



Interoffice Memo

DATE: March 9, 2023

PHONE: 387-0235

FROM: **JIM MORRISSEY**, Contract Planner
Land Use Services Department

A handwritten signature in black ink, appearing to be "JM", written over the printed name and title.

TO: **HONORABLE PLANNING COMMISSION**

SUBJECT: **APPLICANT: ROBOTT LAND COMPANY; PROJECT NUMBER: PROJ-2020-00191**
(AGENDA ITEM #4)

Since the distribution of the staff report, Staff has received additional comments for the above-referenced Project. These additional comments are attached for your consideration.

JM/HD/lb

From: [Rebecca Ewing](#)
To: [Planning Commission Comments](#)
Subject: Concern about Flamingo 640 project
Date: Tuesday, March 7, 2023 8:21:46 PM

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 Chair Jonathan Weldy, Commissioner Matthew Slowik, Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and Commissioner Kareem Gong,

I'm writing because I'm concerned about the Flamingo 640 project. I have been visiting the Yucca Valley / Joshua tree area as a lover of the high desert environment and a lover of the unique community for years. I have stayed in the area that would be impacted by this development several times, and dear friends of mine live in this community full time. This area is not well-suited for this type of development, and I'm extremely concerned by the impact on the fragile desert environment, the limited resources of this community, and the impact to traffic in the area for both residents and visitors.

I have family who live south of the park, and every time I visit them I'm reminded why this area, which Flamingo 640 would negatively impact, is so incredibly special. More development of this type is not necessary or responsible, and also may be a terrible investment on behalf of the investors who seem to not understand this area very well. Glamping in an area that gets extremely high winds? This is not a viable long term plan for the owners and will lead to construction/maintenance headaches and likely a diminished or lost return on an investment that will negatively impact the environment and community for both residents and visitors.

I've NEVER had a difficult time finding a short term rental in the area, and this glamping complex is just plain not needed. It offers nothing to the local residents or other visitors and just doesn't make sense. There is an opportunity here to deny the Flamingo 640 project approval and keep a wonder of the world more wild, healthy, and intact. Please do not throw that opportunity away.

Thank you for taking the time to read my thoughts. I urge your careful consideration and a full EIR under CEQA which would clearly outline the likely impacts of this development the community and desert-lovers like myself are so distressed by.

Sincerely and respectfully,
Rebecca Ewing

Rebecca Ewing Design
925.324.2312
rebewing@gmail.com
pronouns: she, her, hers

From: [DEREK GIRLING](#)
To: [Planning Commission Comments](#)
Subject: Flamingo Heights Glamping PROJ-2020-00191 Parcel no. 0629-181-01
Date: Tuesday, March 7, 2023 7:44:53 AM

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.

Regarding Resort Camping - Conditional Use Permit PROJ-2020-00191

I own a home within 300' of the proposed Resort Camping Conditional Use Permit requested by RoBott Land Company. I have owned my home since 2014.

Given that this development requires rezoning a residential RL 5 area when there are nearby commercially zoned parcels, the bar for approval should be exceptionally high.

I have several concerns that would challenge the wisdom of granting this permit to this developer.

Furthermore, this developer does not have a verifiable record of completing and operating any projects of this size, scope, or nature. A failure to complete the development and operate it per the CUP would result in an irreparable eyesore on a designated scenic highway.

Zoning – the parcel, as all parcels adjacent is currently zoned RL 5. The project would require rezoning the parcel. The county worked with the local community (Homestead Valley Community Counsel) several years ago and designated parcels adjacent to the highway and north of this parcel as suitable and agreeable for commercial rezoning. This undeveloped parcel was intentionally not included in the proposed commercial zone. The county should honor that commitment. This development would not provide any utility to local residents. Re-zoning to benefit a single investor group over the objections of virtually all nearby stakeholders would be extremely detrimental to the community.

It is my understanding that an acceptable use of the property is as a campground. Campgrounds are defined as “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”. This proposed project has permanent tent cabins with individual bathrooms at each permanent tent. It sounds like it does not meet the criteria for the county definition and code.

Public Safety – the proposed development is on a highly trafficked 2 lane scenic corridor with substantial truck traffic between the 10 and 15 Interstate freeways. Hundreds of cars turning into and out of the development each day would pose a safety concern as well as tax our already understaffed CHP, Sheriff, and Fire Department resources responding to increased incidents. Drivers unfamiliar with our local roads would be expected to arrive and leave throughout the day and night. This corridor is also an emergency evacuation route in the event of an earthquake or natural disaster. A comprehensive traffic study must be required to

accurately access risk.

Environmental Concerns including Wildlife Protections, Sewage Disposal, Noise, Light Trespass, Air Quality

Wildlife - on my property nearly adjacent to the parcel I have personally seen and in most cases have photographic evidence of resident tortoises, desert fox, bobcat, coyotes, Great Western Horned owls, as well as numerous species of both native and migratory birds. This directly contradicts assertions made in the documents submitted by the developer. The county itself has documented this parcel as critical desert tortoise habitat.

Sewage – there will be substantial amounts of sewage created daily by a development of this scope with hundreds of guests. In the wash below the proposed parcel is a recharge basin for the aquifer. A sewage failure here could result in raw sewage leaching into our groundwater.

Noise – given the number of guests, noise complaints would be inevitable. The development would need to have 24-hour security responsive to complaints from neighbors. Additionally, the noise from the construction would be substantial. The number of truckloads of concrete required to build out the building foundations, swimming pool, septic system, and fire pits would be considerable.

Light Trespass – although the plan calls for lighting compliant with county ordinance, the volume of cars coming in and out each night with their headlights on, campers with flashlights, and campers in the large chalets and lofts would be hard to control. Our light resource is an important component of this rural community.

Air Quality – the volume of cars each day as well as the above mentioned construction traffic will negatively affect our local air quality.

Other Options – if the developer is serious about their intentions to develop a resort camping experience near the National Park, they should be encouraged to seek out a more appropriate commercially-zoned parcel closer to the park and its services. We definitely could benefit from more regulated lodging for park visitors but this specific parcel is not a good option.

Conclusions - Due to the numerous inaccuracies in the documents RoBott Land Company submitted with their application including an inaccurate description of local zoning (RL 5 vs RL 2.5) used to illustrate relative densities of residential use versus commercial use, failure to address the BLM designation of the parcel as being part of an Area of Critical Environmental Concern, conducting wildlife surveys during periods of hibernation for local species, and material changes as to the nature of the development (initial plans included a 25,000 seat amphitheater), the county should not rely on any documentation submitted by the developer and should instead rely on a **comprehensive CEQA environmental impact report**, traffic study, seismic study, etc.

Please feel free to contact me anytime with questions.

Sincerely,

Derek Girling

56363 La Brisa Drive

Yucca Valley, CA 92284

From: [Sharon Dove](#)
To: [Planning Commission Comments](#)
Subject: Fwd: OPPOSE PROJECT 2020 00191 OPPOSED !!!
Date: Monday, March 6, 2023 11:46:25 AM

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.

oppose. follow zoning and general plan. NO USE IF YOU OVERRIDE FOR MONEY

The area is zoned for 'Rural Living,' not commercial, which the applicants have circumvented with a Conditional Use Permit (CUP). This project could set a dangerous precedent and affect other Rural Living codes if the developer gets through the loophole by calling this project a 'Campground.'

From: [S Bet](#)
To: [Planning Commission Comments](#)
Subject: Fwd: S. B. Cty Planning Commission 3/9/23 PROJ-2020-00191 (FLAMINGO 640)
Date: Wednesday, March 8, 2023 12:15:58 AM

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.

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

From: **Susan Betouliere** <susan.betouliere@gmail.com>
Date: Tue, Mar 7, 2023 at 11:52 PM
Subject: S. B. Cty Planning Commission 3/9/23 PROJ-2020-00191 (FLAMINGO 640)
To: <PlanningCommissionComments@lus.sbcounty>

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik, Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and Commissioner Kareem Gongora,

We are writing because of our concerns and **opposition to the Flamingo 640 “Glamping” Project # PROJ-2020-00191**

My husband Paul and I purchased a homestead cabin on 10 acres in 2007. We exit Hwy 247 (Old Woman Springs Rd) at La Brisa to drive to our property on Breezy Lane, Yucca Valley. Therefore we are neighbors in very close proximity to the proposed Flamingo 640 “Glamping” Project # PROJ-2020-00191, APN 0629-181-01

Traffic safety is a real concern on Hwy 247 (OWS Rd.). The narrow, winding two lane highway cannot support increased constant traffic. There are already many collisions and reckless, speeding drivers. Our community has experienced many head-on collisions, serious injuries and fatalities. I was not able to obtain a full report, but will include articles of (6) fatalities here.

TERRA VISTA ROAD HEAD-ON ACCIDENT KILLS 55-YEAR-OLD PERRIS WOMAN [YUCCA VALLEY, CA]

By Alan Dizon February 4, 2023



59-Year-Old Yucca Valley Man Injured in Fatal Crash on Old Woman Springs Road

Yucca Valley, CA (February 3, 2023) On Friday evening, a 55-year-old Perris woman died after a traffic accident at Terra Vista Road.

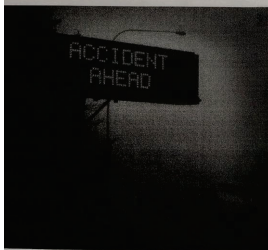
Authorities say that the fatal head-on crash happened at about 6 p.m. on Old Woman Springs Road.

Reports say that a 59-year-old Yucca Valley man sustained serious injuries in the same head-on accident.

The San Bernardino County Sheriff's Department says that the woman was in a southbound Chevrolet HHR that collided with a northbound Kia Soul. The Yucca Valley man was driving the Kia.

Paramedics transported the female driver to HI-Desert Medical Center, where medical personnel pronounced her dead. Meanwhile, medics transported the Yucca Valley man to Desert Regional Medical Center.

Deputies are investigating the fatal crash and have not released further information at this time.



Semi-Truck, Mini Cooper Crash on Highway 247

LUCERNE VALLEY, Calif. (August 26, 2022) — A fatal crash on Old Woman Springs Road also known as state route 247 happened Friday morning near Santa Fe Fire Road.

The two-vehicle crash occurred about 4:14 a.m. on August 26th, according to the California Highway Patrol (<https://cad.chp.ca.gov/traffic.aspx>).

Yucca Valley, CA-Woman Killed And Three People Injured In An Oncoming Traffic Collision In Old Woman Springs Road

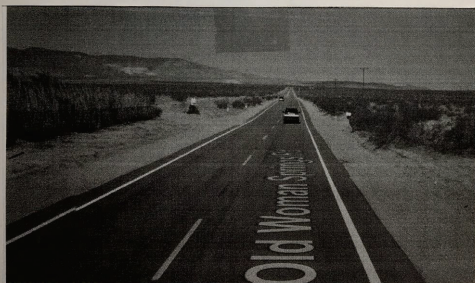
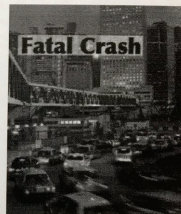
An 84-year old woman from Yucca Valley, Sharon Meler, at 3:10 pm on Monday, May 27, 2019, in an oncoming traffic collision in Old Woman Springs Road in Terra Vista Road in Yucca Valley. Three people in the third vehicle involved in the collision were seriously injured. According to the Sheriff's Department, a Ford F-150 truck coming from northbound hit the rear of Meler's vehicle while she was waiting for the oncoming traffic to pass before she was about to turn left. After Meler's vehicle was hit by the Ford truck, the former crashed into a white Cadillac CTS vehicle travelling from southbound from the oncoming traffic. The driver of the Cadillac vehicle was trapped in the car. Firefighters extricated him from the vehicle using the Jaws of Life, according to San Bernardino County Fire Capt. Zack Taylor.

This accident was the second deadly crash that occurred last month in Old Woman Springs Road.

Man, 22, and Girl, 19, Killed in Landers Crash on Old Woman Springs Road

LANDERS, San Bernardino County (December 3, 2017) — Two people were killed in a traffic collision on Old Woman Springs Road Friday afternoon, according to the San Bernardino County Coroner Press Release.

Authorities identified the deceased parties only as a 22-year-old male, and a 19-year-old female. It was not immediately clear if the victims were occupying the same or different vehicles when the crash happened.



Nov 28, 2018

LANDERS, Calif. (VVNG.com) — A 45-year-old motorcyclist lost his life following a crash involving a box truck on SR-247 or more commonly known as Old Woman Springs Road.

The addition of 300-400 visitors and 50 or more employees entering and exiting on a hazardous road is reckless and dangerous for all of us. We need a thorough **Traffic Impact Study**, additional lanes the entire length of the highway and traffic lights. Bottom line--- the commercial development should not be allowed!

This project will endanger wildlife along a beautiful wildlife corridor--Pipes Canyon Wash.



The **tortoise** photo was taken directly in front of our home. We are in **plain view of the 640 acre parcel to the north of us.**

The **tortoise burrows** were discovered on our 10 acre property just last week **3/3/23.**

We are **less than 1 mile from the proposed Glamping site** which has 640 acres. It is highly unlikely that no tortoises exist there.



This last photo is just **south of the 640 acres** on the same side of the wash.

The RoBott Land Co. applicant claims “There are no desert tortoise occurrences documented on site or directly adjacent to it....Desert Tortoise are therefore currently absent from the Project Site”. We find this statement to be careless,

dismissive and suspicious! How was their study conducted? What time of year? The tortoise hibernate November to March and can spend 95% of their time in their burrows, (up to 30 feet underground)!

The Circle Mountain Biological Consultants performed a Focused Survey for Desert Tortoise and Western Burrowing Owl and General Biological Resource Assessment between September 18 and October 4, 2006 **on the same 640 acre site APN 0629-181-01. They spent 151 hours on the survey and found 7 tortoises, 29 burrows,**

109 fresh scat, 42 older scat, and two sets of tracks. They noted that “a majority of the tortoise sign was observed in Area 1, which comprises the upland, plateau area between Hwy 247 and Pipes Wash.” This is also the area of the proposed glamping development! **Since the tortoise is designated as a Threatened species by both the U.S. Fish and Wildlife Service and California Fish and Game Commission, such impacts would be considered significant under CEQA.** Development of the property could result in the loss of occupied habitat and potential injury or death to animals occurring on the site, which would constitute “take” under State (CESA) and federal endangered species acts (FESA). Both the CDFG and USFWS must authorize incidental take, since both state and federal governments list the tortoise as threatened.

A full comprehensive CEQA Environmental Impact report should at the very least be a requirement during the time that the tortoises are active.

The Historical/Archaeological Resources Survey Report submitted to S.B County Planning Dept. prepared by CRM Tech April 9, 2020 states “the presence of the isolated artifacts demonstrates some sensitivity for **potentially buried prehistoric cultural remains** within the project area”. That said, if the project is approved will archeological monitoring be enforced?

The same Survey Report states, “The area is **susceptible to wildfires** during the dry season.” There is a genuine threat to human and animal life from fires. The winds are almost constant and it's common to have 20-30 mph sometimes up to 60 mph. **Under no circumstances should large 700 square foot fire pits be allowed in this dangerous high wind area! Our lives and homes are threatened.**

The developers from Beverly Hills have been careless in their research and oblivious to the wind events in Pipes Canyon. Fires spread fast as we witnessed during the 2006 Sawtooth Fire.

There is also an issue of the fire pits smoke polluting and drifting to the neighbors constantly. We are grateful for this ideal location because of the constant breezes and fresh air!

The current zoning Homestead Valley Rural Living (HV/RL-5) is what draws us to love being here. It is peaceful and serene day and night.

If the Conditional Use Permit is granted it will change our neighborhood forever! This is the wrong location as it will also bring **noise and light pollution**. There is no way that 300 vacationing visitors, and a helicopter will not be heard from surrounding neighborhoods. Noise carries easily across the canyon as we have witnessed from neighbors occasional partying, loud talking and barking dogs.

Our night skies are currently perfect for comet & star gazing. It would be devastating to lose that. We need the Counties help in preserving the dark night sky.

The amount of light needed for a large development with hundreds of guests, plus ambient light from lodging units, party lights, headlights, etc. will ruin this experience of dark skies for all of us forever! We already see glaring headlights from the north coming directly into our home. Can you imagine adding cars from 75 campsites coming and going?

The Draft study done by the applicant is inadequate, deficient and downplays very important subjects.

At the very least a **thorough and unbiased Environmental Impact study must be conducted** and the voices of the community need to be listened to.

We along with many others in our community oppose this project. As a Rural Living community we don't want a development to add more danger to our roads, cause a fire hazard, light and noise pollution, obstruct our views, and harm the precious natural environment.

Sincerely,
Susan and Paul Betouliere

Lucerne Valley Economic Development Association

P. O. Box 193
Lucerne Valley, CA 92356
www.lveda.org

Comments:

Resort Camping Project Number PROJ-2020-00191 off Hwy 247.

March 9, 2023 Planning Commission Hearing

We are part of a coalition of communities from Lucerne Valley east to Homestead Valley dealing with similar, rural land-use issues that affect all of us. One of our concerns is the number of land uses allowed in RL Zoning which is totally inconsistent with the basic intent of said 'rural' zoning. Our Lucerne Valley Community Plan contains a significant amount of RL zoning - and similar to this project - its allowed uses would be detrimental to our land-use integrity, infrastructure, and rural environment.

This project absolutely requires an EIR.

It's a product of the glitch in the County Development Code. RL zoning is for residential land uses. A campground – especially one like this - doesn't and shouldn't be a legal use in it. It makes no difference if it's a reservation only. It is a commercial project. It should only be allowed in a desert 'commercial zone'. It's a totally different land use than typical RL – and definitely more intense than even what's envisioned in the Development Code.

Reliance on MDAQMD's and the County's fugitive dust rules – hardly ever enforced - isn't mitigation. Soil erosion mitigation needs to be specific – the amount of grading allowed at a time immediately followed with water application – no grading/land clearing during windy days – continued stabilization until developed with facilities or paving – etc. "Best practices" don't work for desert land clearing/grading. Construction-related dirt (more than just PM 10 and 2.5) will blow off into downwind receptors and other properties – not consistent with residential zoning.

If this area is rich enough in cultural resources to be designated an ACEC – more attention should be placed on specific impacts and the overall open-space environment associated with ACECs.

Noise generated by the campground's urban-oriented visitors – even without the amphitheater – will be significantly greater than from typical 'desert' residential. It cannot be adequately mitigated nor requirements enforced. Even 'compliance with the

Lucerne Valley Economic Development Association

P. O. Box 193
Lucerne Valley, CA 92356
www.lveda.org

County's Noise Element' would still allow more significant ambient noise than from typical residential uses.

The traffic analysis is lame. 25 vehicles in and out in the AM and the same for the PM are underestimated – and definitely more concentrated than typical residential traffic. The campers will be coming and going at all hours, visiting sites around the region – shopping – etc. A Right/Left turn pocket into the driveway is absolutely necessary. And it isn't just about the "Average Daily Traffic" from the project – but existing conditions – short line of site on 247 from the driveway – the curve heading into Pipes Wash canyon - the posted speed on the highway 55mph – vehicles going a lot faster than that – some a lot slower – other safety issues - etc. This is 'commercial' type traffic – not residential.

THIS IS AN INTENSE COMMERCIAL PROJECT IN RESIDENTIAL ZONING. The environmental analysis shines on what the project will do to the community's custom/culture/land-use character - how inconsistent it is with the current community plan. 300 visitors – 75 campsites – 100 parking spaces – plus the long list of all the appurtenant facilities - all concentrated on 25 acres – doesn't fit there. Adequate "Findings Of Approval" can't be made.

The Planning Commission should deny it.

Chuck Bell, President
Lucerne Valley Economic Development Association (LVEDA)

From: [AP Storrs](#)
To: [Planning Commission Comments](#)
Subject: NO Flamingo 640
Date: Tuesday, March 7, 2023 8:10:31 PM

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 project is the last thing we need in this town. Please do not allow this to go through without first. Full Environmental Impact Report under CEQA. This project will endanger wildlife corridors that are so desperately needed. Joshua Trees need permanent protection. We need to protect our beautiful homeland. NO BIG LUXURY DEVELOPMENTS. The sewage & water use alone will be an environmental disaster. Plus this will be such a nuisance to all of us in the area. NO Flamingo 640!

Please - we are all counting on you!

Andrew Storrs

From: [brandy dyess](#)
To: [Planning Commission Comments](#)
Subject: NO to Flamingo Heights 640 Glamping Proposal
Date: Tuesday, March 7, 2023 9:57:32 PM

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.

San Bernardino County Government Center
385 N. Arrowhead, First Floor
San Bernardino, CA 92415

To whom it may concern,

I am writing to voice my concern and say NO to the proposed Flamingo Heights Glamping site.

Sincerely,

Brandy Dyess
Landers resident

From: [Robert Bagel](#)
To: [Planning Commission Comments](#); [Supervisor Rowe](#)
Subject: No to Flamingo Heights 640
Date: Monday, March 6, 2023 9:38:24 PM

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 Planning Commission,

I started coming to the area in 1978 and have owned a home in Yucca Valley for seven years. I have witnessed the steady degradation of the desert by people and projects that have no long term interest in protecting our area. Flamingo Heights 640 epitomizes that! Please be responsible and honest adults and stop this abominable Disney-ization of the Mojave. Camping would be bad enough, but industrialized glamping, commercial disruption of wildlife, and additional traffic in an area far from the national park helps no one in the area. Sure, there will be some minor economic benefits on the margin, but the overall costs to the area with negative externalities are obscenely high, and make this project obviously untenable. If you are in the pocket of a Beverly Hills developer, than it may be in your corrupt interest to allow such a project; but if you are honest in your service to the community and are interested in protecting the actual basis for the appeal and success of our area, you will stop Flamingo Heights 640.

Thank you,
Robert Bagel
Yucca Valley, California

From: [Olivia](#)
To: [Planning Commission Comments](#)
Subject: No to the glampsite
Date: Monday, March 6, 2023 2:52:27 PM

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. So for them to get a permit for a glampsite on a rural living zone, everything has to be removable, however they are planning to have a septic system for the bathroom area. As well as for the restaurant and camp store, how are those removable? They seem pretty permanent to me. This seems like another point to why the site shouldn't be allowed. As Flamingo Heights residents, we really hope this doesn't happen.

Secondly, we have more than enough accommodations for visitors in the form of AirBnBs and campsites already!

The right thing to do with owning this land would be to donate it to MDLT or the national park for preservation.

-Olivia and Jake

Sent from my iPhone

From: [Jessica Graybill](#)
To: [Planning Commission Comments](#)
Subject: Opposing Flamingo 640
Date: Tuesday, March 7, 2023 9:51:17 PM

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 to voice opposition for Flamingo 640. In addition to being a detriment to the environment, this development will be hugely detrimental to our tight-knit rural community. The area is zoned for rural living. This way of life will be ruined with traffic, light pollution, noise, and will cause an immense strain on already limited local resources. This project is exploitative and not at all welcome, and will likely not get a substantial return on investment amidst strong, vocal, local opposition.

This project should be stricken for safety reasons, as well. The acreage is bisected by a wash, which would be incredibly dangerous for any patrons and could lead to potential injury or death in the event of flash flooding (happens more often than you think!). Buildings will be subject to wind gusts up to 80mph that happen regularly and year-round, which will cause property damage at best and injury and death to guests at worst.

Flamingo 640 will be a disastrous investment. People come to the desert because it is raw, open land with thriving wildlife - this is what we need to be protecting! Building on all the open land and destroying habitat for sensitive species is going to make this place just like every other city that people are running away from. Land is not a renewable resource. Please consider donating your land to a local land trust that will protect it and preserve it for future desert lovers to experience.

Thanks,
Jessica Graybill

From: [Jessica Graybill](#)
To: [Planning Commission Comments](#)
Subject: Opposing Flamingo 640
Date: Tuesday, March 7, 2023 9:51:17 PM

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 to voice opposition for Flamingo 640. In addition to being a detriment to the environment, this development will be hugely detrimental to our tight-knit rural community. The area is zoned for rural living. This way of life will be ruined with traffic, light pollution, noise, and will cause an immense strain on already limited local resources. This project is exploitative and not at all welcome, and will likely not get a substantial return on investment amidst strong, vocal, local opposition.

This project should be stricken for safety reasons, as well. The acreage is bisected by a wash, which would be incredibly dangerous for any patrons and could lead to potential injury or death in the event of flash flooding (happens more often than you think!). Buildings will be subject to wind gusts up to 80mph that happen regularly and year-round, which will cause property damage at best and injury and death to guests at worst.

Flamingo 640 will be a disastrous investment. People come to the desert because it is raw, open land with thriving wildlife - this is what we need to be protecting! Building on all the open land and destroying habitat for sensitive species is going to make this place just like every other city that people are running away from. Land is not a renewable resource. Please consider donating your land to a local land trust that will protect it and preserve it for future desert lovers to experience.

Thanks,
Jessica Graybill

From: [Eleanor Whitney](#)
To: [Planning Commission Comments](#)
Subject: Opposition to the Flamingo 640 Project PROJ-2020-00191
Date: Tuesday, March 7, 2023 7:00:58 PM

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 Chair Jonathan Weldy, Commissioner Mathhew Slowk, Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and Commissioner Kareem Gon,

I am writing to you as a concerned resident of Flamingo Heights, a rural neighborhood in Yucca Valley in San Bernardino county. Despite vocal opposition from local residents and trusted organizations like the Mojave Desert Landtrust, I am deeply concerned that the development of the Flamingo 640 project is still moving forward, especially without undergoing a full Environmental Impact Report.

I am writing to demand a full Environmental Impact Report under CEQA, which would include traffic studies, wildlife impact, and air, water, noise, and dark sky impacts.

I have multiple concerns about the project, especially related to environmental impact and traffic highway 247. Highway 247 is a narrow, hilly, and curving two-lane highway that is already heavily utilized, especially by large trucks, and the site of many fatal accidents. It cannot support increased traffic and congestion.

Resources and infrastructure are already stretched thin in our desert community and this large development would bring increased traffic, pollution, trash, and water usage to our community. It is also located in an area already distinguished as threatened by wildfires.

The project will also endanger threatened wildlife in an important coordinator along the Pipes Canyon Wash, which borders the Sand to Snow National Monument. Species that will be negatively impacted by this project include threatened desert tortoises, protected burrowing owls, coyotes, and jackrabbits. I am also concerned that the project plans to remove at least 34 Western Joshua Trees, a protected species which is highly threatened by development and climate change.

A rural zoned area does not need a private resort or experience or a hotel. If the goal is to ease camping congestion in Joshua Tree National Park I urge the county to look into lower-impact, smaller alternatives that are accessibly priced for community residents and visitors, and do not threaten to harm or change the character of the desert that we all love.

Thank you for your consideration.

Sincerely,

Eleanor Whitney

433 Jemez Trail, Yucca Valley, CA 92284

--

Eleanor C. Whitney

From: [Philip Primason](#)
To: [Planning Commission Comments](#)
Subject: Opposition to the Flamingo 640
Date: Tuesday, March 7, 2023 12:22:47 PM

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 to oppose the Flamingo 640. As a frequent visitor to the Northern Yucca Valley area with family living there, there are countless reasons to oppose the development. Although the noise pollution, effect on traffic, and crowding of the National Park are all major concerns without any appreciable benefit to the local community, the environmental impact of the Flamingo 640 is the most pressing. The sudden introduction of a massive resort (disingenuously presented as a campsite) would put huge strain on the fragile water table in this area, and the risk to the endangered and threatened species in the wildlife corridor must be studied thoroughly and appreciated. In my opinion, the fact that the proposal includes the destruction of three dozen Joshua Trees indicates the developer's priorities in this matter.

Thank you,
Philip Primason

From: isabelparkes@gmail.com
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping — local voter's comment
Date: Wednesday, March 8, 2023 11:14:20 AM

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.

Awful and short sighted idea to destroy our pristine shared nature for the benefit of few through this campground. Moving forward with this would mean we — the high desert community — suffer irreversible effects enacted by profit driven developers with no interest in the ecological wellbeing of this place nor the financial, physical or emotional well being of those of us who live here.
I vote no on this planning proposal.

Isabel Parkes
2687 Ox Yoke Pass
Pioneertown 92268

Home owner and Resident since 1999

From: [Miguel De Paula](#)
To: [Miguel De Paula](#)
Subject: [PHOTO 2020-2021: Resort Camping](#)
Date: Monday, March 8, 2021 2:02:00 PM
Attachments: [Screenshot 2021-03-08 at 2:02:00 PM.png](#)

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,

Please stop FH&H from getting a CUP to operate. It is completely unnecessary and no locals support it and the people trying to develop it have no connection to the area.


The entire hi desert has already been turned into a spread out camping/hotel/accommodations for tourists area. That happened slowly and naturally. And no zoning changes were needed. But now to exacerbate the situation by allowing people to buy residential land to develop into big resorts is just terrible.


City and now there are countless vacancies everyday even in hi season (Current) even last minute (tonight) please see image below.

There are countless locals who worked very hard to make Airbnb and glampsites only to see their hard work get destroyed by outside investors trying to blitzscale and price them out of the business.


Since there is already more than enough tourist accommodations for the hi desert for the foreseeable future this development is completely unnecessary, allowing this site to be built doesn't just ruin good residential land and set a terrible precedent.

thanks
Miguel




Map area | Mar 6 – 8 | 2 guests 


Switch to hosting




All homes




Amazing pools




Amazing views




Desert




Cabins




Design



Play




Countryside



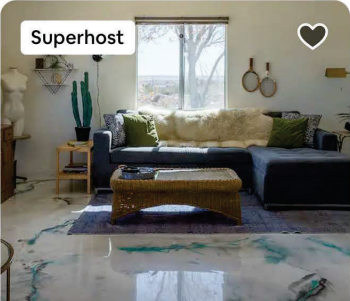
New

929 homes in Joshua Tree

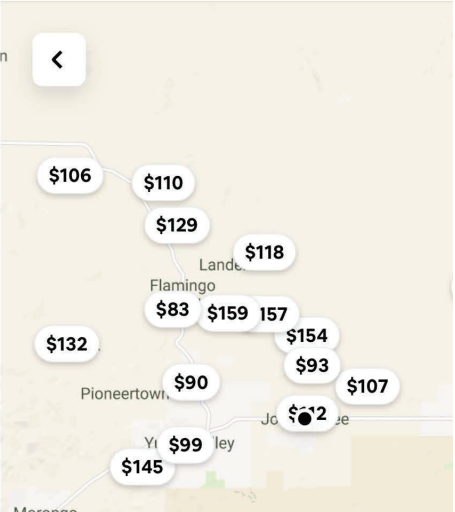
Display total price | Includes all fees, before taxes ☐



Superhost



Superhost



Additional Comments-Part1
24 of 184

From: [Louise Goffin](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Sunday, March 5, 2023 9:49:18 PM

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.

Thank you for the opportunity to comment on this project which raises environmental concerns.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Given the incredible scope of this project and the irreversible potential harm it could bring to this rurally-zoned community, residents who live here have a right to the full analysis required by a ***CEQA Environmental Impact Report*** to weigh the potential impact on Pipe's Wash. The proposal is a substantial departure from what would be expected for the locale, given the existing land use designation – and this project poses significant unmitigated biological and other impacts.

Outstanding potential harm of concern:

The increase of noise and light pollution.

Flamingo640's plan for a private helicopter for emergencies is a devastating intrusion on the rural zoning.

Once a helipad is there, the threat of vibration and noise disturbance is exponentially increased.

For light, noise and traffic nuisance and dangers alone, the single use parcel is not suitable for development.

The sought-after *Conditional Use Permit* should be rejected, and a full EIR required.

The Existing MND.

The existing MND fails to extensively measure traffic impact, such as how often might the private users leave to visit other locations, restaurants and scenic sites? If it is a campsite, it is highly likely there will be multiple trips in and out, given that Hwy 62 and all its amenities is an approximate 12-minute drive away. The safety hazard of severely increased congestion onto the two-lane arterial Old Woman Springs Road creates increased danger as well as a nuisance and burden for the limitations of the Highway. Entering and exiting the normal flow of traffic on the 247 has an existing high risk. The increased potential for blockages and accidents on the winding, undivided route could jeopardize the supply chain vehicles and

residents that rely on their deliveries, all needing clear and safe travel on this one highway Flamingo 640

threatens, while skirting any real traffic impact analysis. Skilled construction labor from outside the area could also create congestion, adding more vehicles during just the building stage. Response times with law enforcement and ambulance services is already too high now with a much less populated stretch of the area than what will be with the proposed development.

The proposed campsite will create several hundred pounds of solid human waste daily. The MND underestimates how much 400 guests a day would actually produce in waste. The number claimed doesn't add up to an average human's waste times 400. Septic systems would not be ideal for a project of this size and scope which includes a proposed restaurant and bar. A newly built sewer system should be mandatory. Residents utilize private septic systems and leech fields. There are no public sewer systems. Some residents rely on wells, utilizing ground water.

There needs to be a plan to deal with the regular draining of the chlorinated water from the proposed swimming pool. This water should not be allowed to drain directly into the desert and aquifer.

Zoning

HVCC related in detail the County's 2009 change of zoning in Flamingo Heights, establishing a **Commercial Zone corridor along State Route 247** (Old Woman Springs Road). Deemed best located along the more northerly sections, it included existing businesses while limiting driveways and unmarked roads for traffic safety entering the highway.

The planned resort site entry road is to follow the path of an existing dirt road. No mention is made of turn lanes from the two-lane highway.

The plan touts recreational facilities on the site; Flamingo Heights residents' experience shows vacation renters seek out many other desert attractions, and will drive onto Hwy 247 to tour many nearby places.

Entering or leaving this road always risks traffic speeding or passing, a major motivation for approving the 2009 location of the Commercial Zone. A known trouble spot – the swooping curve south of the resort entry, leading to the steep downhill turn into Pipes Wash.

Endangered Wildlife

There is a known wildlife corridor within the property. We all have neighbors who have shown us photos of desert tortoises, desert foxes, and bobcats taken by motion-activated security cameras, all within 600 feet of the property that claims there are no endangered species nearby. Specifically, it is known that there are desert tortoises where it was wrongly declared that none were indicated in the proposal. The report is inaccurate and untrustworthy.

A full comprehensive ***CEQA Environmental Impact Report*** should at the very least be a requirement to disclose whether endangered tortoises who spend part of their time underground, do in fact live on the property. The wildlife corridor is presently undisturbed and should remain protected.

Any development must be required to adhere to the county's regulations with respect to removal or relocation of any Joshua Trees, of which there are hundreds.

Fire Risk

There is a genuine threat to human life when 20-30 mph winds are not uncommon even during routine weather conditions and winds can at times reach up to 60 mph. Campfires and firepits are simply a terrible idea in a highly hazardous wildfire area. The project proposes four large fire pits, which could generate traveling embers and cause wildfires either on or off-site, or both. The project is immediately adjacent to San Bernardino County's FS-2 Fire Safety Overlay which underlines the area's susceptibility to wildfire. The addition of 400 campers daily increases the risk exponentially, and the resort-related growth in traffic would increase firefighters and emergency vehicle response times. Escape routes on the 247 – the sole artery that would get people out in a wildfire emergency – would be congested. People could be trapped and unable to get out of the area if the only highway in and out was blocked. Wildlife and Joshua Trees would also be destroyed in such a scenario, as would private properties. Water resources are historically low, contributing to the situation. Without question, it seems one of the conditions of this project should be that no wood or other solid fuel campfires be used in firepits or barbecues. There are clay logs, gas burning, smokeless and ember-less alternatives. Any campsite, private or commercial, should have an enforced no-smoking, no fire zone with a hefty penalty for violation.

Pollution

The number of vehicles for construction, guests, employees, and the service vehicles supporting the project would create additional dust and airborne emissions and chemicals that can travel to humans and wildlife, in a biologically-sensitive area. Numerous threatened and endangered species inhabit these lands and migrate through them. The Pipes Canyon Wash and its adjoining areas form a vital undeveloped migratory pathway, linking neighboring protected wilderness areas.

Evacuation Concerns In The Event of An Earthquake

The property is within one mile of the 1992 Landers earthquake, measuring 7.3, where property was destroyed. A 500,000 gallon water tank in Landers burst leaving the area without water for three days. The highway moved a full ten feet, leaving the main arterial route

inaccessible to traffic. This project, as described in the case of wildfire, would, in the event of an earthquake, trap guests and employees from evacuating.

Are the property owners of the Glampsite required to pay hefty insurance fees to insure for loss of human life and infrastructure? Guests can check off “will not hold proprietors liable”, but what about nearby residents? Is San Bernadino County prepared to go on record that residents brought up these objections and yet still approved a shoddy MND that permitted the circumstances that could create such a nightmare?

Biological Protections

The wildlife corridor falls under The Bureau of Land Management’s mission to preserve specially-designated landscapes that include wilderness areas, wilderness study areas, and wild and scenic trails. The BLM was not cited as a Federal entity that needs to approve all claims are substantiated that’s on the submitted INITIAL STUDY/MITIGATED NEGATIVE DECLARATION. The declarations on the MND claiming the Project site does not fall within any designated critical habitat, and that no special status species were observed on site (during their survey) does not constitute an acceptable study.

In order to minimize impacts to the environment and community and its wildlife, the application for a Conditional Use Permit should be rejected and the developers should be required to do *CEQA Environmental Impact Report*.

Thank you.

Louise Goffin

Flamingo Heights

From: [David Van Voorhis](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Friday, March 3, 2023 7:02:16 PM

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 oppose this proposed 'Glamping' 160 acre development. Commercial venues and weekend rentals negatively affect the quiet environment full time residents enjoy. Resort Camping proposal is a bad one!

Sent from my iPhone

From: [Nancy Black](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Monday, March 6, 2023 10:46:19 AM

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 morning,

The proposed Resort camping for the Flamingo Heights location on Highway 247 is unreasonable, unacceptable and unwanted-except by the developers.

Why unreasonable? The large desert footprint and outbuildings are better suited to a location that is deeper in the desert. Those campers will be very disappointed to be spending nights along a major, very noisy highway.

Why unacceptable? Highway 247 is a 2 lane road that is the site of weekly accidents-many of which are fatal. Why? Because tourists drive and pass at high speeds along that stretch of highway. Locals will tell you of the **horrific accidents involving head on collisions** that cause visiting families to be crushed.

Also, **There is a steady stream of semi trucks** carrying loads of vegetables along that highway stretch (24 hours a day/7 days a week). They are also the cause for concern for new visitors to that small, 2 lane road when existing from a campground to that highway. Developers are not aware or concerned of these serious traffic issues.

Why unwanted? The area is zoned rural. Rural to those of us who choose to live here means unobstructed views, quite locations, undisturbed local fauna and the preservation of animal habitat. None of these issues is being addressed by this large development.

Please do not allow any forward motion on this location by the developers. There is land along Highway 62 that is available. That highway is wider, safer and better patrolled by CHP. That land still maintains views in low lying locations (Where there are other camping locations). That land does not have the vegetable truck traffic. The local animals already know to use the nature corridors that the Mohave Land Trust has established for their safety.

Bottom Line: The project is **unreasonable, unacceptable and unwanted.**

Nancy Black
4437 Linda Lee Drive
Yucca Valley, CA 92284

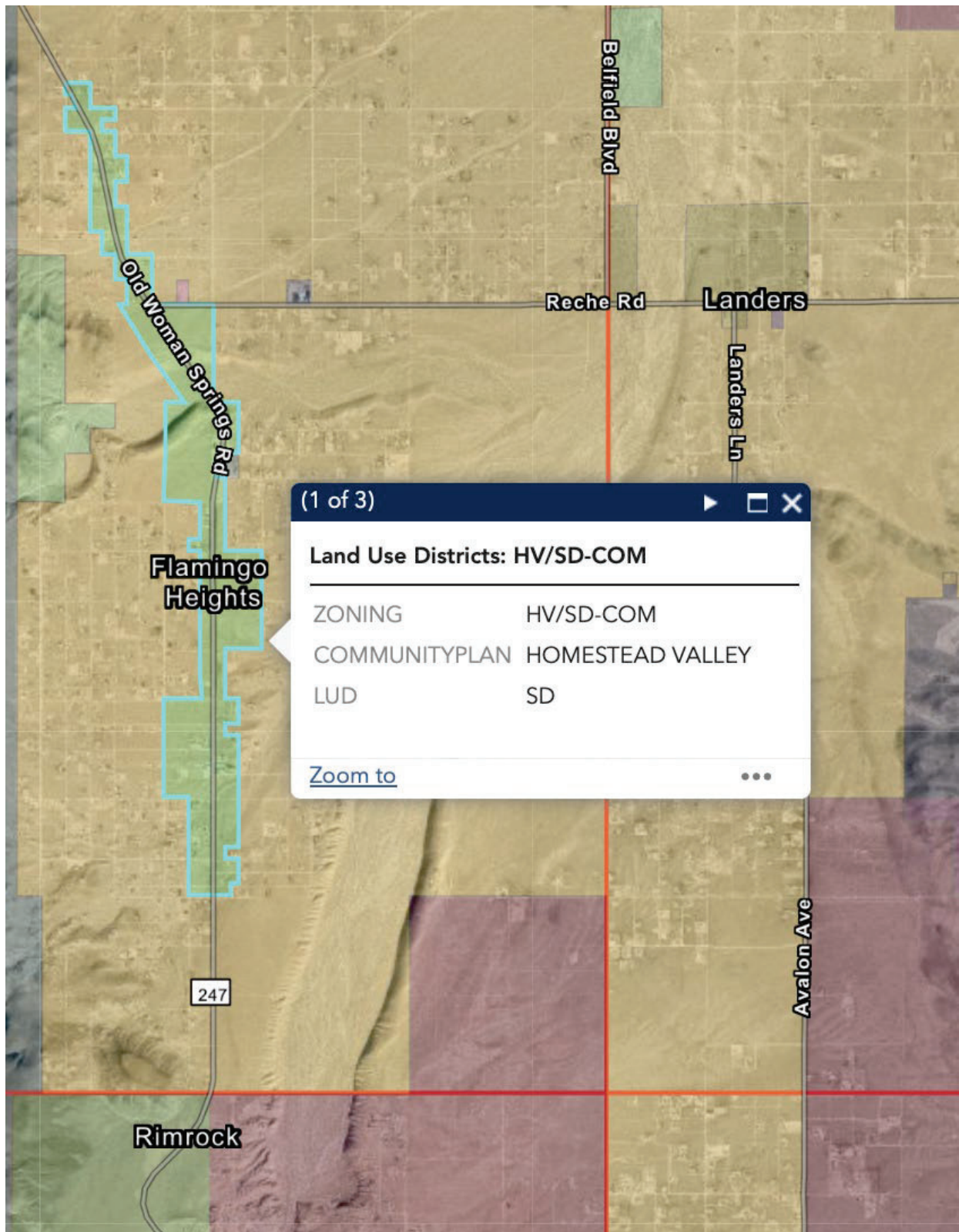
From: [Miguel De Pedro](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Monday, March 6, 2023 2:09:52 PM
Attachments: [Screenshot 2023-03-06 at 2.03.57 PM.png](#)
[Screenshot 2023-03-06 at 2.03.26 PM.png](#)
[Screenshot 2023-03-06 at 2.03.19 PM.png](#)

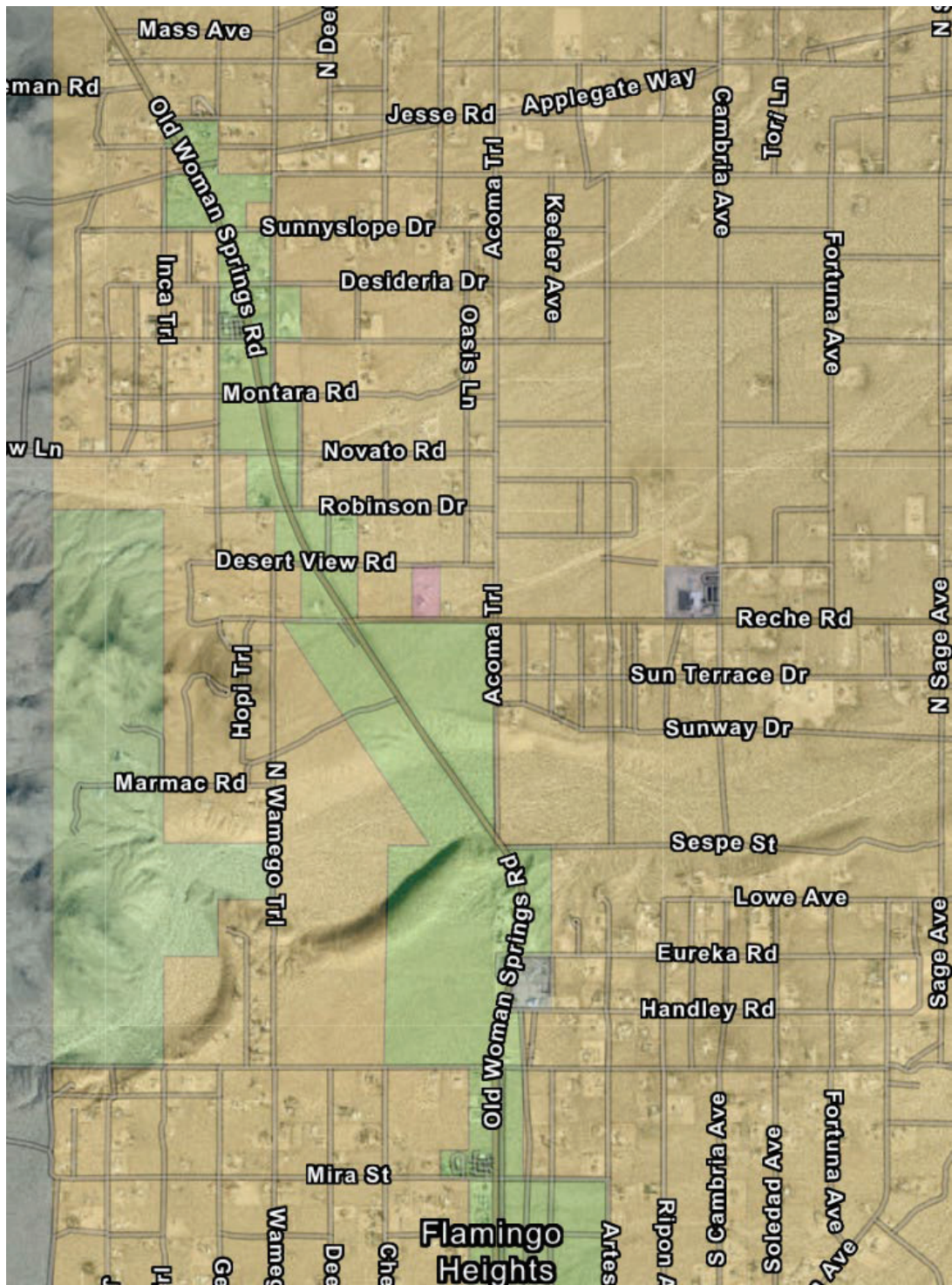
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you can confirm the sender and know the content is safe.

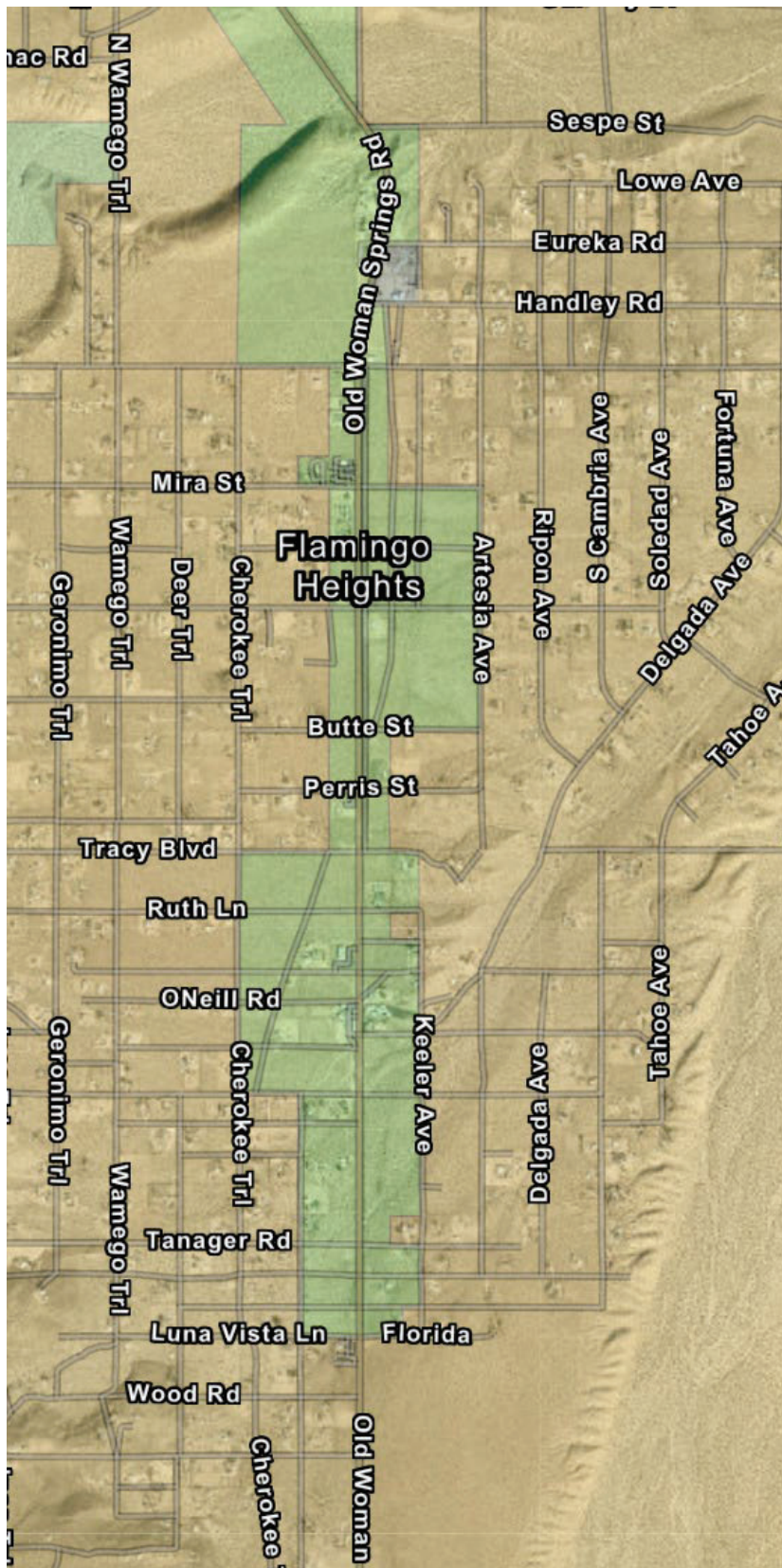
Hello, this email is to object to HF640 getting a CUP to operate. Just look at all the commercially zoned undeveloped (Green) empty parcels minutes from their location
That they could be developing on, the parcels just cost more so they bought cheap residential land instead. These green parcels were zoned commercial for a reason, and the plan of having them be the parcels
In the area used for commercial purposes should be stuck to.

If they were trying to do this development in an area far out where no commercially zoned property exists (Which there is plenty available of in the hi desert)
that would be one thing but to do it literally minutes from the commercially zoned area and have the best of both worlds is just wrong and sends a terrible message
To all the other developers that just want to buy low and sell high.

Thanks for reading,
Miguel de pedro







From: [M](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Monday, March 6, 2023 7:20:32 PM

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 the San Bernardino Planning Commission,

It has been nearly two years since this project was brought to my attention, and *all of the issues of concern I had then have grown exponentially:*

1. Traffic in general on Hwy 247 is increasing steadily, not decreasing.

Commercial truck traffic on Hwy 247 is increasing steadily, not decreasing.

Tourist traffic in the form of 5th wheel trailers and large RVs on Hwy 247 is increasing steadily, not decreasing.

This scope and scale of increased traffic is duplicated on Hwy 62 from its start on I-10, beyond Amboy to the Colorado River.

But Emergency Services continue to be cut from the county budgets, particularly Fire and Medical Services.

2. The size and scope of events such as King of the Hammers are increasing.

But Law Enforcement, particularly traffic control, continues to be minimized, as officers are spending more time at the scenes of accidents and vehicular deaths and then the subsequent downtime filing accident reports.

3. A smaller scale, yet nearly identical project on Yucca Mesa has been approved as a 'campsite', yet somehow the 'campsite' calls itself "**The Bubble Motel**".

"AutoCamp" in Joshua Tree is already in operation. IT IS NOT AN RV PARK. It consists of 47 permanently placed airstream trailers, a guest-only restaurant, pool, and a 1,300 square foot outdoor event space for up to 108 guests.

A very large scale resort is being proposed in Wonder Valley east of 29 Palms, **the Wonder Inn**. Again, with its own guest-only restaurant, pools, and event spaces... And a 180,000 gallon water tank.

A vast expansion of **the Pioneertown Hotel** in Pioneertown has been approved, along with yet another ancillary glamping site on Mane Street *with over a dozen permanently placed trailers shoehorned into a 1.7 acre lot.*

Are any of these projects beginning to sound familiar?

There will be more, similar, camping, resort, and lodging projects upcoming on the planning commission's agenda.

Not to mention the rubber stamping of straight to short term rental 'residence' permitting.

In light of these changes, a traffic study *must* be done before any further discussion regarding PROJ-2020-00191 Resort Camping project goes any further.

And yet...., And yet....,

When it comes to the cumulative impact that these projects will have on traffic congestion, water use and the resulting effluent, the pressure on local utilities, the effects on the

communities, and the effects on wildlife, County planning has decided that each project should only be scrutinized in impact studies and reports, as though it is the *only* project, and that said project will only have a minimal effect on the health and well being of singular Morongo Basin communities. The reality is, this project and others like it, impact the surrounding towns and communities negatively as well, and the impact of these projects is cumulative.

Taken as a whole, if these projects continue to be approved, with no regard to infrastructure, safety, or protecting wildlife, the outcome is obvious:

Traffic deaths and accidents will increase substantially, since there is no provision for increasing already strained emergency and law enforcement services.

The local utilities will continue to burden residential customers with increased fees because they cannot cope with the increased wear and tear on their facilities caused by short term rentals (which now make up more than 75% of some neighborhoods), resorts, and projects like the BubbleMotel and the Flamingo Heights 247 Glamping project. It is inevitable that these projects will also increase the likelihood that water districts will have to find funding through increased fees to build water filtration and treatment plants, a scenario that the Joshua Basin Water District has already foreseen, and is raising their rates and fees in April 2023. They predict that customers will see a 50% *increase* in their water bills over *only* the next 5 years.

In addition, there is no provision for repairing, let alone reconditioning, local roads as there is no provision for using revenue gained by collecting taxes to support local infrastructure. *The majority of residential roads in the Morongo Basin Communities are already "Not Maintained" by the county, yet they expect us to absorb all of the increased traffic, and deal with the dust all of the added traffic will incur.*

Instead, the county government takes this hospitality generated revenue and increased property tax money, and puts it in a bucket called General Funds, and spits back a few seeds in the form of a *third 3rd District Supervisor's field rep*, and a complaint phone line with no added officers to deal with complaints.

This all amounts to a hefty subsidy granted to the developers and end users of these projects, as well as the other four districts, and will be paid for by, and carried on the backs of, the local Basin citizens for decades to come, if not indefinitely.

Local opposition to these projects are universally shared by liberal, libertarian, and conservative residents alike. The county government needs to clearly understand that by approving these projects, they are invoking the ire of a very broad spectrum of Morongo Basin voters.

We also understand that four out of the five supervisors shamelessly recognize these projects as income generators that are far removed from their own constituencies, who would not approve such projects in their own communities. The 3rd District Supervisor does not appear to have much opinion one way or another what is being done to her district.

The Exploitation of the Morongo Basin by the Board of Supervisors Must Stop.

The Planning commission should take the above factors into account when determining whether it is prudent for this project to go through.

Further, full impact studies, by parties not representing the project developer, financier, or county government, need to be conducted and the project, PROJ-2020-00191 Resort Camping, tabled until those reports are filed and *acknowledged*.

It has come to my attention that tortoise studies which were *recently filed by qualified individuals*, and which found evidence of tortoise habitat and therefore did not aid in moving forward a proposed project, were never admitted into the project record. While a *developer funded study*, conducted outside the prescribed months put forth by state law for such studies, found no evidence of tortoise was filed, acknowledged, and added to the project reports.

Unless substantial budgetary increases in emergency services, law enforcement, road improvements and infrastructure are already in place, none of these projects, particularly PROJ-2020-00191 Resort Camping, should be considered let alone approved. The ultimate cost to the county, particularly the 3rd District, will cripple the entire county government when another natural disaster like the recent snow event in the mountains, or another devastating earthquake like the one that occurred in the Morongo Basin in 1994, happens again. Regardless, the citizens of the Morongo Basin will suffer from the callous disregard afforded by the San Bernardino County Board of Supervisors immediately, should they continue to approve projects like PROJ-2020-00191 Resort Camping.

I will be attending the planning commission meeting on March 9, 2023, to express my opposition, however, in anticipation of a large public turnout and perhaps not getting a chance to speak, I am submitting my public comment here.

Yours,
Marcia Geiger
Joshua Tree, CA
March 6, 2023

From: [Greg DaPonte](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Monday, March 6, 2023 11:17:03 PM

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.

What is the point of rural living zoning when you're entertaining allowing a huge hotel resort project - and make no mistake- this is a hotel - to be built in a residential neighborhood- I don't know one single resident of the Morongo Basin who supports this monstrosity. The environmental reports concerning this hotel "development" are wholly inadequate, the traffic studies are a joke - isn't 247 deadly enough already without adding this to the mix? There's 100% local citizen opposition to this project - it should not be permitted in a residential / non-commercial area. Do the right thing, do not permit this massive commercial use in a residential zone.

Sent from my iPhone

From: [Lee Scott](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Tuesday, March 7, 2023 4:31:43 PM

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 Flamingo 640 project. I live in the Flamingo Heights neighborhood. I object on two grounds - the project does not comply with Rural Living zoning in which it is located and the business has little chance of succeeding.

The Rural Living zoning allows for campgrounds. This is not a campground; it is a motel. There are twenty 1,230 square foot “camping lofts” proposed. Each will have a permanent, plumbed bathroom according to the applicant from RoBott Land Company, Inc. Steve Botthof. That is twenty motel units plopped down in the middle of a quiet residential neighborhood. This fact alone should be enough to deny the CUP.

At a meeting last year of the Homestead Valley Community Council Mr. Botthof admitted that he has no business plan. When asked he could not say about how much he would charge guests and how much he would pay employees. He said he no interest in running the site.

Thirty five of the rental units, referred to as “glamping sites” would feature canvas roofs. The site of the Flamingo 640 Project bears the brunt of very frequent high winds of 20 to 50 mph. I have suffered through numerous desert campouts ruined by wind. I know from experience that you can’t sleep in a tent on a windy night. The site plan does not mention how the accommodations will be heated and cooled. Temperatures here range from 25 degrees F to 110 degrees F. I imagine that this site will get little or no repeat business, suffer from guests pulling out as quickly as they can and as a result get a bad reputation on social media.

The project is badly timed. Here at the end of the Covid epidemic short term rental occupancy has dropped precipitously. Demand is down. We are likely looking at a White Elephant.

There are many other problems with the project that I will let others argue. Those issues include quality of life, environmental, traffic and safety, and the helipad of questionable need.

Conclusion: this is a badly timed motel in a residential neighborhood with major obstacles to success. Please deny this CUP.

Sincerely,

Lee Scott
Flamingo Heights
pipoon@sbcglobal.net

From: [Ally Conley](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Tuesday, March 7, 2023 9:04:25 PM

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 so happy that this project is going to be developed.

We need a change from all the 'crack-heads' in the area.

Stop, stopping growth and start accepting \$\$ and jobs coming in to this desert-deserted town!

Sent from my iPhone

From: [McCoy Mike](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Tuesday, March 7, 2023 9:07:54 PM

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 a resident of Landers on Golden Slipper and I'm very much in support of this project. Enough is enough of these people bashing this project. We need more tourists!

From: [The Relaxita](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Wednesday, March 8, 2023 8:32:41 AM

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 project is too big. It destroys the land, dark skies, the ground water. Let your legacy be conservation of this delicate, rural land for everyone that passes it, will enjoy for years. Please stop the greed and raping of our desert communities.

From: [Brenda Estrada](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Wednesday, March 8, 2023 9:44:13 AM

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 is disgusting that this project was even thought of, I would choose the wild iconic scenic view of the desert than to see another commercialized home project that brings people here who do not care about this land. With all the poisons happening in the world today we do not need any more of the exploitation's of our beautiful desert all for money yet again. We as a community DO NOT support this disgusting project.

Sent from my iPhone

From: [John Flores](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Wednesday, March 8, 2023 9:48:32 AM

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 am a resident of yucca valley. I love the town I live in I was raised in the la suburbs and recently moved to the desert seeking a different lifestyle, one that was more in-tuned with the land and its surroundings. I have found that here. I love all the wild critters that I encounter everyday. I love being able to walk for 5 minutes and to be out in the middle of the desert where no one is around. I love how dark it is here at night, the beautiful starry sky. Having falling in love with these lands I now know that I will always do my part in protecting them. I am greatly opposed to the Flamingo Heights 640 Glamping Proposal for many reason. But a few important reasons will be, first and foremost, all the wild life that will suffer from this. All the animals that have no choice but to reside in these pockets of natural desert that fill in areas between towns will no longer have a home. The damage that will be done to the land just in development process will take many years to undo. The damage that will be done to the land from large numbers of people walking over it. The light pollution that will come from "glamping"/ the nuisance noises from a musical stage and helicopter landing. This is very very wrong. This is very very upsetting. There are plenty of other areas around my town that offer camping. There are plenty of air bnbs that people can rent. This glamping site is not needed. It will bring even more unnecessary traffic on old women springs hwy. It will bring many people who do not respect the lands and it's inhabitants. I vote NO on the Flamingo Heights 640 Glamping.

From: [Romatko's Canine Country Ranch](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Wednesday, March 8, 2023 10:59:48 AM

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 ay concern,

I strongly opposed this project as I believe it will disturb a valued wildlife corridor as well as add to the traffic on an already over burdened Old Woman Springs Road.

As a resident and business owner in Flamingo Heights I cannot support something that is going against a communities wishes.

Thank you for your time,
Tammy Romatko

From: [Krystal Quinn Castro](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Wednesday, March 8, 2023 10:59:49 AM

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.

The community has been pushing back on this and similar developments for years and it's shocking to see that even in our small community, our elected officials care more about outside corporations' money than their own constituents. Not only are developments like this detrimental to the delicate ecosystem we call home, it will impact noise and light pollution for residents, and bring very little money into the community besides low paying jobs and the odd wayward tourist. If people want to visit the desert, there are 1800 air bnbs, existing glamping facilities and plenty of regular camping options available to them. This is unnecessary, destructive, will reduce the quality of life for neighboring communities and the only potential upside I can imagine is any kickbacks whoever is considering allowing this mess may receive.

From: [Riah](#)
To: [Planning Commission Comments](#)
Subject: PROJ-2020-00191 Resort Camping
Date: Wednesday, March 8, 2023 11:58:08 AM

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,

It is not a good idea to move this project forward without an Environmental Impact Report; how else can we understand its impact to the environment? Can you explain the rationale for moving forward without assessing the damage to the ecosystem?

Additionally, this is already a dangerous area for traffic, and will be made more so by attracting many more people to the area who are unfamiliar with the dangers of that highway. I feel the project does not add anything to the local community, its amenities being private and inaccessible.

Why should we shoulder the burden of increased danger on the roads, and to the landscape, for a project that has no clear benefit?

Thank you,
Riah Buchanan

From: [nancy](#)
To: [Planning Commission Comments](#)
Subject: Project 2020-00191
Date: Wednesday, March 8, 2023 11:09:08 AM

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 Commissioners and Planners,

Thank you for the opportunity to comment on the 640-acre Glamping project in Flamingo Heights, CA. I am a long-time resident of Landers, CA and have friends/family in Flamingo Heights. Please consider the following in your planning decisions for this project:

1. **Traffic/Safety** - Hwy 247 is already a dangerous road due to the growth in the area, the increase of the Johnson Valley OHV area events, and the increase in traffic to Joshua Tree National Park. Residents and the CHP experience on a daily basis the passing over double-yellow lines, excessive speeds, and the incredible increase in big rig, motorhome and truck/trailer combinations. **I regularly have to turn left off of Hwy 247 with my grandchildren in the car, and have been missed by inches by a concrete truck, a big rig, a pickup/trailer combination and a garbage truck.** Getting rear-ended at that location (exactly where this project is planned for) sends you directly into head-on traffic - *it's deadly ALREADY*. No more traffic turning at that stretch of Hwy 247 will save lives. There is NOT enough CHP patrols of this road, nor are there sufficient turning lanes.
2. **Residential Area Noise/Light** - The residents living on the west side of Hwy 247 have already had a significant increase in noise from the increased traffic and the rumble strips installed on the highway. A large-scale glamping/tourist project ensures noise pollution, traffic congestion, light pollution and the ever-present "nosy tourists" who consistently drive through neighborhoods for photo opportunities.
3. **Environmental Impacts** - **The County must require a full** Environmental Impact Report under CEQA, which would include traffic studies, wildlife impact analysis, air/water quality, noise, and dark sky impacts among other important issues.

These large projects do not belong on an already dangerous road near residential areas that are zoned for RURAL RESIDENTIAL development.

Please do not approve this project!

Thank you for your consideration,
Nancy Karl

From: [Aaron Glasson](#)
To: [Planning Commission Comments](#)
Subject: RE Flamingo 640
Date: Tuesday, March 7, 2023 8:27:51 AM

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 reaching out to you as a concerned citizen of Flamingo Heights. The proposed development "Flamingo 640" would be a disaster for our small community already facing so much stress from over development. Firstly, the environmental impact of this project is immense. The site is at this moment pristine wilderness and an important wildlife corridor. The proposed development would accommodate thousands of tourists, host music festivals and have a helipad. These factors are catastrophic for local wildlife and our quiet community.

Furthermore, the amount of resources, namingly water that Flamingo 640 would use is completely unsustainable. The traffic and crowds it would bring pose a real danger to an already deadly highway. Additionally the light and noise pollution would be terrible.

Please consider halting this Flamingo 640, at least until a proper environmental report has been conducted. This project will do nothing good for our community, what we need is long term housing, not weekend tourists to a community that has no resources to support them.

Thank you for your consideration, I look forward to hearing from you.

Aaron Glasson

--

Aaron Glasson
aaronglasson.com
[@aaronglasson](#)

From: [Beth Sheffield](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Monday, March 6, 2023 12:30:24 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Beth Sheffield

e-mail

bethinwondervalley@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [juliette.brieoche](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Monday, March 6, 2023 1:50:20 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

juliette brieoche

e-mail

julietebrieoche@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

please dont let this happen. it is not needed and just a terrible idea. let them make something in the commercially zoned areas or an area that is truly far out and rural.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Miguel De Pedro](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Monday, March 6, 2023 1:50:16 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Miguel De Pedro

e-mail

migueldepdro79@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

This development is landflipping scammers at its worst and sets a dangerous precedent if it is approved, they bought a inexpensive piece of land that over have of should have been BLM like all of the neighboring parcels in the giant wash area.

all they are trying to do is develop it to sell it off. if this works then it is a giant green light to the countless real estate investors who see nothing but dollar signs in the desert to simply buy parcels of lands, come up with some kind of conditional use permit for something that seems like it will make money, get it approved and sell it off.

this development is beyond useless, there are countless empty airbnbs , camping sites and hotels every weekend even in high season due to all the over saturation.

if this gets built it will not last ten years because it won't truly be profitable long term. People come up with these projects just to raise money without any concern for the long term viability.

Flamingo heights already has tons of empty commercially zoned parcels right next to this one, the only reason they didnt buy those to do their plan without needing a CUP permit is to try and scam the county and residents. dont let them do it.

they aren't trying to do it out in an area with no commercially zoned parcels available, it is right next to the biggest area of undeveloped commercially zoned properties in the entire high desert. the county made these zoning maps and they should stick to them.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [piper mavis](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Monday, March 6, 2023 1:55:13 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

piper mavis

e-mail

pipergdm@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [William Dabbs Jr.](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Monday, March 6, 2023 11:30:06 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

William Dabbs Jr.

e-mail

bealedabbs@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience
or "hotel" in a rural zoned area that would add
nothing to the community except add danger on the roads, add
unnecessary hazard in an area already distinguished as a threat

from wildfires, knowingly disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

Old Woman Springs is already too dangerous most times of the year. The idea of permitting that many cars to travel in and out of the proposed "glamping" campground would amount to gross negligence. It would create a regularly occurring bloodbath on that stretch of highway. The kind of accidents that happen there are horrific. They are not fender benders.

Beyond the issue of making a dangerous road even more dangerous, is the fact that the proposed development of that site is terribly out of scale with the character of this area. I also think it's a trojan horse, with the real intention being the establishment of a live performance festival site with camping. No one here wants the enormous headache that a facility of that size and usage would bring to our quiet place in the desert. The whole idea is absurd.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Kym North](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Monday, March 6, 2023 12:40:12 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Kym North

e-mail

harleynhoney@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

I have lived in Yucca Valley for over 40 years. Our beautiful, wonderful Morongo basin has been invaded by Airbnbs and building of extremely out of place, foreign (as in looking like space ships) rentals has taken over our communities. It's horrible and disgusting what's going on. I am surrounded by Airbnbs. I don't feel safe in my home anymore. Strangers in black walking up and down the streets. Shopping in Yucca is a nightmare. Freaks of all kinds now come to the Morongo basin. Pimps with their broads, loud obnoxious people (I'm sorry but they come in large groups) into stores screaming and yelling. To drive here is putting your life in your hands. The Morongo basin has always been a quiet, slow moving town where you know your neighbors, know everyone around town, a peaceful place to live. Not anymore. It saddens my heart my town has gone down a destructive path. Please don't add to it. The area they chose is totally wrong for this type of project. It would go better somewhere in town if it has to be at all. Please stop the madness before our entire community is another Los Angeles. I've been looking for a car sticker that says "go back to LA" and don't come back! Please, please don't approve this project or any others that will further destroy our community.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Michael Zielinski](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Sunday, March 5, 2023 9:20:10 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Michael Zielinski

e-mail

michael.z@verizon.net

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Louise Goffin](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Sunday, March 5, 2023 9:05:09 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Louise Goffin

e-mail

rodeo33rpm@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

Thank you for the opportunity to comment. I am writing to you as a concerned advocate of the desert. Despite years of tirelessly advocating for the preservation of rural living, its zoning, serene landscape, wildlife, traffic safety, and advocating against the development of the Flamingo 640 project, I am concerned that the development is still moving forward without addressing the points raised by the community and without undergoing the thorough scrutiny of a full Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety and environmental impact. This development would pose a significant traffic hazard along the narrow two lane HWY 247, which is already the site of many fatal and critical accidents. The highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most beautiful wildlife corridors along Pipes Canyon Wash bordering Sand to Snow National Monument, including threatened desert tortoises, protected burrowing owls, coyotes, jackrabbits, and more, all of which have been spotted in the area. It is also concerning that the project plans to remove at least 34 Western Joshua Trees, a protected species and highly threatened part of California's natural heritage, in addition to Mojave Yuccas. I am writing to demand a full Environmental Impact Report under CEQA, which would include traffic studies, wildlife impact, air/water quality, noise, and dark sky impacts amongst other important issues. Because of the impact to our community, safety, and way of life, a mitigated negative declaration report is simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel" in a rural zoned area that would add nothing to the community except add danger on the roads, add unnecessary hazard in an

area already distinguished as a threat from wildfires, knowingly disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

The Conditional Use Permit that is being tirelessly pursued by Robott Land fails to address the legal requirements of a project of this scope, which should require the full analysis that only an Environmental Impact Report could provide.

The proposal is a substantial departure from what would be expected for the locale, given the existing land use designation – and this project poses significant unmitigated biological and other impacts.

Specifically, the extensive human intrusion, lights, noise, actual volume of waste -as well as the proposed permanent structures that do not constitute a campground designation - threaten to bring to Pipe's Wash no assurance that wildlife can tolerate or survive the disruption.

Relocating Joshua Trees has significant failure rates. The project as proposed would cause significant unmitigated impacts to their survival. Desert tortoise and Le Conte's thrasher are known to occur in the immediate area.

This is a rural residential area, and a helipad (which is "needed" for emergencies, when the proposed project in itself is creating hazards) shouldn't ever be there to impose noise on wildlife and residents who moved to the area for it's rural designation. Without an E.I.R., Robott's paid-for noise study is lacking of a full analysis of helicopter use.

When considering a project of this sort which is located on a busy two lane road with steep and dangerous approaches in two directions, the traffic and VMT studies are obviously crucial for public safety.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Matthew Marlow](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Sunday, March 5, 2023 9:40:13 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Matthew Marlow

e-mail

elmateo1037@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

Our family lives in Pioneertown. We oppose this project.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Matthew Marlow](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Sunday, March 5, 2023 9:40:09 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Matthew Marlow

e-mail

elmateo1037@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

Our family lives in Pioneertown. We oppose this project.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Peter treitler](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Sunday, March 5, 2023 6:45:07 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Peter treitler

e-mail

ptreitler9@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Brandon Emerson](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Sunday, March 5, 2023 6:05:09 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Brandon Emerson

e-mail

thatguydune@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter
here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Faye Allen](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Sunday, March 5, 2023 5:40:07 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Faye Allen

e-mail

heyfayray@live.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Pam Lemke](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Sunday, March 5, 2023 5:10:07 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Pam Lemke

e-mail

pamela.lemke@hotmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Libby Kauper](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 11:55:14 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Libby Kauper

e-mail

lkauper@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert. Despite years of tirelessly advocating for the preservation of rural living, its zoning, serene landscape, wildlife, traffic safety, and advocating against the development of the Flamingo 640 project, I am concerned that the development is still moving forward without addressing the points raised by the community and without undergoing the thorough scrutiny of a full Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety and environmental impact. This development would pose a significant traffic hazard along the narrow two lane HWY 247, which is already the site of many fatal and critical accidents. The highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most beautiful wildlife corridors along Pipes Canyon Wash bordering Sand to Snow National Monument, including threatened desert tortoises, protected burrowing owls, coyotes, jackrabbits, and more, all of which have been spotted in the area. It is also concerning that the project plans to remove at least 34 Western Joshua Trees, a protected species and highly threatened part of California's natural heritage, in addition to Mojave Yuccas. I am writing to demand a full Environmental Impact Report under CEQA, which would include traffic studies, wildlife impact, air/water quality, noise, and dark sky impacts amongst other important issues.

Because of the impact to our community, safety, and way of life, a mitigated negative declaration report is simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel" in a rural zoned area that would add nothing to the community except add danger on the roads, add unnecessary hazard in an

area already distinguished as a threat from wildfires, knowingly disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

Please help keep this beautiful and special space free of any type of development, for humans, wildlife and for future generations of both.

Thank you.
Libby Kauper

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Libby Kauper](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 11:55:12 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Libby Kauper

e-mail

lkauper@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert. Despite years of tirelessly advocating for the preservation of rural living, its zoning, serene landscape, wildlife, traffic safety, and advocating against the development of the Flamingo 640 project, I am concerned that the development is still moving forward without addressing the points raised by the community and without undergoing the thorough scrutiny of a full Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety and environmental impact. This development would pose a significant traffic hazard along the narrow two lane HWY 247, which is already the site of many fatal and critical accidents. The highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most beautiful wildlife corridors along Pipes Canyon Wash bordering Sand to Snow National Monument, including threatened desert tortoises, protected burrowing owls, coyotes, jackrabbits, and more, all of which have been spotted in the area. It is also concerning that the project plans to remove at least 34 Western Joshua Trees, a protected species and highly threatened part of California's natural heritage, in addition to Mojave Yuccas. I am writing to demand a full Environmental Impact Report under CEQA, which would include traffic studies, wildlife impact, air/water quality, noise, and dark sky impacts amongst other important issues.

Because of the impact to our community, safety, and way of life, a mitigated negative declaration report is simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel" in a rural zoned area that would add nothing to the community except add danger on the roads, add unnecessary hazard in an

area already distinguished as a threat from wildfires, knowingly disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

Please help keep this beautiful and special space free of any type of development, for humans, wildlife and for future generations of both.

Thank you.
Libby Kauper

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Bailey Mora](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 10:50:05 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Bailey Mora

e-mail

laruesky99@hotmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

Please leave the wild, wild.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Chris Bowden](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 10:35:07 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Chris Bowden

e-mail

ccharlesphoto@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

At some point one must think critically about the environmental impact over profits and making the wealthy even more wealthy. At the end of the day we do not have to take part in capitalism. There are many more choices to be had.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Chris Bowden](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 10:35:07 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Chris Bowden

e-mail

ccharlesphoto@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

At some point one must think critically about the environmental impact over profits and making the wealthy even more wealthy. At the end of the day we do not have to take part in capitalism. There are many more choices to be had.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Zebulon Zang](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 10:35:05 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Zebulon Zang

e-mail

zebulonzang@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Kelly Donahey](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 10:30:09 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Kelly Donahey

e-mail

kdonahey@uci.edu

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter
here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Anthony Haveland](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 6:50:08 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Anthony Haveland

e-mail

Nofearymh000@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Anna Marini](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 6:50:07 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Anna Marini

e-mail

annalmarini@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

PLEASE protect our area!

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Emily Abell](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 6:40:08 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Emily Abell

e-mail

eabell@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

I've seen many areas lose a healthy balance between residents and visitors. Things get overdeveloped, destroying the character that attracted residents and visitors alike, while also pricing out the locals who make the place function. It causes the place to become a shell of what it once was, camping gets restricted and it's yet another area only for rich visitors and the profiteers who host them. Dark skies, quiet, open space is the appeal of the area. If you built it up it just becomes another Sprawlville town like so many others in California.

Camping around Joshua Tree is great because it is undeveloped. For those that prefer lodging, I'd rather see more dense hotel and condo development along the existing highway corridor, rather than sprawling out what is essentially a hotel's worth of lodging over hundreds of acres.

Thank you for your time.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Nova Dudley-Gough](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 5:45:08 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Nova Dudley-Gough

e-mail

nova.dudleygough@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

While I'm not a resident of this area, I've visited several times and try to be incredibly respectful while visiting as a tourist. This place is special because of how secluded, quiet and well managed the local area has been. Please don't let private industry ruin something appreciated by people from all over the planet. I'm currently resident in Borneo and I see how the light and traffic pollution affects so many aspects of life here. Please don't encourage the same in the Mojave. Thank you.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Nicola Collie](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 4:50:09 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Nicola Collie

e-mail

nicola.l.collie@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

As a long time resident of the night desert, we DO NOT NEED this. Short term rentals have done enough damage here.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Christopher Gonzales](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 3:50:08 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Christopher Gonzales

e-mail

chrisgonzo0629@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Daniel Brenner](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 3:10:08 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Daniel Brenner

e-mail

loofaloofa@hotmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Heather Magee](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 1:50:07 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Heather Magee

e-mail

heathermageemedia@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

I'm about to begin building a home in nearby Landers and strongly oppose this development and the risk it poses on public safety, wildlife conservation and our desert environment.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Pat.culhane](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 1:40:08 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Pat culhane

e-mail

pmtnc7@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Camellia Neri](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 1:35:10 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Camellia Neri

e-mail

camellianeri@gmail.xom

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Camellia Neri](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 1:35:10 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Camellia Neri

e-mail

camellianeri@gmail.xom

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Jared Sain](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 1:15:12 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Jared Sain

e-mail

jaredsain@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Brianna Carter](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 1:05:12 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Brianna Carter

e-mail

damianvrm@hotmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

Despite years of advocacy, we are seeing the plants and animals that call our desert home decline.

We cannot afford to fail the natural world by allowing this project continue.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Tamara Beseda](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 12:35:15 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Tamara Beseda

e-mail

tami.d.b@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

We live here in Yucca. Please take the necessary steps to make sure this project won't destroy what we value here.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Sara Gernsbacher](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 11:50:06 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Sara Gernsbacher

e-mail

sgernsbacher@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

Flamingo would be an absolute disaster and failure, negatively impacting our wildlife, our climate goals, our own health and the health of future generations.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Gabriel Zinzun](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 11:15:10 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Gabriel Zinzun

e-mail

clgzin@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Daniela Bustamante](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 10:55:08 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Daniela Bustamante

e-mail

daniela.s.bustamante@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert. I know that there has been concern about the Flamingo 640 project for some time, and I am concerned that the development is still moving forward without addressing the points raised by the community and without undergoing the thorough scrutiny of a full Environmental Impact Report.

I am a resident of Los Angeles and a regular visitor to the high desert area. Although I am not local, I'd like to add my voice of support to those advocating for more research and review of the Flamingo 640 project. As a tourist, someone who this project is presumably meant to attract and cater to, I actually find that the "glamping" resort project to be a major detraction from what attracts me to the area in the first place, and I feel that the negative impacts of the project as described below would actually reduce my willingness to travel to the area and participate in local tourism. The three subsequent paragraphs were pre-written by people who have far closer understanding of the project and it's effects than I do directly, but I would like to amplify their message and lend my full support to the concerns articulated here:

"My concern about the project is greatly two-fold: traffic safety and environmental impact. This development would pose a significant traffic hazard along the narrow two lane HWY 247, which is already the site of many fatal and critical accidents. The highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most beautiful wildlife corridors along Pipes Canyon Wash bordering Sand to Snow National Monument, including threatened desert tortoises, protected burrowing owls, coyotes, jackrabbits, and more, all of which have been spotted in the area. It is also concerning that the project plans to remove at least 34 Western

Joshua Trees, a protected species and highly threatened part of California's natural heritage, in addition to Mojave Yuccas. I am writing to demand a full Environmental Impact Report under CEQA, which would include traffic studies, wildlife impact, air/water quality, noise, and dark sky impacts amongst other important issues. Because of the impact to our community, safety, and way of life, a mitigated negative declaration report is simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel" in a rural zoned area that would add nothing to the community except add danger on the roads, add unnecessary hazard in an area already distinguished as a threat from wildfires, knowingly disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park."

I sincerely hope that the concerns of the local community, as well as of visitors to the area will be valued and considered, and that this committee will not prioritize a hypothetical profit over the health and safety of such a special ecosystem and it's inhabitants (human and other).

Thank you for your time and attention.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Olivia Stroud](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 10:40:15 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Olivia Stroud

e-mail

oliviarosestroud@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

I live in Flamingo Heights. The whole community really doesn't want this to happen. It would destroy our peace and our scenic desert. And the highway is already really dangerous!! We don't need a lot of people slowing and turning into this site. And there are many animals here! And they want to rip up plants

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Taylor Brantner](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 10:30:13 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Taylor Brantner

e-mail

tjbrantner1@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [MeganBarreto](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 10:20:22 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

MeganBarreto

e-mail

meganjeffe@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Matthew Case](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 9:45:11 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Matthew Case

e-mail

lug.junkie@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Angela Bartlett](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 9:20:11 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Angela Bartlett

e-mail

angelasandall@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Gabriela Sanchez](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 9:15:09 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Gabriela Sanchez

e-mail

gabriela.sanchez25@yahoo.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Sage Bylin](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 9:10:10 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Sage Bylin

e-mail

sagebylin@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Christine Chabot](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 9:05:09 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Christine Chabot

e-mail

cmb606@yahoo.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Rebecca Tellez](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 9:00:13 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Rebecca Tellez

e-mail

Tellezbeck@yahoo.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Reanna Alder](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Saturday, March 4, 2023 7:25:12 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Reanna Alder

e-mail

Reanna.alder@icloud.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Courtney Gray](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Friday, March 3, 2023 5:55:08 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Courtney Gray

e-mail

gray.courtneyj@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Marinna Wagner](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Monday, March 6, 2023 7:30:10 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Marinna Wagner

e-mail

marinnawagner@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

After reviewing the comments by CDFW in depth and I work as an arborist and Desert Native Plant Specialist, I strong recommend that the entire project site be fully inventoried for WJT as well as rare plants to best understand the entire demographics and plant population status. The total number of trees is likely more than anticipated and surveyed at this point in time. Based on my experience of this general area off of HWY 247 and Aberdeen that 30-50 trees ranging from 20 cm to 5 meters per 1.25-1.5 acres is typical. It is very typical for surveyors to miss small trees or not know how to identify pups from individuals.

I also agree that all mitigation measures provided by CDFW must be followed in accordance to the law. In addition to CEQA, I highly recommend that an EIR be preformed for natural resources in particular. Please note that under the Native Desert Plant Act, several other species are protected and require permits to remove/transplant including both *Larrea tridentata* clones (which may be present on this site) and *Yucca schidigera* (which is definitely present).

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Mark Black](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Monday, March 6, 2023 8:15:07 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Mark Black

e-mail

blackmark99@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

Flamingo 640 approval would be a HUGE mistake, and MUST be stopped. Please save our beloved desert communities from an un-necessary campground which will ruin our region and way of life.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [CYNTHIA BLACK](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Monday, March 6, 2023 8:20:09 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

CYNTHIA BLACK

e-mail

cyn2269@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

This is such an unwanted use of land space in the desert. Many more fatalities will occur as this stretch of highway is already VERY dangerous.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [G. DaPonte](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Monday, March 6, 2023 11:20:14 PM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

G. DaPonte

e-mail

gldprod@yahoo.com

Letter to Planning
Commissioners

What is the point of rural living zoning when you're entertaining allowing a huge hotel resort project - and make no mistake- this is a hotel - to be built in a residential neighborhood- I don't know one single resident of the Morongo Basin who supports this monstrosity. The environmental reports concerning this hotel "development" are wholly inadequate, the traffic studies are a joke - isn't 247 deadly enough already without adding this to the mix? There's 100% local citizen opposition to this project - it should not be permitted in a residential / non-commercial area. Do the right thing, do not permit this massive commercial use in a residential zone.

If additional comments, enter
here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Aaron Glasson](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 8:13:59 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Aaron Glasson

e-mail

aaronglasson3@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Andrew Storrs](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 8:28:56 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Andrew Storrs

e-mail

apstorrs@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

This will be devastating to our fragile & threatened environment

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [David Nothaft](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 8:35:30 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

David Nothaft

e-mail

davidnothaft@googlemail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Drew Lakin](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 8:36:44 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Drew Lakin

e-mail

drwlkn@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Alexandra Lopez](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 8:37:04 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Alexandra Lopez

e-mail

ally.isabella77@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Kurato Ono](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 9:21:32 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Kurato Ono

e-mail

kuratoono@yahoo.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

This area is being exploited. The locals abhor this project. Think about conservation and ecology instead of capitalism. It is not sustainable.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [meredith.newsom](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 9:02:45 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

meredith newsom

e-mail

meredithleighcoll@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter
here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Chase McBride](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 9:23:18 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Chase McBride

e-mail

cmcbridemusic@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter
here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Samantha Wilds](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 9:29:31 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Samantha Wilds

e-mail

sgwilds13@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

Best,
Samantha

If additional comments, enter
here:

Do the right thing and preserve nature.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Melanie Sojourner Truth Atesalp](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 9:31:24 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Melanie Sojourner Truth Atesalp

e-mail

sojournerartist@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

Please hear us.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Emily Mkrтчian](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 9:53:24 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Emily Mkrтчian

e-mail

emily.mkrтчian@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter
here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Abbe Fabian](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 9:54:04 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Abbe Fabian

e-mail

afabian40@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

I have just returned from 10 days in Flamingo Heights, visiting our children who live adjacent to the proposed development. We are HORRIFIED by the plan to disrupt the existing ecosystem and tranquility of the area. We walked through the wash and saw much evidence of wildlife that would be disrupted by the development. In general, development and population increases have slowly crept into the area, evidenced by the proliferation of transient rental properties and traffic on HWY 247, with a steady stream of semis and construction vehicles. Additional changes that would be created by the proposed project (outlined in the above letter) would tragically alter the nature of the existing community. Please preserve this rare and exceptionally beautiful part of our country.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Abbe Fabian](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 9:54:04 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Abbe Fabian

e-mail

afabian40@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

I have just returned from 10 days in Flamingo Heights, visiting our children who live adjacent to the proposed development. We are HORRIFIED by the plan to disrupt the existing ecosystem and tranquility of the area. We walked through the wash and saw much evidence of wildlife that would be disrupted by the development. In general, development and population increases have slowly crept into the area, evidenced by the proliferation of transient rental properties and traffic on HWY 247, with a steady stream of semis and construction vehicles. Additional changes that would be created by the proposed project (outlined in the above letter) would tragically alter the nature of the existing community. Please preserve this rare and exceptionally beautiful part of our country.

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Grant Saunders](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 9:55:45 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Grant Saunders

e-mail

grant1192@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

You can [edit this submission](#) and [view all your submissions](#) easily.

From: [Dominoe](#)
To: [Planning Commission Comments](#)
Subject: Re: Project # PROJ-2020-00191 Assessor
Date: Tuesday, March 7, 2023 10:09:57 AM

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.

SB PLANNING COMMISSIONERS. Thank you for taking the time to read

Project # PROJ-2020-00191 Assessor

Name

Dominoe

e-mail

dom.farris@gmail.com

Letter to Planning
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and
Commissioner Kareem Gong,

I am writing to you as a concerned advocate of the desert.
Despite years of tirelessly advocating for the preservation of
rural living, its zoning, serene landscape, wildlife, traffic safety,
and advocating against the development of the Flamingo 640
project, I am concerned that the development is still moving
forward without addressing the points raised by the community
and without undergoing the thorough scrutiny of a full
Environmental Impact Report.

My concern about the project is greatly two-fold: traffic safety
and environmental impact. This development would pose a
significant traffic hazard along the narrow two lane HWY 247,
which is already the site of many fatal and critical accidents. The
highway cannot support increased constant traffic.

The project will also endanger wildlife in one of the most
beautiful wildlife corridors along Pipes Canyon Wash bordering
Sand to Snow National Monument, including threatened desert
tortoises, protected burrowing owls, coyotes, jackrabbits, and
more, all of which have been spotted in the area. It is also
concerning that the project plans to remove at least 34 Western
Joshua Trees, a protected species and highly threatened part of
California's natural heritage, in addition to Mojave Yuccas. I am
writing to demand a full Environmental Impact Report under
CEQA, which would include traffic studies, wildlife impact,
air/water quality, noise, and dark sky impacts amongst other
important issues. Because of the impact to our community,
safety, and way of life, a mitigated negative declaration report is
simply not sufficient for the scope of this proposed project.

This area does not need a private "resort" experience or "hotel"
in a rural zoned area that would add nothing to the community
except add danger on the roads, add unnecessary hazard in an
area already distinguished as a threat from wildfires, knowingly

disrupt and destroy the natural environment, pollute the area with noise and light and change the character of our community irreparably. If one of the listed "objectives" for this development is to relieve camping congestion in the National park, then a safe and small public campsite and trails would do much less damage, not a private resort experience out of the price range of the residents who live here, or campers who would otherwise camp in the national park.

I hope you read this with thought and concern, and do not leave those in your fellow SB community feeling dismissed.

Thank you.

If additional comments, enter here:

In a world where money seems to have more impact than preserving the character of a neighborhood as well as the environment, I beg you to choose a different path. I fear if this gets approved, then other similar projects will as well, forever shifting what makes this area great in the first place. Don't be a sell out. Thank you for your time.

You can [edit this submission](#) and [view all your submissions](#) easily.