



**Planning Commission Comment: Resort Camping - Proj-2020-00191
March 9, 2023 - San Bernardino County Government Center**

Good morning commissioners, I am Justin Merino, president of the Homestead Valley Community Council, known as HVCC. We are the representative body to lawmakers for the communities of: Flamingo Heights, Johnson Valley, Landers, and Yucca Mesa.

I would like to preface that the MND reads as if its conclusions were reached before the studies were even conducted. Like it was written by the developer and not the planner.

Point 1:

When the Initial Studies notice was released HVCC commented that it was insufficient as the project site sits in the middle of a BLM ACEC and the area has numerous prehistoric resources that meet criteria for inclusion in the National Register of Historic Places. When the MND draft was published it still did not address that the project site was inside of an ACEC which we noted again. That prompted a public response from the Project Planner via Supervisor Rowe "*Pipes Canyon was not listed on the BLM Web Site under their Current List of ACEC*". **This is categorically false.** Therefore HVCC does not feel the documents you have in front of you right now justify approval for a CUP. They do not address potential concerns that a thorough analysis of the ACEC might have brought to light. **What else may be missing?**

Point 2:

In 2009, LUS asked HVCC to host a public hearing on proposed changes in land use zoning along State Route 247 in Flamingo Heights, the result was commercial zoning regulated to the North end in an effort to focus future commercial development where it already was, protecting the areas South of that where Robott desires a resort destination. When the community agreed to this zoning change we never imagined we would be facing a project like Flamingo 640 that is commercial in nature yet being proposed in Rural Living zoning.

Point 3:

We have been championing with Supervisor Rowe and LUS a review of RL Zoning allowable uses, including "Campgrounds." Progress has been made and a consensus seems to exist on all sides that Resort Camping was never the vision of 'Campgrounds' and furthermore should not be included in RL zone allowable uses.

Point 4:

We have led the initiative for S.R. 247 from a County Scenic Byway to a California Scenic Highway which is in its final stages. Caltrans declared the highway eligible for scenic status, and the Scenic Corridor extends as far as the eye can see. The proposed commercial resort would be rated a major intrusion by Caltrans, which affords protections for highways that are eligible for scenic status.

HVCC strongly opposes this CUP and agrees with 300+ initial comments, the hundreds of PC comments, and the 6000+ signees of the Save Flamingo Heights petition that are overwhelming in their concerns and objections to this project.

Thank you for your time and consideration. Here is a copy for the commission of one thousand and thirty-nine pages of the initial comments, some light reading if anyone of you are looking for a good read.