

## **SURVEY RESPONSE COMMENTS**

### **LMR BOS APPEAL/ APRIL 8, 2025**

JTVN contacted residents in the 300' radius, asking them to complete a survey in order to determine if they were notified of Lovemore Ranch milestones. The last question of the survey was open for comments as added, anonymously, in full below.

I received notification and submitted comments, but I had no sense that they were ever taken into account. The approval process seemed to bulldozer over anything I brought up or even the county's own regulations.

As a proximal resident to this project I feel dismayed that the county would approve this huge build without the input of people that will directly be affected by it. We value our deserts for the open spaces, thoroughfare of wildlife, and peace. It is extremely disconcerting to find out about the project AFTER it was approved. It will not benefit residents. I live in a neighborhood where 1/3 of the houses are vacation rentals and already stand empty because of an over saturation of high end vacation homes. The Lovemore Ranch will be a meaningless destruction of our beloved desert that goes against the values of the people that live in and love the desert. Our town does not have the resources to support it, and our people do not want it. You can include this comment.

This project is so wrong for this location ( in so many ways) . too Dense, Many Joshua Trees are on this site.....which are under protection ...this project will cause major congestion..traffic on Sunset & Alta Loma and Hill view. are just 3 major issues.

I was not notified of meeting that was held with the county and feel like they were sneaky and deceitful with not letting our JT neighborhood have our voice in opposition.

Transparency seems to be an issue with the county's notification system for this project, like they are trying to sneak it past us! This project does not fit the rural character of Joshua Tree, the County seems to have ignored the land use and community plan guidelines. Seems money is their only concern, they do not represent the actual residents! We need to hold them accountable. You may include my comment on the appeal

I strongly oppose the Lovemore Ranch project. A high density development threatens the quiet character, fragile desert ecosystem and rural feel that make Joshua Tree unique. This project is simply too large for our community to absorb responsibly. Our community was not properly notified to protest this development. We do not want a precedent for high density housing to be established in our rural unincorporated community located only 2 miles from the 8th most visited national park, which is also is a designated night sky area.

It would be preferable to the community, schools, water table for this project to develop .5-.8 acre plots with septic tanks.

From day one of my home ownership in 2022, this project has loomed, 30' from my back door. While also failing to notify me every single time. My quality of life and property value are damaged un recoverably by this menacing development. LMR is completely tone deaf to the real needs and concerns of our full time village neighbors and adjacent residents.

I oppose Lovemore Ranch. Joshua Tree is a rural area and adding an atrociously designed gated community is the opposite of what Joshua Tree needs. This is not affordable housing for residents, nor is it tasteful desert vacation homes. This is setting up to be a resort, and that will affect traffic, water runoff, and public services in our town. This is not a project for locals and does not take into account the environmental concerns with developing in the high desert, nor the size of the town and public services' ability to handle this development.

Additionally, because of the rural style of Joshua Tree, a notification system that only notifies owners 300 ft from the development is not acceptable. People in a mile radius need to be notified of developments like this as it will affect the traffic and atmosphere of their homes.

I am ok with you using my comment for the public appeal.

My partner and I are located just a couple hundred feet of this proposed development and received exactly 0 notifications of the project. I have only heard about this project by word of mouth and am incredibly disappointed by the county in approving this. We have strong opposition to this entire project and fully agree with the demands listed on the Change.org petition.

Primarily we are disgusted these "houses" are being advertised as affordable housing options for the town when it is obvious this is nothing more than resort style housing meant to make an outside individual a large sum of money. This adds nothing of substance to the high desert community and is only exploitative for monetary gain.

Also to whoever is organizing this petition and the signage outside Lovemore Property you frickin rock!

This project is wrong on many levels - clear cutting most of the plants, DENSITY, water use, sewage pollution (air/ground water), light pollution, increased TRAFFIC, STR's, affordable housing, construction for years degrading residents quality of life ETC!

I oppose the high density of this project and use of a sewer treatment facility, especially in close proximity to houses not associated with this project. Houses should be connected to individual septic systems which will facilitate lowering density to allow proper leach field absorption area. A failure of the wastewater facility will be a massive issue. There needs to be redundancy in the design of the wastewater and breaking up the systems into smaller systems will make any failure point less impactful. I also have concerns regarding the grading of this lot. Many native animals rely on this open space such as rabbits, quail, bobcats and coyote. Care should be taken to preserve the

native vegetation so as to not displace the wildlife that rely on it. (Yes I am ok with adding my comment for public appeal)

When Axel bought the land which adjoins my property he told us that he was going to build a house for himself and was not interested in developing the land. I feel he's misrepresented his project and we are of course concerned about our property value and the quality of life changes which we will experience with this development. We don't see the respect for the neighbors or the land being demonstrated.