

## Lucerne Valley Economic Development Association

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September 28, 2022

Heidi Duron, MPA  
Planning Director  
Land Use Services Department  
385 N. Arrowhead Ave.  
San Bernardino, CA 92415-0187

Dear Heidi Duron,

On behalf of The Lucerne Valley Economic Development Association (LVEDA) representing the community of Lucerne Valley, and The Homestead Valley Community Council (HVCC) representing the Homestead Valley communities of Flamingo Heights, Johnson Valley, Landers, and Yucca Mesa, we are writing you regarding Rural Living (RL) zoning and the tables of allowable uses in the SB County Development Code CHAPTER 82.04: RESIDENTIAL LAND USE ZONING DISTRICTS.

During our recent review of the draft MND for Robott Land Company's Flamingo Heights 640 campground project and the previously mentioned RL zoning allowable use tables, it came to our attention that there is an extensive list of allowable uses under RL zoning that we do not feel are compatible with rural living – commercial campgrounds like FH 640 being just one. Other questionable allowable uses include, but are not limited to, Composting, Recycling, Commercial Entertainment, Temporary Special Events, and Animal Keeping / Livestock.

In a joint effort, LVEDA and HVCC are hereby requesting that Land Use Services perform a public review/analysis of the Development Code's numerous, intense, and often conflicting land-uses that are currently allowed in Lucerne Valley and Homestead Valley RL Zoning. We wish to see RL remain "Rural Living" in our communities and not what we see as a hodge-podge of land-uses that interfere with the intent of residential zoning. We understand there may be a formal process for this involving an application and fees to cover costs. Please advise us on the appropriate procedure to initiate such a review.

Thank you for your consideration,

Chuck Bell,  
President LVEDA  
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