



October 1, 2023

Important Update on FH640 Development Appeal Discussion & New Landers Eco Dome Project

Dear Community Members,

I am pleased to share with you an update on the recent constructive and insightful project call that took place on September 29, 2023, between myself, an organizer from [SaveOurDesert.org](https://www.saveourdesert.org) (SOD) and Morongo Basin Glamping Taskforce, and key representatives from San Bernardino County Land Use Services (LUS). The discussion focused primarily on the [Flamingo Heights 640 resort development appeal](#).

Before proceeding, please note that the following information represents my personal notes from the call, and while every effort has been made to provide accurate and comprehensive details, inaccuracies or omissions could be possible. This update should not be considered an official statement from San Bernardino County.

During the call, there was a comprehensive dialogue regarding the status of the appeal, the anticipated next steps, an overview of the Rural Living (RL) zoning and its permissible uses, as well as a thoughtful exploration of the definition of a "Campground."

The key takeaway from this meeting is that, **due to substantial changes and modifications within the developer's appeal, it will not proceed to the Board of Supervisors or the Planning Commission as initially anticipated.** Instead, three viable options have emerged for the developer to consider:

1. Appeal to the Board of Supervisors while keeping the project in its current form as submitted to the Planning Commission.
2. Modify the project and resubmit it to the Planning Commission.
3. Withdraw the appeal altogether.

It appears that these options and positions have already been communicated to the developer, as noted during the call. LUS shared that significant discussions occurred last week with Robott Land, and there have been suggestions for them to engage with the community to address our



concerns. It is essential to highlight that a single in-person session was held with the developers previously, but subsequent invitations were not accepted. It is incumbent upon the developers to initiate and arrange these meetings.

Furthermore, LUS expressed its interest in hearing from the community. When I inquired about their approach, given the wealth of community commentary on record, Mr. Mark Wardlaw, Director of San Bernardino County LUS, mentioned that he would personally view the Planning Commission hearing for deeper insights and hinted at the possibility of visiting the project site in person.

In closing, we touched upon Rural Living Zoning and the definition of a "campground," and Ms. Heidi Duran, Planning Director at San Bernardino County LUS, followed up with an email containing specific definitions (see attachments.) However, for the sake of brevity, I will refrain from delving into the semantics here, as this email aims to provide an update on the conference call's outcomes. It was noted though that LUS has on their radar to review the allowable uses however no further details were discussed.

In summary, it is clear that the appeal dated July 20, 2023, will not proceed to the Board of Supervisors or the Planning Commission. The developer is now faced with the aforementioned three paths and will need to make a decision on how to proceed.

What should you do next? Please keep an eye on our newsletters and visit our website at [SaveOurDeserts.org](https://www.saveourdeserts.org) for project updates. At this stage, there is no immediate need to contact LUS, the Planning Commission, or the Board of Supervisors until the project progresses in a particular direction.

In the meantime, I am delighted to inform you that the SOD website has expanded to include additional partners, highlighting the growing phenomenon of resorts and pseudo-campgrounds in the desert.

This just in: Seven miles away in Landers, adjacent to the historic Charlie Reche Homestead and The Integratron, a National Register of Historic Places, there is a new project known as



"Eco Dome," which is seeking a conditional use permit to establish six geodesic domes each dome is 24 feet in diameter and containing a full bathroom, outdoor deck, and hot tub; one communal dome 36 feet in diameter, solar carport with separate utility building, and outside activity areas including a swimming pool, horseshoe pit, and bocce court on 2.5 acres. [Info can be found here](#) and comments on the Initial Study/Mitigated Negative Declaration are due November 1st!

Please do not lose momentum, my friends. Although it may sometimes feel like a challenging game of whack-a-mole, we must persevere and advocate for the Board of Supervisors to take immediate action, much like they did in 2019 when disallowing large solar installations in the Rural Living zones.

Your continued support and dedication to preserving the beauty of our desert are truly commendable. Together, we can make a meaningful impact and safeguard the natural treasures we hold dear.

Thank you for your unwavering commitment.

Warm regards,

Justin Merino

SaveOurDeserts.org

Morongo Basin Glamping Taskforce

Attachments: San Bernardino County, California Code Of Ordinances, Definitions, Campground



SAN BERNARDINO COUNTY, CALIFORNIA CODE OF ORDINANCES, DEFINITIONS

§ 810.01.050

(e) **CAMP** or **CAMPGROUND**. (See Land Use Tables.) A site used or intended for use for temporary occupancy by campers traveling by automobiles or otherwise, which may include individual campsites, but where utility hookups for recreational vehicles are typically not provided. See also **RECREATIONAL VEHICLE PARK**. Other types of camping facilities regulated by this Development Code include the following.

(1) **CAMP, ORGANIZED**. A site with program and facilities established for the primary purpose of providing an outdoor group living experience with social, spiritual, educational, or recreational objectives normally for five days or more during one or more seasons of the year.

(A) These camps are located on a permanent site and have a well-defined program of organized supervised activities in which campers are required to participate. There is present at the camp a qualified program director and a staff adequate to carry out the daily program activities, which are mainly out of doors.

(B) An establishment that rents or leases facilities on an individual family or group basis for the principal purpose of sporting or other unorganized recreational activities are not considered an organized camp.

(2) **CAMP, PUBLIC**. A site used or intended to be used, let or rented for camping purposes by two or more camping parties in trailers, tents or other movable or temporary dwellings.

§ 810.01.200

(m) **RECREATIONAL VEHICLE PARK (RVP)**. (See Land Use Tables.) An area or tract of land, within an area where the land use zoning district allows recreational uses and where one or more lots are rented or leased or held out for rent, or lease to owners or users of recreational vehicles for temporary occupancy. Incidental food, alcoholic beverages, sales and service intended for the convenience of the guests at the recreational vehicle park are allowed.

[§ 810.01.050 Definitions, C. \(amlegal.com\)](#)

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