

**From:** [Erin Shelley](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Comment registering opposition to CUP for Flamingo Heights 640 Glamping  
**Date:** Wednesday, March 8, 2023 2:42:02 PM

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**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 Officials of the San Bernardino County Planning Commission,

This email is in heavy opposition to a Conditional Use Permit being granted for the Flamingo Heights 640 Glamping project (or any similar that may come down the pipeline). Though I realistically acknowledge the need for more accommodation options for visitors to our area including JTNP, a development of this type at this location is not only inappropriate but also will be absolutely devastating to the human, animal and plant residents of this area. I have pasted a thorough email I composed back in 2021 about this project below my signature, amending only a few details. I strongly urge you to read it all as I speak not only as a homeowner living full-time (not seasonally) just south of the proposed project overlooking Pipes Canyon Wash, but also as a biologist and naturalist.

If you don't have time to read the details, in short, I will say this bluntly as possible: no matter HOW MANY stipulations the county puts in place saying that this project must manage noise, light pollution, traffic, trash, fire danger, trespassing, and disruption to wildlife and plant life, THEY WILL NOT BE ABLE TO DO SO SUFFICIENTLY. IT. WILL. NOT. HAPPEN. Once the area has been torn up to put the facilities haphazardly into place, the sensitive plant and animal life (including protected species) are destroyed or displaced, the wildlife corridor itself ruined, the residents adjacent as well as along several miles of that wash thoroughly disrupted and disrespected, the property values dropped, traffic issues and car accidents along 247 increase, etc, IT WILL BE TOO LATE. This is not speculation. This is fact. Please do not make the mistake of approving the conditional use permit for this location. There are other more appropriate locations for such a commercial business venture than in a quiet, low-impact rural residential area in and adjacent to a major wildlife corridor and ecological zone.

Sincerely,  
Erin Shelley  
[elshell@gmail.com](mailto:elshell@gmail.com)  
310-210-5098

(Detailed reasoning for my opposition to this project were sent in an email in 2021 and are pasted below, with only a few updates/amendments...if you have time to read, please do....great care and rational thought was put into it.)

(Sent to Jim Morrissey on 4/26/21)  
Dear Contract Planner Jim Morrissey,

I want to start this email first by saying that my husband and I are not against the whole idea of glamping resorts or other similar accommodations. Unlike some comments I'm sure you have received, we aren't automatically against progress or things that are new or different....in fact we feel that both JTNP and the surrounding towns are behind on courting and establishing

more lodging accommodations for tourists/visitors IN MORE APPROPRIATE areas. We are, however, against the project in ANY form proposed for the 640 acres in Flamingo Heights. Proj-2020-00191 Parcel No. 0629-181-01. This is not the appropriate place for anything like this. We understand there have been various proposed aspects that may have been tabled for now (concerts, high capacity parking, bar, etc) however we also understand that often conditional use permits are approved for a lesser impact use and then aspects originally intended get added back in later. This similar scenario just occurred outside of Saguaro National Park East and the residents who were told aspects of the project were off the table then felt extremely betrayed when those aspects were added back in after the fact. They are now experiencing the exact effects they feared. Even in its simplest form, however, we do reiterate that we do not support a commercial glamping development on this property. As opposed to sending you another form letter of opposition I urge you to please read and consider our specific following thoughts on the matter and please reach out to me with any questions or to chat further.

-My husband and I are homeowners on the west end of Scandia Lane just north of Aberdeen and our ranch property directly overlooks the Pipes Canyon Wash at the large almost 90 degree bend in the canyon so we have a view in both directions into and along it. We also can see the property in question directly from our house. Our comments below pertain to both the upper flat areas as well as in the slopes and bottom of the wash...commercial development nearly anywhere on this 640 acreage will still have nearly all of these effects.

-This is in the middle of a Rural Residential area. The awkwardness in location and the disrespect to those currently living there is immense. All of the residents of this area value their space and privacy. Furthermore, I and many others living in this general area are VERY concerned about our property values dropping due to increased noise that travels across and along this canyon amplified by it, view eyesores, traffic, wildlife disruption, strangers wandering into our properties, potential crime, etc. Our properties' biggest value feature is the open quiet space, low light pollution at night, and low profile quiet safe residential living with excellent views...all of these would be compromised by this project or any other similar commercial development on this land in the MIDDLE of this rural living zone. In addition to property value, we do feel this development will have a significant effect on our quality of life at home.

-This property both in the wash AND on the western slope and flatlands above it, serve as an incredibly important wildlife corridor, habitat, feeding grounds and/or nesting/den sites to a number of protected or important species. My husband and I are both avid naturalists. We have PERSONALLY seen use of this property and/or the areas immediately around it by these noteworthy animals: California Desert Tortoise, Mountain Lion, Badger, Bobcat, Coyote, Burrowing Owl, American Badger, Golden Eagle, Prairie Falcon, Desert Iguana, Southwestern Speckled Rattlesnake, Mojave Rattlesnake, as well as MANY other species equally important to the area. There is also, of course, the presence of the very obvious, protected and fragile Joshua Tree (which even if the trees themselves are left untouched, the other bushes and shrubs around Joshua Trees must also remain untouched as they served as vital nursery protection from the sun for newly germinated young Joshua Trees during their first few years of life and must not be cleared/disturbed also). This area is also valuable habitat for the Joshua Tree Poppy, Pioneertown Linanthus and the San Bernardino Milkvetch, a few additional rare plants worth mentioning amongst countless other fragile desert plants. A commercial development of any size, tents or otherwise, that sees a large influx and turnover of visitors on a daily basis will absolutely disrupt these plant and animal species irreparably.

Individual, separated homes on acreage with owners who have lived with and/or researched these animals and plants in their environment tend to take better pro-action and make better choices to have less impact. A daily turnover of fresh people pose a huge realistic risk.

-Traffic, road safety and road condition in this area is a GREAT concern. There are already quite a few violent and deadly accidents along Hwy 247, often in close vicinity to that specific portion of the highway adjacent to this parcel due to the dips and curves. Visitors searching for a particular turn along a busy 2 lane highway will increase accidents. Also any campground areas...(especially those with a proposed market or bar selling alcohol) would likely increase drunk drivers in the area as well. The adjacent dirt roads in the area can barely handle the little residential traffic they currently get and would surely be destroyed by an uptick in visitor traffic exploring around or heading to the facility. Many of the local residents already maintain these roads on their own dime and I assure you individuals lost or exploring will end up on this poor roads. We already help tow a handful of wayward tourists out of the wash or eroded ditches when they get stuck each year.

-We are incredibly concerned about the resource and sanitation issue with this proposed facility (water supply, sewage/septic, trash, electricity lines which are already challenged, and very importantly, the already strained emergency and law enforcement services). I also have very little faith that an outdoor-centric facility of this type will have sufficient means and careful policing of the guests to control the large amount of trash/litter that often accompanies disposable or single serving camping foods, beverages and supplies. This area is notorious for very strong winds and people not accustomed to managing trash in this area often accidentally or neglectfully or deliberately lose trash which blows for miles. This will be scattered across both the rural residential areas and pristine desert. Blowing trash is also a huge danger for ingestion or entanglement by both wild animals and the many captive livestock and pets in the area as well as an eyesore and a danger to fragile plants.

-The fire danger in this area ranges from high to extreme as evidenced by past devastating fire near and in the area...it is something all the homeowners in the area fear immensely. This would be a concern from construction equipment, vehicles parking in or near the dry brush, smokers of any kind, campfires/fire pits, BBQs and campstoves, propane heaters, and even discarded glass or bottles which can refract light and start fires “spontaneously.” On a resort that large I have no doubt there will be “sneaky” fires, grills or similar even if rules are in place disallowing them.

-My husband and I both have been guests at similar glamping resorts or campground resorts both in the course of our work outdoors and vacationing with friends/colleagues. Though I consider us as both having received good education in low-impact outdoor recreation, common sense and respect for both public and private property, I can absolutely say that we are an exception. The VAST majority of people seeking out this type of accommodation (where the housing/sleeping is already set up) aren’t necessarily nature savvy...they may be nature lovers but there is often a difference. The skills of how to experience nature low-impact and stay safe in nature is often severely lacking. Private property boundaries adjacent will most certainly not be respected (this isn’t speculation...I guarantee it.) Additionally, these facilities are often used by people wanting to party or celebrate (which they should have a place to do so!) but I have never witnessed the “quiet hours” actually be followed or enforced anytime I have stayed at these locations which again is a huge disrespect to the residents and their qualities of life in these rural neighborhood and all along the canyon as the sound travels.

The campground/glampground business model specifically in known to involve very

minimal staffing with little to no oversight, enforcement, or camper aide. Glampers/campers are often at their liberty to behave however they'd like. Additionally this speaks to how this facility is not likely going to be a big job provider in the community.

-For the many reasons listed above as well as many more, this property should remain undeveloped (perhaps allow it to be purchased and transferred to a land trust due to its ecological importance?) or developed ONLY as zoned, for rural living with large acreage, spaced out plots and homes where much of the land is left undeveloped and STRICT building codes and environmental impact codes must be followed for construction of the homes.

-Please take these comments into strong consideration. As you are probably well aware, MANY individuals and residents in the community are very concerned about the inappropriateness of this business venture on this plot of land. I have actually never seen everyone from all over the political spectrum who are otherwise pretty easy going in the community and about what residents choose to do on their private lands be so passionate and united about something threatening their homes, community, environment and way of life.

-IF, for some reason, despite a large and adamant opposition, the approval is made to allow ANY type of commercial development on this property for this particular applicant or any future ones, I firmly ask that it NEVER be approved or reconsidered for any concerts, large gatherings, festivals, bars/restaurants or significant land clearance or structure construction. I would appreciate this assurance in writing as well.

Please don't hesitate to contact me with any questions or for further discussion. Thank you in advance for your careful consideration of this project and I hope you and your team will make the correct decision to deny the permit to develop this property for this or future similar commercial projects.



**From:** [Janice Rivera](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Comments on PROJ-2020-00191 RoBott Land Company  
**Date:** Thursday, March 9, 2023 1:51:40 AM  
**Attachments:** [FlamingoPics.zip](#)

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March 8, 2023

San Bernardino County Planning Commission  
Planner: Jim Morrissey  
APN: 0629-181-01  
Project No: PRO-J-2020-00191

To: San Bernardino County Planning Commission

Re: RoBott Land Company/Flamingo Heights Glamping 640 Acre Construction Site

Dear Planning Commission,

As a resident of Flamingo Heights since 2013, I am extremely concerned about this proposed development in my neighborhood due to the ENORMOUS SAFETY RISKS it poses, especially with respect to HIGHWAY TRAFFIC ACCIDENTS AND FIRE HAZARDS. I am worried that Caltrans and the responsible emergency services agencies have not been adequately engaged in determining environmental impacts and developing proposed mitigations.

A thorough environmental impact report to understand the full impacts on traffic patterns and fire risks needs to be done immediately as the proposed mitigations do not address the significant adverse impact this project will have in these areas among others such as to flora, fauna, ambient noise, light pollution, and scenic quality.

From my house (which can be seen in the picture of the developer's site photo), I can see the traffic patterns on Highway 247 hourly/daily. I have seen the traffic on SR 247 quadruple in that time. The developer wants to put an entrance right where northbound vehicles come out of a blind curve in the highway into a straightaway which allows them to pass slower cars. That particular stretch of highway has vehicles passing at speeds as high as 100 MPH - as many as 5 to 7 cars HOURLY will do this.

I recently had a refrigerator delivery from Costco. They told me they attempted to turn into Chapparal Drive but were unable to because cars kept passing them on the left side as their vehicle was also trying to make a left onto Chapparal. I have experienced this myself. My fellow neighbors and I frequently talk about how we cannot safely get into our own neighborhood as it is. I cannot fathom adding hundreds of lost glamping tourists into the mix of this already deadly situation.

There is no proposed mitigation to address this concern other than a line item to engage Caltrans for their approval prior to finalizing the permit. Caltrans needs to be engaged much earlier in the approval process, because this project cannot succeed as proposed without

significant changes to Highway 247. The results of any studies they perform could greatly impact the proposed scale and design of this project.

Also, please recall that this Planning Commission previously voted on December 9, 2021 to support the designation of Highway 247 as a scenic highway. The highway is a destination in and of itself because of the undeveloped, pristine land and unbroken vistas that can be seen on both sides of that iconic stretch of highway.

The other major concern regarding this proposed development is fire safety.

In August 2019 my neighborhood was just barely spared from a fast-burning fire yards away from the proposed glamping site. I witnessed the resources required to put out this fire adjacent to my home which is across the highway from this proposed development. Despite a valiant response from crews with Calfire, BLM, the National Park Service, Morongo Valley, Yucca Mesa, Yucca Valley, Joshua Tree, Twentynine Palms, and Wonder Valley as well as the assistance of two air tankers and two helicopters it still took 1 hour and 15 minutes to stop the forward progress of the fire on a day with only a slight breeze. Highway 247 was shut down in both directions.

In May of 2022, two campers on Elk Trail in Yucca Valley burned approximately 430 acres that required 150 firefighters/multiple fire agencies due to the infamous and frequent windy conditions we have here in the high desert.

In this environment, the developer wants permission to establish 75 campsites with four large fire pits that will be lit daily/nightly/continually. It is, without a doubt, unconscionable to approve a commercial development of this kind where campfires are a supposed selling point of the establishment. Remember, there could be upwards of 300 people or more daily plus staff if campsites are at full capacity. There is also absolutely nothing in place to prevent accidental brush fires due to cigarette butts, candles, incense, and so on. We cannot always be lucky enough to have so many firefighters and aerial assets on hand to save our neighborhood from fires started by negligent campers. Human-caused wildfires are not rare and unusual events in the high desert and the risk to our community from outsiders who do not understand the dangers is real. There needs to be more significant mitigation of the risk of fire considered in this proposal.

Finally, the land on which the development is proposed is zoned rural residential - but new construction, even if residential, is highly questionable given the environmental limits on resources like water, power, and public safety. Therefore, issuing a conditional use permit for ostensibly a campground when the project is clearly a large commercial resort with a restaurant, pool, bar, 100 space parking lot, and a helipad could be deemed as negligent on the county's part. This is a blatant attempt by the developer to circumvent zoning regulations.

I have attached photos taken from my house which is on a hilltop directly across 247 and overlooks the many pristine acres of the proposed glamping site. My pictures are meant to show you the scale and scope of the developer's project in contrast to the current neighborhood and proximity to the busy, dangerous highway. I have been taking pictures of my drive to my house and the surrounding area for many years at different times of day and at different seasons over the years. I believe the high desert is one of the most beautiful places on earth and I am almost certainly more familiar with the developer's property than he is.

The developer's own photos, however, were taken in less than 2 minutes at each site as shown by the red time stamp at the bottom right corner of each photo. This illustrates the lack of due diligence the developer has demonstrated in understanding the impacts this glamping resort will have on the site as well as to the surrounding community. The proposed mitigations seem to have been just as hastily devised and are thoroughly inadequate to address the significant impacts this project will have.

For the Planner to recommend a Mitigated Negative Declaration on a project of this scope is irresponsible. There are 80 conditions listed in the Staff Report required to be completed prior to Final Inspection. Rather than reflecting how thoroughly the mitigations address the identified significant impacts, this reflects how disruptive this proposed development is. I call for the San Bernardino County Planning Commission to reject the Mitigated Negative Declaration and Conditional Use Permit and to require a thorough environmental impact study be performed to adequately document impacts and potential mitigations.

Please use much consideration and caution when deciding on any future proposals in my neighborhood and in this region. The desert is fragile and what is done cannot easily be undone. This project represents a blueprint for other similarly inappropriate developments in other residential areas of the high desert.

Sincerely,

Janice C. Rivera  
2076 Deer Trail  
Yucca Valley, CA 92284

Attachments:

Enclosed is a compressed .zip file with images depicting the site of the proposed project as seen from my property, traffic conditions on Highway 247 during various seasons, aerial firefighting on an adjacent property, and the diversity of the flora and fauna which will be impacted by this development.

**From:** [Dimitri Gerasimatos](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Comments on Project No: PRO-J-2020-00191  
**Date:** Thursday, March 9, 2023 3:03:07 AM

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March 8, 2023

San Bernardino County Planning Commission  
Planner: Jim Morrissey  
APN: 0629-181-01  
Project No: PRO-J-2020-00191

To: San Bernardino County Planning Commission

Re: RoBott Land Company/Flamingo Heights Glamping 640 Acre Construction Site

Dear Planning Commission,

I am writing to request that the request for Mitigated Negative Declaration be denied in favor of a full Environmental Impact Report.

As a long-time property owner in Flamingo Heights I can assure you that this proposed development is not insignificant. In fact, if approved this would be the largest development ever approved in Flamingo Heights by a wide margin. There are many significant impacts to consider, including traffic, noise, light pollution, negative impacts to flora and fauna, and so on.

This property sits along Pipes Wash, which is an important wildlife linkage designated as an Area of Critical Environmental Concern by the BLM. While the developer has agreed not to develop the portion of the parcel which contains the wash itself, it is not clear that developing the land immediately adjacent to it will not have significant unmitigated impacts to this area.

For example, the mitigation required for fire safety requires combustible vegetation to be removed 30 feet from all structures when the slope of the site is less than 15% and 100 feet when it is greater. What this means in practical terms is that while the most Joshua trees will be preserved the areas of the resort that are in regular use will be reduced to dirt and hardscape. Not only is this unattractive, but it poses other problems such as dust and erosion. It is certainly bad for the flora and fauna that depend on this vegetation for survival.

My property is not far from this one and the biodiversity in this area is outstanding. Not only is it excellent habitat for tortoises but all manner of plants and animals can be seen depending on the time of year owing to the water found in the wash and the seeds carried down into it. What looks like barren habitat at first glance proves to be very alive when the timing is right. To have a biologist walk the property and say he didn't see anything is laughable. Those of us who live here know better.

This site is also located in a flood zone as well as a seismically active zone. More comprehensive study needs to be performed for the safety of those who would live and work in this area.

I don't see any mitigations for the building of the helipad other than the stipulation that it only be used for medical emergencies. Is this really necessary or even desired by emergency services? It seems to be an odd requirement for a campground that is only a few miles from downtown Yucca Valley.

This project is fraught with examples of overreach where the developer is clearly just trying to see what he can get away with and it has been prone to them from the start. The original plan called for a 90 acre area for music festivals with 400 parking spaces. Thankfully, that was omitted from the plan but it gives some insight into the mindset of the developer. The intent here isn't to provide a rugged camping experience in a residential area zoned for rural living. The intent was to build a bar, a restaurant, and other amenities that have no business in a residential neighborhood let alone in one adjacent to an area designated as an Area of Critical Environmental Concern by the BLM. The developer intends to skirt this problem by claiming that these facilities will not be open to the public. Let me tell you that as a resident there is no distinction whether the 300 people drinking and dining across from my home while a band plays and headlights shine into my windows all night as people come and go are members of the public or guests of this resort. At least if it was open to the public I might be able to dine myself so it means all of the hassle and none of the benefits.

I have read comments about a similar development in Joshua Tree and some supporters were quite surprised at how intense the development actually is. Trenching needs to be done for utilities, vegetation removed for fire abatement, a giant parking lot built, and everything needs to be lit at night. That doesn't even include the daily activities of hundreds of people wandering around the property trampling whatever is left over, littering, smoking, letting their pets roam free to disturb wildlife, and so on. The property will for lack of a better word will be completely ruined of any natural aesthetic. Guests of similar properties are often disappointed that what they were sold as camping near a national park is actually renting a cabin near a busy highway with a bunch of loud and rowdy people miles away from the park with so much light that the stars they were hoping to see are completely unable to be seen. That's not a concern of this commission, but I want you to think about that as the developer tries to sell this as a relatively low impact development. It is a very high impact development and it will change the character of Flamingo Heights forever if it is built according to the current plan. It has no place in our community and the mitigations that have been proposed do not go far enough.

A more comprehensive Environmental Impact Report will likely produce findings of significant impact that have not been mitigated under the current plan particularly in the area of traffic. One hundred cars in and out several times per day plus all the attendant deliveries, garbage collection, employees, and so on is just too many vehicles for this stretch of highway and completely inappropriate for an area designated rural living.

A project of this scale in a small community like Flamingo Heights definitely needs to be studied more before any work begins or any approvals are granted.

Thank you for your consideration,

Dimitrios Gerasimatos

**From:** [Erick Briggs](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Flamingo 640 Glamping Project permit  
**Date:** Wednesday, March 8, 2023 3:26:05 PM

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**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 writing in opposition of the Glamping Resort Project which has been proposed and is requesting a conditional use permit in the Flamingo Heights area of San Bernardino County. I am a homeowner and resident along the other side of Pipes Canyon Wash from the larger part of this 640 acre property. Additionally, I am a naturalist by hobby and an animal behaviorist by career. I chose to purchase and live here for the open natural space, wildlife, reduced noise and light, and safety for myself, my family and my possessions. I am very concerned about the impact this project will have on the wildlife corridor...I found seen desert tortoise, spotted skunk, badger, mountain lion, golden eagle, bobcat, and many other important and sensitive desert species in the immediate area as well as vital and fragile plant life. The owners and managers of this facility will not be able to maintain control over the large number of party-going, weekend warrior, ignorant and/or careless guests to keep their noise, trash, vehicles, matches/cigarette butts/grills and other fire hazards, or even themselves from severely disrupting and risking the residents, plant and animal life in this area. We do not want guests wandering or exploring on our properties (or worse, committing crimes) and we do not want our wildlife or our own quality of life affected. This just isn't the place for a commercial venture like this. It would be a huge mistake on the part of the planning commission to approve the Conditional Use Permit for this project all because there was a brief surge in demand for accommodations in the area during an unprecedented pandemic. The HUGE demand has passed, other accommodations in better, more commercial-type locations have already been opened so the area is already getting the small economic boost it was hoping for, and NONE of the residents in the area want this. Please contact me here or at 760-464-6792 if you have any further questions. Thank you for your time and careful consideration before making the wrong decision.

Sincerely,  
Erick Briggs  
[ebriggs2878@gmail.com](mailto:ebriggs2878@gmail.com)



**From:** [Erin Shelley](#)  
**To:** [Planning Commission Comments](#)  
**Cc:** [Morrissey, Jim](#)  
**Subject:** Fwd: Public Comment Opposing Proj-2020-00191, APN 0629-181-01 or similar for future  
**Date:** Wednesday, March 8, 2023 8:35:30 PM

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

Greetings, upon reviewing the agenda and attached Exhibits regarding the CUP application for RoBott Land for the Commercial Resort proposed for the 640 acres in the Flamingo Area of Flamingo heights, I ran a thorough search and was extremely disappointed to find that my Public Comment Letter sent to Jim Morrissey on April 26, 2021 at 3:26pm was not included. Why was this not included in the exhibits? Were other public comments omitted too? If so, this is very troubling. And although every comment about this project deserves your attention, being a homeowner and full-time resident who lives very close to the land parcel in question and will be directly impacted by its possible approval, I certainly feel like my thoughtful input and extensive concerns are especially important in this matter. I look forward to hearing from you. Thank you.

Erin Shelley  
310-210-5098  
[elshell@gmail.com](mailto:elshell@gmail.com)

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

**From:** Erin Shelley <[elshell@gmail.com](mailto:elshell@gmail.com)>  
**Date:** Mon, Apr 26, 2021 at 3:26 PM  
**Subject:** Public Comment Opposing Proj-2020-00191, APN 0629-181-01 or similar for future  
**To:** <[Jim.morrissey@lus.sbcounty.gov](mailto:Jim.morrissey@lus.sbcounty.gov)>

Dear Contract Planner Jim Morrissey,

I want to start this email first by saying that my husband and I are not against the whole idea of glamping resorts or other similar accommodations. Unlike some comments I'm sure you have received, we aren't automatically against progress or things that are new or different....in fact we feel that both JTNP and the surrounding towns are behind on courting and establishing more lodging accommodations for tourists/visitors IN MORE APPROPRIATE areas. We are, however, against the project in ANY form proposed for the 640 acres in Flamingo Heights. Proj-2020-00191 Parcel No. 0629-181-01. This is not the appropriate place for anything like this. We understand there have been various proposed aspects that may have been tabled for now (concerts, high capacity parking, bar, etc) however we also understand that often conditional use permits are approved for a lesser impact use and then aspects originally intended get added back in later. This similar scenario just occurred outside of Saguaro National Park East and the residents who were told aspects of the project were off the table then felt extremely betrayed when those aspects were added back in after the fact. They are now experiencing the exact effects they feared. Even in its simplest form, however, we do reiterate that we do not support a commercial glamping development on this property. As opposed to sending you another form letter of opposition I urge you to please read and

consider our specific following thoughts on the matter and please reach out to me with any questions or to chat further.

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-This property both in the wash AND on the western slope and flatlands above it, serve as an incredibly important wildlife corridor, habitat, feeding grounds and/or nesting/den sites to a number of protected or important species. My husband and I are both avid naturalists. We have PERSONALLY seen use of this property and/or the areas immediately around it by these noteworthy animals: California Desert Tortoise, Mountain Lion, Bobcat, Coyote, Burrowing Owl, American Badger, Golden Eagle, Prairie Falcon, Desert Iguana, Southwestern Speckled Rattlesnake, Mojave Rattlesnake, as well as MANY other species equally important to the area. There is also, our course, the presence of the very obvious, protected and fragile Joshua Tree (which even if the trees themselves are left untouched, the other bushes and shrubs around Joshua Trees must also remain untouched as they served as vital nursery protection from the sun for newly germinated young Joshua Trees during their first few years of life and must not be cleared/disturbed also). This area is also valuable habitat for the Joshua Tree Poppy, Pioneertown Linanthus and the San Bernardino Milkvetch, a few additional rare plants worth mentioning amongst countless other fragile desert plants. A commercial development of any size, tents or otherwise, that sees a large influx and turnover of visitors on a daily basis will absolutely disrupt these plant and animal species irreparably. Individual, separated homes on acreage with owners who have lived with and/or researched these animals and plants in their environment tend to take better pro-action and make better choices to have less impact. A daily turnover of fresh people pose a huge realistic risk.

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already maintain these roads on their own dime and I assure you individuals lost or exploring will end up on this poor roads. We already help tow a handful of wayward tourists out of the wash or eroded ditches when they get stuck each year.

-We are incredibly concerned about the resource and sanitation issue with this proposed facility (water supply, sewage/septic, trash, electricity lines which are already challenged, and very importantly, the already strained emergency and law enforcement services). I also have very little faith that an outdoor-centric facility of this type will have sufficient means and careful policing of the guests to control the large amount of trash/litter that often accompanies disposable or single serving camping foods, beverages and supplies. This area is notorious for very strong winds and people not accustomed to managing trash in this area often accidentally or neglectfully or deliberately lose trash which blows for miles. This will be scattered across both the rural residential areas and pristine desert. Blowing trash is also a huge danger for ingestion or entanglement by both wild animals and the many captive livestock and pets in the area as well as an eyesore and a danger to fragile plants.

-The fire danger in this area ranges from high to extreme as evidenced by past devastating fire near and in the area...it is something all the homeowners in the area fear immensely. This would be a concern from construction equipment, vehicles parking in or near the dry brush, smokers of any kind, campfires/fire pits, BBQs and campstoves, propane heaters, and even discarded glass or bottles which can refract light and start fires “spontaneously.” On a resort that large I have no doubt there will be “sneaky” fires, grills or similar even if rules are in place.

-My husband and I both have been guests at similar glamping resorts or campground resorts both in the course of our work outdoors and vacationing with friends/colleagues. Though I consider us as both having received good education in low-impact outdoor recreation, common sense and respect for both public and private property, I can absolutely say that we are an exception. The VAST majority of people seeking out this type of accommodation (where the housing/sleeping is already set up) aren’t necessarily nature savvy...they may be nature lovers but there is often a difference. The skills of how to experience nature low-impact and stay safe in nature it is often severely lacking. Private properties boundaries adjacent will most certainly not be respected (this isn’t speculation...I guarantee it.) Additionally, these facilities are often used by people wanting to party or celebrate (which they should have a place to do so!) but I have never witnessed the “quiet hours” actually be followed or enforced anytime I have stayed at these locations which again is a huge disrespect to the residents and their qualities of life in these rural neighborhood and all along the canyon as the sound travels. The campground/glampground business model specifically is known to involve very minimal staffing with little to no oversight, enforcement, or camper aide. Glampers/campers are often at their liberty to behave however they’d like. Additionally this speaks to how this facility is not likely going to be a big job provider in the community.

-For the many reasons listed above as well as many more, this property should remain undeveloped (perhaps allow it to be purchased and transferred to a land trust due to its ecological importance?) or developed ONLY as zoned, for rural living with large acreage, spaced out plots and homes where much of the land is left undeveloped and STRICT building codes and environmental impact codes must be followed for construction of the homes.

-Please take these comments into strong considerations. As you are probably well aware, MANY individuals and residents in the community are very concerned about the

inappropriateness of this business venture on this plot of land. I have actually never seen everyone from all over the political spectrum who are otherwise pretty easy going in the community and about what residents choose to do on their private lands be so passionate and united about something threatening their homes, community, environment and way of life.

-IF, for some reason, despite a large and adamant opposition, the approval is made to allow ANY type of commercial development on this property for this particular applicant or any future ones, I firmly ask that it NEVER be approved or reconsidered for any concerts, large gatherings, festivals, bars/restaurants or significant land clearance or structure construction. I would appreciate this assurance in writing as well.

Please don't hesitate to contact me with any questions or for further discussion. Thank you in advance for your careful consideration of this project and I hope you and your team will make the correct decision to deny the permit to develop this property for this or future similar commercial projects.

Sincerely,  
Erin Briggs (Shelley) and Erick Briggs  
310-210-5098  
[Elshell@gmail.com](mailto:Elshell@gmail.com)

**From:** [Marcella Bottero](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** NO to the Flamingo 640 Glamping Project PROJ-2020-00191  
**Date:** Wednesday, March 8, 2023 4:42:53 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:

My husband and I own a home in Landers which is a fifteen-minute drive from the site of the proposed Flamingo 640-acre Glamping project. We, as well as the vast majority of residents in the area, oppose this project for many reasons:

- 1) This project will endanger wildlife along one of the most beautiful wildlife corridors along Pipes Canyon Wash bordering Sand to Snow National Monument, including desert tortoises and burrowing owls that have been spotted in the area; threaten Joshua Trees (this project plans to remove at least 34 trees), Mojave Yuccas, and more.
- 2) This development will strain the land with a 60,000 square foot sewage disposal area. It will also exacerbate our already fragile local water resources. This development will significantly add light, air and noise pollution in a currently serene desert expanse, which can carry for miles.
- 3) This development does nothing to help our local community, but instead stresses our limited resources of housing, water and food and destroys the serene quality of life that we have worked so hard to maintain.
- 4) This project would exacerbate the overcrowding of Joshua Tree National Park.
- 5) The area is zoned for 'rural living', not commercial which the applicants have circumvented with a Conditional Use Permit (CUP).

6) It is a bad investment - this project is proposed in an area that is already one of the most saturated short-term rental markets in the country. As well, glamping in an area that has frequent high winds, (up to 80 miles an hour) makes no sense. Ultimately a project of this size will alter and damage our local desert environment that tourists seek, thereby losing tourism and spending in our area.

For our wildlife, land, and community we ask that you reject this project.

Sincerely,

Marcella Bottero



**From:** [Lily Simon](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** PROJ-2020-00191 Resort Camping  
**Date:** Wednesday, March 8, 2023 1:37:02 PM

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I do not support the glamping development. The desert takes years to heal - this project would ruin so much land that should remain protected, especially given the use is only for short term camping. if we do develop the desert, it should at least be used for longer term housing for those in need!

Lily Simon



**From:** [Lisa Jones](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** PROJ-2020-00191 Resort Camping  
**Date:** Wednesday, March 8, 2023 2:45:38 PM

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This is a destructive plan for our beautiful desert. I've lived in the high desert since 1986

**From:** [Maranda Nichols](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** PROJ-2020-00191 Resort Camping  
**Date:** Wednesday, March 8, 2023 3:02:32 PM

---

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HIGHLY OPPOSE RESORT CAMPING. The local area is already over saturated in camping, and short term rentals. There's been a drastic decrease in traveler tourism to the area compared to past years- which is proven in short term rental statistics. This would destroy our local habitats, not to mention they would remove 34 Joshua Trees which is the worst you can do. Old woman spring rd can't handle that much traffic, the harm it does to our local eco system can't be reversed. Let's call this what it is- a cash grab by some big investor. We do NOT need this, there's already too many places for people to stay when visiting the area.

Maranda Nichols

Sent from iPhone

**From:** [MARY ALICE MODDERS](#)  
**To:** [Planning Commission Comments](#)  
**Cc:** [ERIK LIEKOSKI](#)  
**Subject:** PROJ-2020-00191. Robott Corp Conditional Use Application  
**Date:** Wednesday, March 8, 2023 10:41:13 PM

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To Whom It May Concern:

We are homeowners near Landers.

We are **opposed** to the approval of the conditional use permit to allow a 75 camp site campground and associated facilities for the following reasons:

**1) Not comparable with surrounding Rural Living zones.**

This area is zoned "Rural Living". A project of this scale will create a condensed area of 75 sites to accommodate up to 300 persons. Although this project is noted to be over 160 acres, the majority is condensed on the west side of Pipes Wash . This creates a single, high density area, of non-permanent camp sites. It is essentially 300 people standing outside, surrounded by canvas. It is not possible for this development to comply with sound and night sky standards of the surrounding "Rural Living" zone. This is a negative impact to our surrounding communities. Please respect our current residents.

**2) Not sustainable with the high desert environment.**

The mesa commonly has high winds, harsh sun and cold nights. This is often a surprise to tourists not familiar with this area (and likely not RoBott Land Developers). Condensing 300 persons ignorant of this reality will exponentially generate more trash and environmental degradation than is acknowledged in this application. In addition, the fire danger created by canvas structures next to a few fire pits in this environment appears to be greatly overlooked in this application.

**3) Short lived project with long lasting damage.**

Ultimately, this project is destined to be short lived, as we are reaching a maximum sustainable density of Airbnb and camping projects. But the damage from granting this conditional use permit will last for many years to come. This burden will be shouldered by the neighboring community, not by RoBott Development.

We respectfully ask you to reject this absurd project.

Mary Alice Modders  
Erik Liekoski

Starlight Mesa Road

Yucca Valley



**From:** [caroline partamian](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Project # PROJ-2020-00191 Assessor Parcel Number (APN) 0629-181-01  
**Date:** Wednesday, March 8, 2023 6:57:48 PM

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**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 hope you are taking the time to read through all the emails you are receiving about this project. As an adjacent property owner to the site, I am incredibly disheartened to find that this project is moving forward without a proper and diligent Environmental Impact Report and traffic study. I write here to impress upon you the disastrous effect this project will have on our lands. I have also attached pictures and coordinates of Desert Tortoises I have seen in the area along with a [petition](#) I started with over 6,000 signatures on it since April 2021, when this project first came to our attention.

This project is an environmental hazard to our fragile ecosystem. Mojave Desert Land Trust and the Center for Biological Diversity have both deemed this area in question a wildlife corridor, and it is an Area of Environmental Concern (ACEC).

There are hundreds of western Joshua trees (*Yucca brevifolia*) on the developable section of the property. Joshua trees are a state protected species being considered for listing as Threatened under the California Endangered Species Act. It is terrible that over 34 Joshua Trees will be removed in the process of this resort establishment, as well as destroying tons of flora around it that helps all the plants thrive in their ecosystem. For example, relocating a creosote ring destroys the prehistoric value of the plant. There are potential creosote clonal rings in excess of 4,000 years old on the site. Yucca clonal rings of similar age may exist.

A 2006 study by leading tortoise experts found seven adult desert tortoises on the developable section of the property. The proponents' recent study finding no tortoises is methodologically suspect. The Initial study 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." Neighbors near the site, including myself, have evidence to the contrary. Please see attached pictures - here are the photo credits and coordinates for each picture:

The first picture (by me)  
Caroline Partamian  
34.2115718, -116.4346062  
May 30, 2020 6:14 PM

Next two pictures:  
By my neighbor Aili Schmeltz

34.21728, -116.43339  
April 25, 2020, 9:21 AM

I have submitted these to the CNDD database. I also sent this data along to Jim Morrissey in April 2022 during the second round of comments towards this project. This information should be provided in a full Environmental Impact Report.

See you tomorrow.

Thank you for your time.  
Caroline Partamian















**From:** [Ester Gonzalez](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Project # PROJ-2020-00191  
**Date:** Wednesday, March 8, 2023 10:36:47 PM

---

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RE: Project # PROJ-2020-00191

Dear SBC Planning Commission,

I write to oppose the plans of building Glamp Camp Flamingo 640 in the Yucca Valley. Not only do the majority of residents that already have to deal with airbnbs in the area, but there is wildlife and local fauna to consider. Let's not make a natural desert into a resort town, that has already happened in Palm Springs, and instead protect this residential area.

Which brings me to the next point, the Beverly Hills property developer that purchased this land, purchased it as residential land, at residential pricing, not as commercial. Please do not let this happen. Protect the habitat.

Thank you for taking my comment.

Concerned citizen,  
Ester Gonzalez  
90031

Sent from my iPhone



**From:** [Cassi Novratil](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:21:02 AM

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

## Project # PROJ-2020-00191 Assessor

Name

Cassi Novratil

e-mail

[cnovratil@yahoo.com](mailto:cnovratil@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:** [Jeff Mettee](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:22:19 AM

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## Project # PROJ-2020-00191 Assessor

Name

Jeff Mettee

e-mail

Jmettee44@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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**From:** [Kelly Durand](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:23:08 AM

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## Project # PROJ-2020-00191 Assessor

Name

Kelly Durand

e-mail

k3llydurand@gmail.com

Letter to Planning  
Commissioners

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

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If additional comments, enter  
here:

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

**From:** [Brandon Bourgeois](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:26:26 AM

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## Project # PROJ-2020-00191 Assessor

Name

Brandon Bourgeois

e-mail

brandon.bourgeois@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.  
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here:

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**From:** [Levi Walker](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:26:30 AM

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## Project # PROJ-2020-00191 Assessor

Name

Levi Walker

e-mail

walkercocktailranger@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
Commissioner Kareem Gong,

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Thank you.

If additional comments, enter  
here:

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

**From:** [Aubrey Diehl](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:28:08 AM

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

## Project # PROJ-2020-00191 Assessor

Name

Aubrey Diehl

e-mail

[aubrey.diehl28@gmail.com](mailto:aubrey.diehl28@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.  
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Thank you.

If additional comments, enter here:

Highway 247 is intensely dangerous and I personally know a few of the people involved in fatal crashes there. It is not up to speed for more traffic.

A resort in this area would degrade the desert experience that many come to see and for those that currently live there. Light pollution, noise, increased traffic, not to mention the environmental impact...it just would not serve our desert well. We love growth, but it needs to be mindful and intentional and not a resort that takes away from the true desert experience. Thank you for your time!

---

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

**From:** [James Taylor](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:28:09 AM

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## Project # PROJ-2020-00191 Assessor

Name

James Taylor

e-mail

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

Thank you.

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here:

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

**From:** [Mia Marowski](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:32:19 AM

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## Project # PROJ-2020-00191 Assessor

Name

Mia Marowski

e-mail

wildchildoflight@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
Commissioner Kareem Gong,

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**From:** [Claudia Spotts](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:33:42 AM

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## Project # PROJ-2020-00191 Assessor

Name

Claudia Spotts

e-mail

cj61464@gmail.com

Letter to Planning  
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,  
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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Thank you.

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Once again, this project is a luxury resort masking as a 'campground' that is located in a Rural Living zone. Rural living zone protects us from light pollution in favor of Dark Skies; allows wildlife to use corridors safely and lowers noise pollution from rowdy inebriated visitors.

As John Muir so aptly said: "To sit in solitude, to think in solitude with only the music of the stream and the cedar to break the flow of silence, there lies the value of wilderness."

Claudia Spotts, volunteer at Morongo Basin Historical Society

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**From:** [Chris F Hughes](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:33:53 AM

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## Project # PROJ-2020-00191 Assessor

Name

Chris F Hughes

e-mail

crshues@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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Thank you.

If additional comments, enter here:

No No NO

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**From:** [Jeffrey Schwilk](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:34:11 AM

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## Project # PROJ-2020-00191 Assessor

Name

Jeffrey Schwilk

e-mail

[jkotahiao@hotmail.com](mailto:jkotahiao@hotmail.com)

Letter to Planning  
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**From:** [Jay Dye](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:34:28 AM

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## Project # PROJ-2020-00191 Assessor

Name

Jay Dye

e-mail

itsjay25@gmail.com

Letter to Planning  
Commissioners

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**From:** [Luke Matthew Pruitt](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:34:30 AM

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## Project # PROJ-2020-00191 Assessor

Name

Luke Matthew Pruitt

e-mail

lukempruitt17@gmail.com

Letter to Planning  
Commissioners

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If additional comments, enter here:

I believe that's the future of our desert from an economic prospective is not large resorts that plow through both local and county governments and posses the capital to steamroll conservation. I believe that the Air b n B model allows for the same economic growth in our desert while letting the residents of the Coachella and Morongo valley be the protectors of their land not a multi million dollar corporation. I also believe that the countless endangered or near endangered species the Sonoran and Colorado desert poses will not be protected the way they are now if multi million dollar investments take root.

---

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**From:** [Toby Hemingway](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:39:17 AM

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## Project # PROJ-2020-00191 Assessor

Name

Toby Hemingway

e-mail

toby@tbhemingway.com

Letter to Planning  
Commissioners

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here:

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**From:** [Benjamin Jamieson](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:42:44 AM

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## Project # PROJ-2020-00191 Assessor

Name

Benjamin Jamieson

e-mail

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

Letter to Planning  
Commissioners

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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:

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**From:** [Jake Hanna](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:45:18 AM

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## Project # PROJ-2020-00191 Assessor

Name

Jake Hanna

e-mail

jake.hanna1@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  
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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  
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This area does not need a private "resort" experience or "hotel"  
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**From:** [Josh Valentin](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:51:31 AM

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## Project # PROJ-2020-00191 Assessor

Name

Josh Valentin

e-mail

javalentin88@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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If additional comments, enter here:

The private resort with exclusive restaurants etc not available to the community is a slap on the face to residents in an area where we are already inundated with tourists that we have to clean up after when they leave their trash all over the desert.

---

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**From:** [nicole salemi](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:53:28 AM

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## Project # PROJ-2020-00191 Assessor

Name

nicole salemi

e-mail

stthomas0731@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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**From:** [Julian Gault](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:53:43 AM

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## Project # PROJ-2020-00191 Assessor

Name

Julian Gault

e-mail

juliangault95@gmail.com

Letter to Planning  
Commissioners

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**From:** [Bridget Sandate](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 10:59:14 AM

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## Project # PROJ-2020-00191 Assessor

Name

Bridget Sandate

e-mail

inspectorbridget@gmail.com

Letter to Planning  
Commissioners

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**From:** [Natalie Cibel](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:02:32 AM

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## Project # PROJ-2020-00191 Assessor

Name

Natalie Cibel

e-mail

nataliecibel@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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Thank you.

If additional comments, enter here:

As a desert tortoise biologist I know first hand the importance of ecosystem preservation for saving endangered species. The desert tortoise is racing to extinction as the LA times said due to our human encroachment. Protect the desert. protect the desert tortoise

---

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**From:** [Misty Rodriguez](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:03:17 AM

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## Project # PROJ-2020-00191 Assessor

Name

Misty Rodriguez

e-mail

mistyleboss@gmail.com

Letter to Planning  
Commissioners

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

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**From:** [Terese Jenkins](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:03:48 AM

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## Project # PROJ-2020-00191 Assessor

Name

Terese Jenkins

e-mail

tessieferne@gmail.com

Letter to Planning  
Commissioners

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**From:** [renate.gokl](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:10:35 AM

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## Project # PROJ-2020-00191 Assessor

Name

renate gokl

e-mail

gokl@sbcglobal.net

Letter to Planning  
Commissioners

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**From:** [Rae Michalik](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:10:51 AM

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## Project # PROJ-2020-00191 Assessor

Name

Rae Michalik

e-mail

raemichalik@gmail.com

Letter to Planning  
Commissioners

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This area does not need a private "resort" experience or "hotel"  
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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:

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**From:** [tara weberg](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:11:30 AM

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

## Project # PROJ-2020-00191 Assessor

Name

tara weberg

e-mail

taraweberg@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,  
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project, I am concerned that the development is still moving  
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and without undergoing the thorough scrutiny of a full  
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My concern about the project is greatly two-fold: traffic safety  
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**From:** [Cierra Bartow](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:12:30 AM

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## Project # PROJ-2020-00191 Assessor

Name

Cierra Bartow

e-mail

cierralana@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
Commissioner Kareem Gong,

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Thank you.

If additional comments, enter  
here:

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**From:** [Kari Negaard](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:14:12 AM

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

## Project # PROJ-2020-00191 Assessor

Name

Kari Negaard

e-mail

karidiane@hotmail.com

Letter to Planning  
Commissioners

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

As a long-time California resident and admirer of our state's natural beauty, 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:

Keep these natural resources

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

**From:** [Heather Wyko](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:14:53 AM

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## Project # PROJ-2020-00191 Assessor

Name

Heather Wyko

e-mail

heatherwyko@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.  
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Thank you.

If additional comments, enter  
here:

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**From:** [David fearn](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:35:52 AM

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## Project # PROJ-2020-00191 Assessor

Name

David fearn

e-mail

d.a.fearn@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
Commissioner Kareem Gong,

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Thank you.

If additional comments, enter here:

Terrible idea, poorly conceived, ecologically damaging and of no benefit to locals

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



**From:** [Greyson Beffa](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:36:58 AM

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## Project # PROJ-2020-00191 Assessor

Name

Greyson Beffa

e-mail

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

Letter to Planning  
Commissioners

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Thank you.

If additional comments, enter here:

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**From:** [April Rojas](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:39:16 AM

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## Project # PROJ-2020-00191 Assessor

Name

April Rojas

e-mail

akrojas88@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
Commissioner Kareem Gong,

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**From:** [Katrina Currie](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:43:03 AM

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## Project # PROJ-2020-00191 Assessor

Name

Katrina Currie

e-mail

katrinacurrie.design@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
Commissioner Kareem Gong,

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If additional comments, enter here:

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**From:** [Will Carlson](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:43:26 AM

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## Project # PROJ-2020-00191 Assessor

Name

Will Carlson

e-mail

[willcarlson@me.com](mailto:willcarlson@me.com)

Letter to Planning  
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,  
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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If additional comments, enter here:

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**From:** [Megan Landry](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:53:08 AM

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## Project # PROJ-2020-00191 Assessor

Name

Megan Landry

e-mail

m36a17@yahoo.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
Commissioner Kareem Gong,

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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:** [Riah Buchanan](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 11:55:58 AM

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## Project # PROJ-2020-00191 Assessor

Name

Riah Buchanan

e-mail

[riah.buchanan@gmail.com](mailto:riah.buchanan@gmail.com)

Letter to Planning  
Commissioners

It is not a good idea to move this project forward without an Environmental Impact Report; how else can we understand it's impact to the environment?

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.

The project will also endanger wildlife including threatened desert tortoises, protected burrowing owls, coyotes, jackrabbits, and more. I 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.

In addition 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.

If additional comments, enter  
here:

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

**From:** [Marcela Ferri](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:00:13 PM

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## Project # PROJ-2020-00191 Assessor

Name

Marcela Ferri

e-mail

marcelafferri@me.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  
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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:** [Amanda Lopez](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:01:33 PM

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## Project # PROJ-2020-00191 Assessor

Name

Amanda Lopez

e-mail

amanda.lopez0853@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.  
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Thank you.

If additional comments, enter here:

I volunteer at Joshua Tree National Park and the amount of damage to the environment is tremendous. People are disrespectful to the land and this would be no different. Increased garbage going to the desert down wind would bring more ravens, that in turn eat the baby tortoises. This would be detrimental to the delicate environment that we have been spending so much effort to preserve. People live in the area to be away from everything, to enjoy the peace. Please consider the community instead of potential earnings or financial gain by allowing this CUP.

---

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**From:** [Till Lux](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:06:48 PM

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## Project # PROJ-2020-00191 Assessor

Name

Till Lux

e-mail

tilllux@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  
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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:

being a resident in this community since 1983 I feel that this would definitely cause harm to not just the environment the plants the animals as well as light pollution it'll bring an increasing amount of traffic and crime and just too many people the desert can't support

---

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**From:** [Mark Skoner](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:09:06 PM

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## Project # PROJ-2020-00191 Assessor

Name

Mark Skoner

e-mail

solidsignal@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  
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Thank you.

If additional comments, enter here:

I have lived in Los Angeles area for 30 years, and the wild beauty of the Mojave has been a constant source of inspiration and comfort. This natural wonder is accesable to anyone willing to follow the rules and "rough it" a bit, i.e. meet nature on her own terms. Catering to rich "glampers" looking for new selfie opportunities by ruining the environment with comfort facilities is a short-sighted and stupid waste of CA's desert heritage. Just say NO!

---

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**From:** [Maribel Lopez](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:17:01 PM

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## Project # PROJ-2020-00191 Assessor

Name

Maribel Lopez

e-mail

lopezmaribel92@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, a  
wildlife biologist, and lifelong resident of the Mojave 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  
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My concern about the project is greatly two-fold: traffic safety  
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The project will also endanger wildlife in one of the most  
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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  
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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:** [Stephanie Kern](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:22:31 PM

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## Project # PROJ-2020-00191 Assessor

Name

Stephanie Kern

e-mail

skern@sprynet.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  
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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, please, please do not burden this community with the additional traffic. 247 is already known as a death trap.

This property was zoned for RESIDENTIAL and should NOT be made a commercial enterprise.

It will devalue the property that many good people have worked hard to purchase and should expect quiet, privacy and reasonable traffic.

It is not fair to let them bypass due process such as a REAL environmental impact. If they say there are no tortoises here is because someone is looking the other way.

Just imagine if YOUR property, home, quiet place for living was right next door to a bar, restaurant and glamping project with OUT HOUSES.

Thank you,  
Stephanie Kern

---

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**From:** [Richard Leighton Dixon](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:28:56 PM

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## Project # PROJ-2020-00191 Assessor

Name

Richard Leighton Dixon

e-mail

rld@richarddixon.com

Letter to Planning  
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,  
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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I am writing to you as a concerned advocate of the desert.  
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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:** [Sarah Staikoff](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:33:36 PM

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## Project # PROJ-2020-00191 Assessor

Name

Sarah Staikoff

e-mail

sstaikof@kent.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.  
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Thank you.

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**From:** [Samuel Johnston](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:37:08 PM

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## Project # PROJ-2020-00191 Assessor

Name

Samuel Johnston

e-mail

samojohnston@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  
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and without undergoing the thorough scrutiny of a full  
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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  
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This area does not need a private "resort" experience or "hotel"  
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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:

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**From:** [Martyn Provensen](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:45:19 PM

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## Project # PROJ-2020-00191 Assessor

Name

Martyn Provensen

e-mail

[martynprovensen@mail.com](mailto:martynprovensen@mail.com)

Letter to Planning  
Commissioners

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Thank you.

If additional comments, enter here:

Keep the desert wild!!

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**From:** [Alex Murphy](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:47:56 PM

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## Project # PROJ-2020-00191 Assessor

Name

Alex Murphy

e-mail

[murphya356@gmail.com](mailto:murphya356@gmail.com)

Letter to Planning  
Commissioners

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**From:** [Ryan Neri](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:51:00 PM

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## Project # PROJ-2020-00191 Assessor

Name

Ryan Neri

e-mail

ryanbgneri@gmail.com

Letter to Planning  
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**From:** [Robert Smith](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:52:16 PM

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## Project # PROJ-2020-00191 Assessor

Name

Robert Smith

e-mail

adge2159@yahoo.com

Letter to Planning  
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**From:** [Arin Thacker](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:56:08 PM

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## Project # PROJ-2020-00191 Assessor

Name

Arin Thacker

e-mail

arinthacker@gmail.com

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**From:** [Elena Tillman](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 12:58:27 PM

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## Project # PROJ-2020-00191 Assessor

Name

Elena Tillman

e-mail

tillman.elena@gmail.com

Letter to Planning  
Commissioners

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**From:** [James Wakefield](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:02:07 PM

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## Project # PROJ-2020-00191 Assessor

Name

James Wakefield

e-mail

jhwakefield49@gmail.com

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**From:** [sean.foye](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:02:28 PM

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## Project # PROJ-2020-00191 Assessor

Name

sean foye

e-mail

s\_foye@hotmail.com

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**From:** [Gergely Kokai](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:02:29 PM

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## Project # PROJ-2020-00191 Assessor

Name

Gergely Kokai

e-mail

gergo.kokai@gmail.com

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If additional comments, enter here:

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**From:** [Hannah Wakefield](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:03:02 PM

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## Project # PROJ-2020-00191 Assessor

Name

Hannah Wakefield

e-mail

[hannahsmith5@gmail.com](mailto:hannahsmith5@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  
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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  
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My concern about the project is greatly two-fold: traffic safety  
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significant traffic hazard along the narrow two lane HWY 247,  
which is already the site of many fatal and critical accidents. The  
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The project will also endanger wildlife in one of the most  
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**From:** [Jennifer Curtis](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:09:07 PM

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## Project # PROJ-2020-00191 Assessor

Name

Jennifer Curtis

e-mail

[jennifer.r.curtis@icloud.com](mailto:jennifer.r.curtis@icloud.com)

Letter to Planning  
Commissioners

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We already have one hideous "glamp" out here, the Autocamp. It's atrocious and no one even wants to stay there. We don't need another ill conceived eyesore that provides zero benefit to the community. The only benefit is to stake holders, who are already rich. It's sickening that you all are being purchased by developers and I hope you think long and hard about the positions you have and your responsibility to the community and not these rich developers who are very obviously lining your pockets. It's sickening that this has even gotten this far and it's your fault.

May your conscious guide you into doing the right thing for the long term preservation of the land. You will be to blame if this goes through and you will have that destruction of habitat on your conscious for the rest of your life. Every person that does on that road will be your fault. Every tree that is cut down will be your fault. Every animal that dies because of it will be your fault. Choose wisely because Karma is real.

---

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**From:** [Christopher Murphy](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:09:19 PM

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## Project # PROJ-2020-00191 Assessor

Name

Christopher Murphy

e-mail

ctaijiro@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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Thank you.

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**From:** [Bob Pomeroy](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:15:28 PM

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## Project # PROJ-2020-00191 Assessor

Name

Bob Pomeroy

e-mail

pomeroy.bob@gmail.com

Letter to Planning  
Commissioners

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**From:** [Jacob bescherer](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:25:47 PM

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## Project # PROJ-2020-00191 Assessor

Name

Jacob bescherer

e-mail

jmbescherer@gmail.com

Letter to Planning  
Commissioners

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Thank you.

If additional comments, enter here:

We do not need additional development in fragile and protected landscapes

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**From:** [Lizette Suarez](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:25:52 PM

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## Project # PROJ-2020-00191 Assessor

Name

Lizette Suarez

e-mail

Vintagelover89@aol.com

Letter to Planning  
Commissioners

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**From:** [Elaina Provencio](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:28:07 PM

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## Project # PROJ-2020-00191 Assessor

Name

Elaina Provencio

e-mail

elainapower@yahoo.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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**From:** [Kristy Wilson](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:28:17 PM

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## Project # PROJ-2020-00191 Assessor

Name

Kristy Wilson

e-mail

kristyisrad@gmail.com

Letter to Planning  
Commissioners

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**From:** [Lauren Golder](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:35:52 PM

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## Project # PROJ-2020-00191 Assessor

Name

Lauren Golder

e-mail

ljgolder@gmail.com

Letter to Planning  
Commissioners

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**From:** [Richard Pell](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:51:09 PM

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## Project # PROJ-2020-00191 Assessor

Name

Richard Pell

e-mail

rpell8@gmail.com

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Commissioners

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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:

Now is the time to promote and protect our undeveloped resources. Please help protect our natural environment

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

**From:** [Christine A Roush](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:53:03 PM

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

## Project # PROJ-2020-00191 Assessor

Name

Christine A Roush

e-mail

Christine.Roush@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  
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**From:** [Giselle Truitt](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:53:20 PM

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## Project # PROJ-2020-00191 Assessor

Name

Giselle Truitt

e-mail

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

Letter to Planning  
Commissioners

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**From:** [Barbara Hansell](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 1:57:36 PM

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## Project # PROJ-2020-00191 Assessor

Name

Barbara Hansell

e-mail

landrovie@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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**From:** [Mike Hittle](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 2:10:43 PM

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## Project # PROJ-2020-00191 Assessor

Name

Mike Hittle

e-mail

mhittle24@gmail.com

Letter to Planning  
Commissioners

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**From:** [John Bennett](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 2:26:43 PM

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## Project # PROJ-2020-00191 Assessor

Name

John Bennett

e-mail

laudatorylayman@gmail.com

Letter to Planning  
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Thank you.

If additional comments, enter here:

Re read the last paragraph, it is very important that you understand that privatizing desert is NOT the right or just move.

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

**From:** [Shawna Sandoval](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 2:31:17 PM

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## Project # PROJ-2020-00191 Assessor

Name

Shawna Sandoval

e-mail

sd112277@sol.com

Letter to Planning  
Commissioners

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If additional comments, enter here:

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**From:** [Christian Bayer](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 2:35:04 PM

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## Project # PROJ-2020-00191 Assessor

Name

Christian Bayer

e-mail

[christian.bayer92262@gmail.com](mailto:christian.bayer92262@gmail.com)

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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Thank you,  
Christian Bayer

If additional comments, enter here:

I'm a victim of a serious car crash that happened on 247 a few weeks ago. So I can witness first hand that the traffic on 247 has reached already the limits of a two lane highway. Every month there are more and more 18wheelers using 247 as a shortcut to the Barstow area (to avoid I-10/I-15 Cajon Pass). Adding traffic to 247 with this glamping site is dangerous for the visitors/guests and the local residents who suffer already from the high volume traffic. The current traffic level impacts already the air quality with all those diesel trucks racing up and down 247. The glamping guests (if permitted) can prepare to inhale a lot of diesel exhaust from the trucks. Noise level are up as well during day time and night time (18wheelers pass thru 247 all night already).

---

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**From:** [Rachel Metz](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 2:46:51 PM

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## Project # PROJ-2020-00191 Assessor

Name

Rachel Metz

e-mail

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

Letter to Planning  
Commissioners

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Thank you.

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**From:** [Rob Persico](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 2:58:45 PM

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## Project # PROJ-2020-00191 Assessor

Name

Rob Persico

e-mail

robertpersico@gmail.com

Letter to Planning  
Commissioners

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Thank you.

If additional comments, enter  
here:

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**From:** [Maranda Persico](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 3:04:13 PM

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## Project # PROJ-2020-00191 Assessor

Name

Maranda Persico

e-mail

nicholsmaranda@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  
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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 unnecessary, let's call it what it is- capitalism cash grab that ruins our local sacred grounds

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

**From:** [Sarah Taylor](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 3:05:53 PM

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## Project # PROJ-2020-00191 Assessor

Name

Sarah Taylor

e-mail

Kuchelmeister@gmail.com

Letter to Planning  
Commissioners

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

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Thank you.

If additional comments, enter here:

I am a resident and small business owner in the area. The open wild and free spaces that attract everyone here in the first place are getting fewer and farther between Highway 247 is a VERY dangerous road. Esp by the turnoff to Pipes Canyon. This project presents a very real danger to our community. In addition to this, disruption of a wildlife corridor with a HELIPAD is an environmental nightmare as well.

Please reconsider. There is already OLENTY or Camping, clamping and short term rental units in the Morongo Basin. This project is not only unnecessary, it presents a real danger to our desert home.

This place does not exist solely to be exploited by greedy developers. Protect what we have. I implore you.

Once it's gone, it will be too late.

---

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**From:** [Alicia Pike](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 3:06:14 PM

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## Project # PROJ-2020-00191 Assessor

Name

Alicia Pike

e-mail

Wanderinglily@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.  
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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:** [Jasmine Woolsey](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 3:07:51 PM

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## Project # PROJ-2020-00191 Assessor

Name

Jasmine Woolsey

e-mail

jasminewoolsey@yahoo.com

Letter to Planning  
Commissioners

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

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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 end fragmentation and disruption of our fragile eco system. The past two years me and my family have developed a love for all things desert. Please preserve this for our future generation.

---

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**From:** [James Landry](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 3:09:26 PM

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## Project # PROJ-2020-00191 Assessor

Name

James Landry

e-mail

jameslandry14@hotmail.com

Letter to Planning  
Commissioners

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

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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:

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**From:** [SOPHIE HOWLETT](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 3:15:33 PM

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## Project # PROJ-2020-00191 Assessor

Name

SOPHIE HOWLETT

e-mail

GOOBS78@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  
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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:

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**From:** [Alissa Entzi](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 3:20:38 PM

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## Project # PROJ-2020-00191 Assessor

Name

Alissa Entzi

e-mail

[alissaj.entzi@gmail.com](mailto:alissaj.entzi@gmail.com)

Letter to Planning  
Commissioners

Please listen!!!! 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

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

Thank you.

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**From:** [Peter Zychowski](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 3:23:50 PM

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## Project # PROJ-2020-00191 Assessor

Name

Peter Zychowski

e-mail

pzychowski@gmail.com

Letter to Planning  
Commissioners

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**From:** [Luke Basulto](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 3:55:05 PM

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## Project # PROJ-2020-00191 Assessor

Name

Luke Basulto

e-mail

lbasulto@npca.org

Letter to Planning  
Commissioners

Dear Chair Jonathan Weldy, Commissioner Matthew Slowik,  
Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
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**From:** [Cynthia Kazarian](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 4:16:32 PM

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

## Project # PROJ-2020-00191 Assessor

Name

Cynthia Kazarian

e-mail

ksacck@aol.com

Letter to Planning  
Commissioners

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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 beauty that so many residents enjoy in the desert will forever change.

They might as well start putting up the crosses along OWS/Hwy 247 as there are bound to be more tragic deadly accidents. Can you imagine the amount of cars, trucks going in and out of there.. adding so much more traffic to a Hwy that can't even handle the current load.

If anyone is even considering passing this crazy death trap... they should be made to put up traffic signals at every exit onto the HWY.. made to put up a traffic signal at Reche Road in Landers.. Expand the highway to 4 lanes... from Reche Road to Hwy 62.. if not, it definitely should be voted down..

The restaurants.. will they be open to the public, along with other amenities mentioned.. if not.. it should definitely be voted down.. Why should this existing community suffer for the transient mess it will cause. And it certainly will.. What about the trash that's left behind or thrown on 247, and heaven knows there will be.. and you can't always blame it on the winds.. What about the overload for power and the shortages we already have.. are they going to build their own power plant? What about waste control.. what about ?? What about??

We are a rural community and it needs to stay that way..

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**From:** [Ian Rhodes](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 4:27:22 PM

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

## Project # PROJ-2020-00191 Assessor

Name

Ian Rhodes

e-mail

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

Thank you.

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**From:** [Kristi Allain Kautz](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 4:35:04 PM

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## Project # PROJ-2020-00191 Assessor

Name

Kristi Allain Kautz

e-mail

kristiallain@gmail.com

Letter to Planning  
Commissioners

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Vice Chair Michael Stoffel, Commissioner Melissa Demirci, and  
Commissioner Kareem Gong,

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here:

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**From:** [Jamie Newell](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Re: Project # PROJ-2020-00191 Assessor  
**Date:** Wednesday, March 8, 2023 4:35:13 PM

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

## Project # PROJ-2020-00191 Assessor

Name

Jamie Newell

e-mail

wowhorse@yahoo.com

Letter to Planning  
Commissioners

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

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Thank you.

If additional comments, enter here:

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

**From:** [Aidan Koch](#)  
**To:** [Planning Commission Comments](#)  
**Subject:** Resort Camping- Proj-2020-00191  
**Date:** Wednesday, March 8, 2023 3:14:56 PM

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Dear Commissioners,

I'm writing to you in order to voice my opposition to the resort camping project 2020-00191, Flamingo Heights 640 Glamping. I've been a resident of the high desert for five years having bought a small home in Landers in 2018. Its been a dream to live here amid such natural beauty and connect with the thriving creative community. This particular project threatens some of the security of what I've come to love and associate with being here.

My biggest concerns are:

- the potential for traffic hazards given the dangerous history of highway 247
  - wildlife impact including endangered desert tortoise and burrowing owl, air and water quality impacts, noise and dark sky disruption
  - stress a community already challenged to provide adequate housing for workers and maintain a secure water table
  - undermine 'rural living' zoning put in place to ensure residential areas stay rural and for living
- This project adds nothing to the desert community and has potential to drastically decrease the quality of life.

Please consider denying this project.

Thank you,  
Aidan Koch