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Re: Project# PROJ-2020-00191  
Assessor Parcel Number: 0629-181-01

Dear Mr Morrissey,

Of the countless devastating effects of land-for-profit now occurring epidemically in the high desert of Southern California, specifically in and around Landers, perhaps most detrimental is the scalping of land. I do not use this word lightly.

The more innocuous term "clearing" does not describe the permanent erasure of flora and fauna of "the elfin forest" of high-desert. It is common for complete removal by heavy equipment for the convenience of builders/developers.

Increasing frequency and velocity of wind also affects humans, with not only dust but flour-like particles swept up into the air. The nearby military base, whose operations include bombing, explode chemicals in the mix we breathe.

Please consider that in this fast-changing world the most seductive of plans can instantly be canceled, whether through climate, societal or financial events. How many thousands of scalped acres with dreams behind them have fallen, leaving only bare dead earth behind? Beyond number. Already Airbnb's are feeling the crunch of elevated gas prices, as potential visitors think twice about hitting the road to Joshua Tree and Landers.

Please be sure that not one twig or rock be disturbed from the proposed project which may never see the light of day, the way things are going. Denial is as rampant as greed.

Thank you for your attention. Much trust is placed in your sense and wisdom.

Constance Walsh  
Landers, CA, resident

## Biggs, Lupe

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**From:** Wendy Hadley <wendyhadley@me.com>  
**Sent:** Monday, April 26, 2021 3:51 PM  
**To:** Morrissey, Jim  
**Subject:** Comments on Project # PROJ-2020-00191; Assessor Parcel Number (APN) 0629-181-01

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Wendy and Paul Hadley

1688 Roadrunner Rut Rd.

P.O. Box 345

Pioneertown, CA 92268

Re: Project # PROJ-2020-00191; Assessor Parcel Number (APN) 0629-181-01

April 26, 2021

Dear Mr. Morrissey,

We are full-time residents and property owners living in the Pipes Canyon area of Pioneertown, just a few miles from Rt. 247 and the Flamingo Heights area where Robott Land Company, Inc. is proposing a 225-acre glamping resort project at 2107 Old Woman Springs Road (Project # PROJ-2020-00191; Assessor Parcel Number (APN) 0629-181-01). We are contacting you with several safety and environmental concerns that we have about this project, as outlined below. We hope that our concerns will be recognized and considered and that this project will not be allowed to proceed as it is designed, or at all.

This area is zoned for rural living and a commercial enterprise of this magnitude is not appropriate and should not be approved. This is the type and size of project that will have significant negative impacts on an area that is both residential and wild, affecting the full-time residents as well as the natural environment. The effect of a project like this on the immediate vicinity from increased and unplanned tourism will negatively impact our residents in the Landers, Flamingo Heights, and Pipes Canyon communities. The negatives far outweigh the benefits for our broader community.



Fire Concerns: We are both a high drought and high wind area, which leads to us being high fire risk much of the year. This project is seeking to establish three 700 sqft fire pits for up to 75 campsites. We do not want any project that has fire pits in our area, even gas firepits. The opportunities for high-risk fire conditions, plus human error from short-term visitors who don't understand or respect fire risks, are too great. How would this project continuously ensure and guarantee that they can prevent fires?

Community Public Services Infrastructure: Our community is already severely understaffed for law enforcement, fire services, and emergency medical services. A commercial project of this nature will add a lot of people to a small area and in turn increase demands on these kinds of public services. Will this commercial enterprise provide their own fire, police, and medical services? We are a very high wind area. A commercial project of this nature mixed with high winds poses increased fire and safety risks along with garbage problems for our community. Will the project staff clean up the never-ending debris that will inevitably be blown into Rt. 247 and all over the adjoining areas? This situation isn't just an eyesore, it can also be dangerous for cars, fire risk, and can negatively impact the wildlife and natural environment.

Water Concerns: Drought and water shortages are a big issue for our community. We are concerned that this size and scope of project will take away precious water resources that are needed for residents. We are also concerned about wastewater for a project of this size and scope and how it could impact the environment and our water tables. These issues must be considered and addressed for any kind of a commercial project in this area.

Noise and Light Pollution Concerns: A project of this type and size will create significant noise and light pollution in this quiet and dark residential area. Dark night skies and quiet are important to our area both for residents and the tourist industry. An operation of this size in that space will create a lot of noise and light pollution, no matter what they say they will try to do to contain it. The project's proposed helicopter pad(s) would create terrible noise pollution and dust problems.

Traffic Concerns: Old Woman Springs Road (Route 247) is already a dangerous road with only two lanes and no lighting which have resulted in frequent high-speed collisions. We are also seeing increased and increasing traffic. A project of this size would create a large amount of traffic in an area not set up for that kind of vehicle (or person) traffic. We would request that Cal-Trans Studies & Traffic Impact Studies be completed. We believe such studies will substantiate our concerns.

Environment/Wildlife Concerns: This area is an important wildlife corridor between the Sand to Snow National Monument, the Bighorn Wilderness, and Joshua Tree National Park. A project of this type and size and impact – with hundreds of people around on any given night - will disturb wildlife. A project of this size and scope might disturb Joshua Trees for roads, structures, and parking. If this project is going to continue to be considered, we request that proper, extensive wildlife and plant surveys be conducted. Earlier studies of that area confirmed the presence of the endangered desert tortoise and burrowing owl. This project has noted wanting to include helicopter pads which would be disturbing to wildlife as well as the area's human residents.

Thank you for providing us the opportunity to present our concerns about this project. We hope that the proper due diligence, research, impact, and planning studies will be conducted while the county considers this project. We would like

to be kept informed of the progress and status of this project as it impacts us as residents, land owners, and tax payers in this community.

Regards,

Wendy and Paul Hadley

[Wendyhadley@me.com](mailto:Wendyhadley@me.com)

[Paulhadley@me.com](mailto:Paulhadley@me.com)

+1-310990-5664

## Biggs, Lupe

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**From:** Xochitl Ortiz <xochiortiz@gmail.com>  
**Sent:** Monday, April 26, 2021 9:24 PM  
**To:** Morrissey, Jim  
**Subject:** NO to Highway 247 glamping resort in pipes canyon

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

PROJ-2020-00191 or (APN) 0629-181-01

This will be a true disservice to the community and wildlife. There is already an abundance of camping in the area and there is no need for this development to the area especially in protected place. The road will not be able to accommodate this. Please say no to this project. This is an area of endangered tortoises and joshua trees and other wildlife and fauna. This small desert community cannot accommodate this project. Thank you.

## Biggs, Lupe

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**From:** yahaira lopez-Cota <yahdee.lc@gmail.com>  
**Sent:** Monday, April 26, 2021 11:46 PM  
**To:** Morrissey, Jim  
**Subject:** Flamingo 640

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.**

Dear Mr. Morrissey and Supervisor Rowe,

I am writing with comments on the proposed **Project 2020-00191** in Homestead Valley/Flamingo Heights.

I have a number of concerns with the project, which we will outline below, but first to acknowledge the challenge the county has in determining the proper course of development in the high desert. The Morongo Basin is experiencing a housing shortage and a massive influx of people interested in enjoying the climate, clean air, and natural beauty of the area. The challenge of balancing the need for affordable housing access while preserving the natural beauty that, itself, led many of us to invest in the area, is a serious one that should be met with sustainable development principles focused on: retrofitting/renovation of existing derelict or abandoned houses, smart infill development in zoned areas, and new development only in areas of little ecological or wildlife impact. But we should be perfectly clear that this project has neither the stated goal nor any conceivable outcome of improving housing access or improving the quality of life for the residents of the Morongo Basin.

I respect the rights of property owners to make plans for their investments, but when those plans impact public safety, quality of life, and ecosystems well beyond their property boundaries, then we believe further scrutiny is required. Here are our concerns:

1. **Zoning:** the area is zoned RL (rural residential) and a dense, high impact campsite, entertainment venue, helipad (truly inexplicably), bar and restaurant, are in direct conflict in principle and actuality to the zoning.
2. **Traffic:** Highway 247 is, per capita, one of the most dangerous stretches of highway in California, claiming the life of dozens of people in the last few years. A recent lane-widening and rumble-strip installation has done little to slow this tragic loss of life and this development will necessarily require a high degree of turn-in/turn-out traffic in an otherwise uninterrupted stretch of highway. This will require extensive study and lane-widening and perhaps a new traffic light to preserve public safety.
3. **Ecology/Wildlife:** the area plays host to a number sensitive animal and plant species such as the Western Joshua Tree and desert tortoise, both soon-to-be candidates for endangered species protection. We would demand a significant impact and mitigation study for any development.
4. **Water/Wastewater:** our local imported water supplies via the Mojave Water Agency are under serious stretch and this rapid development deserves serious study. Further, the nearby Ames Aquifer is a sensitive one and a critical source of water storage for both Bighorn Desert View Water District and the Hi Desert Water District. Absent a significant study of the potential aquifer impacts, this project should not proceed.

5. **Fire:** campsites=campfires and this area has already experienced a significant fire on the section catty-corner to this section to the southwest in recent years.
6. **Light/Noise pollution:** any music venue would permanently change the entire vicinity and not just during the events themselves as noise-sensitive animals like bighorn sheep migrate elsewhere. 70 campsites means at least 140 beams of headlights flashing across the section and across Pipes Wash all night for the in-and-out traffic of visitors.

Your consideration is very much appreciated and while not looking to stand in the way of smart, beneficial development that can support the ecosystem and community of the Morongo Basin, we believe there are a number of serious questions raised by this project that will require significant additional analysis and public review before proceeding further. It is our view that **Project 2020-00191** is fundamentally flawed, dangerous, and detrimental to the area.

Thank you very much for your consideration,

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Yahaira Lopez