

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 13, 2023 3:24:26 PM

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How to make this comment:

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- Write your own comments and send them in yourself. [See how here.](#)

Name

Jessica Pearlman

Email

jmpearlman@gmail.com

Address

2192 W Silver Tree Rd
Claremont, CA
91711
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

Thank you for the opportunity to comment on the Initial Study/Mitigated Negative Declaration ("IS/MND") for the proposed Wonder Inn Hotel/Resort ("Project").

Review of the IS/MND reveals numerous deficiencies, indicating further study is needed to adequately evaluate potential significant impacts on the Wonder Valley community, environment, and resources. Substantial evidence demonstrates that impacts from the Project are individually and cumulatively significant. Accordingly, the County must prepare a complete, certified Environmental Impact Report (EIR) addressing these impacts, in full compliance with CEQA, before it can approve the Project.

The following concerns, among others, have been either not addressed or not adequately addressed in the IS/MND:

- **Aesthetics:** Significant impacts on scenic vistas; numerous new sources of lighting cumulatively significantly impacting Dark Night Skies, a community designated valued asset.
- **Air Quality:** Significant increase in traffic-related air pollution, including PM10 and PM2.5 related to traffic on dirt roads, not fully analyzed.
- **Biological Resources:** Serious issues with extremely opposing data and the lack of a valid focused survey of the threatened desert tortoise.
- **Cultural Resources:** Failure to properly evaluate property and district historical resources.
- **Energy:** Failure to adequately evaluate potential for overload of already strained power grid.
- **Geology/Soils:** Assessment needed of potential for damage from near-by active East and West Valley Faults and disturbance of trace faults extending from these Faults and the impact of soil erosion from the clearing of 24 acres of the native creosote galleta plant.
- **Greenhouse Gas Emissions:** No solar power included in project plans.
- **Hazards and Hazardous Materials:** Inadequate evaluation

of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

- **Hydrology/Water Quality:** Unsupported claims of potability of water, potential pollution of groundwater supplies from contaminated soils, insufficient assessment of water table and projected water use, compliance with regulations on hauled water, well improvement permits, and Drought Emergency Proclamations; and appropriateness of transient non-community water system classification.
- **Land Use/Planning:** Failure to adequately evaluate Project's use of land in accordance with the Principles and requirements of the San Bernardino Countywide Plan, the Wonder Valley Community Action Guide, and CEQA.
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Therefore, I request that the Mitigated Negative Declaration for PROJ-2021-00163 be rejected as inadequate to address the concerns above and that a thorough and complete, certified Environmental Impact Report per the requirements of CEQA to fully address significant adverse environmental impacts be performed.

Thank you.

Additional Comments

Not every piece of land needs a building on it. Think of all the failed businesses and malls that are sitting empty and maybe turn one of those into your project and maybe save some endangered animals

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Name

Alfred Loup

Email

loupalfred@gmail.com

Address

5354 Godwin Rd
Twentynine Palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Thank you.

Additional Comments

I feel particularly concerned because I can see the property from my house. I would like to preserve the desert as I now know it as much as possible. Please order an environmental impact report for this project.

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 6:42:07 AM

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Name

Karen Meyer

Email

kemeyer@msn.com

Address

20530 Magnolia Ave
Nuevo, CA
92567
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

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cc: Dawn Rowe, Supervisor 3rd District
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Additional Comments

I also own vacant land in San Bernardino County.

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 7:31:30 AM

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Name

Andrew Jackson Frishman Frishman

Email

auseklis@hotmail.com

Address

PO Box 340
Albion, WA
99102
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
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Name

DeDw Dornisch

Email

ddornisch94@gmail.com

Address

915 Termino Avenue
Long Beach, CA
90084
US

I am a:

Visitor

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To: Azhar Khan, Planner, County of San Bernardino (via email)

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Date: Monday, February 13, 2023 10:52:48 PM

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Name

Ericka Bailie-Byrne

Email

erickabailie@gmail.com

Address

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Los Angeles, CA
90038-1124
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

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cc: Dawn Rowe, Supervisor 3rd District
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Name

Sherri Norris

Email

slmcptplanet@gmail.com

Address

2020 Trinity Ave
Barstow, CA
92311
US

I am a:

Visitor

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To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 13, 2023 7:50:24 PM

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- Write your own comments and send them in yourself. [See how here.](#)

Name

Mark Skoner

Email

solidsignal@yahoo.com

Address

1202 S. Cloverdale Ave
#8
Los Angeles , CA
90019
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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Hazards and Hazardous Materials: Inadequate evaluation of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

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Thank you.

Additional Comments

I love visiting the Wonder Valley for its largely unspoiled desert areas, dark skies, and quiet small town vibes. Tourism in the CA desert should be about roughing it and taking in the scope of nature, not staying in some big, fancy, expensive hotel. There's plenty of BLM land where you can pitch a tent and have a great time. We have Palm Springs for the luxury hotel scene. Leave unspoiled places like Wonder Valley alone!!

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 13, 2023 7:38:04 PM

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Name

Samantha Treu

Email

samanthatreu@gmail.com

Address

2316 42nd street
Missoula , MT
59083
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 13, 2023 7:31:32 PM

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Name

Kathy Hopkins

Email

hopkinskahy@homain.com

Address

204 N Hacienda Ave
Glendora, CA
91741
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 13, 2023 7:16:09 PM

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Name

Josh Cadwising

Email

swank106@yahoo.com

Address

60369 Fairmount Drive
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 13, 2023 6:46:59 PM

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Name

Glenora Melendez

Email

norriem@msn.com

Address

27985 Brucite Road
Barstow , CA
92311
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 13, 2023 6:22:08 PM

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Name

Adrian Slade

Email

adrianslade@mac.com

Address

74596 palo verde drive
Indian wells, CA
92210
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

This area is habitat for endangered desert tortoises and should not be developed.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 8:42:17 AM

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Name

luana dunbar

Email

ludunbar@aol.com

Address

696 Forest Ridge cir
Vacaville, CA
95687
US

I am a:

Business Owner

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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- **Hydrology/Water Quality:** Unsupported claims of potability of water, potential pollution of groundwater supplies from contaminated soils, insufficient assessment of water table and projected water use, compliance with regulations on hauled water, well improvement permits, and Drought Emergency Proclamations; and appropriateness of transient non-community water system classification.
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Thank you.

Additional Comments

Please stop this project. Our beautiful desert tortoises need this area to survive. This is their home.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 12:03:22 PM

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- Write your own comments and send them in yourself. [See how here.](#)

Name

Teresita Basulto

Email

teebasulto@gmail.com

Address

300 frances dr
Barstow, CA
92311
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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Additional Comments

Save the land! Save our wildlife!

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 11:40:21 AM

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Name

Irina Tehrani

Email

nairina@gmail.com

Address

1495 Sykesville Rd
Sykesville , MD
21784
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 12:10:28 PM

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Name

isabella knori

Email

isabella.knori@gmail.com

Address

530 S Seminary St
Charles Town, WV
25414
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 3:05:22 PM

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Name

Emilia Turner

Email

imobersting@yahoo.com

Address

6819 Ivanpah Ave.
Twentynine Palms, CA
92277
US

I am a:

Resident
Business Owner

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 2:45:55 PM

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Name

Shannon Oldroyd

Email

soshannonleigh@gmail.com

Address

10 Thomas
High Bridge , NJ
08829
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

I lived in 29 Palms and Joshua Tree for many years. The awe inspiring darkness, night skies, and silence are amazing and shouldn't be ruined by some developers to enrich nothing but themselves. The environmental impact of this project would have grave consequences to all the wildlife, flora, and fauna that's native to the desert. No wonder inn!!!

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 2:11:20 PM

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Name

Rebecca Coleman

Email

rebeccaalissacoleman@gmail.com

Address

3620 Gardenia Ave
Long Beach, CA
90807
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

As a frequent visitor and patron of Wonder Valley, I see no reason for this inn. I love staying at curated, aesthetic hotels myself, but that is not why I visit Wonder Valley. Normally I'll shop around, visit the National park, and stay in one of the many quiet rentals in the area. The less noise, light pollution, and people, the better. If these factors were to change, I would no longer make a point to visit Wonder Valley. Please keep this type of tourism in Joshua Tree and Palm Springs. Thank you so much for hearing our concerns and please say no to Wonder Inn!

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 1:52:41 PM

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Name

dana balicki

Email

danalorraine@gmail.com

Address

8476 la contenta road
yucca valley, CA
92284
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

Thank you for the opportunity to comment on the Initial Study/Mitigated Negative Declaration ("IS/MND") for the proposed Wonder Inn Hotel/Resort ("Project").

Review of the IS/MND reveals numerous deficiencies, indicating further study is needed to adequately evaluate potential significant impacts on the Wonder Valley community, environment, and resources. Substantial evidence demonstrates that impacts from the Project are individually and cumulatively significant. Accordingly, the County must prepare a complete, certified Environmental Impact Report (EIR) addressing these impacts, in full compliance with CEQA, before it can approve the Project.

The following concerns, among others, have been either not addressed or not adequately addressed in the IS/MND:

- **Aesthetics:** Significant impacts on scenic vistas; numerous new sources of lighting cumulatively significantly impacting Dark Night Skies, a community designated valued asset.
- **Air Quality:** Significant increase in traffic-related air pollution, including PM10 and PM2.5 related to traffic on dirt roads, not fully analyzed.
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of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

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- **Land Use/Planning:** Failure to adequately evaluate Project's use of land in accordance with the Principles and requirements of the San Bernardino Countywide Plan, the Wonder Valley Community Action Guide, and CEQA.
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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 3:52:19 PM

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Name

Alicia Omlid

Email

fouquieria1212@gmail.com

Address

4109 36th Street
San Diego, CA
92104
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Thank you.

Additional Comments

I am a desert tortoise biologist and see issues with their increasingly shrinking habitat get even smaller and more fragmented. This resort would not help their plight. In addition to this, more light in the night sky, higher traffic on small highways and roads, the already limited water supply, amongst other issues, have prompted me to write this comment in opposition of the Wonder Inn.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 3:51:50 PM

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Name

John Gianozakos

Email

jtgboots@gmail.com

Address

6792 retherford dr
Huntington beach , CA
92647
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

We owe it to our future to protect us from our selfishness.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 5:40:48 PM

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Name

Joshua Hester

Email

jhester1@mac.com

Address

336 E. Aeroplane Blvd.
Big Bear City, CA
92314
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 14, 2023 9:02:56 PM

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Name

Monica Steele

Email

monica.c.steele@gmail.com

Address

74774 Leslie Ave
Palm Desert, CA
92260
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

The greed of developers knows no bounds. Communities of the desert need to protect locals from being further priced out of their homes by this unchecked expansion of reckless and wasteful playgrounds for the rich.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Wednesday, February 15, 2023 6:48:04 AM

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Name

Lis S

Email

babybluez456@gmail.com

Address

32858 Valle vista
Wonder valley, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Thank you.

Additional Comments

Please don't let this monstrosity happen to this beautiful place.

We don't need or want this!

We survive off the water table in this area! We don't abuse it with resorts!

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Wednesday, February 15, 2023 7:29:27 AM

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Name

María Dabrowski

Email

mariadab@umich.edu

Address

679 Rhode Island Ave NE
Apt 327A
Washington, DC
20002
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

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cc: Dawn Rowe, Supervisor 3rd District
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Thank you.

Additional Comments

This project scientifically and objectively fails to consider ecological and social impacts. Please do not allow it to move forward.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Wednesday, February 15, 2023 1:26:00 PM

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- Write your own comments and send them in yourself. [See how here.](#)

Name

Rebecca Stabler

Email

miss.stabler@aol.com

Address

13477 Iroquois Rd
Apple Valley, CA
92308
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

Thank you for the opportunity to comment on the Initial Study/Mitigated Negative Declaration ("IS/MND") for the proposed Wonder Inn Hotel/Resort ("Project").

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of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Wednesday, February 15, 2023 12:33:10 PM

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Name

Rene Rubira

Email

rubira.rene@gmail.com

Address

81475 Garden Road
Twentynine Palms , CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

Please protect this community, this is a hidden gem dark sky community lets preserve this for future generations.

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Wednesday, February 15, 2023 12:58:13 PM

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Name

Ruthanne Hammel

Email

rjhammel44@gmail.com

Address

79050 Becker Ln
29 Palms , CA
92287
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Wednesday, February 15, 2023 12:06:30 PM

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Name

Gabrielle Williamson

Email

goobadoob@gmail.com

Address

61923 plaza road
Apartment A
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
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Name

Cristie Carter

Email

cristiecarter@protonmail.com

Address

3121 Inez Ave
Yucca Valley, CA
92284
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

I live in Yucca Valley and also share a family home in Wonder Valley. The proposed site is in our view.

we oppose this idea! We can see the donations made by owners to Dawn Rowe as well. This needs deeper studies and ground testing.

This site also says they are planning to build 20 branded residential homes on the on top of the 106 rooms. Each house will have a pool and each have a well!!! This is unacceptable!

Please read attached link:

<https://www.bainhospitality.com/work/thewonderinn>

We must speak up and protect our lands and tortoise!

Thank you,

Cristie Carter

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Wednesday, February 15, 2023 8:57:01 AM

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Name

Miriam Barton

Email

miriambarton2@gmail.com

Address

PO Box 1989
Twentynine Palms , CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Thursday, February 16, 2023 8:10:45 AM

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Name

Abraham Basulto

Email

theiconjodi@gmail.com

Address

300 Frances Dr
Barstow, CA
92311
US

I am a:

Resident
Business Owner

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

Recently discovered baby Mojave Desert Tortoises have been found on your proposed sight.

Mojave Desert tortoises are a protected species and a keystone to the environment.

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Thursday, February 16, 2023 3:16:52 AM

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Name

jennifer ruggiero

Email

jenphoto11@gmail.com

Address

pine spring ave
Twentynine palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Wednesday, February 15, 2023 7:51:00 PM

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Name

Justin Kao

Email

justin@dicatek.com

Address

1530 Rose St
Berkeley, CA
94703
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

I have visited this area many times over many decades, to take in the natural wonders of Joshua Tree National Park and its surroundings, and frequently to take advantage of your dark skies to view meteor showers such as the historic 1999 Leonids. Not once have I thought, "You know what would really improve this area? A giant luxury resort!" Please preserve the qualities that make your area special.

Sent from [Stop The Wonder Inn Project](#)

SAN BERNARDINO
COUNTY SHUT DOWN
WONDERVALLEYS
FIRE STATION BECAUSE
THE WATER WELLS
ARE CONTAMINATED.

YET THE COUNTY
WANTS TO FAST-TRACK
A 106 ROOM HOTEL JUST A FEW
MILES AND ON THE SAME ROAD AS
OUR CLOSED FIRE STATION.

THIS PROJECT NEED A ENVIRONMENTAL
IMPACT REPORT.

JAMES WODNY
6222 GAMMEL RD
TWENTYNINE PALMS CA
P.O. BOX 69



From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Thursday, February 16, 2023 10:54:18 AM

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Name

Michael Gordon

Email

michael_gordon@charter.net

Address

5419 OLIVA AVE
LAKEWOOD, CA
90712-1632
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Thursday, February 16, 2023 2:54:39 PM

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Name

Thom Merrick

Email

tm2usa@earthlink.net

Address

3575 Blower Road
P.O. Box 731
29 Palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Additional Comments

I have lived here for 20 years full time, the old drug dealer is gone but the new one is worse. He services all the rentals, drives a brand new expensive car, drives fast as hell, in broad daylight, no fear of police. Something is really wrong, this is only going to get worse. Also the other real problem of VRBO type rental visitors is right now they show up at night, and shoot guns after dark not knowing the terrain, where the houses are, and where people live. This problem will only increase with more drunk and stoned visitors, where there is not basic police service. The OTV, shooting guns, drugs ,people driving heavy new cars all over the dirt roads at high speed. I want to keep the desert dark free of flight pollution , as it is it's dangerous enough, you need to light up your house! with speeding cars off-roading at night, and idiots shooting guns. No fire department, no medical services. This type of huge commercial hotel should be where there are basic services, and supervision like in 29 Palms.

Sent from [Stop The Wonder Inn Project](#)

MBCA

morongo basin conservation association

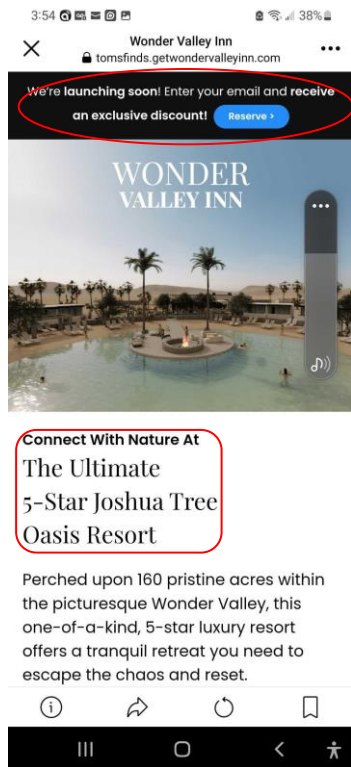
February 21, 2023

Azhar Khan, Planner
 County of San Bernardino
 Land Use Services Department
 385 N. Arrowhead Avenue, 1st Floor
 San Bernardino, CA 92415-0182
Azhar.khan@lus.sbcounty.gov

Re: Addendum to Wonder Inn Hotel/Resort (Twentynine Palms) IS/MITIGATED NEGATIVE DECLARATION
 Project No. J-2021-00163. CEQA EIR analysis needed.

Dear Mr. Khan:

The purpose of this addendum is to bring materials recently discovered on social media that are connected to the proposed Wonder Valley Inn. The Facebook pages and the Blog page are selling amenities, activities, and a subdivision with 24 luxury homes on 5-acre lots, that are not approved and permitted. These proposed project additions are not in the original documents provided for analysis but are linked activities and must be analyzed under cumulative impacts in an EIR under CEQA,



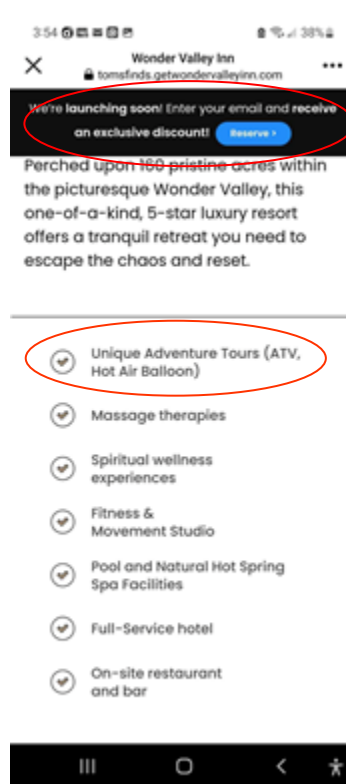
Facebook Page 1

The Ultimate 5-Star Joshua Tree Oasis Resort. Huh?

launching soon
Is that before permits or after?

Are they opening their doors or breaking ground?

Receive an exclusive discount



Facebook Page 2

Unique Adventure Tours

ATV, Hot Air Balloons

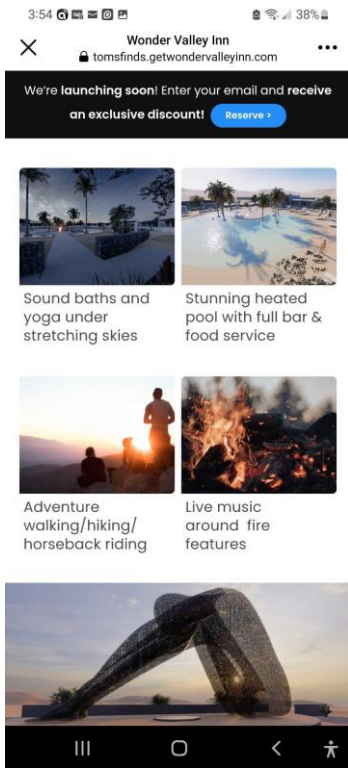
ATV riding is illegal
 under the County OHV Ordinance §28.0400.

Hot Air Balloons
 Permitted under FAA
 not likely in a Rural Residential area?

Receive an exclusive discount

POST OFFICE BOX 24, JOSHUA TREE, CALIFORNIA 92252 email: INFO@MBCONSERVATION.ORG
WWW.MBCONSERVATION.ORG

MBCA is a 501(c)3 non-profit, community based, all volunteer organization



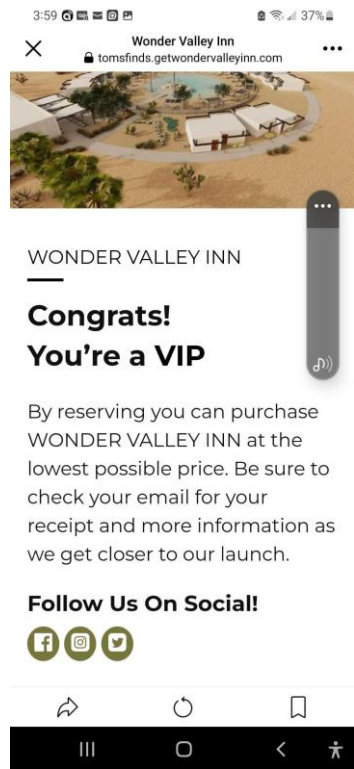
Facebook No. 3

, HEATED POOL
No solar to reduce greenhouse gas emissions.

LIVE MUSIC
carried into the surrounding desert where **60 db is the legal noise limit.**

FIRE FEATURES
DANGER Response time is 15 minutes minimum from 29 Palms.

Code:
All lights out by 11 PM (enforced by??)



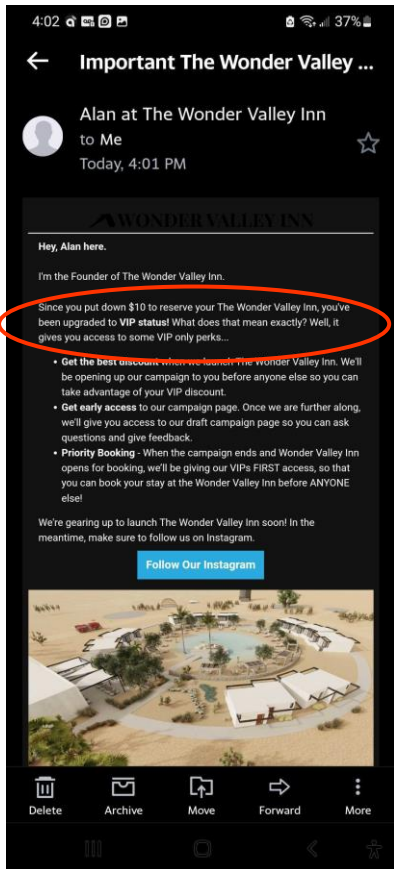
Facebook No. 4

Question:
Is it legal to sell what you do not yet have permission to build?

“Launch”
what is being launched?
The Opening or the first shovel?

SCAM??
at the County and rural residents’ expense

VIP Send \$\$\$



Facebook 5

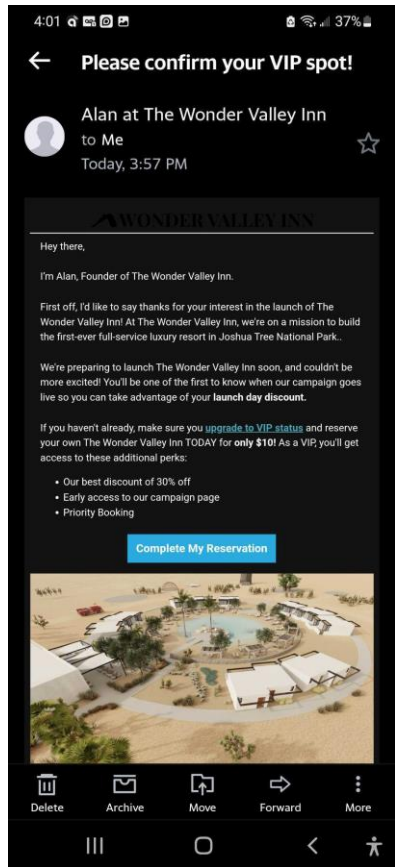
We are introduced to Alan – the owner.

“On a mission to build the first full-service luxury resort in Joshua Tree National Park.”

WOW
Now JTNP can be just like Yosemite National Park?

Who is really being pitched to?

PUT DOWN \$\$\$\$ NOW



Facebook 6

Hey there

“Take Advantage of your LAUNCH DAY DISCOUNT”

And,
If required to do an EIR and no launch until 202???
(If ever)

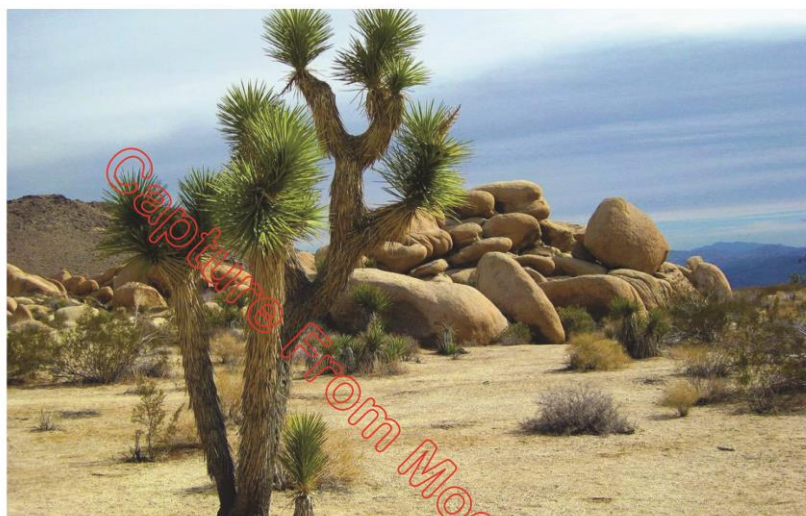
Will \$\$\$ be refunded?



JOSHUA TREE, CA

Modular Community

Homes developed in collaboration with Joshua Tree's newest luxury resort.



MODLY, INC.

Modly follows ATV and Hot Air Balloon adventures with building a high-end community of 24 private villa homes rentable at \$1,000/night when not in use by the owner.

All without San Bernardino County Approval

Homes developed within Joshua Tree's newest luxury resort

A truly one-of-a-kind resort named Wonder Valley Inn is in development in the heart of Joshua Tree, California just 10-minutes away from the North entrance of the National Park. The resort will feature 106 bungalow suites, a spa with fitness facilities, an expansive oasis swimming pool with adjacent hot tubs and a full-service restaurant & bar. On the 160 acre site, we will be constructing 24 private villa homes, each sitting on a private 5-acres site. Each contemporary home will consist of 4 bedrooms and 3 bathrooms with all the amenities you'd expect

<https://www.modly.com/community/joshua-tree>

1/2

including a swimming pool, hot tub, outdoor showers, fire pits, solar panels and an electric car charger. Homeowners can occupy the homes year-round or they can opt-in to have the hotel manage the homes for guests to rent them out at \$1,000 Average Daily Rate. This is a fantastic opportunity to own a second home which pays for itself. Residents can move into their Wonder Valley Villas by Q4, 2024.

Lot prices will be starting at approximately \$150,000.

Thinking about purchasing a home as an investment property?

Purchasing a Palari Villa as a rental property is an excellent way to earn passive income. The home can be rented out on a short-term basis (vacation rental), which provides several benefits you may not have considered, including the following:

1. **Maximizing Profit** – The income generated from a short term rental is generally 2-3X higher than long term rentals.
2. **Easily & Professionally Managed** – No effort is required on your end. We have contracts with professional 3rd party management companies that will make sure your property is well maintained and properly managed when you're not using it yourself. We have partnered up with the world's largest vacation rental management company who has a successful track record in maximizing profit for homeowners.
3. **Flexibility Allowing For Personal Use** – You can enjoy the home yourself whenever you want! Block off some vacation time with your family or friends and come enjoy!

During inflationary times, real estate has historically been one of the best hedges as home prices tend to keep up with the rising cost of living. Real estate allows you to diversify your portfolio and own tangible assets which are considered safer and more stable in comparison to other asset classes such as stocks and bonds. Vacation rentals can pay for themselves, provide a passive income stream, and appreciate in value over time.

In conclusion MBCA would like to emphasize the following subjects from this CEQA Addendum:

- Materials previously unknown to MBCA that bear on the proposed Wonder Inn Hotel/Resort project have been discovered on multiple social media sites.
- These social media materials step beyond puffery and make claims implying the resort is already constructed and should be invested in.
- Recreational activities are offered that are unstated in the applicant's proposal to San Bernardino County. These stated recreational activities are activities known to cause significant environmental damages.
- Other stated uses would indicate potential noise issues and fire activities that present potential firefighting response time challenges.
- The applicant makes the bold claim that the proposed project is ...“in Joshua Tree National Park”
- Unstated in the applicant's proposal to San Bernardino County is the plan to build a high-end community of 24 “private villa homes”.
- Investors are further invited to turn these dwell units into short-term-rentals. Associated activities would add to the cumulative impacts (traffic, dust, light, sound, etc.) of the initial proposed project. These issues are unaddressed in the Mitigated Negative Declaration.
- Related but not new information; in MBCA's email of January 20, 2023 with the response of Ed LaRue, Circle Mountain Biological Consultants, we provided documentation of the location and photographic evidence of the applicant's biologists failure to detect multiple instances of the occurrence of Desert Tortoises (*Gopherus agassizii*).

MBCA feels that these late breaking details nullify the applicants proposed use of a Mitigated Negative Declaration.

These stated series of factors and other unstated factors demand that the applicants Mitigated Negative Declaration be abandoned, and the applicant be required by San Bernardino County to perform a full multiyear environmental study by qualified parties. Furthermore, the results of the environment study to be documented and published in an Environmental Impact Report to be performed by qualified parties.

MBCA reserves the right to submit additional comments as ongoing research may find currently unknown factors that should be considered by San Bernardino County.

Sincerely,



Board, Morongo Basin Conservation Association

POST OFFICE BOX 24, JOSHUA TREE, CALIFORNIA 92252 email: INFO@MBCONSERVATION.ORG
WWW.MBCONSERVATION.ORG

MBCA is a 501(c)3 non-profit, community based, all volunteer organization

To: Azhar Khan
Planner II – Land Use Services

Comments to Initial Study / Mitigated Negative Declaration

These comments will pertain to Hydrology and Water Quality information found on pages 56 – 59 of the initial study and Appendix F-2 and F-3 of the Appendices document. Any highlighting will be mine.

I will be commenting on:

1. Potable water
2. Groundwater

Potable Water

Subsection (b) starting on page 57 of Initial Study partial quote:

*Because the well will be providing water for **human consumption** to at least 15 service connections or to at least 25 people for at least 60 days per year, the water system proposed for the Project meets the classification as a **public water system**, more specifically, a transient non-community water system (TNC), which limits the number of employees to less than 25 and limiting guest stays to less than 60 days.*

The well is **NOT** being used for human consumption. Hidden in the appendices documents we find this.

From page 12 of Appendix F-2 of the Appendices document:

For hotel customers, bottled water will be provided for drinking.

From section 116275 of the California Health and Safety Code:

(e) “Human consumption” means the use of water for drinking, bathing or showering, hand washing, oral hygiene, or cooking, including, but not limited to, preparing food and washing dishes.

(h) “Public water system” means a system for the provision of water for human consumption through pipes or other constructed conveyances that has 15 or more service connections or regularly serves at least 25 individuals daily at least 60 days out of the year. A public water system includes the following:

(1) Any collection, treatment, storage, and distribution facilities under control of the operator of the system that are used primarily in connection with the system.

(2) Any collection or pretreatment storage facilities not under the control of the operator that are used primarily in connection with the system.

(3) Any water system that treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption.

By definition the California Health and Safety Code states that a Public Water System provides water for human consumption. Drinking is included in the definition of Human Consumption. Bottled water is not mentioned as part of a Public Water System.

Although the Wonder Inn is filtering the water, they are only filtering out Iron and Manganese. They are not filtering out Arsenic, Flouride, or Sulfate. (reference page 58 of initial study) All three of those contaminants are over the Maximum Contaminant Levels at the Wonder Inn (page 12-13 of Appendix F-2 in the Appendices) and were present at the former Wonder Valley Fire Station 45 where the County Fire stated the water was unsafe for the firefighters to use for showering. Source is Scott Tuttle from San Bernardino County Fire per meeting notes at Wonder Valley Community Center September 9, 2017. Please note that human consumption also includes showering, bathing, hand washing and oral hygiene.

Page 12 of Appendix F-2 of the Appendices in two places about the requirements for Transient Non-community Water Systems (TNC). A Code Reference is not provided. Curious as they provide Code References for everything else. According to the applicant a TNC does not have to meet the Minimum Contaminant levels for Fluoride, Chromium, Chloride, or Sulfate. I realize this project has preliminary approval from San Bernardino County EHS and the State, but I have seen bigger things missed by a Plan Checker in my 30 years as a Building Inspector for the City of Irvine. The applicant must be able to back up what they claim.

If bottled water ends up being approved for use at the Wonder Inn, will there be conspicuous signage posted above hotel room sinks and other places instructing people the water is not potable?

In section 3.1 page 7 of Appendix F-2 of the Appendices, Section 116527(c)(9) CHSC is referenced. The question:

Is the proposed water system in the County Local Area Formation Commission's (LAFCo) sphere of influence boundary for any city or municipal water service?

This doesn't make sense. The section referenced does not make any reference to sphere of influence. Here is Section 116527(c)(9) CHSC:

(9) Any information provided by the local agency formation commission. The applicant shall consult with the local agency formation commission if any adjacent public water system identified pursuant to paragraph (1) is a local agency as defined by Section 56054 of the Government Code.

I found no reference to any discussions or negotiations with LAFCO or Twentynine Palms Water District as required. In addition the Wonder Inn is less than 3 miles from the boundary of the Twentynine Palms Water District not 3.4 miles as shown in Figure 3 page 9 of Appendix F-2 of the Appendices. If you look at Figure 3 you will see Bullion Mountain Road and Gammel Road. These two roads are 3 miles apart and the Wonder Inn falls in between them.

Section 116527(6)(9) CHSC mentions the possibility of connection by annexation or consolidation. I can find no mention of compliance to this code requirement. Here is the section:

A comparison of the costs associated with the construction, operation and maintenance, and long-term sustainability of the proposed new public water system to the costs associated with providing water to the proposed new public water system's service area through annexation by, consolidation with, or connection to an existing community water system.

Appendix F-2 of the Appendices includes a letter from Twentynine Palms Water District which is in Appendix C of the overall Appendix F-2. The letter basically states the parcel is not in the district and water is not available to serve it.

The CHSC requires the applicant to have discussions with the district. Did the applicant do that? What led up to the response in the letter?

Groundwater

Page 57 of Initial Study:

Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

The applicant claims less that significant impact. I submit there is not enough information to determine the impact and that further study is needed.

The applicant claims that little work has been done in the basin, yet they do not present any research to that effect. California's Groundwater Bulletin 118 for the Dale Valley Groundwater Basin 7-9 (attached at end of this letter) has this information:

Groundwater Storage

Groundwater Storage Capacity. The total storage capacity is estimated at 2,000,000 af (DWR 1975) and 3,500,000 af (DWR 1979).

Groundwater in Storage. Unknown.

Groundwater Budget (Type C)

Natural recharge is estimated at about 900 af/yr (DWR 1975). Groundwater extractions in 1952 were about 1 af (DWR 1975).

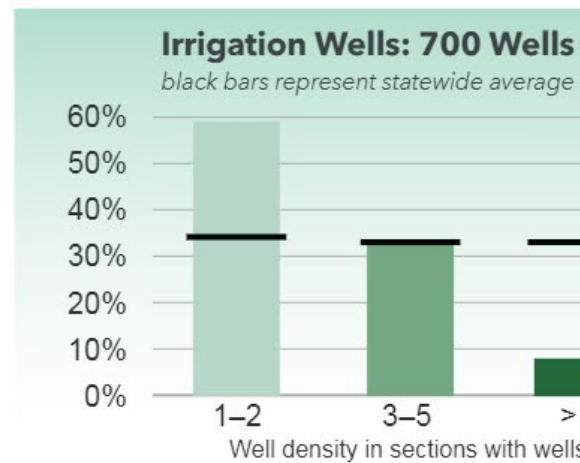
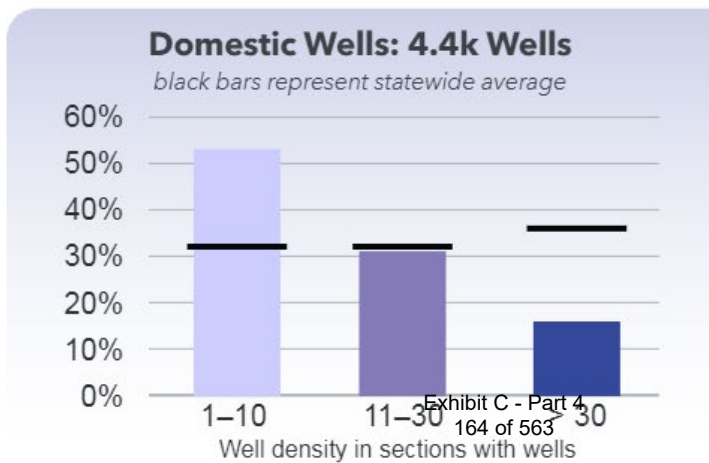
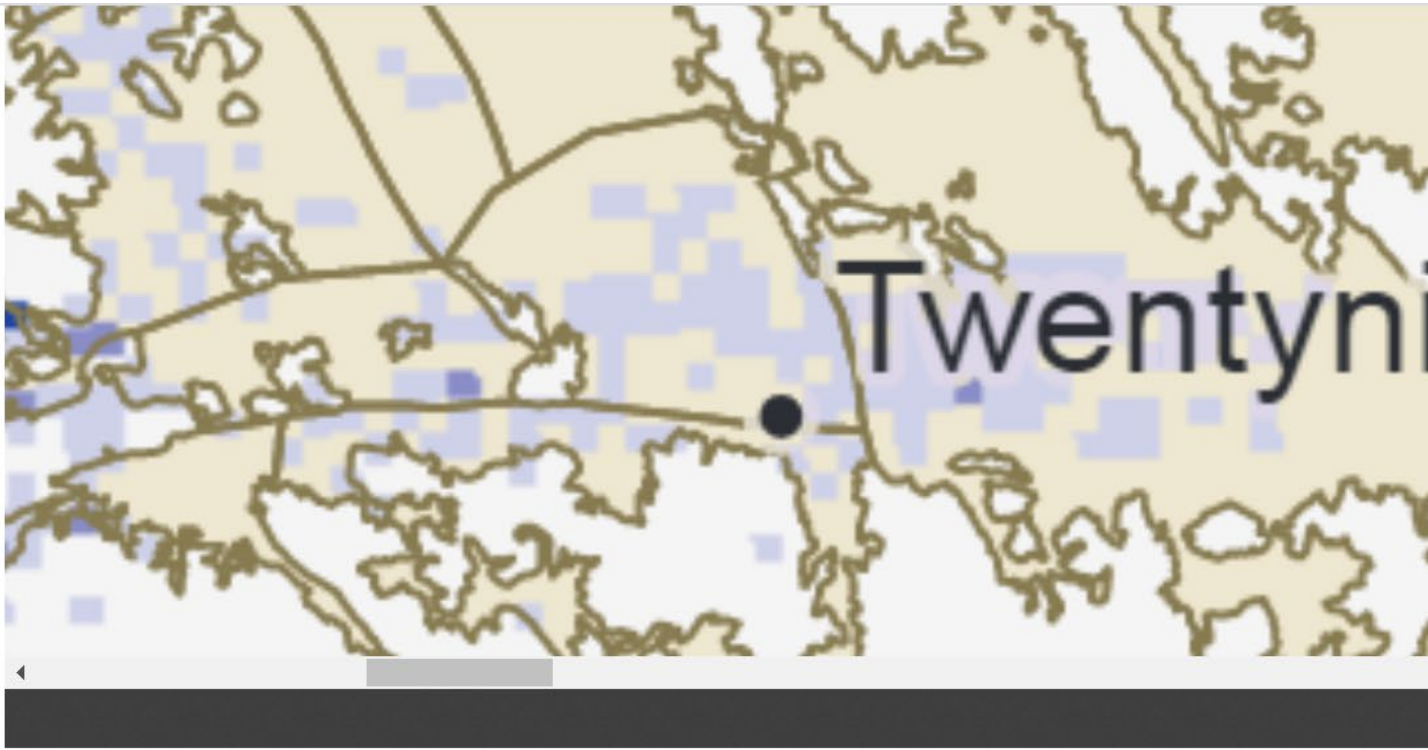
As you can see the last field work was done in 1979 for this report. The first thing that is troublesome is that we don't know how much water we have. We may have storage capacity for 3.5 million acre feet, but how much is there?

The recharge rate estimate of 900af/year is from 1975 and cannot be trusted due to the trend of less rain here. In fact in the **California's Groundwater (CalGW) Update 2020** (available here <https://water.ca.gov/programs/groundwater-management/bulletin-118>) has this to say on page 7-100:

The Colorado River HR is largely undeveloped due to its arid climate. Most of the region averages less than 4 inches of precipitation annually, less than any other HR. While groundwater is found throughout the region, the lack of precipitation and natural recharge presents a serious challenge to groundwater managers.

In Bulletin 118, extractions were estimated at 1af/year. That estimate is from 1952. That number is completely useless being so old.

The applicant claims there are not many wells in the area. I don't see any substantiation of this claim. The **California's Groundwater (CalGW) Update 2020** has an estimate. The following image is from page 7-97 and is a map of well density. Each purple square is 1 to 10 wells. The Dale Valley Basin is under the letters "Twentyni" in the image. The state has an estimate of the number of wells, therefore the applicant can get some more detailed information.



The applicant includes a letter from Plant Geek Consulting in Appendix F-3 of the appendices. The person who wrote this is a horticulturist. You can look him up on the internet.

Damian Solomon: ".....Damian left Medmen to start his own horticultural consulting company, Plant Geek Consulting, LLC....."

I have no doubt the water requirements for Jojoba are what he says they are. I have issue with his conclusion about the effect The Wonder Inn will have on our aquifer.

First the usage of the farm is not relevant as that was too long ago and Wonder Valley population has grown since then. Since population has grown more wells have been drilled.

He mentions a gray water reclamation system which appears nowhere in the detailed report in Appendix F-2.

How does a horticulturist have any expertise in hydrology?

The Wonder Inn represents a fundamental shift in Wonder Valley Development. The only commercial uses we have had were for local residents and there have been few. There was a store and Tavern by the airport called Colaw's Corner. There was Barnett's store and restaurant in east Wonder Valley. There was Star's Way Out which was a diner in southeast Wonder Valley. The Palms does attract patrons from outside Wonder Valley but not on the scale that the Wonder Inn would.

If the Inn is successful, then more developers will want to get involved and build other developments. The water use will then start to increase dramatically. Once more commercial comes in people see the popularity and want to move out here. Water will increase because of that.

We need a detailed study of our groundwater and a Community Plan (not just an action guide) for commercial development. We need to be sensible with our water resource.

Thank you
Lance LeVoir

(DWR 1979).

Groundwater Storage

Groundwater Storage Capacity. The total storage capacity is estimated at 2,000,000 af (DWR 1975) and 3,500,000 af (DWR 1979).

Groundwater in Storage. Unknown.

Groundwater Budget (Type C)

Natural recharge is estimated at about 900 af/yr (DWR 1975). Groundwater extractions in 1952 were about 1 af (DWR 1975).

Last updated 2/27/04

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Friday, February 17, 2023 6:29:39 PM

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- Write your own comments and send them in yourself. [See how here.](#)

Name

Kathy Hamburg

Email

kathymhamburg@gmail.com

Address

240N Naomi Street
Burbank, CA
91505
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

Thank you for the opportunity to comment on the Initial Study/Mitigated Negative Declaration ("IS/MND") for the proposed Wonder Inn Hotel/Resort ("Project").

Review of the IS/MND reveals numerous deficiencies, indicating further study is needed to adequately evaluate potential significant impacts on the Wonder Valley community, environment, and resources. Substantial evidence demonstrates that impacts from the Project are individually and cumulatively significant. Accordingly, the County must prepare a complete, certified Environmental Impact Report (EIR) addressing these impacts, in full compliance with CEQA, before it can approve the Project.

The following concerns, among others, have been either not addressed or not adequately addressed in the IS/MND:

- **Aesthetics:** Significant impacts on scenic vistas; numerous new sources of lighting cumulatively significantly impacting Dark Night Skies, a community designated valued asset.
- **Air Quality:** Significant increase in traffic-related air pollution, including PM10 and PM2.5 related to traffic on dirt roads, not fully analyzed.
- **Biological Resources:** Serious issues with extremely opposing data and the lack of a valid focused survey of the threatened desert tortoise.
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- **Geology/Soils:** Assessment needed of potential for damage from near-by active East and West Valley Faults and disturbance of trace faults extending from these Faults and the impact of soil erosion from the clearing of 24 acres of the native creosote galleta plant.
- **Greenhouse Gas Emissions:** No solar power included in project plans.
- **Hazards and Hazardous Materials:** Inadequate evaluation

of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

- **Hydrology/Water Quality:** Unsupported claims of potability of water, potential pollution of groundwater supplies from contaminated soils, insufficient assessment of water table and projected water use, compliance with regulations on hauled water, well improvement permits, and Drought Emergency Proclamations; and appropriateness of transient non-community water system classification.
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A complete well-prepared EIR is required to fully address these significant concerns. (Note, there are additional issues not listed here that also deserve complete study.) Short of preparation of this requested EIR, it is impossible to fully weigh the potential impacts to the region.

Therefore, I request that the Mitigated Negative Declaration for PROJ-2021-00163 be rejected as inadequate to address the concerns above and that a thorough and complete, certified Environmental Impact Report per the requirements of CEQA to fully address significant adverse environmental impacts be performed.

Thank you.

Additional Comments

I have had the great fortune to visit Wonder Valley for over 20 years and it is truly one of the most uniquely beautiful and magical places. This project truly sets the precedent to begin the destruction of one of few remaining rare environments left in our part of the world. Along with the way of life for those who live and visit, as well as the special species of wildlife, fauna, skies and air, it is something to be honored and respected and not just sacrificed to self-serve developers who will take away everything with them and not look back as they move onto their next project. Please do not allow this to happen.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Friday, February 17, 2023 10:20:48 PM

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Name

atlas pfau

Email

atlasatlasphere@gmail.com

Address

po box 1046
Joshua tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Subject: Comments on Wonder Inn IS/MND
Date: Friday, February 17, 2023 11:27:38 PM

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Name

Jesse Calderon

Email

jessecalderon@sbcglobal.net

Address

2729 W Loma Vista Dr
Rialto, CA
92377
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

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cc: Dawn Rowe, Supervisor 3rd District
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Thank you.

Additional Comments

Thank you for allowing me to comment on this subject. It is my opinion that a 106 room luxury hotel with over 200 parking spaces is a bit much for this area. I see the vision they're going after but the size of the project is wrong. Maybe something about a quarter of what is being proposed would be more acceptable. At this time it is more important to make it a little easier for residents to build small homes in Wonder Valley and 29.

Jesse Calderon

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Saturday, February 18, 2023 12:41:41 AM

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Name

Jackie Antoine

Email

mysticalcat@aol.com

Address

14777 Palm Drive
#115
Desert Hot Springs, CA
92240
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

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- **Hydrology/Water Quality:** Unsupported claims of potability of water, potential pollution of groundwater supplies from contaminated soils, insufficient assessment of water table and projected water use, compliance with regulations on hauled water, well improvement permits, and Drought Emergency Proclamations; and appropriateness of transient non-community water system classification.
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Thank you.

Additional Comments

Stop the Wonder Inn! We need to preserve that land!

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Saturday, February 18, 2023 7:26:23 AM

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Name

Jennifer Groener

Email

jennysugar34@yahoo.com

Address

5064 Henry Road
Twentynine Palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
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Date: Saturday, February 18, 2023 7:27:38 AM

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Name

Kevin Barrett

Email

kpb@ucla.edu

Address

5064 Henry Road
Twentynine Palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Saturday, February 18, 2023 8:17:12 AM

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Name

Shannon DiRuzzo

Email

sdiruzzo@gmail.com

Address

10624 South Eastern Ave
Ste. A 398
Henderson , NV
89052
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Subject: Comments on Wonder Inn IS/MND
Date: Saturday, February 18, 2023 8:28:00 AM

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Name

Luke Basulto

Email

lrbasulto@gmail.com

Address

61923 Plaza Rd.
Apt. A
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Subject: Comments on Wonder Inn IS/MND
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Name

Aidan Williams

Email

senioraidan@gmail.com

Address

3175 los olivos ave
Twentynine Palms, CA
92277
US

I am a:

Resident
Business Owner

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Name

Karl Young

Email

karlshak@sonic.net

Address

61951 Sunburst Circle
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
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Thank you.

Additional Comments

I'll never forget my first drive from Joshua Tree to the Mojave Natural Preserve. The stunning vistas and collection of homestead cabins in various states of repair were stunning. While I realize that change is inevitable, it seems that unnecessarily impacting Wonder Valley as such an important environmental, cultural, and tourist resource for the county seems somewhat shortsighted. I also realize that in this era of strained budgets, cities and counties are struggling to find sources of revenue but I sincerely hope that in weighing the effects of this project, that, at least as proposed, the county will find that it presents too many potential and serious problems to be approved, and certainly not without a full EIR.

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From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Saturday, February 18, 2023 5:07:26 PM

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Name

William Sharpe

Email

cartwheels4amile@gmail.com

Address

22161 Newbridge Dr
Lake Forest, CA
92630
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

Thank you for the opportunity to comment on the Initial Study/Mitigated Negative Declaration ("IS/MND") for the proposed Wonder Inn Hotel/Resort ("Project").

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The following concerns, among others, have been either not addressed or not adequately addressed in the IS/MND:

- **Aesthetics:** Significant impacts on scenic vistas; numerous new sources of lighting cumulatively significantly impacting Dark Night Skies, a community designated valued asset.
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- **Geology/Soils:** Assessment needed of potential for damage from near-by active East and West Valley Faults and disturbance of trace faults extending from these Faults and the impact of soil erosion from the clearing of 24 acres of the native creosote galleta plant.
- **Greenhouse Gas Emissions:** No solar power included in project plans.
- **Hazards and Hazardous Materials:** Inadequate evaluation

of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

- **Hydrology/Water Quality:** Unsupported claims of potability of water, potential pollution of groundwater supplies from contaminated soils, insufficient assessment of water table and projected water use, compliance with regulations on hauled water, well improvement permits, and Drought Emergency Proclamations; and appropriateness of transient non-community water system classification.
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Thank you.

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Name

Sebastian Revels

Email

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Address

5704 Baltimore Dr #297
La Mesa, CA
91942
US

I am a:

Visitor

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Name

Kelly Larkin

Email

kellylarkinart@gmail.com

Address

303 E Santa Anita Ave
Burbank , CA
91502
US

I am a:

Visitor

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cc: Dawn Rowe, Supervisor 3rd District
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Subject: Comments on Wonder Inn IS/MND
Date: Saturday, February 18, 2023 8:04:32 PM

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Name

Diane Best

Email

dianebest13@gmail.com

Address

PO Box 1532
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Saturday, February 18, 2023 10:44:21 PM

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Name

robbin kohn

Email

robbinkohn@gmail.com

Address

2125 Frederick Ave
unit b
Arcata, CA
95521
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

this is wrong. it can be somewhere else.

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Saturday, February 18, 2023 11:58:52 PM

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Name

Kathleen Hughes

Email

kathleen_hughes57@yahoo.com

Address

55 Alto Dr
Oak View, CA
93022
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

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cc: Dawn Rowe, Supervisor 3rd District
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Name

Jessica Steiner

Email

jessesteiner1@gmail.com

Address

7858 broadleaf ave
Van nuys, CA
91402
US

I am a:

Visitor

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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Sunday, February 19, 2023 12:08:20 AM

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Name

Andrea Svenneby

Email

asvenneby@gmail.com

Address

901 Elm Ave
Long Beach, CA
90813
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

- **Hydrology/Water Quality:** Unsupported claims of potability of water, potential pollution of groundwater supplies from contaminated soils, insufficient assessment of water table and projected water use, compliance with regulations on hauled water, well improvement permits, and Drought Emergency Proclamations; and appropriateness of transient non-community water system classification.
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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
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Date: Sunday, February 19, 2023 2:28:01 AM

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Name

James Furukawa

Email

jkfurukawa11@gmail.com

Address

1150 Navajo Rd
Perris, CA
92570
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Sunday, February 19, 2023 6:06:21 AM

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Name

Cathy Davies

Email

cgadavies@gmail.com

Address

521 West Main St
Apartment 15
Millville, NJ
08332
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Sunday, February 19, 2023 6:46:02 AM

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Name

Al Whiteman

Email

ohalyssajo13@gmail.com

Address

329 Chittenden Ave
Columbus, OH
43201
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

Enough is enough, please. This “development” has already occurred elsewhere and we have already abandoned their purposes, reinvest in what is already “developed”. The cost of this is on the people’s survival and the reward will only be given to those who have the billions to avoid the cost.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Sunday, February 19, 2023 9:02:37 AM

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Name

dominique pearson

Email

nico.niqui.niche@gmail.com

Address

Halldale Ave
Los Angeles, CA
90047
US

I am a:

Resident
Business Owner

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Name

Gretchen Grunt

Email

29palmscreativecenter@gmail.com

Address

6847 Adobe Road
Twentynine Palms, CA
92277
US

I am a:

Resident
Business Owner

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Additional Comments

As a desert community, this declaration of severe oversights demonstrates how much we're driven to protect our delicate environment and our tight knit cultural values for as long as possible. Allowing this project to move forward demonstrates how little San Bernardino County Supervisors care about our nation's last stretch of pristine wilderness, and how this project will open the flood gates to more mindless developments.

Thank you for caring enough to not allow greed be your dedicated decision maker during your short lived life on earth . Knowing that your decisions will affect generations to come.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Sunday, February 19, 2023 11:26:57 AM

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Name

Sarah Teed

Email

falconbiological@gmail.com

Address

P O Box 1844
Kernville , CA
93238
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
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Therefore, I request that the Mitigated Negative Declaration for PROJ-2021-00163 be rejected as inadequate to address the concerns above and that a thorough and complete, certified Environmental Impact Report per the requirements of CEQA to fully address significant adverse environmental impacts be performed.

Thank you.

Additional Comments

As a biologist working within the Mojave Desert for the past 15 years, primarily with the desert tortoise, I would like to request that a protocol Environmental Impact Report be completed for this proposed development. The long lasting Impact of such a development should be carefully considered. Healthy tortoise habitat is at a critical turning point and once removed, it will be lost forever.

Thank you for your consideration.

Sarah Teed

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Sunday, February 19, 2023 1:26:47 PM

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- Write your own comments and send them in yourself. [See how here.](#)

Name

rak_matki_hIKtFZ rak_matki_bhKt

Email

ealysvqpkon@doc-muenchen.de

Address

Ташкент
Ташкент
Ташкент, UT
Узбекистан
US

I am a:

Resident

Visitor
Business Owner

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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The following concerns, among others, have been either not addressed or not adequately addressed in the IS/MND:

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environmental impacts be performed.

Thank you.

Additional Comments

Лечение рака шейки матки в Германии: всесторонний обзор
Рак шейки матки?—это серьезная проблема, которая затрагивает многих женщин во всем мире. В Германии существует целый ряд методов лечения для тех, у кого диагностировано это потенциально опасное для жизни состояние. В этой статье будет представлен обзор различных видов лечения рака шейки матки, доступных в Германии, а также связанных с ними затрат и преимуществ doc-muenchen.de/lechenie/onkologiya/lechenie-raka-sheyki-matki-i-yaichnikov/. Наиболее распространенным видом лечения рака шейки матки является хирургическое вмешательство. В зависимости от стадии и тяжести заболевания операция может включать удаление части или всей матки и/или окружающих тканей. Эта процедура может быть выполнена с помощью традиционной открытой операции или лапароскопической операции, при которой используются меньшие разрезы и меньше осложнений, чем при открытой операции. Другие варианты хирургического лечения включают лучевую терапию, химиотерапию, целевую лекарственную терапию и иммунотерапию.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Sunday, February 19, 2023 1:54:26 PM

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Name

Jillian Sandell

Email

jilliansandell@yahoo.com

Address

PO Box 1885
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Sunday, February 19, 2023 7:06:19 PM

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Name

Joyce Spencer

Email

jycspencer@yahoo.com

Address

1444 N Oxford Ave
Pasadena , CA
91104
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

I am particularly concerned about the massive water needs that will be created, and the threats to natural wildlife, eg protected desert tortoises.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Sunday, February 19, 2023 7:41:51 PM

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Name

Lorraine Blalock

Email

blalocklorraine@gmail.com

Address

84535 mesa rd
29 plams, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
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Date: Sunday, February 19, 2023 9:18:05 PM

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Name

Yanina Aldao

Email

ecolove1980@gmail.com

Address

2537 Inez Ave
Yucca Valley , CA
92284
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Additional Comments

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
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Name

Amanda Bueno-Kling

Email

amandabuenokling@comcast.net

Address

445 Landfair Avenue
Los Angeles, CA
90024
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
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Thank you.

Additional Comments

I am especially concerned about the impact on the desert tortoises. Proper surveys and studies should be done before any development proceeds. Please do not put profit over ecosystems.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Sunday, February 19, 2023 10:35:47 PM

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- Write your own comments and send them in yourself. [See how here.](#)

Name

Daniel Stockel

Email

danielstockel@gmail.com

Address

2449 Mandeville Canyon Road
Los Angeles, CA
90049
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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- **Greenhouse Gas Emissions:** No solar power included in project plans.
- **Hazards and Hazardous Materials:** Inadequate evaluation

of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

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Thank you.

Additional Comments

Have we not already lost enough? Please, do not allow this to happen to this pristine ecosystem.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 7:07:46 AM

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Name

Samantha Moore

Email

smooregreens@gmail.com

Address

5099 El Roble Ct.
San Jose , CA
95118
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

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From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 8:56:12 AM

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Name

Nicole Mitchell

Email

nikimitchell30@yahoo.com

Address

32310 Hinkley Rd
Barstow, CA
92311
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 8:56:48 AM

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Name

Jamie Caffrey

Email

jamiecaffrey@hotmail.com

Address

75611 Mesa Dr
Twentynine Palms, CA
90068
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Additional Comments

Iconic, rare and beautiful stretch has so much to offer in its natural form and it is a benefit to all visitors and residents for its spare open beauty. This proposed business will damage that. It will also damage businesses that are flourishing in 29 Palms by eroding the raw beauty that people come from the city come to enjoy.

Sent from [Stop The Wonder Inn Project](#)

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 9:05:33 AM

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Name

Gabriel Zinzun

Email

clgzin@gmail.com

Address

17552 Rosa Drew Ln
Apt 18A
Irvine , CA
92612
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 10:27:22 AM

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Name

Aaron Dunlap

Email

bahartseattle@gmail.com

Address

61641 Adobe Drive
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 10:08:49 AM

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Name

Cynthia Cox Cox

Email

cyntaur@hotmail.com

Address

6563 Mission Ave
twentynine palms ca, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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- **Aesthetics:** Significant impacts on scenic vistas; numerous new sources of lighting cumulatively significantly impacting Dark Night Skies, a community designated valued asset.
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- **Cultural Resources:** Failure to properly evaluate property and district historical resources.
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of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 10:36:36 AM

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- Write your own comments and send them in yourself. [See how here.](#)

Name

Stephen Voisey

Email

venvoisey@gmail.com

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3537 Kempton Way
Oakland, CA
94611
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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Thank you.

Additional Comments

I am a Wonder Valley property owner, San Bernardino County tax payer, frequent visitor to the area, and concerned citizen.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 11:59:18 AM

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Name

Karoline Collins

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karolinehansoncollins@gmail.com

Address

165 Desmond Street
San Francisco , CA
94134
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

This project is not sustainable for Wonder Valley's fragile ecosystem. As an owner of a 5 acre parcel on Amboy Road, I vehemently object to this proposed monstrosity. Sincerely, Karoline Collins

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 12:08:10 PM

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Name

Tal Khaner

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29 palms, CA
92277
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I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 12:15:35 PM

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Name

Marcia Geiger

Email

geigarts@gmail.com

Address

PO Box 2211
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

This project should be required to have an Environmental Impact Study. The developer sponsored study was inadequate and done on the fly in less than a day. Less than a year previous, an academic study by a qualified individual was done finding scat, burrows and scutes (tortoise shells) in the proposed area. There is video from another resident showing a hatchling in the vicinity of the proposed project less than three months ago (early 2023).

The project proposes to rent OHV vehicles to guests who have no idea that they are not in a Mad Max scenario, and the noise, dust, and literal trespass and destruction that they will cause is having wreaking havoc and causing serious health issues to residents and their properties. The damage caused by a 4x4 vehicle racing across someone's yard is not repairable. The native plants do not regrow, the soil is displaced, the local fauna is either frightened off or killed outright. OHVs are forbidden in most of the Morongo Basin. To be legal, The guests would have to trailer their OHVs to the designated area in 29 Palms south of Hwy 62, the Sunfair dry lake in Joshua Tree, or the OHV area in Johnson Valley. The developer and the county realize that illegal off highway driving is rampant in the Morongo Basin, and most violators are free to destroy habitat and private property at will. Is this in the proposal as a false bargaining chip to be taken off the table in order to approve the project?

The proposal includes ballon rides. There is a marine base next door with airspace regulations that I am sure that the developer is aware of. Is this a straw man that they are willing to 'give up' because they are well aware that the USMC is not going to allow a hot air ballon any where near their base. Is this in the proposal as a false bargaining chip to be taken off the table in order to approve the project?

How can a 180,000 gallon water tank, exclusively for the use of a private concern, be approved? Wonder Valley is notorious for having nonpotable water in some areas. Water from the current well may have been acceptable decades ago to water jojobas, but a study on water quality and the effect that will have on existing wells needs to be done.

Finally, a detailed traffic study needs to be done. The county is well aware that traffic on Amboy Road varies considerably between weekdays, weekends, and holidays. As visitors continue to flood in to visit JTNP, this road will only be under more and more stress. So far, neither the county, nor caltrans -in the case of hwys 62 and 247, have any intention of increasing road maintenance caused by nontax paying tourists flooding into the area and doing untold damage to roads and infrastructure.

Instead, the local residents pay by having roads in disrepair, and higher utility bills to offset the increased load on services.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 12:16:21 PM

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Name

Tim Walters

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walters@doubtfulpalace.com

Address

85636 Chapultepec Road
Twentynine Palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 12:40:04 PM

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Name

Peter Zychowski

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Address

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US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 1:04:09 PM

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- Write your own comments and send them in yourself. [See how here.](#)

Name

Melanie G

Email

melanieknits3@gmail.com

Address

1016 N Orange Grove Ave
West Hollywood, CA
90046
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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Thank you.

Additional Comments

Wonder Valley is a special place that is already facing sustainability crises from unregulated short term rental development. This project would further exacerbate these problems, price out long term residents, and drive more foot traffic to a sensitive ecological area. For those reasons I oppose this project.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 1:07:25 PM

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Name

Florian Boyd

Email

florian.boyd@gmail.com

Address

2820 Golondrina Way
Palm Springs, CA
92264
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

Signed.. Florian Boyd

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 1:22:08 PM

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Name

Kelly Hake

Email

kellyhake@gmail.com

Address

3181 golden wonder road
Twentynine palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

The damage this will do to our sweet low key creative desert community is immense. Please consider peace & community over profits.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 1:23:39 PM

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Name

Corinne Hall

Email

covecabin@gmail.com

Address

84328 Amboy Rd
Wonder Valley, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 1:29:20 PM

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Name

Dani Foley

Email

danifoley777@gmail.com

Address

84328 Amboy Road
Twenty nine Palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
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Name

Sarah Taylor

Email

kuchelmeister@gmail.com

Address

PO Bo 653
Joshua Tree, CA
92252
US

I am a:

Resident
Business Owner

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

I am a small business owner in Joshua Tree and a resident. This project is abhorrent for the rural, and underserved community of Wonder Valley. In a place where the median income is \$16K a year, is a luxury vacation resort a good use of the land and services?

Please reject this Mitigated Negative Declaration for all of the reasons listed above- Its absolutely appalling that outside money can come in and change the face of a community on their own whims. Not enough studies have been done- and it will cause long term suffering at the expense of the existing community.

thank you for your consideration.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 1:57:32 PM

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Name

Elizabeth Wheeler

Email

elziewheeler@gmail.com

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4034 Johnmary Lane
Wonder Valley, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

Thank you for the opportunity to comment on the Initial Study/Mitigated Negative Declaration ("IS/MND") for the proposed Wonder Inn Hotel/Resort ("Project").

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- **Hazards and Hazardous Materials:** Inadequate evaluation

of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

- **Hydrology/Water Quality:** Unsupported claims of potability of water, potential pollution of groundwater supplies from contaminated soils, insufficient assessment of water table and projected water use, compliance with regulations on hauled water, well improvement permits, and Drought Emergency Proclamations; and appropriateness of transient non-community water system classification.
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Thank you.

Additional Comments

I would like to see a more in-depth study on the hydrogeology of the Dale Basin as it pertains to the groundwater recharge, management and sustainability of the water table since water levels in this basin have not been measured accurately since 1960 or longer.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 2:20:40 PM

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Name

Lisa Evans

Email

lisae5976@gmail.com

Address

80757 South St
Twentynine Palms , CA
92277
US

I am a:

Resident

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Date: Monday, February 20, 2023 2:23:08 PM

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Name

Laurie Reid

Email

laurie@francesreidstudios.com

Address

1442a Walnut St
#413
Berkeley , CA
94709
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

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cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Thank you.

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 2:42:30 PM

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Name

Kayla Grosse

Email

kayla.grosse@gmail.com

Address

5725 Vineland Ave
North Hollywood, CA
91601
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Subject: Comments on Wonder Inn IS/MND
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Name

Grey Hill

Email

revgrey@gmail.com

Address

84440 Hill Rd
Twentynine Palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

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cc: Dawn Rowe, Supervisor 3rd District
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Thank you.

Additional Comments

My name is Grey Hill and my family has been here on Hill Road in Wonder Valley since 1954, when my Grandparents, Odell and June Hill homesteaded on the twenty acres that I now reside upon, which we, for almost 70 years now, have referred to as "Hill's Acres".

My grandparents were very active members of this community throughout their lives, originally coming out on weekends and for vacations and eventually retiring here and spending their last decades living in the valley. They were fierce protectors of this place and proud crusaders for the land and the environment and the community, protecting them in every way that they could, through activism and involvement in local politics, taking part in every fight that the people who have been custodians of this place have had to fight throughout the decades to keep it safe from those who would wish to exploit it... and I'm here to tell you that Odell and June would be utterly devastated to know that the "Wonder Inn" project has gotten anywhere near becoming a reality.

This proposed development is the greatest threat and the biggest slap in the face to Wonder Valley and its residents that has ever arisen, and anyone who possesses the kind of love of this land and the type of spirit that it takes to live in this largely unsupported and ignored community will attest to the fact that this is so... make no mistake; these folks are actively seeking to harm us. They are interested only in profiting for themselves, and they have demonstrated very clearly that they DO NOT CARE about how their actions are going to affect the place that they have so carelessly selected to make their attempt. This developer is not only intending to proceed (against the wishes and pleas of the vast majority of the residents of an entire community) with an unrealistic and foolhardy project, but they are also being entirely unethical about the means by which they are proceeding... outright lying, straight to everyone's faces, about the scope of the endeavor, cheating on their environmental studies and slyly covering up historical information about the location to get the proposal fast-tracked, not revealing key information about details of their project that they are well aware will destroy the land, threaten the environment, negatively impact the health of the locals, disturb the peace, irrevocably mar the desolate beauty of the rural location that they are seeking to exploit, and affect the community negatively in SO many ways... these are heartless individuals who have clearly demonstrated the fact that they do not care about how their attempt to change the face of Wonder Valley will drastically affect the lives of the people who live here and negatively impact the very land that they are so smugly claiming to wish to 'improve'

upon. They have been exposed as liars and cheats whose unrealistic (and frankly stupid and unsustainable) project WILL NOT succeed (a fact of which they may already be aware), and it will leave all of us here in Wonder Valley with yet another wrecked and abandoned development, yet another gigantic eyesore, yet another vast chunk of land that will NEVER recover from what was done to it, yet another piece of our history destroyed by outsiders who endeavored to exploit the fact that we do not have adequate representation to receive the protection that we require to keep our own community safe from the forced raping and pillaging of our precious resources.

Obviously, this will not stand.

As someone who fully intends to spend the rest of his days here, as someone who has not only a personal stake in keeping this place safe and beautiful and healthy for his own sake and for the sake of a SEVENTY YEAR family legacy of protection and activism and custodianship of the land, but as a voice for this community and the residents here who so desperately need YOUR help to protect it, I implore you... call upon your better selves and the human decency that I know will guide you in your considerations, and PLEASE HELP US.

Please DO NOT allow these folks to come here and do to this place what we, the families and individuals who make our cherished homes here and who love it so fiercely, have fought so incredibly hard for so very long to protect ourselves from.

As much as we may not enjoy it, we are, to a large degree, at your mercy.

We need someone to have our backs in this time of encroaching danger and possible looming disaster. We need you on our side.

PLEASE DO NOT LET US DOWN.

Thank you for your time and consideration.

-Grey Hill

Sent from [Stop The Wonder Inn Project](#)

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
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Name

Paul Myers

Email

coloradobuff06@gmail.com

Address

1425 Appleton St #7
Long Beach , CA
90802
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

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Name

Belem Sanchez

Email

belemss23@yahoo.com

Address

P. O. BOX 5624
Sugarloaf, CA
92386
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

Thank you for the opportunity to comment on the Initial Study/Mitigated Negative Declaration ("IS/MND") for the proposed Wonder Inn Hotel/Resort ("Project").

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of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

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From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 4:59:44 PM

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Name

Rudolph Mena

Email

menarudolphgabriel@gmail.com

Address

151 Vista Dr
Sugarloaf , CA
92386
US

I am a:

Resident

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Name

Margaret Oostendorp

Email

mp@allwomenscount.net

Address

PO Box 1192
Twentynine Palms, CA
02277
US

I am a:

Resident

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Thank you.

Additional Comments

Monday, February 20, 2023

Dear Mr. Khan,

My name is Margaret Oostendorp, I am a resident of Wonder Valley and I want to express my deep opposition to the proposed Wonder Inn Project. I hope you and other decision makers will hear what residents like us have to say. We also invite all the decision makers to visit WV, to meet with us to ensure that you have a feeling, a sense of the community that your decision may very well change forever.

Although my husband and I had been frequent visitors to the area for more than two decades, we are new to WV, we relocated here two years ago due to my respiratory problems. I have compromised lungs which among other things led to me developing asthma as an adult. Living in the city, exposure to air and chemical pollution, especially to 2.5 particles was adversely impacting my health and I was getting worse as time went on. As you know 2.5 particles get into one's lungs and blood stream, and lung issues put pressure on the heart. I am one of the "sensitive" receptors, which is how us vulnerable residents are referred to in the report prepared on the WI project. And lungs issues feed into heart issues. Wonder Valley residents like me, will pay with ill health and likely a few years shaved off our lives if this project moves forward. For residents like me, a development such as this can shave a few years off our lives.

People with health issues move to WV like the homesteaders before us for the healing qualities of open clean air, open space, closeness to nature, lack of traffic noise and pollution. Much of what WI promises to offer is exactly what we left behind to move to this quiet rural community. We love the business that is embedded here, like the Palms. We love to gather at the historic Tower Homestead to share time with our neighbors.

We appreciate the County taking steps to limit the numbers of short-term rentals in our community. The last thing we need is a hotel in our pristine desert, a threat not only to the health and well-being of those who love WV as it is, but also threatens the endangered desert tortoise and all the critters who will be negatively impacted.

In reading the report prepared for the County by those hired by the owners, they say no desert tortoises were found on the property. This contradicts a report on the property a year earlier that did find tortoise, and more recently a baby tortoise was found close to the perimeter of the property. I was not at all surprised by this finding. As since living here we have seen five desert tortoises right on or close to our property. One can draw a straight line from our property to the Pink Building, the proposed project site. When I look out my back porch, I look directly at the Pink Building, it is only 1 mile away from us. I never believed for one moment that a number of desert tortoises can be found on or close to our property, but none on the proposed site. The desert tortoise has lived here for tens of thousands of years and are now facing extinction. Our community is where they still obviously live and breed and every effort must be made to protect them. This project is a threat to the desert tortoise.

While I am alarmed at vehicles that drive across pristine desert, not even on the roads, potentially smashing burrows of our precious tortoise population, destroying berms, driving across private property, I am told by old timers here that the situation used to be much worse. We are grateful annoying as these drivers are that it is better. But it is worrying that the WI project promises to make these off-road vehicles available to their guests, we know that will be in uptick in people driving across the desert with no thought or care to the damage they are causing. And we also know that in ATVs or in regular vehicles, curious WI guests will want to explore the neighborhood, and when they do, they will increase traffic on dirt roads. WV has 168 dirt roads. We are proud of the upkeep of our roads thanks to our wonderful WV grader. This is a cost to taxpayers here that we are glad to pay. But when our dirt roads are torn up by wear and tear and berms destroyed, it is those of us who live here who pay the highest price.

Furthermore, there is the issue of the increase in dust as a result of the WI project. Disturbing the desert crust causes more dust which includes polluting particles to be churned up. More traffic on dirt roads and across pristine desert also creates more dust. All of us who live here know the issues with and impact of dust. We are glad to have the creosote which helps to protect the land, while storing polluting carbon under the ground. While the owners of the WI Project claim to be only developing 25 acres, they have bought up surrounding property with further plans to develop it by building over two dozen luxury homes one home per five-acre lot. This will cause further disruption to the desert crust, mean clearance in the area of our precious creosote and further stress the desert tortoise population.

It will mean even more noise and traffic on top of what the 106-room hotel will bring. And noise travels far in the desert.

Many come to this community to live or as visitors also because of our dark skies. The project claims they will not add to light pollution, which is nonsense. It is ridiculous to claim as the project owners report states that only those of us that live 1,700 feet southwest of the project will potentially be impacted. We all know how far dust travels (all the way from the Sahara to some places) as well as noise.

Then there is the question of water. We realize that given the likely impact on our wells, that some might see dollar signs for us residents having to dig deeper wells, but not everything must be secondary to or sacrificed for the dollar. Water is life and must be protected. This project will negatively impact our water supply and it is unclear how they will make water safe for their guests.

It is insulting and shocking that residents are barely mentioned in the report. WV is an impoverished community that must be considered under CEQA Environmental Justice. Impacts on people's health and wellbeing, physical and mental, must be part of the consideration when projects like this are considered. How will those who have ill health, and/or elders in the community be protected from the impacts of this project? How will opening this rural community to commercial licensing change our community? No disrespect to our closest towns of Twentynine Palms, Joshua Tree and Yucca Valley, but we live in WV for a reason. If we want to go out to eat, we go to the Palms, to the historic 29 Palms Inn (is WI trying to appropriate the name of the 29 Palms Inn?), the other restaurants close by, or venture further to other of our surrounding towns. We love our local towns, but to visit and then come home to the calm of Wonder Valley.

We don't need to make WV into a town. It is an historic homestead community that should be preserved and protected. Visitors come to WV because of how it is now, to turn it into something else, the area will lose its cultural root and will be less attractive to visitors who now can stay in family-owned small business operations. They will be driven away, with a negative impact on our community and the County. The owners claim they want to bring the desert experience to their guests, but as I expressed in the meeting at our community center last year, how can you bring guests the desert experience when you are destroying the desert experience.

Many of us have left town and city life behind and all the amenities associated with them, spas (for those who could afford them), large pools, restaurants and music late into the night, movie theaters as well as problems associated with city living and chose to live in WV because we love it as it is. It is why we are drawn here. We are not interested in the growing income inequality that will result from owners/residents of luxury homes promised by WI owners, of taking away income from local residents who live here and who get some extra income from small scale rentals; WV is not an enclave for the wealthy. Development must not come at all costs but be integral and fits with the community; and not something that the community overwhelmingly opposes. We are not Rancho Mirage, nor do we want to be. The cumulative effect of the second largest hotel in the Morongo Valley placed here and not only that but additionally the 24 luxury homes built on the surrounding land, will forever change the nature of WV. This must not happen, and those of us opposed to this project and who live here are determined that must not.

At the very least a full EIR must be done before the Board of Supervisors vote on this project.

And finally returning to the question of the desert tortoise and its value to WV and to all of nature, please enjoy and consider the importance of the poem below. I am not claiming to know the poet or how she would feel about the WI project, but I wanted to share it with you as she in many ways captures the importance of tortoise:

Ancient Ones

By Grace S. McLaughlin

You —

who we name

tortoise —

Ancient ones,

you carry the weight of the world

on your backs.

From your burrows,

you watched

the mountains rise

and the seas recede,

the giant mammals disappear

and the condors soar less,

the two-legged ones arrive.

For 10,000 years

they named you sacred —

honored your presence,

your strength,

your persistence.

Then, the two-leggeds changed.

The new two-leggeds

no longer named you

sacred

but killed

for no reason

and did not honor

tortoise.

They brought new four-leggeds

in great numbers

who ate your food

and trampled your burrows and nests.

Machines came
that tore the land
crushed your families and homes.

From your burrows,
you watched.

Some two-leggeds grew in wisdom
And began to watch
And to care.

They learned about your lives
And protected your homes
They moved the four-leggeds
And kept machines away.

Once again,
they name you sacred
and honor
tortoise.

And you, ancient ones,
Who carry the weight of the world
on your backs
From your burrows,
You watch.

Thank you in advance for your consideration.

Margaret Oostendorp,

78225 Mesa Drive, Wonder Valley. PO Box 1192 Twentynine Palms, CA

92277

AG_ Env. Justice Fact Sheet -5-712[2].pdf

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
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Name

Patricia Grogan

Email

pgrogan754@gmail.com

Address

3082 Sunset Avenue
#15
Marina, CA
93933
US

I am a:

Visitor

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Name

Aimee Groener

Email

aimgroe@gmail.com

Address

2600 Virginia Ave Apt 17
Santa Monica, CA
90404
US

I am a:

Visitor

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Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 7:01:09 PM

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I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

Thank you for the opportunity to comment on the Initial Study/Mitigated Negative Declaration ("IS/MND") for the proposed Wonder Inn Hotel/Resort ("Project").

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- **Aesthetics:** Significant impacts on scenic vistas; numerous new sources of lighting cumulatively significantly impacting Dark Night Skies, a community designated valued asset.
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- **Hazards and Hazardous Materials:** Inadequate evaluation

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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 8:04:56 PM

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I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Name

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I am a:

Resident

Comment On Wonder Inn IS/MSD

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Michael Stoffel, Planning Commission 3rd District

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Additional Comments

This company is flat out lying to their investors, to residents, and to the County about their plan.

<https://www.modly.com/community/joshua-tree?fbclid=IwAR3M7tkXoUilFkrH5GXyBk7FI2mbh1pNpl1sverbCzpH8Nn2GazBdW5Xczg>

In addition to the completely gratuitous and unsustainable "Inn", now they are seeking to subdivide the 160 acres into 24, 5 acres parcels with equally unsustainable 4 bedroom, 3 bath villas, all with their own swimming pools and hot tubs at the outrageous 6 figure price range, way above the median home price for Wonder Valley, disenfranchising all those who already call Wonder Valley their home. These developers will destroy this area, go bankrupt or bankrupt others, and then walk away, AFTER they have destroyed it for everyone else. They lie when they say the development is in the heart of Joshua Tree. It is NOT. And the difference between Joshua Tree and Wonder Valley is like night and day when it comes to resources and severe environment. This place is not for everyone, but for those of us that love it, and call it home, we are sick to death of seeing developers who have no clue, or inclination except greed, trying to come in and devastate it.

The wildlife, the night sky, the land, the water table, the residents, everything that makes this place beautiful can be ruined in an instant with one bad decision to let something like this less than honest plan move forward. Please say NO, because once it is gone, it will be gone. There is no coming back from it.

Sent from [Stop The Wonder Inn Project](#)

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
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Hilary Dell

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92277
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I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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92277
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I am a:

Resident

Comment On Wonder Inn IS/MSD

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cc: Dawn Rowe, Supervisor 3rd District
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Additional Comments

In Section 8.2, "Operational Energy Demand" (pg 66 of Appendices) the writers determine that the project's operational energy demand creates an insignificant impact by comparing CalEEMod modeling estimates of the project's annual energy consumption to the annual consumption of the county of San Bernardino. It would be inaccurate to determine the project's impact only on this annual energy consumption measurement because the voltage and the coincident peak load created by the Inn also impact the area's electricity service. It's also inaccurate to compare it to the annual energy consumption of the county of San Bernadino - energy service is determined by districts set by the utility, not county.

In the 2020 San Bernardino Countywide Zero-Emission Bus Study Master Plan (https://www.gosbcta.com/wp-content/uploads/2020/08/SBCTA-ZEB-Final-Master-Plan_04.24.20.pdf) the San Bernardino County Transportation Authority SBCTA notes that the electrical utility Southern California Edison's Yucca Valley district, which includes this project location, has "one of the worst reliability metrics in the state of California", referring to the district's scoring in metrics of frequency and duration of power outages experienced by customers.

To recap, a sufficient analysis of the project's energy use would include dimensions such as the expected coincident peak load and voltage of the service request. This information has not been included thus far, and needs to be known in order to perform a sufficient analysis of the project's energy use. Finally, given that the project description also includes a back-up electrical generator, the likelihood and frequency of utilizing this generator - based on SCE's reliability and outage data - should be accounted for in calculating the propane use and GHG emissions from the inn in the respective sections of the environmental impact report.

Sent from [Stop The Wonder Inn Project](#)

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
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92277
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I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
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To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

Thank you for the opportunity to comment on the Initial Study/Mitigated Negative Declaration ("IS/MND") for the proposed Wonder Inn Hotel/Resort ("Project").

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Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 9:29:37 PM

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Name

Sabrina Fox

Email

sabrinastreavel@gmail.com

Address

8149 Rubidoux Ave.
Yucca Valley, CA
92284
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

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cc: Dawn Rowe, Supervisor 3rd District
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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
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Date: Monday, February 20, 2023 10:02:27 PM

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Name

Jennifer Mirich

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2845 Idlewild Dr Apt 315
Reno, NV
89509
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

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cc: Dawn Rowe, Supervisor 3rd District
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Thank you.

Additional Comments

I am a concerned visitor of Wonder Valley and have close friends who live there. So many places in our remote desert regions are being bulldozed down for industry whether it's mining, ranching, cheap housing, or tourism. Ecosystems are at stake along with the beauty of the surroundings and the quiet life of the area. I live in the high desert of Northern Nevada, and I know the consequences of fast tourism and the capitalistic land grabbing ways that cause urban and suburban sprawling without adequate studies or input from citizens in the area. This hotel resort will further anger residents, as well as visitors who come to witness the valley for the beauty of it's current state. Thank you

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 20, 2023 10:50:33 PM

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Name

Sarah Applebaum

Email

applebaumsarah@gmail.com

Address

2200 Adeline Street
Oakland, CA
94607
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Name

Bree Rosas

Email

vansbree@gmail.com

Address

37116 Lombardy
Barstow , CA
92321
US

I am a:

Visitor

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 5:53:03 AM

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Name

Tanya Brassie

Email

tanya.brassie@gmail.com

Address

115 Lombard St
Unit B
Philadelphia, PA
19147
US

I am a:

Visitor

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Name

Val Geyvandov

Email

vgeyvandov@gmail.com

Address

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Philadelphia , PA
19147
US

I am a:

Visitor

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Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 7:15:56 AM

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- Write your own comments and send them in yourself. [See how here.](#)

Name

Karen Tracy

Email

oktracy@mac.com

Address

62350 Cummins Way
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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of potential soil contamination with PCBs and mining waste products, and of potential for asbestos and lead in pre-1970 building.

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Additional Comments

Mitigated Negative Declaration for PROJ-2021-00163 is completely inadequate for this proposal. Quiet and desert tortoise are my 2 concerns. I have lived here for 36 years. Military exercises do not occur all the time. When they are not bombing, the silence speaks to the aware. It is deep and penetrating.

Desert tortoise are a threatened species. There are tortoise in the area of the "pink building." I know this for a fact. An EIR must be completed.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 7:19:13 AM

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Name

Diana Rozendaal

Email

dianarozendaal@gmail.com

Address

7013 N Star Ave
Twentynine Palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

keep wonder valley for the locals and tourists who enjoy and appreciate it for what it currently is. There are plenty of upscale places where tourists can go in Joshua Tree and Palm Springs. Please protect the water if wonder valley and deny the permit for this resort.

Sent from [Stop The Wonder Inn Project](#)

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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 7:36:43 AM

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Name

Irina Signayevsky

Email

irina.sign@gmail.com

Address

2806 6th
San Diego , CA
92103
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 7:50:00 AM

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Name

Sebastian Egurvide

Email

segurvide18@gmail.com

Address

130 west angeleno ave
San Gabriel , CA
91776
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Additional Comments

Keep the community natural, don't destroy the eco system!!

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 8:07:49 AM

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Address

I am a:
Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

Allowing this development would be a devastating mistake. Please reject the IS/MND for the proposed Wonder Inn!

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Friday, February 17, 2023 5:07:17 PM

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Name

eliana bookbinder

Email

eliana.bookbinder@protonmail.com

Address

1700 bryan point rd
accokeek, MD
20607
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
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Additional Comments

I am concerned by the possible effects on the desert tortoise population near the proposed site. Please require a full, certified environmental impact report done before allowing this proposed development proceed.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
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- **Hydrology/Water Quality:** Unsupported claims of potability of water, potential pollution of groundwater supplies from contaminated soils, insufficient assessment of water table and projected water use, compliance with regulations on hauled water, well improvement permits, and Drought Emergency Proclamations; and appropriateness of transient non-community water system classification.
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Therefore, I request that the Mitigated Negative Declaration for PROJ-2021-00163 be rejected as inadequate to address the concerns above and that a thorough and complete, certified Environmental Impact Report per the requirements of CEQA to fully address significant adverse environmental impacts be performed.

Thank you.

Additional Comments

Allowing this development would be a devastating mistake. Please reject the IS/MND for the proposed Wonder Inn!

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 9:43:26 AM

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- Write your own comments and send them in yourself. [See how here.](#)

Name

DAVID LAKOMSKI

Email

davidlakomski1@gmail.com

Address

3209 Ladoga Ave
Long Beach, CA
90808
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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The following concerns, among others, have been either not addressed or not adequately addressed in the IS/MND:

- **Aesthetics:** Significant impacts on scenic vistas; numerous new sources of lighting cumulatively significantly impacting Dark Night Skies, a community designated valued asset.
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- **Energy:** Failure to adequately evaluate potential for overload of already strained power grid.
- **Geology/Soils:** Assessment needed of potential for damage from near-by active East and West Valley Faults and disturbance of trace faults extending from these Faults and the impact of soil erosion from the clearing of 24 acres of the native creosote galleta plant.
- **Greenhouse Gas Emissions:** No solar power included in project plans.
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Thank you.

Additional Comments

I have been visiting the Morongo Basin for more than 40 years. The main reason is the solitude and unspoiled nature. This project will be a blight on a primarily untouched area. I strongly oppose it.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 8:59:35 AM

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Name

Lorna Vettters

Email

lornavettters@gmail.com

Address

1820 mulberry st
Chico, CA
95928
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 9:17:16 AM

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Name

Beth LaKowski

Email

bethyc1@gmail.com

Address

3209 Ladoga Ave
Long Beach, CA
90808
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 9:24:00 AM

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Name

Miri Hunter

Email

eizorakdanit@yahoo.com

Address

PO Box 1080
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

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Thank you.

Additional Comments

I moved to Wonder Valley eight years ago. I moved for the desert beauty, the quiet and the opportunity to steward a small portion of the land, which included animals and vegetation. In addition, Wonder Valley offered me the opportunity to continue my work as a creative professional. I am a musician and playwright and burgeoning visual artist, as well as a Professor at Copper Mountain College. The rural quiet has been a driving force in my development as an artist and community member.

Human beings need not only food and water and shelter, but in a world such as we live in today, it is vital that we have the opportunity to nurture our spirits. This is what Wonder Valley offers to many of its residents.

This new development threatens all of that. The increase in population threatens safety. We have no law enforcement, and no fire department and very few public services. The increase in recreational activities that this development has mentioned in their brochure (off roading, for example) promises to threaten the very core of the reasons that many of us chose to live here.

In addition, the development will increase health risks for those of us that are vulnerable. After experiencing major health concerns last year, I am hesitant, to say the least, to affirm any project, such as this, which will no doubt increase noise pollution and air pollution. Health of the community is important.

Where will the displaced wildlife go? Animals that have lived here for centuries, some endangered, are at risk of losing their homes.

Members of this community, some have nurtured the land for generations as well as newer members, are requesting a full environmental impact report. And with these additional comments I affirm the following:

..... I request that the Mitigated Negative Declaration for PROJ-2021-00163 be rejected as inadequate to address the concerns above and that a thorough and complete, certified Environmental Impact Report per the requirements of CEQA to fully address significant adverse environmental impacts be performed.

Sincerely,

Miri Hunter, Ph.D., Wonder Valley Resident

Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Tuesday, February 21, 2023 8:22:05 AM

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Name

Jessica Graybill

Email

jagraybill@gmail.com

Address

56445 Anaconda Drive
Yucca Valley , CA
92284
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Khan, Planner, County of San Bernardino (via email)

cc: Dawn Rowe, Supervisor 3rd District
Michael Stoffel, Planning Commission 3rd District
Steve Reyes, Field Representative 3rd District

Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163

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Thank you.

Additional Comments

People come to this desert because of what it is now - vast, inspiring, and one of the last wild frontiers in California. Please stop ruining what makes this place so unique.

Sent from [Stop The Wonder Inn Project](#)

From: [Elizabeth Wheeler](#)
To: [Khan, Azhar](#)
Subject: Proposed Wonder Inn Development Comment-Time Sensitive
Date: Monday, February 20, 2023 2:26:34 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 Mr. Khan,

I submit to you that this proposed project needs further study. The Dale Basin aquifer has not been measured for depth or size for over 40 years. This proposal would require two (2) commercial wells to extract an estimated 7 million gallons of water annually to feed 106 rooms, a spa, main pool, clubhouse, wellness center and landscaping.

In the study it states, "Little work has been done on the hydrogeology of the Dale Basin as it is not a significant host to population nor does it contain many wells."

There *is* a significant population. Each taxpayer is significant to contributing to the County of San Bernardino's land use services in the 3rd District through property taxes.

I am requesting that the County perform a FULL Environmental Impact Report.

Thank you for your time.

Sincerely,

Elizabeth Wheeler
Concerned Citizen of Wonder Valley
213.446.8132

From: [Reeyna Daniel](#)
To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Reyes, Steve](#)
Subject: Wonder Inn Hotel Resort PROJ-2021-00163
Date: Monday, February 20, 2023 8:19:53 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.

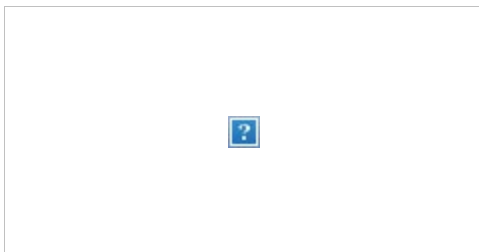
Dear Mr. Khan,

My name is Reeyna Daniel and I am writing to bring to your attention to a concern that have come to my attention regarding the proposed Wonder Inn Hotel development located in Wonder Valley. Specifically, I have been made aware that this development does not have an approved septic/waste treatment plan and had their percolation report rejected by the San Bernardino Department of Environmental Health and Safety on September 28, 2020.

As you may be aware, a percolation report is a technical document that establishes whether onsite wastewater treatment can be used at a particular location. Without an approved percolation report, it is not possible to determine whether the proposed hotel development will be able to manage its human waste in a safe manner. As such, I believe it would be highly irresponsible to allow this project to move forward without such approval. It is also my knowledge that a Conditional Use Permit cannot be awarded without an approved percolation report or an approved wastewater treatment facility plan. In the Wonder Inn initial Study/ Mitigated Negative Declaration, Appendices and Phphase 1 ESA, there is mention of a septic and leach field and water treatment but no details are presented as to the size and treatment method relating to the large amounts of human waste that will be generated at this site. Any existing septic system is more likely in poor condition and not sized appropriately for this project.

A commercial septic system of the size required by the Wonder Inn is also considered a Class V Injection Well and are a concern because they pose a risk to underground sources of drinking water. Because of this they are regulated by the Underground Injection Control (UIC) program under the Authority of the Safe Drinking Water Act. Awarding a CUP without an approved sewage treatment plan could violate EPA regulations

<https://www.epa.gov/uic/federal-requirements-class-v-wells>



Federal Requirements for Class V Wells | US EPA

This page has information on the basic (minimum) requirements for owners or operators of Class V wells.

www.epa.gov

I urge you to take immediate action to ensure that this proposed hotel development is put on hold and not awarded a Conditional Use Permit until such time as a percolation report/complete waste water treatment design is approved by DEHS and goes through a EIR review proving that the community and environment are not at risk of contamination from improperly managed raw sewage. It would be unfair and discriminatory to all other applicants whose projects have not been approved or delayed due to a percolation report. Undoubtedly smaller operations less well connected than the Wonder Inn would not have proceeded to this point having had their percolation report rejected by DEHS.

Thank you for your attention to this matter. I trust that you will take the necessary steps to ensure that this proposed hotel development meets all necessary environmental standards.

Sincerely,

Reeyna Daniel

**Focused Survey for Agassiz's Desert Tortoise,
Habitat Evaluation for Burrowing Owl, and
General Biological Resource Assessment for a
40-acre± Site (APN 0625-071-04 & 09) in the Community of Wonder Valley,
San Bernardino County, California**

(U.S. Geological Survey 7.5' Dale Lake quadrangle, Township 1 North, Range 10 East, a portion of the Northwest ¼ of the Northeast ¼ of Section 20, S.B.B.&M.)

Job#: 20-012

Prepared by:

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I hereby certify that the statements furnished herein, including attached exhibits, present the data and information required for this biological evaluation, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. Field work conducted for this assessment was performed by me or under my direct supervision. I certify that I have not signed a nondisclosure or consultant confidentiality agreement with the project applicant or applicant's representative and that I have no financial interest in the project.



Circle Mountain Biological Consultants, Inc.
Author and Field Investigator: Edward L. LaRue, Jr.

April 2020

Figure 1. Wonder Inn (APN 0625-071-04): Vicinity Map

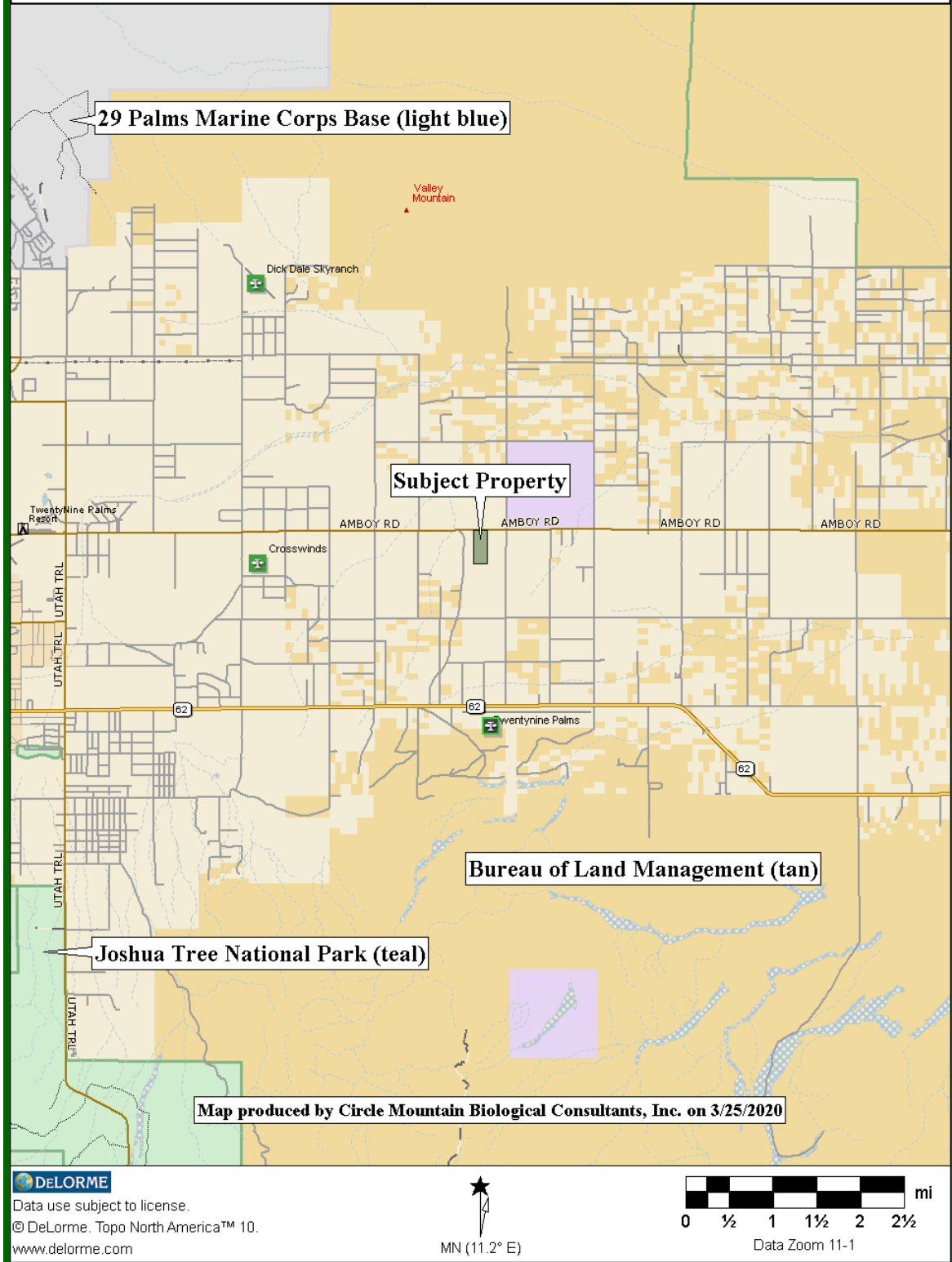


Figure 2. Wonder Inn: Site Map

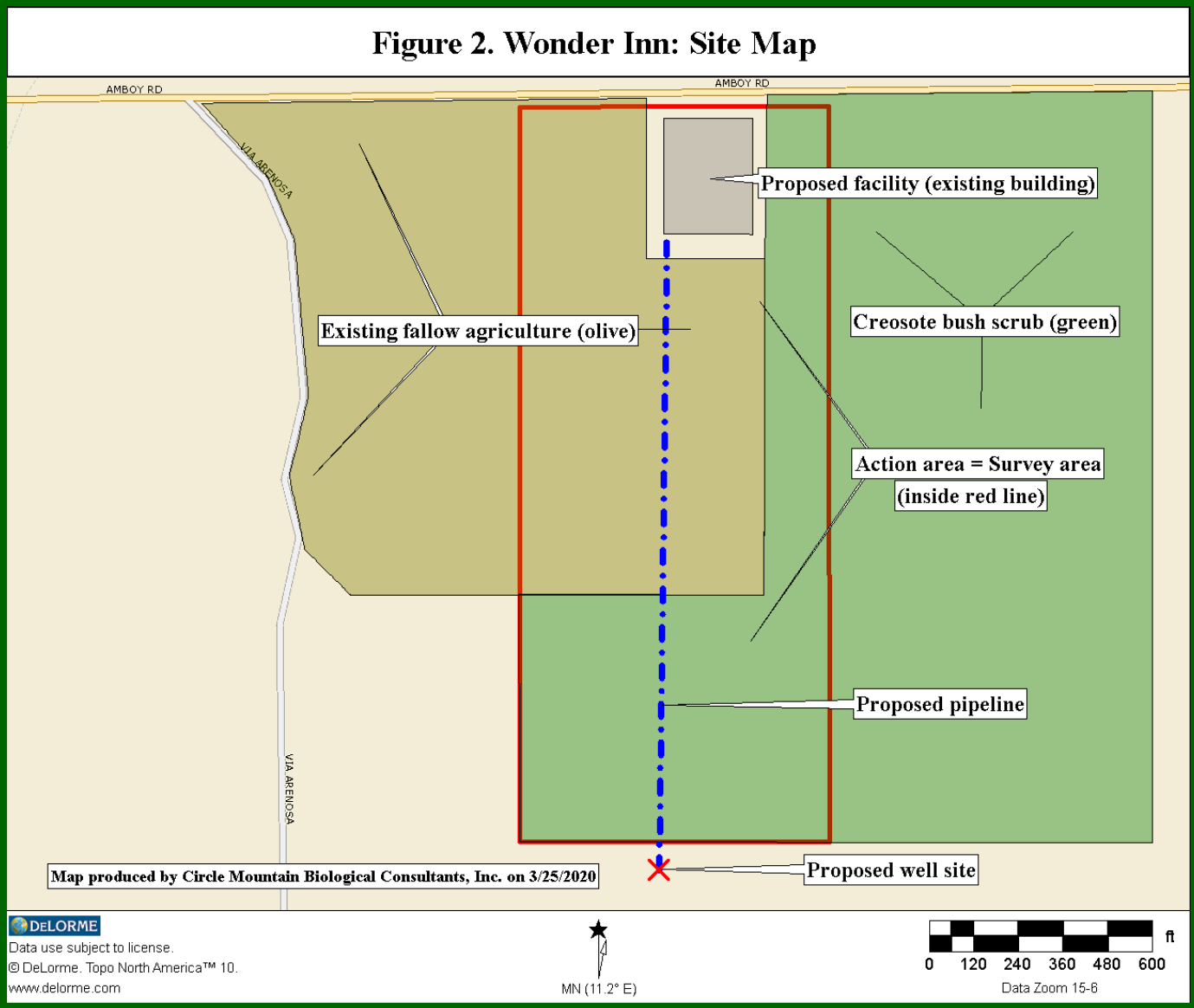


Figure 3. Site Map with Desert Tortoise and Cacti Locations

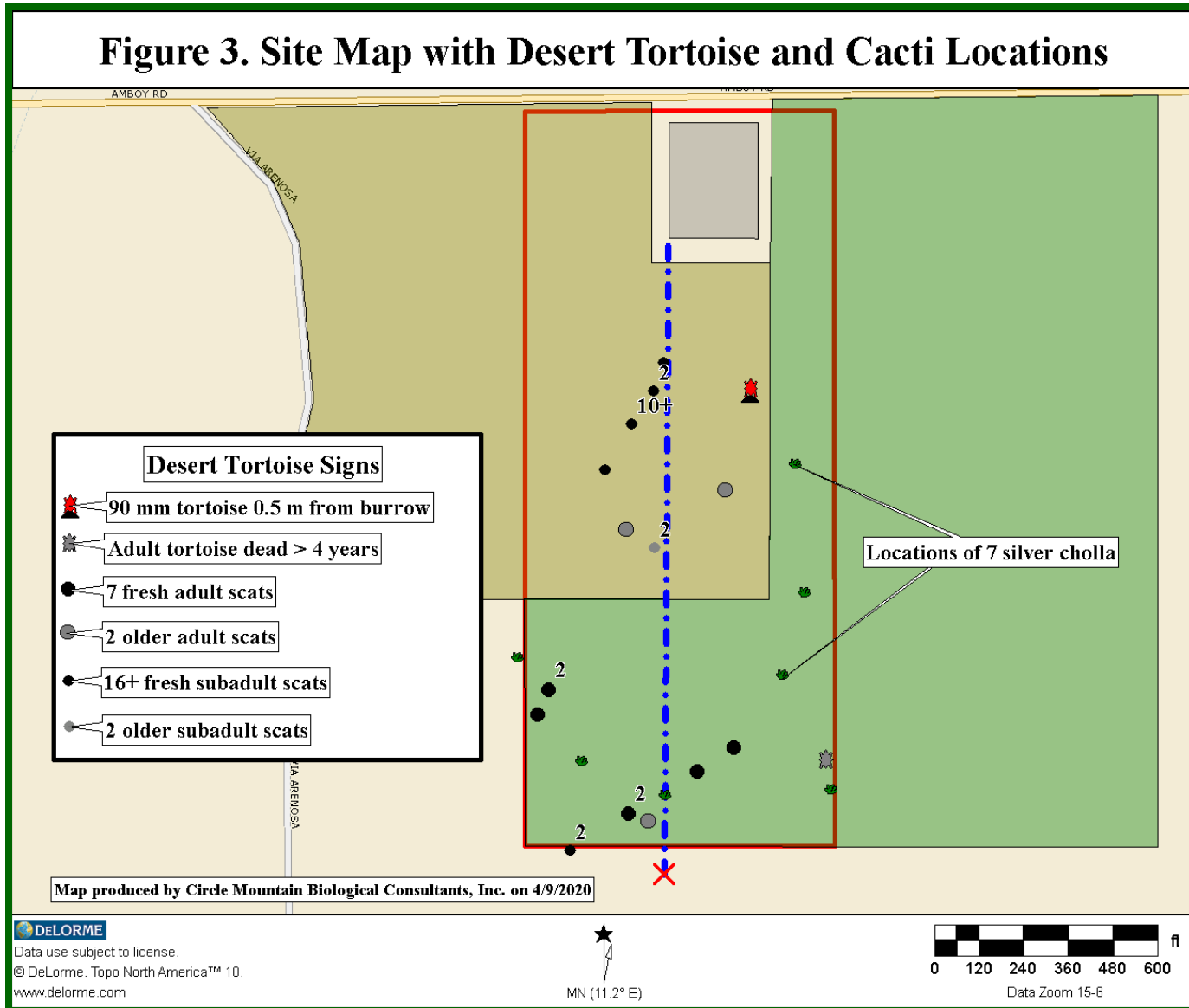


Figure 4. Results of Nine Tortoise Surveys in the Area between 1991 and 2020

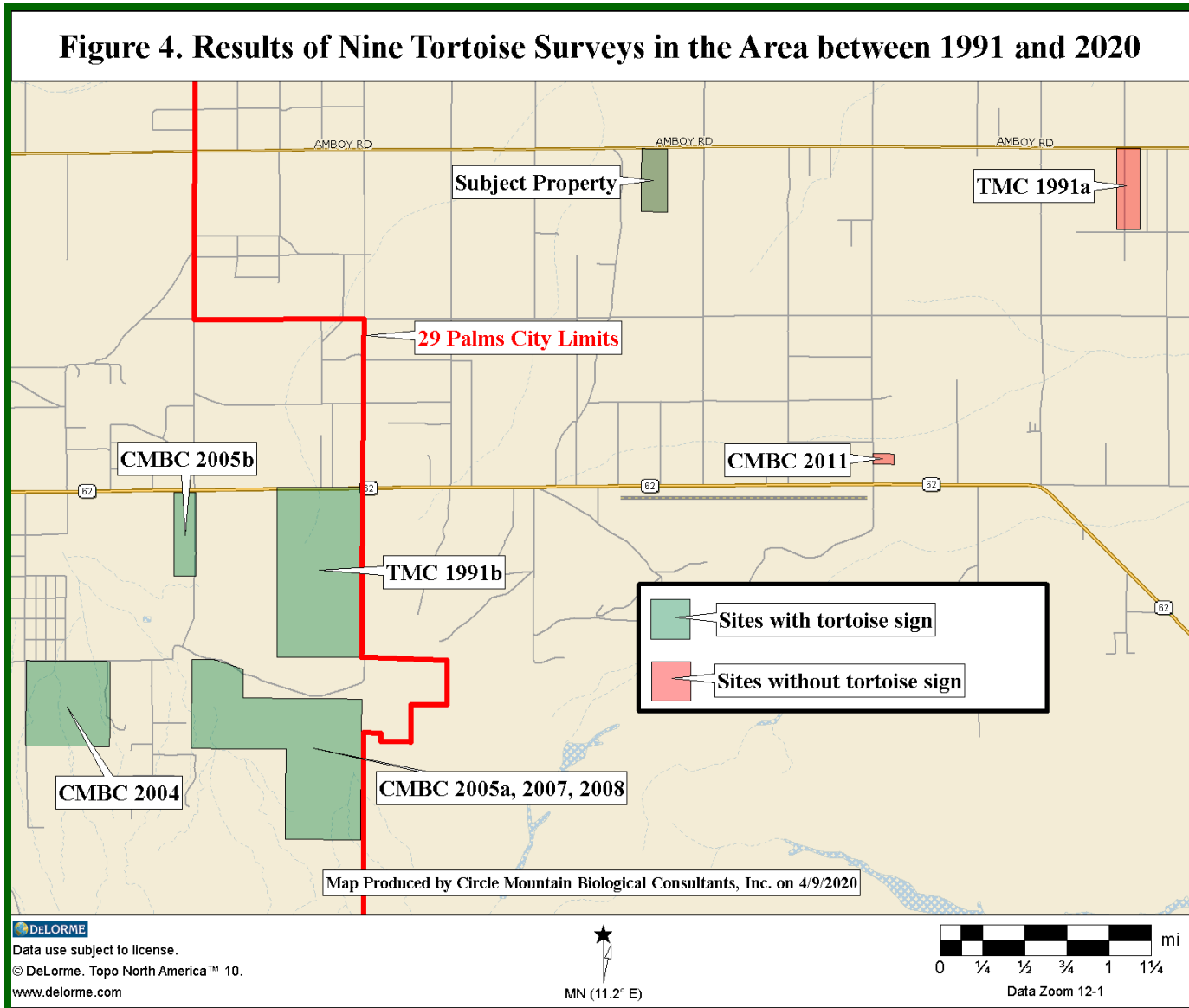
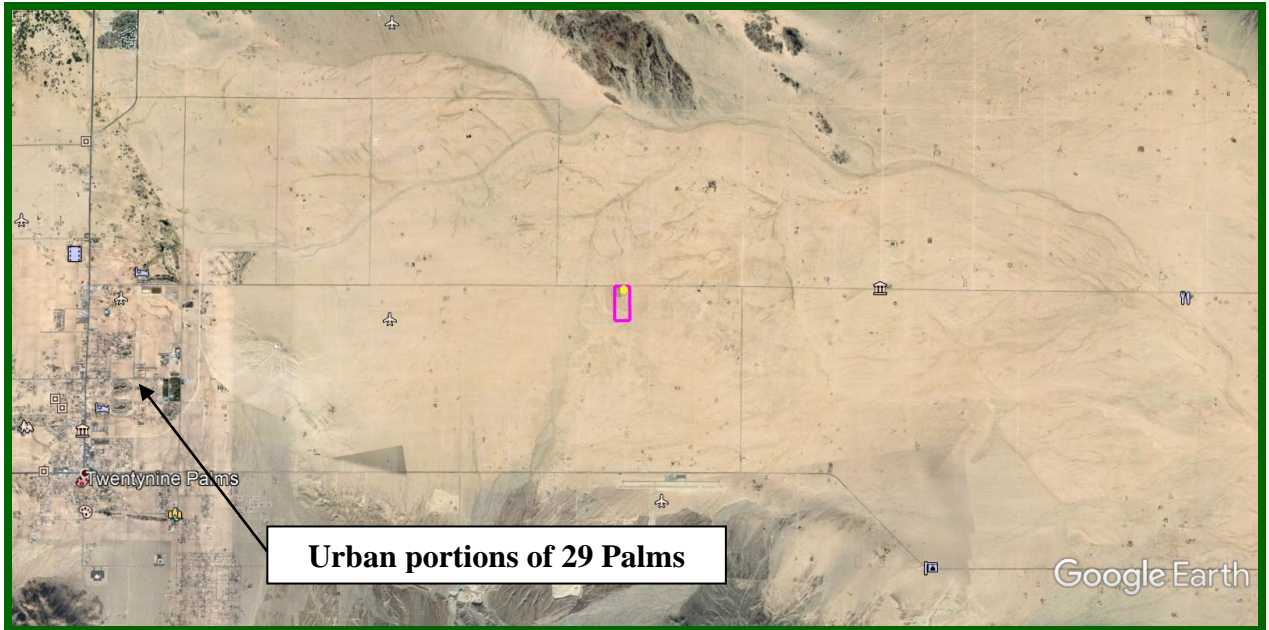
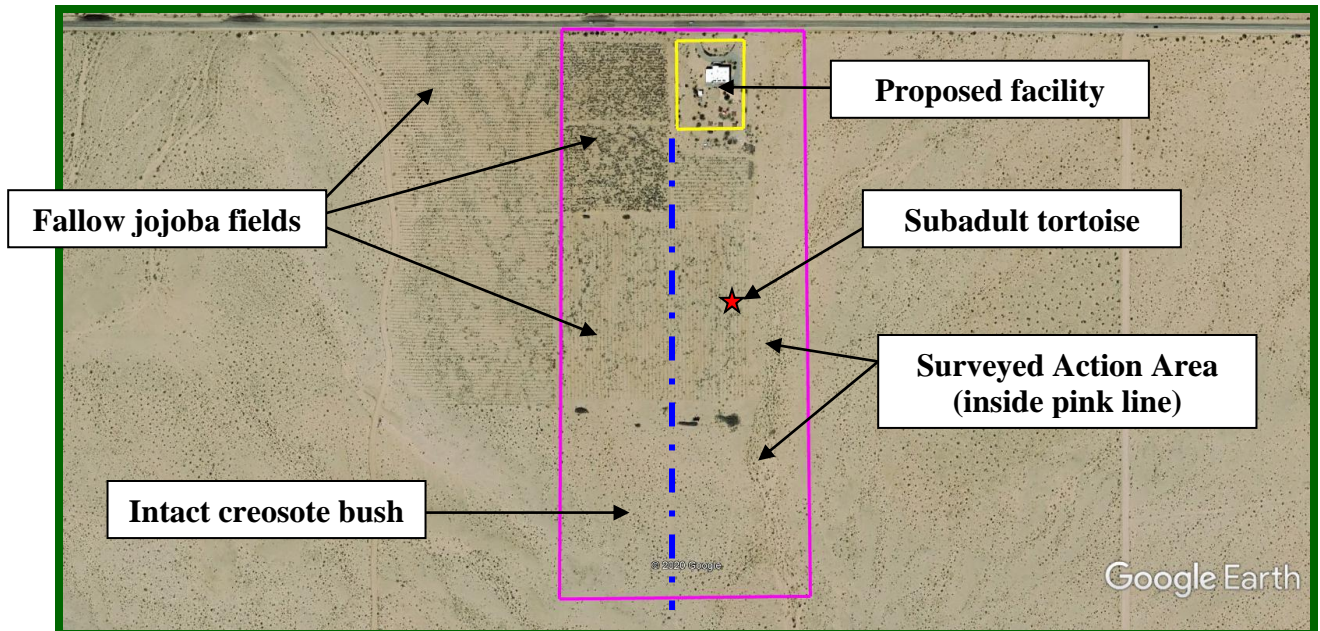


Figure 5. Wonder Inn Site: Aerial Photograph (©2020 Google)



Regional aerial view from approximately 12 miles altitude (Image date: 12/11/2019)



Enlarged aerial view from approximately 5,500 feet altitude,
showing facility site in yellow and surveyed action area in pink

Executive Summary

Circle Mountain Biological Consultants, Inc. was contracted by Ecotech Design (Proponent) to perform a focused survey for Agassiz's desert tortoise, habitat assessment for burrowing owl, and a general biological resource assessment on a parcel located in San Bernardino County, California (see Figures 1 and 2). The 40-acre survey area comprises a portion of APN 0625-071-04 and all of APN 0625-071-09 located in the unincorporated community of Wonder Valley. The legal description for the subject property is Township 1 North, Range 10 East, a portion of the Northwest ¼ of the Northeast ¼ of Section 20, S.B.B.&M.

For a total of 8.0 hours, between 10:45 and 14:45 hours on 6 April 2020, Ed LaRue of CMBC and subcontractor, Karyn Sernka, surveyed the 40-acre action area described herein. This entailed a survey of 66 transects, spaced at 10-meter intervals and oriented in various directions throughout the 40-acre± action area. No peripheral surveys were required as the action area encompassed all adjacent areas recommended for coverage.

Based on DeLorme Topo USA® 10.0 software, elevations within the survey area range from approximately 1,785 feet (545 meters) at the southwest corner down to 1,735 feet (529 meters) along the northern boundary. Terrain is flat to the north with slight, rolling hills on the southern, native desert portions of the survey area. Soils range from being sandy loam in the north to rocky in southern areas. No USGS-designated blue-line streams occur on-site. The 47 plant species identified during the survey are listed in Appendix A. Native desert scrub has been eliminated from the northwestern half of the survey area and replaced by a crop of jojoba plants, which are no longer in production. The three reptile, eight bird, and eight common mammal species identified during the survey are listed in Appendix B.

Based on the presence of tortoise signs found onsite, as depicted in Figure 3, CMBC concludes that Agassiz's desert tortoise occurs onsite, both in undeveloped creosote bush scrub habitats to the south and the adjacent, centrally-located jojoba field. Based on the size and freshness of scats, we conclude that the one subadult tortoise observed near the east-central portion of the site is currently resident and an adult tortoise is using scrub areas to the south and the central jojoba field.

Recommendations that have worked for other projects in lieu of incidental take permits, effectively avoiding impacts to tortoises, are given herein on page 9. However, they should only be implemented if pertinent CDFW and USFWS personnel agree to or modify the recommendations.

Based on the field survey and habitat assessment, CMBC concludes that none of the following special status species reported from the region will be adversely affected by site development: Alverson's foxtail cactus, Swainson's hawk, northern harrier, golden eagle, prairie falcon, loggerhead shrike, and desert kit fox. As such, no adverse impacts have been identified and no mitigation measures are recommended.

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**Focused Survey for Agassiz's Desert Tortoise,
Habitat Evaluation for Burrowing Owl, and
General Biological Resource Assessment for a
40-acre± Site (APN 0625-071-04 & 09) in the Community of Wonder Valley,
San Bernardino County, California**

1.0. Introduction

1.1. Purpose and Need for Study. Circle Mountain Biological Consultants, Inc. (CMBC) was contacted by Mr. Alan Greenberg on behalf of Ecotech Design (Proponent) to perform a focused survey for Agassiz's desert tortoise (*Gopherus agassizii*), habitat assessment for burrowing owl (*Athene cunicularia*), and a general biological resource assessment on a parcel located in San Bernardino County, California (see Figures 1 and 2). Given the location of the site in an unincorporated portion of the county, this report has been prepared, in part, according to County of San Bernardino's *Report Protocol for Biological Assessment Reports* (County of San Bernardino 2006).

As the California Environmental Quality Act (CEQA) Lead Agency, the County of San Bernardino, Public and Support Services Group, Land Use Services Department, Advance Planning Division (County) is required to complete an initial study to determine if site development will result in any adverse impacts to rare biological resources. The information may also be useful to federal and State regulatory agencies, including U.S. Fish and Wildlife Service (USFWS) and California Department of Fish and Wildlife (CDFW), respectively, if the Lead Agency asks them to assess impacts associated with proposed development. Results of CMBC's focused tortoise survey, burrowing owl habitat assessment, and general biological resource assessment are intended to provide sufficient baseline information to these agencies to determine if impacts will occur and to identify mitigation measures, if any, to offset those impacts.

1.2. Project Description. The proponent owns a total of 133 acres± among six parcels. CMBC judged that survey of 40 acres± inclusive of the existing facility and areas adjacent to the proposed pipeline were sufficient to judge potential impacts to common and uncommon biological resources. These 40 acres comprise a portion of APN 0625-071-04 and all of APN 0625-071-09 located in the unincorporated community of Wonder Valley (see Figures 1 and 2). The legal description for the subject property is Township 1 North, Range 10 East, a portion of the Northwest ¼ of the Northeast ¼ of Section 20, S.B.B.&M.

2.0. Methods

2.1. Literature Review. CMBC consulted materials included in our library to determine the nearest tortoise locations and other special status plant and animal species that have been reported from the vicinity of the subject property. Of particular relevance given their proximity to the subject property are eight focused tortoise surveys completed on six sites, located between approximately two miles southeast and four miles southwest of the parcel, between 1991 (TMC 1991a and 1991b) and 2011 (CMBC 2011), which, along with the subject property, are mapped in Figure 4. These and other materials used in the completion of this report are listed in Section 5.0, below.

2.2. Field Survey.

2.2.1. *Survey and Habitat Assessment Protocols.* For **Agassiz's desert tortoise**, CMBC followed the presence-absence survey protocol first developed by the USFWS (1992) and revised in 2019. USFWS (2019) protocol recommends surveying transects at 10-meter (30-foot) intervals throughout all portions of a given parcel and its associated action area. The *action area* is defined by regulation as all areas to be affected directly or indirectly by proposed development and not merely the immediate area involved in the action (50 CFR §402.02). For this site, the action area is the 40-acre± survey area inclusive of the existing facility, the pipeline, and adjacent areas out to approximately 120 meters (400 feet). Since the site is smaller than 500 acres, it may be surveyed year-round but there is no opportunity to estimate the density of tortoises on the 40-acre± survey area (USFWS 2019).

For **burrowing owl**, although the formal habitat assessment does not specify a given interval to survey a site (Appendix C in CDFG 2012), subsequent breeding and nonbreeding studies identify that transects are surveyed at 7 to 20 meters (23 to 65 feet) apart, with five additional transects surveyed at 30-meter intervals out to 150 meters (500 feet) in adjacent areas in potential habitat (i.e., excluding areas substantially developed for commercial, residential, and/or industrial purposes) (Appendix D in CDFG 2012).

With its narrower transect intervals, the tortoise survey was sufficient to cover the site for burrowing owl, and the action area was sufficiently large to accommodate areas adjacent to the proposed pipeline. The focus of the survey is to find and inspect all burrows sufficiently large to be used by burrowing owls, and in this case, none was found. Importantly, this methodology is considered a formal *habitat assessment* for presence of burrowing owls, which can be conducted any time of the year. Had burrowing owl sign been found, which it was not, it would have then been necessary to perform breeding burrowing owl surveys during the spring and summer as outlined in CDFG (2012).

2.2.2. *Field Survey Methods.* For a total of 8.0 hours, between 10:45 and 14:45 hours on 6 April 2020, Ed LaRue of CMBC and subcontractor, Karyn Sernka, surveyed the 40-acre action area described herein. This entailed a survey of 66 transects, spaced at 10-meter intervals and oriented in various directions throughout the 40-acre± action area. Copies of CMBC's data sheets completed in the field are included in this report (see Appendix C).

As the site was surveyed, LaRue kept tallies of observable human disturbances encountered on each of the 18 transects surveyed in native habitats located south of the fallow jojoba fields. The results of this method provide *encounter rates* for observable human disturbances. For example, two roads observed on each of 10 transects would yield a tally of 20 roads (i.e., two roads encountered 10 times). Habitat quality, adjacent land uses, and this disturbance information are discussed below in Section 3.2 relative to the potential occurrence of Agassiz's desert tortoise and other special status species on and adjacent to the subject property.

Weather conditions at the beginning of the survey included a temperature measured approximately 5 centimeters above the ground of 63°F (17°C), with 80% cloud cover, and average winds of 3 miles per hour and gusts up to 6 miles per hour out of the south, as measured by a hand-held Kestrel® weather and wind speed meter. Weather conditions at the end of the survey included a temperature of 75°F (24°C), with 60% cloud cover, and average winds of 5 miles per hour and gusts up to 10 miles per hour out of the southwest.

All plant and animal species identified during the survey were recorded in field notes and are listed in Appendices A and B, respectively. A Garmin® hand-held, global positioning system (GPS) unit was used to survey straight transects and record Universal Transverse Mercator (UTM) coordinates (North American Datum – NAD 83) for property boundaries, tortoise sign locations, and other pertinent information (Appendix C). A digital camera was used to take representative photographs (Appendix D), with locations and directions of exhibits shown in Figure 6. ©2020 Google™ Earth was accessed via the internet to provide recent aerial photographs of the subject property and surrounding areas (Figure 5).

3.0. Results

3.1. Common Biological Resources. The common plant and animal species identified during the survey are listed in Appendices A and B, respectively. Based on DeLorme Topo USA® 10.0 software, elevations on the subject property range from approximately 1,785 feet (545 meters) at the southwest corner down to 1,735 feet (529 meters) along the northern boundary. Terrain is flat to the north with slight, rolling hills on the southern, native desert portions of the survey area. Soils range from being sandy loam in the north to rocky in southern areas. No USGS-designated blueline streams occur on-site.

3.1.1. *Common Flora.* The 47 plant species identified during the survey are listed in Appendix A. Native desert scrub has been eliminated from the northwestern half of the survey area and replaced by a crop of jojoba plants, though no longer in production. So, a relatively intact creosote bush scrub community characterizes the southern half of the site and a strip along the eastern boundary, as shown in Figures 2, 3, and 4. Dominant perennial plants include creosote bush (*Larrea tridentata*), burrobrush (*Ambrosia dumosa*), cheesebush (*Ambrosia salsola*), white rhatany (*Krameria bicolor*), pima rhatany (*Krameria erecta*), and big galleta (*Pleuraphis rigida*). Several species, including creosote bush and brittlebush (*Encelia farinosa*), have colonized portions of the fallow jojoba fields, particularly to the northwest.

3.1.2. *Common Fauna.* The three reptile, eight bird, and eight common mammal species identified during the survey are listed in Appendix B. In addition to desert tortoise, side-blotched lizard (*Uta stansburiana*), desert iguana (*Dipsosaurus dorsalis*), and desert horned lizard (*Phrynosoma platyrhinos*) were the three reptile species observed onsite. Other locally common reptile species that may occur in creosote bush scrub to the south and east include zebra-tailed lizard (*Callisaurus draconoides*), long-nosed leopard lizard (*Gambelia wislizenii*), red racer (*Masticophis flagellum*), glossy snake (*Arizona elegans*), gopher snake (*Pituophis melanoleucus*), long-nosed snake (*Rhinocheilus lecontei*), and various rattlesnake species (*Crotalus* ssp.). We suspect these species are less likely to occur in the fallow crop fields.

Most of the bird species observed during the survey are either migrants, seasonal visitors, or incidental species that would not nest onsite. These species include barn swallow (*Hirundo rustica*), northern rough-winged swallow (*Stelgidopteryx serripennis*), violet-green swallow (*Tachycineta thalassina*), white-throated swift (*Aeronautes saxatalis*), and turkey vulture (*Cathartes aura*). The remaining three species are local residents that may nest onsite, including common raven (*Corvus corax*), Say's phoebe (*Sayornis saya*), and mourning dove (*Zenaida macroura*). In fact, an active raven nest was observed atop a telephone pole located near the southwest corner of the existing, fenced facility.

Common, small mammals detected onsite included kangaroo rat (*Dipodomys* sp.), round-tailed ground squirrel (*Spermophilus tereticaudis*), and desert woodrat (*Neotoma lepida*). Medium-sized mammals included Audubon cottontail (*Sylvilagus audubonii*) and black-tailed hare (*Lepus californicus*). Common predators include coyote (*Canis latrans*) and bobcat (*Lynx rufus*).

3.2. Uncommon Biological Resources.

3.2.1. *Agassiz's Desert Tortoise.* A significant paper was published in June 2011 (Murphy et al. 2011) whereby the "desert tortoise" of the Mojave Desert was split into two species, including *Gopherus agassizii*, referred to as "Agassiz's desert tortoise," and a newly described species, *G. morafkai*, referred to as "Morafka's desert tortoise," which occurs in the Sonoran Desert. According to Murphy et al. (2011), "...this action reduces the distribution of *G. agassizii* to only 30% of its former range. This reduction has important implications for the conservation and protection of *G. agassizii*, which may deserve a higher level of protection." Agassiz's desert tortoise is the threatened species that occurs in the region surrounding the subject property.

When tortoise sign is found, the County (2006) suggests that the following information be included in technical reports: (a) the number of individuals observed onsite and off-site during this survey; (b) an estimate of the total population present both on and off-site; and (c) exact locations of tortoise sign on a habitat map.

Positive evidence of Agassiz's desert tortoise found during this survey is mapped in Figure 3 and included a 90 mm desert tortoise, the carcass of an adult tortoise that died more than four years ago, 7 fresh scats deposited this year by adult tortoise(s), 2 older scats deposited prior to this year by adult tortoise(s), 16+ fresh scats of subadult tortoise(s), and 2 older scats of subadult tortoise(s).

For the USFWS (2019) formula to be applied to the findings to estimate the number of animals, tortoises larger than 160 mm mid-carapace length (MCL) need to be found. Since the animal observed was only 90 mm long, tortoise densities cannot be estimated. Based on the sizes of scats and time since deposition, we can conclude that at least two tortoises occur or have recently occurred onsite, including the subadult tortoise found near the eastern boundary in the jojoba fields and an adult tortoise to the south. We can also conclude that tortoises have persisted on the site for several years. Except for the subadult tortoise located a half meter from its burrow, no other burrows were found, so we suspect that the adult animal to the south may primarily reside offsite and occasionally visit the site to forage.

Encounter rates for observable human disturbances were not collected in the two jojoba fields that occupy more than half of the survey area. Native habitats have essentially been eliminated from these areas and a tally of disturbances would not be indicative of the level of disturbance. Tallies of human disturbances given in descending order that occur in the native scrub to the south include 83 off-highway vehicle tracks (\pm 5/18 transects surveyed to the south), 18 roads (1 road parallel to the east boundary crossed 18 times), 5 vegetation dumps, 2 rifle shells, 1 domestic dog sign, and 1 pile of discarded tires (see Exhibit 5). Many of these vehicle tracks are recent and may be associated with the project proponent and/or their subcontractors, as the tracks were associated with the southern well site (see Figures 2 and 3) and the existing pipeline through the center of the site (Figures 2, 3, and 5; Exhibit 4).

As depicted in Figure 4, CMBC personnel have surveyed six sites within approximately four miles of the subject property since 1991. Given that sites with tortoise signs are depicted in green and those without tortoise signs are shown in red in Figure 4, one can see that the nearest sites located 1.9 miles southeast (CMBC 2011) and 2.7 miles east (TMC 1991a) did not have any tortoise signs. Tortoise signs were found on all four sites to the southwest, showing that, like the subject property, the farther one goes from urbanizing portions of Twentynine Palms, the more likely one is to find tortoise signs.

With the publication of the BLM's (2016) Record of Decision, the Desert Renewable Energy Conservation Plan (DRECP) revised the 1980 California Desert Conservation Area Plan (CDCA Plan; BLM 1980) in significant ways for the conservation and recovery of desert tortoises in the California Deserts. Although desert tortoise critical habitat was not changed (USFWS 1994a), Desert Wildlife Management Areas (DWMAs; USFWS 1994b) and Multiple Use Classes on BLM lands were eliminated. In addition to critical habitat, the two main designated areas under the DRECP CDCA Plan amendment that provide for tortoise conservation and recovery are Areas of Critical Environmental Concern (ACECs) and California Desert National Conservation Lands (CDNCLs).

The subject property is approximately 2.5 miles north of the nearest CDNCL-designated lands in the Pinto Lucerne Valley and Eastern Slopes CDNCL subarea. As per the official DRECP website (www.drecp.org) and Appendix B, which depicts boundaries of management areas, the subject property is located 2.5 miles north of the nearest desert tortoise ACEC, which is the Pinto Mountains ACEC. The site is not found within Agassiz's desert tortoise critical habitat, which was designated in 1994 (U.S. Fish and Wildlife Service 1994a). The nearest critical habitat area is the Pinto Mountain Critical Habitat Unit, which is located approximately 2.5 miles south of the site.

3.2.2. *Other Special Status Species.* U.S. Fish and Wildlife Service (2008), California Department of Fish and Wildlife [CDFW 2020a for California Natural Diversity Data Base; 2020b for Special Plant Species list; 2019 for Special Animal Species list; and California Native Plant Society (CNPS 2020)] maintain lists of animals and/or plants considered rare, threatened, or endangered, which are herein collectively referred to as "special status species." The only special status species other than desert tortoise that was identified during the current survey included desert kit fox (*Vulpes macrotis*). This and other special status species detected in the area are described below.

Burrowing owl is one of the focal species specifically sought during field surveys. Diagnostic signs of this species include regurgitated pellets with small reptile and/or mammal bones, or those that are primarily composed of insect parts. There may also be distinctive feathers, zygodactyl (x-shaped) tracks, and whitewash, although fecal material deposited away from burrows may be from other bird species. Although pellets and feathers are sufficiently distinctive that they may be identified away from burrows, it is one or more of these signs at sufficiently large burrows that are the most definitive means of determining burrowing owl use of a given site.

Burrowing owls have been observed or detected in the region four times on two sites by CMBC personnel, including 3.4 miles south (CMBC 2005a, 2007, and 2008) and 3.25 miles southwest (CMBC 2005b). In the case of the subject property, there was no evidence of burrowing owl. Although the abandoned jojoba fields are sufficiently sparsely vegetated to be suitable for burrowing owl, no suitable burrows were found within the survey area. Burrowing owls do not create their own burrows; rather they find existing burrows, which they may slightly modify in order to occupy. Typical existing burrows used by burrowing owls include abandoned kit fox dens, both active and inactive tortoise burrows, deeper badger digs, and inactive California ground squirrel burrows. That no such burrows were found onsite may be one of the reasons no burrowing owl sign was found.

Alverson's foxtail cactus (*Coryphantha alversonii*) does not have a status designation with CDFW or USFWS but is a List 4.3 species with CNPS, meaning plants that are of limited distribution - A watch list; but not very threatened in California (low degree/immediacy of threats or no threats known) (CNPS 2020). CMBC personnel have found this plant on five different sites depicted in Figure 4, including CMBC (2004, 2005a, 2005b, 2007, and 2008), so it is relatively common in the region. Even so, none was found on the subject property, within the survey area, and it is presumed absent.

Swainson's hawk (*Buteo swainsoni*), which is listed as a Threatened species by the California Fish and Game Commission (CDFW 2020a) and as a Bird of Conservation Concern by the USFWS (USFWS 2008), was observed 3.3 miles south of the survey area in 2005 (CMBC 2005a). Although Swainson's hawk would not nest onsite as they migrate through the region, there is some potential for them to forage in the survey area, excluding the fenced facility.

Northern harrier (*Circus hudsonius*) is designated as a California Species of Special Concern (CDFW 2020a) and does not have a federal status. Although there are a few locations in the West Mojave where harriers nest (Edwards Air Force Base and Harper Lake), they are mainly known as fall migrants through the region in September and October, with wintering birds largely departing by mid-April. Migrants in the deserts are widespread in open habitats, including marshes, grasslands, pastures, agricultural fields, saltbush scrub, and even creosote scrub. One was observed 3.3 miles south of the survey area in 2005 (CMBC 2005a). This species will occur as a fall and spring migrant and would only be incidental to the site, neither nesting nor foraging there.

Golden eagle (*Aquila chrysaetos*) is identified by the Bureau of Land Management as a Sensitive species, as a Watch List and Fully Protected species by CDFW (2020a), and as a Bird of Conservation Concern by the USFWS (2008). One was observed by CMBC personnel 3.3 miles south of the survey area (CMBC 2008). There are no suitable nesting substrates for golden eagles but foraging habitat is found throughout the survey area, excepting the fenced facility.

Prairie falcon (*Falco mexicanus*) is designated as a Watch List species by CDFW (2020a) and a Bird of Conservation Concern by the USFWS (2008). Although not observed during the survey, prairie falcons have been observed by CMBC on three of the sites depicted in Figure 4, including 3.0 miles southwest (CMBC 2005b), 3.3 miles south (CMBC 2005a), and 4.0 miles southwest (CMBC 2004). There are no suitable nesting substrates (cliff faces and other inaccessible areas) onsite but foraging habitat exists throughout the survey area, including the fenced facility where they may depredate larger birds, like mourning doves.

Loggerhead shrike (*Lanius ludovicianus*) is designated as a California Species of Special Concern by CDFW (2020a) and a Bird of Conservation Concern by the USFWS (2008). One of the most common rare bird species to be observed in the Morongo Basin (from Yucca Valley to Twentynine Palms), they have been seen on two of the seven sites depicted in Figure 4 (CMBC 2004 and 2005a). There is some potential for loggerhead shrike to nest in one of the landscape trees around the fenced facility and foraging substrates occur throughout the survey area.

Kit fox, as a fur-bearing mammal, is Fully Protected by CDFW (2019) and has no status with USFWS. Kit fox is an uncommon to rare, permanent resident of arid regions of the southern half of the state, where they live in vegetation dominated by scattered brush, shrubs, and scrub. Kit foxes are typically absent from urbanizing portions of the desert; so, evidence of its presence onsite is considered an indicator of relatively good habitat quality, at least on southern portions of the site. Although no kit fox dens were observed within the survey area, kit fox scats were found in several locations, so they occur in adjacent areas and occasionally hunt onsite.

3.3. Other Protected Biological Resources.

3.3.1. *Protected Plant Species.* At the County level, the San Bernardino County Development Code was revised and adopted on 12 April 2007. Chapter 88.01 Plant Protection and Management, Section 88.01.020 states, “The provisions of this Chapter apply to the removal and relocation of regulated trees or plants and to any encroachment (for example, grading) within the protected zone of a regulated tree or plant on all private land within the unincorporated areas of the County and on public lands owned by the County, unless otherwise specified...”

Section 88.01.060 Desert Native Plant Protection states, “This Section provides regulations for the removal or harvesting of specified desert native plants in order to preserve and protect the plants and to provide for the conservation and wise use of desert resources...”

Section 88.01.060(c) Regulated Desert Native Plants states, “The following desert native plants or any part of them, except the fruit, shall not be removed except under a Tree or Plant Removal Permit in compliance within Section 88.01.050 (Tree or Plant Removal Permits):

- (1) The following desert native plants with stems two inches or greater in diameter or six feet or greater in height:
 - (A) *Dalea spinosa* (smoke tree).
 - (B) All species of the genus *Prosopis* (mesquites).
- (2) All species of the family *Agavaceae* (century plants, nolinias, yuccas).
- (3) Creosote Rings, 10 feet or greater in diameter.
- (4) All Joshua trees.
- (5) Any part of the following species, whether living or dead:
 - (A) *Olneya tesota* (desert ironwood).
 - (B) All species of the genus *Prosopis* (mesquites).
 - (C) All species of the genus *Cercidium* (palo verdes).”

At the State level, the 1998 Food and Agricultural Code, Division 23: California Desert Native Plants, Chapter 3: Regulated Native Plants, Section 80073 states: The following native plants, or any parts thereof, may not be harvested except under a permit issued by the commissioner or the sheriff of the county in which the native plants are growing:

- (a) All species of the family *Agavaceae* (century plants, nolinias, yuccas).
- (b) All species of the family *Cactaceae* (cacti), except for the plants listed in subdivisions (b) and (c) of Section 80072 (i.e., saguaro and barrel cacti), which may be harvested under a permit obtained pursuant to that section.
- (c) All species of the family *Fouquieriaceae* (ocotillo, candlewood).
- (d) All species of the genus *Prosopis* (mesquites).
- (e) All species of the genus *Cercidium* (palo verdes).
- (f) *Senegalia (Acacia) greggii* (catclaw acacia).
- (g) *Atriplex hymenelytra* (desert holly).
- (h) *Dalea (Psoralea) spinosa* (smoke tree).
- (i) *Olneya tesota* (desert ironwood), including both dead and live desert ironwood.

Silver cholla is the one plant species included in the second list that was observed within the survey area (see locations of seven plants in Figure 3).

4.0. Conclusions and Recommendations

4.1. Impacts to Agassiz’s Desert Tortoise and Proposed Mitigation. Based on the presence of tortoise signs found onsite, as depicted in Figure 3, CMBC concludes that Agassiz’s desert tortoise occurs onsite, both in undeveloped creosote bush scrub habitats to the south and the adjacent, centrally-located jojoba field. Based on the size and freshness of scats, we conclude that the one subadult tortoise observed near the east-central portion of the site is currently resident and an adult tortoise is using scrub areas to the south and the central jojoba field.

Ed LaRue of CMBC has been performing tortoise surveys since 1989 (before the tortoise was final-listed as Threatened by USFWS and before there was a survey protocol, which he helped formulate), and authored four of the first ten habitat conservation plans in California resulting in Section 10(a)(1)(B) incidental take permits, including the very first one in 1992. It is in the best interest of the Proponent and County if the site can be developed without impacts to tortoises and without the need to obtain state and federal incidental take permits.

The following recommendations have worked for other projects in lieu of take permits, effectively avoiding impacts to tortoises. However, these measures should only be implemented if pertinent CDFW and USFWS personnel agree to or modify the recommendations.

Though not a binding requirement, it is recommended that the following activities occur between July and August or November and January of a given year to avoid heightened tortoise activity periods:

1. Prior to performing any ground disturbing activities, all areas to be developed, which we understand to be an area slightly larger than the existing fenced facility and a water pipeline to the existing southern well, shall be surveyed within 24 hours of ground disturbance.
2. To avoid loss of suitable or occupied tortoise habitats, the water pipeline shall be situated within the existing, cleared north-to-south right-of-way that is shown in Exhibit 4.
4. No cross country vehicle travel is allowed, so all vehicles shall be restricted to existing roads, the facility area to be fenced, and the water pipeline right-of-way.
3. All tortoises and tortoise burrows shall be avoided. There is no latitude to handle or otherwise take any tortoises [i.e., to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct (USFWS 2019)]. If a tortoise is found inside the facility to be fenced or along the pipeline, it must leave the area(s) on its own accord, and if an active burrow is located, it shall be avoided.
4. An authorized biologist, likely the one performing the clearance surveys, shall remain onsite until (a) a tortoise-proof perimeter fence has been installed around the proposed facility and (b) the water pipeline has been installed and connected to the southern well. The pipeline shall be backfilled as it is installed so no open trenches remain that could entrap tortoises.
5. Once the facilities site is fenced and the water pipeline installed, the biologist shall remain on call should a tortoise be observed and considered to be potentially in harm's way (e.g., found within the fenced facility). As above, there is no latitude to handle tortoises, but the biologist will be able to advise the Proponent, using fences and similar barriers, on how to allow the tortoise to escape without being handled or otherwise harmed.

Whereas USFWS survey protocols historically indicated that the results of a given survey were valid for the period of only one year (USFWS 2010 and 2018), according to the revised, 2019 USFWS pre-project survey protocol, “*If the survey data are more than a year old, we encourage project proponents to contact us at the earliest possible time to allow us to assess the specific circumstances under which the data were collected (e.g., time of year, drought/rainfall conditions, size and location of the site, etc.) and to discuss whether additional surveys would be appropriate. Spatial information can be provided in pdf and GIS formats.*” At the time of this writing, Scott Hoffman in the Palm Springs office of the USFWS would be the best person to contact at (760) 322-2070 x 413 or emailed at scott_hoffman@fws.gov. Mr. Hoffman would also be the appropriate biologist to ask about implementing the recommended mitigation measures in lieu of acquiring a federal incidental take permit. He will also be able to identify the pertinent CDFW biologist for this region.

Tortoises are protected by applicable State and federal laws, including the California Endangered Species Act and Federal Endangered Species Act, respectively. As such, nothing given in this report, including recommended mitigation measures, is intended to authorize the incidental take of Agassiz’s desert tortoises during site development. Such authorization must come from the appropriate regulatory agencies, including CDFW (i.e., authorization under section 2081 of the Fish and Game Code) and USFWS [i.e., authorization under section 10(a)(1)(B) of the Federal Endangered Species Act]. Nor should the recommendations given herein be implemented without prior approval by USFWS and CDFW personnel.

4.2. Impacts to Other Biological Resources and Proposed Mitigation.

4.2.1 *Other Special Status Species.* Based on the field survey and habitat assessment, CMBC concludes that none of the following special status species reported from the region will be adversely affected by site development: Alverson’s foxtail cactus, Swainson’s hawk, northern harrier, golden eagle, prairie falcon, loggerhead shrike, and desert kit fox. As such, no adverse impacts have been identified and no mitigation measures are recommended.

4.2.2. *Other Protected Biological Resources.*

4.2.2.a. Protected Plants. Silver cholla was the only species found on-site that may be subject to pertinent development codes. Only one of the seven individual plants was found in the vicinity of the pipeline right-of-way. If this particular cactus cannot be avoided, it should be transplanted into adjacent areas. The measures identified herein to avoid impacts to tortoises, if implemented in a conscientious manner, will avoid loss of individual cacti.

4.2.2.b. Bird Nests. Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests, including raptors and other migratory nongame birds (As listed under the Migratory Bird Treaty Act). Typically, CDFW requires that vegetation not be removed from a project site between March 15 and September 15 to avoid impacts to nesting birds. If it is necessary to commence project construction between March 15 and September 15, a qualified biologist should survey all shrubs and structures within the project site for nesting birds, prior to project activities (including construction and/or site preparation).

Surveys should be conducted at the appropriate time of day during the breeding season, and surveys would end no more than three days prior to clearing. CDFW is typically notified in writing prior to the start of the surveys. Documentation of surveys and findings should be submitted to the CDFW within ten days of the last survey. If no nesting birds were observed project activities may begin. If an active bird nest is located, the plant in which it occurs should be left in place until the birds leave the nest. No construction is allowed near active bird nests of threatened or endangered species.

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Appendix A. Plant Species Detected

The following plant species were identified on-site during the focused floral inventory described in this report. Protected plant species are highlighted in red and signified by “(PPS)” following the common names.

ANGIOSPERMAE: DICOTYLEDONES

DICOT FLOWERING PLANTS

Amaranthaceae

Tidestromia oblongifolia

Amaranth family

Honeysweet

Asteraceae

Ambrosia dumosa

Ambrosia salsola

Chaenactis carphoclinia

Chaenactis fremontii

Encelia farinosa

Geraea canescens

Glyptopleura marginata

Malacothrix coulteri

Malacothrix glabrata

Palafoxia linearis

Rafinesquia neomexicana

Stephanomeria pauciflora

Stylocline sp.

Sunflower family

Burrobush

Cheesebush

Pebble pincushion

Desert pincushion

Brittlebush

Desert sunflower

Glyptopleura

Snake's-head

Desert dandelion

Desert Spanish-needles

Desert chicory

Desert milk aster

Nest-straw

Boraginaceae

Cryptantha angustifolia

Cryptantha nevadensis

Cryptantha pterocarya

Pectocarya penicillata

Pectocarya recurvata

Borage family

Narrow-leaved forget-me-not

Nevada forget-me-not

Wing-nut forget-me-not

Slender combseed

Curved combseed

Brassicaceae

**Brassica tournefortii*

Caulanthus lasiophyllus (*Guillenia lasiophylla*)

Lepidium flavum

**Sisymbrium irio*

Mustard family

Saharan mustard

California mustard

Peppergrass

London rocket

Buxaceae

Simmondsia chinensis

Jobba family

Jojoba (residual crop plants)

Cactaceae

Cylindropuntia echinocarpa

Cactus family

Silver cholla (PPS)

Cucurbitaceae

Cucurbita palmata

Euphorbiaceae

Euphorbia polycarpa

Geraneaceae

**Erodium cicutarium*

Erodium texanum

Hydrophyllaceae

Phacelia crenulata

Krameriaceae

Krameria (grayi) bicolor

Krameria erecta

Loasaceae

Mentzelia albicaulis

Melanthiaceae

Toxicoscordion (Zigadenus) brevibracteatum

Onagraceae

Chylismia (Camissonia) claviformis

Eremothera (Camissonia) boothii

Oenothera deltoides

Plantaginaceae

Plantago ovata

Polygonaceae

Chorizanthe rigida

Eriogonum deflexum

Eriogonum gracile

Portulacaceae

Calyptridium monandrum

Resedaceae

Oligomeris linifolia

Zygophyllaceae

Larrea tridentata

Gourd family

Coyote gourd

Spurge family

Sandmat

Geranium family

Red-stemmed filaree

Desert filaree

Water-leaf family

Purple phacelia

Krameria family

White rhatany

Pima rhatany

Stick-leaf family

Little blazing star

Melanth family

Desert deathcamus

Evening-primrose family

Brown-eyed primrose

Red primrose

Devil's lantern

Plantain family

Plantain

Buckwheat family

Rigid spineflower

Desert skeleton weed

Buckwheat

Purslane family

Sand cress

Mignonette family

Narrowleaf oligomeris

Caltrop family

Creosote bush

ANGIOSPERMAE: MONOCOTYLEDONES

MONOCOT FLOWERING PLANTS

Liliaceae

Hesperocallis undulata

Lily family

Desert lily

Poaceae

Pleuraphis rigida

**Schismus* sp.

Grass family

Big galleta

Split-grass

* - indicates a non-native (introduced) species.

c.f. - compares favorably to a given species when the actual species is unknown.

Some species may not have been detected because of the seasonal nature of their occurrence. Common names are taken from Beauchamp (1986), Hickman (1993), Jaeger (1969), and Munz (1974).

Appendix B. Animal Species Detected

The following animal species were detected during the general biological inventory described in this report. **Special status animal species are highlighted in red and signified by “(SSA)” following the common names.**

REPTILIA

Testudinidae

Gopherus agassizii

Iguanidae

Dipsosaurus dorsalis

Uta stansburiana

Phrynosoma platyrhinos

AVES

Cathartidae

Cathartes aura

Columbidae

Zenaida macroura

Apodidae

Aeronautes saxatalis

Tyrannidae

Sayornis saya

Hirundinidae

Tachycineta thalassina

Stelgidopteryx serripennis

Hirundo rustica

Corvidae

Corvus corax

MAMMALIA

Leporidae

Lepus californicus

Sylvilagus audubonii

Sciuridae

Spermophilus tereticaudis

REPTILES

Land tortoises

Agassiz's desert tortoise (SSA)

Iguanids

Desert iguana

Common side-blotched lizard

Desert horned lizard

BIRDS

Vultures

Turkey vulture

Pigeons and doves

Mourning dove

Swifts

White-throated swift

Tyrant flycatchers

Say's phoebe

Swallows

Violet-green swallow

Northern rough-winged swallow

Barn swallow

Crows and jays

Common raven

MAMMALS

Hares and rabbits

Black-tailed hare

Audubon cottontail

Squirrels

Round-tailed ground squirrel

Heteromyidae

Dipodomys sp.

Cricetidae

Neotoma lepida

Canidae

Canis latrans

Vulpes macrotis

Felidae

Lynx rufus

Pocket mice

Kangaroo rat

Rats and mice

Desert wood rat

Foxes, wolves and coyotes

Coyote

Kit fox (SSA)

Cats

Bobcat

Nomenclature follows Stebbins, *A Field Guide to Western Reptiles and Amphibians* (2003), third edition; Sibley, National Audubon Society, the Sibley Guide to Birds (2000), first edition; and Ingles, *Mammals of the Pacific States* (1965), second edition.

Appendix C. Field Data Sheets Completed on 6 April 2020

The USFWS and County recommend that consultants include copies of the data collected in the field from which the results and conclusions given in their reports are derived. As such, below and on the following page are copies of the data sheets completed by Ed LaRue on 6 April 2020.

2020 Field Season
Page 1 of 2

JOB #/NAME	DATE	DRIVE TIME	MILES	FIELD TIME	SURVEYORS					
Wonder Inn 2012	4/6/20	TO 0845 FROM 151645	244	BEGIN 1045 END 1415	E LaRue K Samler					
WEATHER CONDITIONS (Start/End)			UTM (NAD 83) (circle starting corner)							
TEMP: 63°F WIND X: 3 ↑ 6 NSE W CLOUD 50%			NE → NW → SE → SW →							
TEMP: 15°F WIND X: 5 ↑ 10 NSE W CLOUD 60%			596550	6300	6550					
			3781000	01000	0400					
PERENNIAL PLANTS		ANNUAL PLANTS		BIRDS	HERP	MAM				
Lotri		Malva	CyPah	CyMn	BASW	SELA	KRT			
AmbRm		CyAm	HesLyn	LePLs	(8) NRWS	(3) DETA	BITA			
AmSsal		Schag	Chok	EupPol	NGSW	DEHO	Baal (8)			
KrStbrg		Bratou	2afPep	TriLira	SALT		Syote			
CulEch		Chafre	Chifot	TriWal	SALT		RJAS			
PluPte		Placua	CamClg	EriDet	WTSW		KAZ			
DenDel		GerGn	MenAB	Tpob	nest	6420/0920	DWLA			
KraGre		Phoc	EriTaz		TUVU		Au 80			
		CapFlg	CyPte		MOOD					
Jaydon crop		AmBd	CyMnd							
EneFar		SisTri	Stybove							
Tbdob		AiLm	ZisBe							
		Chafir	Bilun							
		PecLen	PecPec							
		Malcau	PhacRe							
		Stebu	Calman							
OBSERVABLE HUMAN DISTURBANCES						Ex: N/S Pte 6415/0460				
	T#	East	North	OHV	Road	Dog	Dump	S Gun	Rifle	Target
N/S	1	6550	1000	20	'					6300/0610 → NE old
EW	3	6550	0400	16	'					NW → SE
	5	6300	0420	10	'					
	7	6540	0440	5	'					
	9	6300	0460	3	'					
Disturb	11	6540	0480	3	'					
criti	13	6300	0500	5	'					
	15	6540	0520	4	'					
	17	6300	0540	3	'					
	19	6540	0560	3	'					
	21	6300	0580	4	'					
	23	6540	0600	4	'					old Ag chipping old tires
N/S	25	6300	0610	0						
old Ag	27	6300	1000	(E/W)						
	29	6410	0980							
	30	6300	0960							
	32	6410	0940							
	34	6300	0920							
41ch	6519/	0446	6413/	0440	6345/	0467	6508/	0539	6292/	0561
										6525/0606

Soils

Photographs

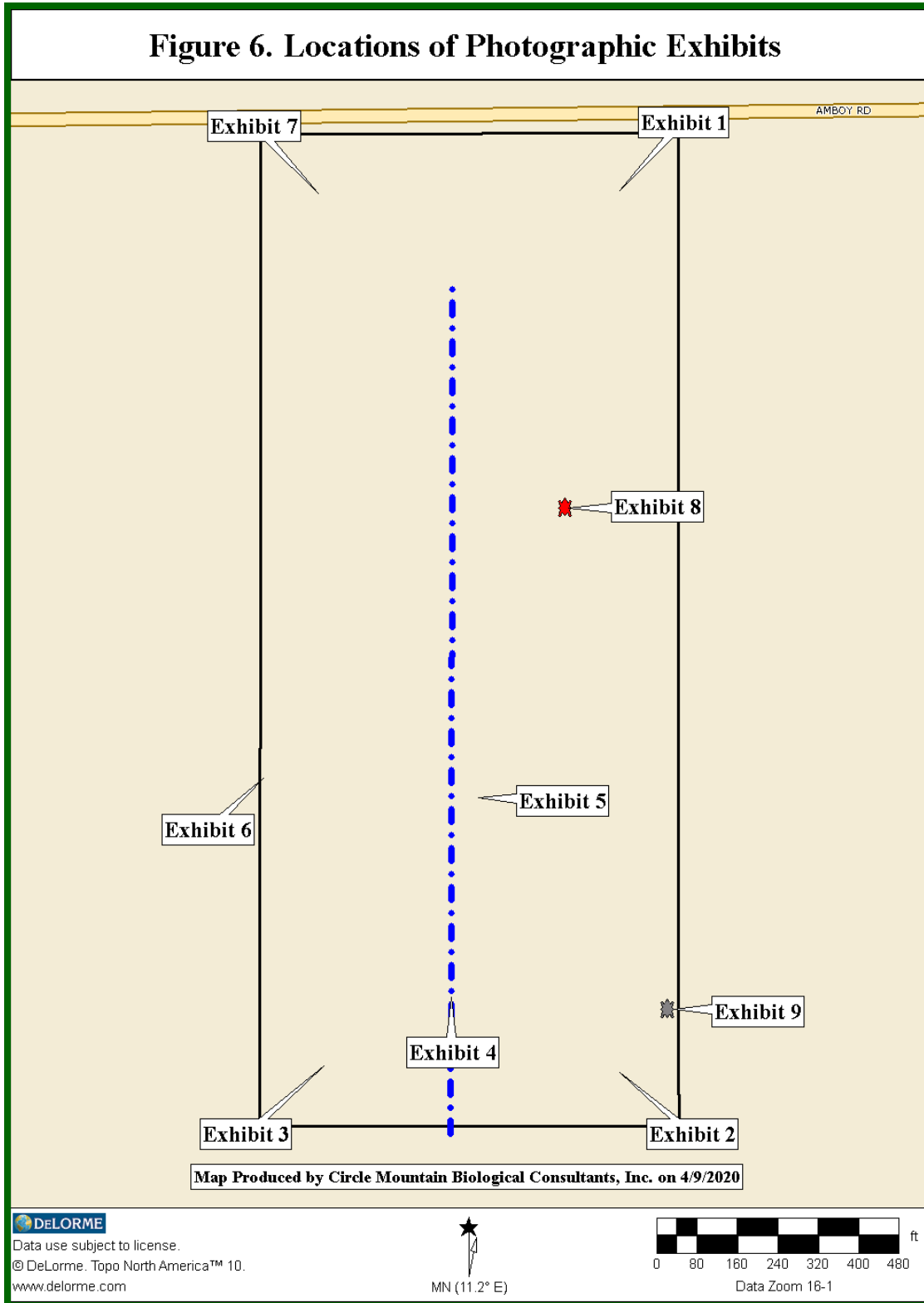
NE → SW
SE → NW
SW → NE

Ex: N/S Pte 6415/0460
Tire dump 6430/0600

Handwritten notes at bottom:

- Sand of scattered rock. Slight hills on S boundary
- Some mature CaTri + AmbRm in NW portion of field

Appendix D. Photographic Exhibits



Locations of the nine photographic exhibits on the next five pages are depicted in Figure 6.



Exhibit 1. View from the northeast corner of the survey area, facing southwest (see Figure 6 for locations and directions of photographs).



Exhibit 2. View from the southeast corner of the survey area, facing northwest.



Exhibit 3. View from the southwest corner of the survey area, facing northeast.



Exhibit 4. View from the center of the site, facing south along the existing pipeline right-of-way.



Exhibit 5. View of a tire and vegetation dumps near the center of the site.



Exhibit 6. View from the southwest corner of the central jojoba field, facing northeast.



Exhibit 7. View from the northwest corner of the survey area, facing southeast.



Exhibit 8. View of 90 mm subadult tortoise near the center of the site, in jojoba field.



Exhibit 9. Pieces of adult tortoise carcass that died more than four years ago.



Environmental Justice at the Local and Regional Level Legal Background

Cities, counties, and other local governmental entities have an important role to play in ensuring environmental justice for all of California's residents. Under state law:

“[E]nvironmental justice” means the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

(Gov. Code, § 65040.12, subd. (e).) Fairness in this context means that the *benefits* of a healthy environment should be available to everyone, and the *burdens* of pollution should not be focused on sensitive populations or on communities that already are experiencing its adverse effects.

Many local governments recognize the advantages of environmental justice; these include healthier children, fewer school days lost to illness and asthma, a more productive workforce, and a cleaner and more sustainable environment. Environmental justice cannot be achieved, however, simply by adopting generalized policies and goals. Instead, environmental justice requires an ongoing commitment to identifying existing and potential problems, and to finding and applying solutions, both in approving specific projects and planning for future development.

There are a number of state laws and programs relating to environmental justice. This document explains two sources of environmental justice-related responsibilities for local governments, which are contained in the Government Code and in the California Environmental Quality Act (CEQA).

Government Code

Government Code section 11135, subdivision (a) provides in relevant part:

No person in the State of California shall, on the basis of race, national origin, ethnic group identification, religion, age, sex, sexual orientation, color, or disability, be unlawfully denied full and equal access to the benefits of, or be unlawfully subjected to discrimination under, any program or activity that is conducted, operated, or administered by the state or by any state agency, is funded directly by the state, or receives any financial assistance from the state....

While this provision does not include the words “environmental justice,” in certain circumstances, it can require local agencies to undertake the same consideration of fairness in the distribution of environmental benefits and burdens discussed above. Where, for example, a general plan update is funded by or receives financial assistance from the state or a state agency, the local government should take special care to ensure that the plan's goals, objectives, policies

and implementation measures (a) foster equal access to a clean environment and public health benefits (such as parks, sidewalks, and public transportation); and (b) do not result in the unmitigated concentration of polluting activities near communities that fall into the categories defined in Government Code section 11135.¹ In addition, in formulating its public outreach for the general plan update, the local agency should evaluate whether regulations governing equal “opportunity to participate” and requiring “alternative communication services” (e.g., translations) apply. (See Cal. Code Regs., tit. 22, §§ 98101, 98211.)

Government Code section 11136 provides for an administrative hearing by a state agency to decide whether a violation of Government Code section 11135 has occurred. If the state agency determines that the local government has violated the statute, it is required to take action to “curtail” state funding in whole or in part to the local agency. (Gov. Code, § 11137.) In addition, a civil action may be brought in state court to enforce section 11135. (Gov. Code, § 11139.)

California Environmental Quality Act (CEQA)

Under CEQA, “public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects” (Pub. Res. Code, § 21002.) Human beings are an integral part of the “environment.” An agency is required to find that a “project may have a ‘significant effect on the environment’” if, among other things, “[t]he environmental effects of a project will cause substantial adverse effects on human beings, either directly or indirectly[.]” (Pub. Res. Code, § 21083, subd. (b)(3); see also CEQA Guidelines,² § 15126.2 [noting that a project may cause a significant effect by bringing people to hazards].)

CEQA does not use the terms “fair treatment” or “environmental justice.” Rather, CEQA centers on whether a project may have a significant effect on the physical environment. Still, as set out below, by following well-established CEQA principles, local governments can further environmental justice.

CEQA’s Purposes

The importance of a healthy environment for all of California’s residents is reflected in CEQA’s purposes. In passing CEQA, the Legislature determined:

- “The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.” (Pub. Res. Code, § 21000, subd. (a).)
- We must “identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds from being reached.” (*Id.* at subd. (d).)

¹ To support a finding that such concentration will not occur, the local government likely will need to identify candidate communities and assess their current burdens.

² The CEQA Guidelines (Cal. Code Regs., tit. 14, §§ 15000, et seq.) are available at <http://ceres.ca.gov/ceqa/>.

- “[M]ajor consideration [must be] given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.” (*Id.* at subd. (g).)
- We must “[t]ake all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.” (Pub. Res. Code, § 21001, subd. (b).)

Specific provisions of CEQA and its Guidelines require that local lead agencies consider how the environmental and public health burdens of a project might specially affect certain communities. Several examples follow.

Environmental Setting and Cumulative Impacts

There are a number of different types of projects that have the potential to cause physical impacts to low-income communities and communities of color. One example is a project that will emit pollution. Where a project will cause pollution, the relevant question under CEQA is whether the environmental effect of the pollution is significant. In making this determination, two long-standing CEQA considerations that may relate to environmental justice are relevant – setting and cumulative impacts.

It is well established that “[t]he significance of an activity depends upon the setting.” (*Kings County Farm Bureau v. City of Hanford* (1990) 221 Cal.App.3d 692, 718 [citing CEQA Guidelines, § 15064, subd. (b)]; see also *id.* at 721; CEQA Guidelines, § 15300.2, subd. (a) [noting that availability of listed CEQA exceptions “are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant.”]) For example, a proposed project’s particulate emissions might not be significant if the project will be located far from populated areas, but may be significant if the project will be located in the air shed of a community whose residents may be particularly sensitive to this type of pollution, or already are experiencing higher-than-average asthma rates. A lead agency therefore should take special care to determine whether the project will expose “sensitive receptors” to pollution (see, e.g., CEQA Guidelines, App. G); if it will, the impacts of that pollution are more likely to be significant.³

In addition, CEQA requires a lead agency to consider whether a project’s effects, while they might appear limited on their own, are “cumulatively considerable” and therefore significant. (Pub. Res. Code, § 21083, subd. (b)(3).) “[C]umulatively considerable’ means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future

³ “[A] number of studies have reported increased sensitivity to pollution, for communities with low income levels, low education levels, and other biological and social factors. This combination of multiple pollutants and increased sensitivity in these communities can result in a higher cumulative pollution impact.” Office of Environmental Health Hazard Assessment, *Cumulative Impacts: Building a Scientific Foundation* (Dec. 2010), Exec. Summary, p. ix, available at <http://oehha.ca.gov/ej/cipa123110.html>.

projects.” (*Id.*) This requires a local lead agency to determine whether pollution from a proposed project will have significant effects on any nearby communities, when considered together with any pollution burdens those communities already are bearing, or may bear from probable future projects. Accordingly, the fact that an area already is polluted makes it *more likely* that any additional, unmitigated pollution will be significant. Where there already is a high pollution burden on a community, the “relevant question” is “whether any additional amount” of pollution “should be considered significant in light of the serious nature” of the existing problem. (*Hanford, supra*, 221 Cal.App.3d at 661; see also *Los Angeles Unified School Dist. v. City of Los Angeles* (1997) 58 Cal.App.4th 1019, 1025 [holding that “the relevant issue . . . is not the relative amount of traffic noise resulting from the project when compared to existing traffic noise, but whether any additional amount of traffic noise should be considered significant in light of the serious nature of the traffic noise problem already existing around the schools.”])

The Role of Social and Economic Impacts Under CEQA

Although CEQA focuses on impacts to the physical environment, economic and social effects may be relevant in determining significance under CEQA in two ways. (See CEQA Guidelines, §§ 15064, subd. (e), 15131.) First, as the CEQA Guidelines note, social or economic impacts may lead to physical changes to the environment that are significant. (*Id.* at §§ 15064, subd. (e), 15131, subd. (a).) To illustrate, if a proposed development project may cause economic harm to a community’s existing businesses, and if that could in turn “result in business closures and physical deterioration” of that community, then the agency “should consider these problems to the extent that potential is demonstrated to be an indirect environmental effect of the proposed project.” (See *Citizens for Quality Growth v. City of Mt. Shasta* (1988) 198 Cal.App.3d 433, 446.)

Second, the economic and social effects of a physical change to the environment may be considered in determining whether that physical change is significant. (*Id.* at §§ 15064, subd. (e), 15131, subd. (b).) The CEQA Guidelines illustrate: “For example, if the construction of a new freeway or rail line divides an existing community, the construction would be the physical change, but the social effect on the community would be the basis for determining that the effect would be significant.” (*Id.* at § 15131, subd. (b); see also *id.* at § 15382 [“A social or economic change related to a physical change may be considered in determining whether the physical change is significant.”])

Alternatives and Mitigation

CEQA’s “substantive mandate” prohibits agencies from approving projects with significant environmental effects if there are feasible alternatives or mitigation measures that would substantially lessen or avoid those effects. (*Mountain Lion Foundation v. Fish and Game Commission* (1997) 16 Cal.4th 105, 134.) Where a local agency has determined that a project may cause significant impacts to a particular community or sensitive subgroup, the alternative and mitigation analyses should address ways to reduce or eliminate the project’s impacts to that community or subgroup. (See CEQA Guidelines, § 15041, subd. (a) [noting need for “nexus” between required changes and project’s impacts].)

Depending on the circumstances of the project, the local agency may be required to consider alternative project locations (see *Laurel Heights Improvement Assn. v. Regents of University of*

California (1988) 47 Cal.3d 376, 404) or alternative project designs (see *Citizens of Goleta Valley v. Board of Supervisors* (1988) 197 Cal.App.3d 1167, 1183) that could reduce or eliminate the effects of the project on the affected community.

The lead agency should discuss and develop mitigation in a process that is accessible to the public and the affected community. “Fundamentally, the development of mitigation measures, as envisioned by CEQA, is not meant to be a bilateral negotiation between a project proponent and the lead agency after project approval; but rather, an open process that also involves other interested agencies and the public.” (*Communities for a Better Environment v. City of Richmond* (2010) 184 Cal.App.4th 70, 93.) Further, “[m]itigation measures must be fully enforceable through permit conditions, agreements, or other legally binding instruments.” (CEQA Guidelines, § 15126.4, subd. (a)(2).)

As part of the enforcement process, “[i]n order to ensure that the mitigation measures and project revisions identified in the EIR or negative declaration are implemented,” the local agency must also adopt a program for mitigation monitoring or reporting. (CEQA Guidelines, § 15097, subd. (a).) “The purpose of these [monitoring and reporting] requirements is to ensure that feasible mitigation measures will actually be implemented as a condition of development, and not merely adopted and then neglected or disregarded.” (*Federation of Hillside and Canyon Assns. v. City of Los Angeles* (2000) 83 Cal.App.4th 1252, 1261.) Where a local agency adopts a monitoring or reporting program related to the mitigation of impacts to a particular community or sensitive subgroup, its monitoring and reporting necessarily should focus on data from that community or subgroup.

Transparency in Statements of Overriding Consideration

Under CEQA, a local government is charged with the important task of “determining whether and how a project should be approved,” and must exercise its own best judgment to “balance a variety of public objectives, including economic, environmental, and social factors and in particular the goal of providing a decent home and satisfying living environment for every Californian.” (CEQA Guidelines, § 15021, subd. (d).) A local agency has discretion to approve a project even where, after application of all feasible mitigation, the project will have unavoidable adverse environmental impacts. (*Id.* at § 15093.) When the agency does so, however, it must be clear and transparent about the balance it has struck.

To satisfy CEQA’s public information and informed decision making purposes, in making a statement of overriding considerations, the agency should clearly state not only the “specific economic, legal, social, technological, or other benefits, including region-wide or statewide environmental benefits” that, in its view, warrant approval of the project, but also the project’s “unavoidable adverse environmental effects[.]” (*Id.* at subd. (a).) If, for example, the benefits of the project will be enjoyed widely, but the environmental burdens of a project will be felt particularly by the neighboring communities, this should be set out plainly in the statement of overriding considerations.

* * * *

The Attorney General's Office appreciates the leadership role that local governments have played, and will continue to play, in ensuring that environmental justice is achieved for all of California's residents. Additional information about environmental justice may be found on the Attorney General's website at <http://oag.ca.gov/environment>.

From: [Ed Larue](#)
To: [patflanagan29@gmail.com](#); [Khan, Azhar](#); [Duron, Heidi - LUS](#); [steve@infinityranch.net](#); [ehamburg@gmail.com](#); [Ed.larue@verizon.net](#); [walterscottperry@gmail.com](#); [sharon_dougherty@circlemountainbiological.com](#)
Subject: Re: Wonder Inn Desert Tortoise Studies - PROJ -2021 -00183
Date: Friday, January 20, 2023 10:58:51 AM
Attachments: [WonderInn.2012.Maps.docx](#)

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Pat,

Thank you for ccing me. I have not had a chance to review the survey subsequent to ours, which was performed in 2020, but I understand from you that no tortoise sign was found during the subsequent survey performed in July 2021. I've been surveying for tortoises for 33 years, since 1989, and don't see any way, whatsoever, that we would find tortoise signs in 2020 and they not persist there one year later, in 2021, particularly since there was a wealth of juvenile tortoise signs; juveniles are an age class that is less likely to travel long distances as subadults and adults may be prone to do. Even if there had not been any new tortoise scats deposited, the ones we found in 2020 should still be visible, even in 2023, three years later. I've attached a map of the signs we found in 2020. It's probably apropos of nothing, but my partner, Sharon Dougherty whom is cc'd, informed me yesterday that we were never paid for the 2020 biological survey we performed.

Feel free to contact me if there are any questions.

Ed LaRue
Circle Mountain Biological Consultants, Inc.

-----Original Message-----

From: Pat Flanagan <patflanagan29@gmail.com>

To: Azhar.khan@lus.sbcounty.gov; Duron, Heidi - LUS <Heidi.Duron@lus.sbcounty.gov>; Steve Bardwell <steve@infinityranch.net>; Eric Hamburg <ehamburg@gmail.com>; Ed LaRue <Ed.larue@verizon.net>; Walter Scott Perry <walterscottperry@gmail.com>

Sent: Fri, Jan 20, 2023 10:25 am

Subject: Wonder Inn Desert Tortoise Studies - PROJ -2021 -00183

Dear Mr. Khan:

As a director of the Morongo Basin Conservation Association, I feel an obligation to provide you and LUS's with timely information on the two conflicting Agassiz's desert tortoise Surveys at the Wonder Inn project site, 78201 Amboy Road, Twentynine Palms, CA. 92277. The information below demonstrates a lack of transparency by the Project developer. This lack argues for the extension of the comment period, which you have granted, the removal of a Mitigated Negative Declaration from consideration, and that a Conditional Use Permit is denied until all studies for this project have been verified. This Project must be subject to an EIR under CEQA so that the public can be fully informed and respond.

Following the May 1, 2021, Wonder Inn meeting called by Jason Landver at the Wonder Valley Community Center, I contacted Ed LaRue of Circle Mountain Biological Consultants, Inc. (CMBC) requesting any data on Agassiz's desert tortoise in the Wonder Valley area. I know from past experience that CMBC does not sign a nondisclosure or confidentiality agreement and that he would share his survey data from previous projects. (See the title page of CMBC's report)

I have attached CMBC's Job 20-012 Report, which clearly demonstrates the presence of Agassiz's desert tortoise on the property of the proposed Wonder Inn.

I have also attached a page in which I briefly demonstrate the differences between the Initial Study that reports no desert tortoise found on the site based on the Habitat Assessment prepared by ELMT Consulting and the Focused Survey performed by CMBC. Why was the CMBC Survey not referenced? My conclusion is that you were unaware of the CMBC Survey.

CMBC was contracted by Ecotech Designs to perform the focused survey. I contacted Walter Scott Perry of Ecotech Designs and he was unaware that the project was completed since he worked for Landver for only a few days before deciding to cease the relationship. Obviously, Mr. Perry did not pay CMBC for their Focused Survey. Mr. Perry is Cc'd on this email so please feel free to contact him.

I contacted CMBC and Ed LaRue was unaware that CMBC's work that found Agassiz's desert tortoise on the 40 acres they surveyed was not referenced in the Initial Study. Ed LaRue is Cc'd on this email so feel free to contact him. CMBC was paid for their work and since Ecotech Designs did not pay CMBC it is assumed that Mr. Landver or his associate did.

Thank you for your consideration of my investigations, Please let me know if you have received this email.

Sincerely,
Pat Flanagan
Director, Morongo Basin Conservation Association

From: [Pat Flanagan](#)
To: [Khan, Azhar](#); [Duron, Heidi - LUS](#); [Steve Bardwell](#); [Eric Hamburg](#); [Ed LaRue](#); [Walter Scott Perry](#)
Subject: Wonder Inn Desert Tortoise Studies - PROJ -2021 -00183
Date: Friday, January 20, 2023 10:27:06 AM
Attachments: [Wonder Inn Desert Tortoise Study comparisons.docx](#)
[CMB Tortoise survey WonderIn Job.20-012.pdf](#)

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.

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