



# Eco Dome 'Glamping' Campground

County Project Name: PROJ-2022-00119

 [saveourdeserts.org/eco-dome](https://saveourdeserts.org/eco-dome)

 [hello@saveourdeserts.org](mailto:hello@saveourdeserts.org)





## **Concerns Surrounding the Exploitation of Campground Use in San Bernardino County's Rural Living Zone**

The Rural Living Zone (RL) in San Bernardino County is a ~50-year-old designation that has raised concerns recently. It encompasses a wide range of allowable uses, from low-density residential development to agricultural activities, trash transfer stations, commercial operations, and recreational uses, all subject to restrictions aimed at preserving the rural environment.

Recent concerns have arisen regarding the exploitation of the "Campground" use within the Rural Living Zone, particularly in the rural desert regions. Developers have been taking advantage of the campground allowance to establish large-scale recreational facilities or glamping developments, potentially straining local resources, disrupting the environment, and compromising the rural charm of the area.

To address these concerns, a call has been made to the Board of Supervisors (BOS) in San Bernardino County. The community seeks collaboration with the BOS to review and potentially amend the allowable uses in the Rural Living Zone. This highlights the importance of community activism and proactive action by the BOS to address the issues.

It's worth noting that the RL zoning code has recently undergone a significant update, including the banning of solar farms in the zone. This update underscores the malleability of zoning regulations when necessary. However, as of the latest available information, there has been no remarkable progress in the call to the BOS to review allowable uses. This lack of progress highlights the ongoing challenges in finding a solution that satisfies the interests of the local community while maintaining the intended purpose of the Rural Living Zone.

### **What is a "campground" according to SBC California Code of Ordinances:**

#### **§ 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.



## Understanding MND and the Significance of EIR in Desert Developments

A Mitigated Negative Declaration (MND) is an environmental document used in California's environmental review process under the California Environmental Quality Act (CEQA). It is employed to evaluate and disclose potential environmental impacts of a proposed project while highlighting the measures taken to mitigate those impacts. The purpose of an MND is to demonstrate that, with the implementation of specified mitigation measures, a project will not have significant adverse environmental effects, thus allowing it to move forward without the need for a complete Environmental Impact Report (EIR).

Here is a breakdown of the key differences between an MND and an EIR:

### Scope and Detail:

- MND: An MND is a less comprehensive and less detailed environmental review document. It primarily focuses on potential negative impacts and the mitigation measures to address them but does not delve as deeply into the analysis of all possible environmental effects.
- EIR: An EIR is a more thorough and detailed document that provides a comprehensive analysis of all significant environmental impacts, both negative and positive. It offers a broader scope, assessing potential consequences more comprehensively.

### Significance of Environmental Impacts:

- MND: An MND asserts that the project's environmental impacts can be mitigated to a level where they are no longer considered significant. It concludes that the project can proceed without a full EIR.
- EIR: An EIR, on the other hand, does not necessarily seek to mitigate all environmental impacts. It is a tool for disclosing and understanding the potential impacts, and whether they can be fully mitigated or not. An EIR allows decision-makers to weigh the pros and cons of a project, even if it identifies significant impacts.

### Public Participation:

- MND: MNDs typically involve a more streamlined public review process compared to EIRs. Public input is usually solicited during the MND process but to a lesser extent.
- EIR: EIRs require a more extensive and formal public review process, including public hearings and extended comment periods, giving the public and interested parties a greater opportunity to voice concerns and provide feedback.

### Decision-Making and Approval:

- MND: If an MND concludes that the project's impacts can be mitigated to a non-significant level, the project can be approved without preparing a full EIR.
- EIR: An EIR provides a more comprehensive basis for decision-making. It allows decision-makers to choose to approve, deny, or modify a project based on a thorough understanding of its environmental consequences.

In summary, a Mitigated Negative Declaration is a tool used to demonstrate that a project can proceed with the implementation of specified mitigation measures, avoiding the need for a more extensive and detailed Environmental Impact Report (EIR). The key distinction between an MND and an EIR lies in the depth of analysis, the consideration of both negative and positive impacts, public participation, and the level of scrutiny that decision-makers apply to a project's environmental effects.

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## PROJ-2022-00119 - Request for Extension

2 messages

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**Justin Merino**

Mon, Oct 30, 2023 at 12:31 PM

To: "Morrissey , Jim"

Cc: "Wardlaw, Mark", "Duron, Heidi - LUS", "Rowe, Dawn"

Dear Jim,

I am writing to formally request an extension for the submission of the Notice of Availability (NOA) / Notice of Intent (NOI) to Adopt for the Eco Dome Campground project, which is currently due on November 1st. The purpose of this request is to address several critical issues that have arisen during the notification process, which have hindered community awareness and created inconsistencies in the project documentation.

First and foremost, the minimum requirement that the county follows for notification, which is in place for projects like the Eco Dome Campground, is proving to be unrealistic in the Rural Living area where the project is proposed. This rural setting has made it difficult for community members to become aware of the project, as they are spread over a large area, leading to a lack of information and engagement. The current notification radius is inadequate to reach all relevant stakeholders and obtain their input, which is essential for a thorough environmental assessment. As such, we kindly request an extension to provide ample time for proper notification and community involvement.

Furthermore, there have been notable discrepancies and confusion surrounding the Notice of Availability (NOA) / Notice of Intent (NOI) to Adopt and the San Bernardino County Initial Study/Mitigated Negative Declaration Environmental Checklist Form. Specifically, the project descriptions in these documents do not align, with the latter omitting details about the inclusion of a swimming pool and six hot tubs. This inconsistency raises questions about the project's true scope and its potential environmental impacts. Additionally, a change in the project site plan as it concerns the pool and hot tubs seems to have occurred, as reflected in the San Bernardino County Initial Study/Mitigated Negative Declaration Environmental Checklist Form. However, this change has not been adequately taken into consideration in the Noise Impact Study and Greenhouse Gas Screening Tables for example. These disparities between the project descriptions and the supporting documentation have caused confusion and concern among the community which we will be discussing at our Landers town hall meeting tonight.

Given the significance of these issues, we believe that an extension of the submission deadline is essential to allow for the potential correction of discrepancies, addressing the change in project scope, and ensuring that all community members have a fair opportunity to be informed and participate in the review process. We kindly request a 30-day extension to address these concerns comprehensively.

We remain committed to working closely with Land Use Services to ensure the highest standards of transparency, accuracy, and community engagement in the environmental review process for the Eco Dome Campground project. Your cooperation in granting this extension will greatly facilitate these efforts.

Thank you for your attention to this matter, and we look forward to your response.

Justin Merino  
760-550-5824  
SOD Organizer  
LCA President





COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) / NOTICE OF INTENT (NOI) TO ADOPT  
AN INITIAL STUDY / MITIGATED NEGATIVE DECLARATION  
ECO DOME CAMPGROUND

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identify and evaluate the environmental impacts of the Eco Dome Campground Conditional Use Permit.

**Project Title:** Eco Dome Campground

**Project No.:** PROJ-2022-00119

**Project Location:** On the south side of Linn Road, approximately 0.25 mile east of the intersection of Belfield Blvd. and Linn Road, in the Landers area of San Bernardino County.

**Project Description:** 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, WITH SEPARATE UTILITY BUILDING, AND OUTSIDE ACTIVITY AREAS INCLUDING A HORSESHOE PIT, POOL, AND BOCCE COURT ON 2.5 ACRES.

**Environmental Review and Public Comment:** The circulation of the Draft Mitigated Negative Declaration\ Initial Study is to encourage written public comments. Interested persons can review the Draft IS/MND at the following physical location:

**Land Use Services Department - Planning Division**  
**385 North Arrowhead Avenue, First Floor**  
**San Bernardino, CA 92415-0187**

You may obtain the document in electronic format at: <https://lus.sbcounty.gov/planning-home/environmental/desert-region/> or by emailing the Planner at [Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov). To request a PDF version of the document from the Land Use Services Department database, please reference the project number above.

The comment period on the IS/MND closes on **November 1, 2023 at 5:00 PM**. Please submit comments to [Jim.Morrissey@lus.sbcounty.gov](mailto:Jim.Morrissey@lus.sbcounty.gov) or to:

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

**SAN BERNARDINO COUNTY  
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION  
ENVIRONMENTAL CHECKLIST FORM**

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This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

**PROJECT LABEL:**

<b>APN(s):</b> 0630061380000	<b>USGS Quad:</b> Landers, California
<b>Applicant:</b> Eco Dome Project Adriana and Calvin Clark 24703 Walnut Street Newhall, CA 91321	<b>Lat/Long:</b> Section 6, Township 2 North, Range 6 <b>T, R, Section:</b> East, San Bernardino Baseline and Meridian.
<b>Project No:</b> PROJ-2022-00119	<b>Community Plan:</b> El Mirage
<b>Staff:</b> Jim Morrissey, Planner	<b>LUZD:</b> Rural Living (HV/RL)
<b>Rep:</b> Elevated Entitlements LLC	<b>Overlays:</b> Biotic – Desert Tortoise, Mohave Ground Squirrel; FEMA-D
<b>Proposal:</b> Conditional Use Permit (CUP) to develop six (6) temporary sleeping domes, one (1) communal recreational dome, and one (1) solar carport and utility room on a 2.5-acre parcel located at 57899 Linn Road in the County of San Bernardino.	

**PROJECT CONTACT INFORMATION:**

**Lead agency:** County of San Bernardino  
Land Use Services Department  
385 N. Arrowhead Avenue, 1<sup>st</sup> Floor  
San Bernardino, CA 92415-0182

**Contact person:** Jim Morrissey, Planner  
**Phone No:** 909-387- 4234    **Fax No:** (909) 387-3223  
**E-mail:** Jim.Morrissey@lus.sbcounty.gov

**PROJECT DESCRIPTION:**

**Summary**

Request for a Conditional Use Permit (CUP) to develop six (6) temporary sleeping domes, one (1) communal recreational dome, and one (1) solar carport and utility room on a 2.5-acre parcel located at 57899 Linn Road Landers, CA 92285 in the County of San Bernardino. The property is assigned the Assessor Parcel Number: 630061380000. The project site consists of the following:

Accommodations/Amenities:

- Six (6) stand-alone geodesic domes

Support Buildings/Areas:

- One (1) central communal dome with games, yoga, and a full kitchen
- Bocce Ball Court
- Horseshoe pit

Infrastructure:

- Parking Lot – 8-spaces
- EV Charging Stations with solar canopy
- Invertor/Electrical Room
- Rainwater Capture
- Backup Generator
- Refuse/Recycling
- Septic Tank

Trails/Paths/Gardens:

- Internal Paths/Walkways between buildings/site activities
- External Trails
- Gardens - 212,000 square feet

***Surrounding Land Uses and Setting***

Land uses on the Project site and surrounding parcels are governed by the San Bernardino County General Plan/Development Code. The following table lists the existing land uses and zoning districts. The property is zoned Homestead Valley/Rural Living (HV/RL). The property to the north is zoned Homestead Valley/Resource Conservation (HV/RC), while the surrounding properties to the east, west and south share the same land use zoning designation of Homestead Valley/Rural Living (HV/RL).

<b>Existing Land Use and Land Use Zoning Districts</b>			
<b>Location</b>	<b>Existing Land Use</b>	<b>Land Use Zoning District</b>	<b>Countywide Land Use District</b>
<b>Project Site</b>	Vacant Land	Homestead Valley/Rural Living (HV/RL)	Rural Living (RL)
North	Vacant Land	Homestead Valley/Resource Conservation (HV/RC)	Resource Land Management (RLM)
South	Vacant Land	Homestead Valley/Rural Living (HV/RL)	Rural Living (RL)
East	Vacant Land	Homestead Valley/Rural Living (HV/RL)	Rural Living (RL)
West	Vacant Land	Homestead Valley/Rural Living (HV/RL)	Rural Living (RL)

**Project Site Location, Existing Site Land Uses and Conditions**

The Eco Dome Project is proposed at 57899 Linn Road in the County of San Bernardino. The 2.5-acre parcel is zoned Homestead Valley/Rural Living (HV/RL) and designated RL on the Countywide Land Use Plan. The Project site is generally flat with slopes less than 5%. The site encompasses six Joshua Trees and one Yucca. There are no known animal habitats, or historical features. There is a defined watercourse west of the Project site.



**Figure 1 Project Site**



# Linn Road

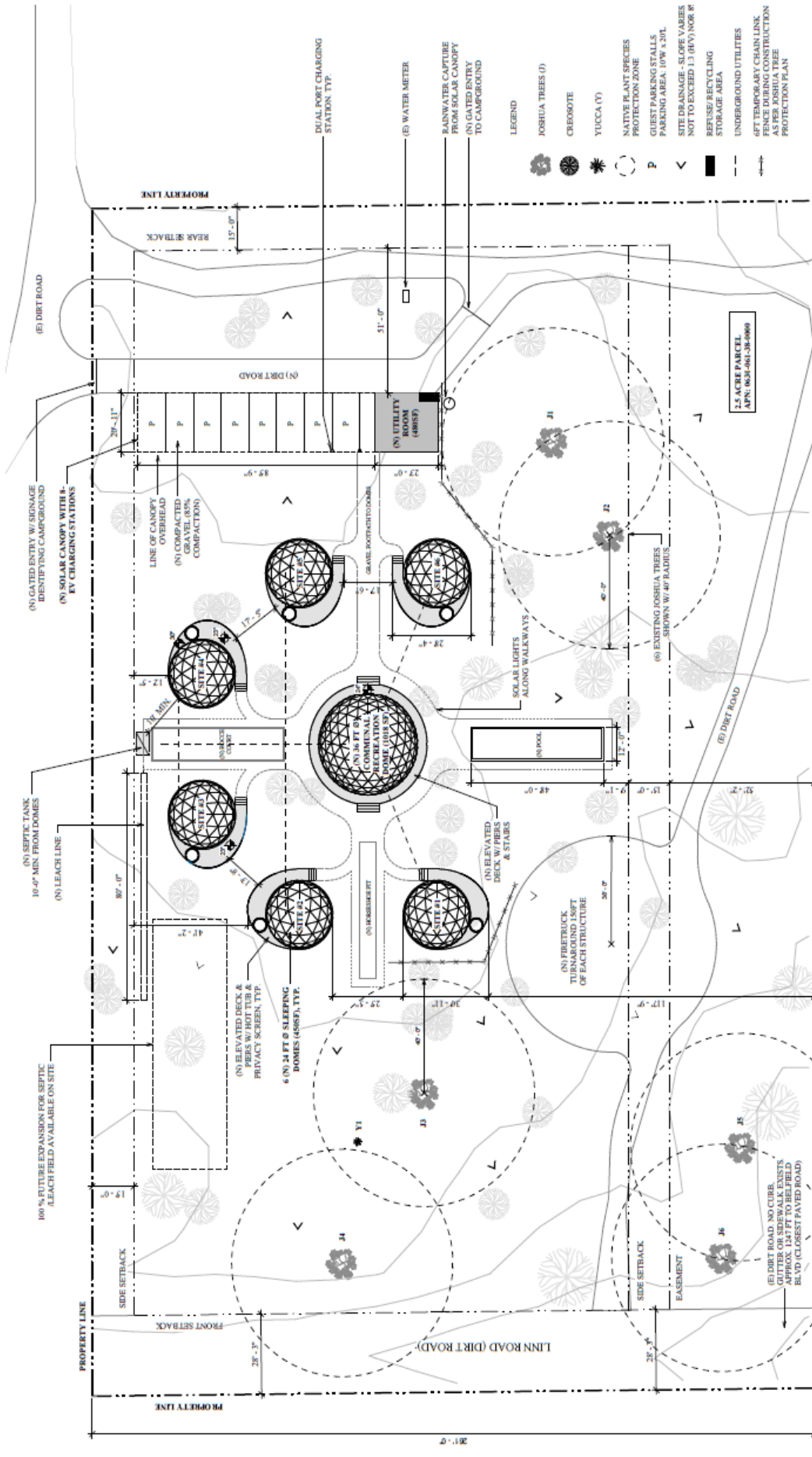


Figure 6 Site Plan



The following are comments for reference that  
have been submitted to LUS.  
Use them to gain insights when crafting your own  
comments which are due  
NOVEMBER 1st!

Submit comments via [SaveOurDeserts.org](https://www.saveourdeserts.org)

Or email directly to:  
[jim.morrissey@lus.sbcounty.gov](mailto:jim.morrissey@lus.sbcounty.gov)



November 21, 2022

Dear Mr. Morrissey,

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

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

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

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

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

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



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

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

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

Sincerely,

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

Justin Merino, President  
(On behalf of HVCC)



November 16, 2022

RE: Comments on CUP for PROJ-2022-00119

Dear Jim Morrissey via email jim.morrissey@lus.sbcounty.gov -

Morongo Basin Historical Society's (MBHS) mission is to collect, conserve and exhibit artifacts; to collect, display, interpret and publish memorabilia relating to the history of the Morongo Basin; to locate identify, and preserve historic sites; to promote the research and study of local history and to share the rich heritage of the Morongo Basin with all the communities within and surrounding it.

The Reche Homestead was established when Charlie Reche dug the first wells in the area to process his mining rocks more than 100 years ago. The Integratron and Reche's Homestead have some of the oldest wells in the Basin. The Rock House (partially fallen and extremely fragile) was his home. The large wash (a tributary of Pipes Wash) runs directly through the Reche property and heads toward the Giant Rock lake bed. There are very old water resources on the homestead property that are described in a YouTube video by Marina West at the Big Horn Water District: <https://youtu.be/EsOhg5tGXIU?t=1932>.

Also, a story written by George VanTassel about the Reche property can be found here: <https://www.integratron.com/a-brief-history-of-giant-rock-covering-the-last-90-years-1887-1977>

You can begin to appreciate the historic importance of the Reche Well, Reche Homestead, and the fact that The Integratron is amazingly still utilizing the Reche Well to date.

We also understand there is a section of the California Environmental Quality Act that addresses developments near historical resources:

*CEQA § 15064.5. Determining the Significance of Impacts to Archaeological and Historical Resources.*

We'd like to point out the following as areas of concern:

*(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources (Pub. Res. Code § 5024.1, Title 14 CCR, Section 4850 et seq.).*



Page 1 of 2

**Museum & Research Center**  
632 Landers Lane  
Landers, CA 92284

[mbhistoricalsociety.org](http://mbhistoricalsociety.org)  
760-364-2000

**Mailing Address**  
PO Box 2046  
Yucca Valley, CA 92286



*(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.*

*(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852).*

It's our position that this development which is located in a wash and very near historical resources that it would detrimentally impact said resources. Like many other construction projects and especially in desert areas, the early stages would see the builders moving a significant amount of earth. At the same time, the increased long-term road and foot traffic would undoubtedly impact the flow of water through the wash, increasing the potential of water backing up towards the historical landmarks. The Reche Homestead is already very close to an active flood/wash area and any increase in water flow through/next to the homestead will have a damaging impact.

MBHS trusts you will take further discovery steps to research the historical and fragile ecosystem that makes this unique land a delicate area of concern and come to the conclusion that this site is not suitable for a "Campground." In summary, we respectfully advise against any development within proximity to these two historical points for the reasons mentioned above and for the purpose of historic preservation.

Thank you for your consideration.

Morongo Basin Historical Society Board of Directors



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## Re: Comments on Project PROJ-2022-00119

1 message

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

Wed, Oct 25, 2023 at 8:57 PM

Mr. Morrissey,

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

Thank you.

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

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

Dear Mr. Morrissey,

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

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

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

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

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

## 2. WILDLIFE CORRIDOR IMPACTS:

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

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


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

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

Nancy Karl  
The Integratron  
760-774-5651  
[integratron@gmail.com](mailto:integratron@gmail.com)

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### 2 attachments

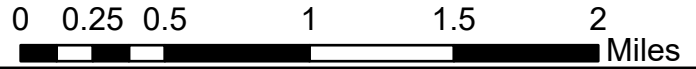
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2771K

 **Landers Map.pdf**  
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

# Landers Dome Project

Linn Rd and Belfield Ave  
Landers, San Bernardino County



N



-  Joshua Tree Habitat
-  Morongo Basin Linkages



# Morongo Basin Conceptual Area Protection Plan Expansion

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

## Land Status

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

## Potential and Approved CAPP Targets

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

