

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 10:08:02 AM

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Name

Gary Stiler

Address

8524 Little Morongo Rd
Morongo alley, CA
92256
US

Email

gstiler@verizon.net

I am a:

Business Owner

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . 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: Wednesday, February 22, 2023 9:21:18 AM

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

How to make this comment:

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

Name

David Oretsky

Email

doretsky@gmail.com

Address

1549 Pershing Dr
Apt e
San Francisco, CA
94129
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.
- **Noise:** Failure to fully evaluate noise impacts from special events, from increased traffic including off-road vehicle use, and from increased air traffic. Inadequate noise study.
- **Public Services:** Inadequate evaluation of increased burden on already insufficient services including Fire, Paramedic and Sheriff, with potential increased demand of roughly 20%.
- **Recreation:** No assessment of potential impacts on multiple nearby regional recreational areas with increased visitorship from guests.
- **Transportation:** Failure to fully evaluate increased traffic including from special events, impacts from advertised off-highway vehicle tours and guest "exploration" of neighborhood, impacts to Gammel Road between Amboy Road and Highway 62, hazardous road condition created by rise on Amboy Road in front of property, and inadequate details on road modifications.

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

We have been coming here on a regular basis for years. We enjoy the uniqueness of the valley. The proposed development would deter us from returning in the future. We adamantly oppose the development on all grounds.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 11:28:40 AM

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

Name

Sara Olson

Address

84375 Hill Road
Twentynine Palms, CA
92277
US

Email

sparrocity@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Wednesday, February 22, 2023 9:02:52 AM

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Name

Brian DeRan

Email

brianderan@gmail.com

Address

1928 mountain shadow
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](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 12:00:32 PM

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Name

Shanna Sordahl

Address

1173 Park Ave - Apt A
Alameda, CA
94501
US

Email

shanna.sordahl@gmail.com

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twenty-nine Palms), PROJ-2021-00163.

Dear Planner Khan, As a land owner of Wonder Valley property I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to

profoundly affect the health, economy, safety, well-being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days. Thank you for your consideration. I urge you to do what's right for the environment and also to listen to the locals of Wonder Valley regarding this contested 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: Wednesday, February 22, 2023 9:02:29 AM

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

Name

Danny Fuller

Email

dfuller@gmail.com

Address

79668 Warner
Twenty Nine Palms, CA
93377
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:

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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

Hello,

I am a long time resident of Wonder Valley. When I heard of this project I was immediately struck by the sheer size and scope of the plan. I see that the proper studies have not been fully completed. The initial study is incomplete and biased. No Environmental Impact Study has been done or revealed. Also I believe an EIR study must be done as well, although I might be mistaken or have the wrong initials. I do know that a project of this size will not only disrupt the ecology, and infrastructure of the surrounding area, but it will have grave consequences for the immediate surrounding residents.

*dust from construction and additional traffic (not only from construction but having additional traffic for food/maintenance services, guests and ride services).

*I know there are concerns for desert tortoise and other desert animals and the destruction of their habitat.

*As an older resident with asthma, I really am concerned with air quality - and I also value the peace and darkness- all will be affected.

*I don't know how it can be measured but I would like to see a study done on how a massive project like this affects, or strains resources- such as the aquifer - I read that the property only has 2 wells- that doesn't sound legal for use for that many "guests" - that's just one example- what about emergency, fire and police strain as well?

Bottom line I don't really understand how someone can just purchase a few large plots and simply combine them and create a massive resort - it doesn't seem legal?!

The planning commission better show more studies and be more forthcoming about how a project like this could even be allowed or show the real impacts it will have on the community at large!

I am extremely concerned and don't want Wonder Valley to become the next JT- just another Airbnb / resort community with zero affordable housing for the actual residents and people that grew up here or have lived here quite a while- where are our rights? Where is the spirit of community? Please consider doing more thorough studies and being transparent on how a project like this is allowed to keep moving. I see very little oversight and hope that more people come forward to fight this, or push the project to do the right things the right way and mitigate the harm it will definitely create.

Thank you for your time and consideration,
Danny

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 12:04:48 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.

Name

Jennifer McMullin

Address

81198 Two Mile Rd
Twentynine Palms, AL
92277
US

Email

mcmullinjennifer@yahoo.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

I tell visitors that 2 kinds of people live in the desert. The ones looking for peace and the ones hiding from the police. More money would make finding the criminals more likely but it would take away from the peace of the rest of us. It would bring grid tied water closer but increase development.

I know Wonder Valley has a lot of issues that require more money to fix and that Wonder Inn would help with that but can we please put it off for as long as possible? Please?

Thank you,
Jennifer McMullin
760 819 1219
81198 Two Mile Rd
29 Palms

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 22, 2023 8:40:35 AM

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Name

Jane McDonald

Email

janemcd1@mac.com

Address

PO Box 418
Independence, CA
93526
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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From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
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Date: Tuesday, January 17, 2023 12:12:41 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.

Name

Jennifer Knox

Address

5380 Steeg Rd
Twentynine Palms, CA
92277
US

Email

jentrify@yahoo.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

Obvious concerns that need to be considered are the potential impacts on the water table, light pollution, local wildlife and the delicate ecosystem of the desert.

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 22, 2023 8:50:24 AM

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Name

Meredith Hackleman

Email

mb.generator@gmail.com

Address

3774 California ave
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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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.
- **Noise:** Failure to fully evaluate noise impacts from special events, from increased traffic including off-road vehicle use, and from increased air traffic. Inadequate noise study.
- **Public Services:** Inadequate evaluation of increased burden on already insufficient services including Fire, Paramedic and Sheriff, with potential increased demand of roughly 20%.
- **Recreation:** No assessment of potential impacts on multiple nearby regional recreational areas with increased visitorship from guests.
- **Transportation:** Failure to fully evaluate increased traffic including from special events, impacts from advertised off-highway vehicle tours and guest "exploration" of neighborhood, impacts to Gammel Road between Amboy Road and Highway 62, hazardous road condition created by rise on Amboy Road in front of property, and inadequate details on road modifications.

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

When I heard about the hotel last year I was appalled, but then 24 luxury homes with pools, too? They will drain the aquifer in 10 years! Don't let this development move forward, PLEASE, and thank you for listening to community! And have the tribes been consulted?? You have to stop this for so many reasons!

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 12:21:09 PM

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

Name

Anthony Buhagiar

Address

Po box 2155
Yucca Valley, CA
92284
US

Email

mrbughag@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . 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: Wednesday, February 22, 2023 8:39:20 AM

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How to make this comment:

If you want to comment on the Wonder Inn Initial Study (**due by February 22 at 4:30 PM**), you have two options:

- Use the click-and-send letter below. You can add additional comments of your own in the box at the bottom. The comment form will be sent to all County Officials listed below.
- Write your own comments and send them in yourself. [See how here.](#)

Name

dave wendt

Email

dwendt68@gmail.com

Address

9208 Craver Road
Morongo Valley, CA
92256
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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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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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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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 hope that planning commission understands the impacts on the community and environment that projects like these will have for decades to come. Clean water, air, quiet and dark night skies will all be impacted greatly. Projects like these also don't take into consideration the idea of fairness- it's not fair that an outside conglomerate can just take and pillage - leaving a working class community in the dust literally. They will strain infrastructure, traffic, resources, and above all stain the beauty of Wonder Valley and it's amazing inhabitants. The people and the critters have a voice and we stand with them! This project must not be allowed. No property owner should be able to propose, let alone build anything that allows destruction of habitat as well as overuse - this is simply about money- nothing else.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 8:11:01 AM

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

Name

Kimberly Andromeda Zzyzx

Address

68757 Bellerue Rd
Twentynine Palms, CA
92277
US

Email

kimberlyzzyzx@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email).

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

Dear Planner Khan,

It is essential that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration. Without this time, residents will not be able to support a thorough and comprehensive public review.

According to the 2020 census, Wonder Valley boasted a population of 4 residents per square mile, an average age of 67 and per capita income \$16,379. These statistics represent a fiercely loving and resolute community of people who are systematically neglected.

My husband, Chrix Jodek Zzyzx, is a former employee of Desert Beacon, a corrupt local anirbnb management company who have partnered with the Wonder Inn project. From his tone working with owner Alan Greenberg and Jason Landver, Chrix is intimately aware of the problems with this project on many levels. The carefully curated ignorance of Mr. Greenberg and Landver to this community's needs is a response crafted to diminish the long list of valid concerns to this projects viability.

Land Use Services has issued a Mitigated Negative Declaration on this project in response to sobering concerns. One need only read this week's NY Times article on the water crisis of Rio Verde on Arizona to see the end game here*. When community's are permitted to balloon far past the limits of their infrastructure there are dire human consequences that capitalism will not solve. The crisis in Rio Verde stems only from water use, and the Wonder Inn project poses a threat to the economy, safety, well-being, and way of life of this historic, rural, low-income community. Mr. Landver and Mr. Greenberg have been informed of all these concerns by the public, by Desert Beacon and by Chrix on multiple occasions, and have shown no concern, coupled with non-action.

The public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies to be carried out by a population without foreign funders** and a cadre of moneyed employees to support them. 45 days is the minimum the public should have to respond.

I urge you to extend the comment period to 45 days and show the community you serve that your interest lie in supporting the health and well-being of their homes and fragile desert environment,

Thank you for your consideration.

Signed,

Kimberly Andromeda Zzyzx

Director, local education program, Institute of Inquiry

Sources:

* shorturl.at/Ci018

** On the week of 11/21/22 Mr. Greenberg hosted investors from Singapore to visit the site

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 22, 2023 8:29:33 AM

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

Name

Heather Haberlin

Email

heatherhaberlin@gmail.com

Address

9208 Craver Rd
Morongo Valley, CA
92256
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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The following concerns, among others, have been either not addressed or not adequately addressed in the IS/MND:

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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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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

A development like this would destroy the community. Nor does it consider the environmental impact. Money has to stop informing decisions. Humanity must prevail.

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

From: [Khan, Azhar](#)
To: ["keeseeb@hotmai.com"](mailto:keeseeb@hotmai.com)
Subject: RE: Wonder inn Hotel/Resort
Date: Tuesday, January 17, 2023 12:06:00 PM
Attachments: [image001.png](#)

Hello,

Planning is in receipt of your comments, and will be part of the record.

Planning will be allowing comments to be received **up until the date of the Planning Commission Hearing.** Planning has not scheduled a hearing date, however is considering a date sometime early March, 2023.

Thank you,

Azhar Khan, MPA
Senior Planner

Land Use Services Department
Phone: 909-387-4002
Cell: 909-601-4667
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415-0187



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www.SBCounty.gov

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

From: Jacqueline Keese keeseeb@hotmai.com
Sent: Saturday, January 14, 2023 10:06 AM
To: Khan, Azhar Azhar.Khan@lus.sbcounty.gov
Subject: Wonder inn Hotel/Resort

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

Hello Mr. Khan,

I am a home owner and concerned community member of Wonder Valley. There has been a recent release of a CEQA document regarding a proposed project in Wonder Valley, The Wonder Inn. I am concerned about the possibility of this project moving forward within my community. I notice that the time range for the community to submit questions, comments and concerns regarding the CEQA document is very limited to January 17th through Feb 7th 2023. I know that 30 days are usually granted for comments to be submitted. I am requesting that the date be extended as Wonder Valley is a small community in population but we are spread out in space as well as technology access. I want to make sure that all of my co-community members have adequate time to digest this material in order to provide an informed response to it.
Your assistance and time with this matter is greatly appreciated

Thank you

Jacqueline Keesee RN, BSN, PHN, CPN

Concerned Wonder Valley Community Member keeseebee@hotmail.com

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 22, 2023 8:25:45 AM

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

Name

Tanya Hollis

Email

tanya@tanyahollis.com

Address

290D Napoleon St
San Francisco, CA
94124
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:

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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'm a frequent visitor to Wonder Valley, largely because of its lower density, wildlife, and incredible natural beauty, along with a sense of open expanse and relative isolation from the crowded areas near the park entrance. This project would serve as a deterrent for me and my family to come to Wonder Valley, especially if it means an attempt to make Wonder Valley more attractive for those that can afford \$1000k per night rentals.

The traffic, the noise, and the environmental degradation will destroy what makes Wonder Valley the wonder that it is for those of us that love the desert and it's beauty.

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

From: [Khan, Azhar](#)
To: ["Jennifer McMullin"](#)
Subject: RE: Wonder Inn
Date: Tuesday, January 17, 2023 12:09:00 PM
Attachments: [image001.png](#)

Hello,

Planning is in receipt of your comments, and will be part of the record.

Planning will be allowing comments to be received **up until the day before of the Planning Commission Hearing**. Planning has not scheduled a public hearing date, however is *considering* a date sometime early March, 2023. A notice of public hearing 700 feet from the subject property will be sent out to property owners once a meeting date has been confirmed.

Thank you,

Azhar Khan, MPA
Senior Planner

Land Use Services Department
Phone: 909-387-4002
Cell: 909-601-4667
385 N. Arrowhead Ave., 1st Floor
San Bernardino, CA 92415-0187



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From: Jennifer McMullin <mcmullinjennifer@yahoo.com>
Sent: Tuesday, January 17, 2023 12:00 PM
To: Khan, Azhar <Azhar.Khan@lus.sbcounty.gov>
Subject: Wonder Inn

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

I tell visitors that 2 kinds of people live in the desert. The ones looking for peace and the ones hiding from the police. More money would make finding the criminals more likely but it would take away from the peace of the rest of us. It would bring grid tied water closer but increase development.

I know Wonder Valley has a lot of issues that require more money to fix and that Wonder Inn would help with that but can we please put it off for as long as possible? Please?

Thank you,
Jennifer McMullin
760 819 1219
81198 Two Mile Rd
29 Palms

When you go home, tell them of us and say
For your tomorrow, we gave our today.

-J Maxwell Edmunds

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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: Wednesday, February 22, 2023 10:15:22 AM

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

Name

Colin Donohue

Email

colindonohue@hotmail.com

Address

3484 Valley Vista 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

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.
- **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.
- **Noise:** Failure to fully evaluate noise impacts from special events, from increased traffic including off-road vehicle use, and from increased air traffic. Inadequate noise study.
- **Public Services:** Inadequate evaluation of increased burden on already insufficient services including Fire, Paramedic and Sheriff, with potential increased demand of roughly 20%.
- **Recreation:** No assessment of potential impacts on multiple nearby regional recreational areas with increased visitorship from guests.
- **Transportation:** Failure to fully evaluate increased traffic including from special events, impacts from advertised off-highway vehicle tours and guest "exploration" of neighborhood, impacts to Gammel Road between Amboy Road and Highway 62, hazardous road condition created by rise on Amboy Road in front of property, and inadequate details on road modifications.

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

As to the added strain this would put on our water supply particularly building swimming pools - Have you read the LA Times article titled, "The Colorado River in Crisis"?

Please read it. It was published 1/31/23.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 1:43:04 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.

Name

Rich Good

Address

2720 Allen Ave
Twentynine Palms, CA
92277
US

Email

rich.good@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email).

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

Dear Planner Khan,

I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has

issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days .

Thank you for your consideration.

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

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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: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 1:43:04 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.

Name

Rich Good

Address

2720 Allen Ave
Twentynine Palms, CA
92277
US

Email

rich.good@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email).

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

Dear Planner Khan,

I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has

issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days .

Thank you for your consideration.

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

From: [Ken Sitz](#)
To: [Khan, Azhar](#); [Planning Commission Comments](#)
Cc: [Supervisor Rowe](#)
Subject: Comment on Initial Study PROJ-2021-00163, Wonder Inn
Date: Wednesday, February 22, 2023 4:29:05 PM
Attachments: [34 Wonder-Valley CAG 2020-compressed.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.

Attention: Azhar Khan, Michael Stoffel

My name is Kenneth Sitz and I own a residential property in Wonder Valley that my wife and I bought in 2014. We've lived here ever since. We are now both retired and remain active in the community with volunteer efforts directed at food security, mental health, cultural affairs and overall general welfare for the residents of Wonder Valley.

I strongly urge the Planning Commission to recommend a full Environmental Impact Report be conducted for the proposed Wonder Inn (PROJ-2021-00163). The project is both ill-conceived and ill-placed and if allowed to proceed without a proper EIR assessment will run counter to the Wonder Valley Community Action that San Bernardino County's Community Planning Continuum assembled (attached). The Mitigated Negative Negative Declaration does not adequately address the costly negative impact such a development will have in our community.

Others neighbors and interested parties have raised specific concerns about submitted materials so I won't repeat them. I will add the the project principals, Jason Landver and Allan Greenberg (Wonder Inn LLC) have been releasing marketing materials promoting a greatly expanded scope to their Wonder Inn (sometimes referred to as Wonder Valley Inn) including building and offering 24 single vacation homes on their remaining property outside the immediate area in the Wonder Inn project description. They have not truly engaged with the community after the well attended (95 attendees) Public Information Meeting I arranged last year at the Wonder Valley Community Center on Sunday May 1, 2022 for their project team and attended by the project lead and one of the Wonder Inn LLC's Allan Greenberg.

Beside the possible immediate negative impact of the development, my other concern is the sustainability of such an enterprise in the area. The principals are frank that they are have no experience in the hospitality industry and seek to outsource almost all services. Wonder Valley has a history of failed 'dreams' that have littered and scarred the landscape and frustrated both residents and visitors. The project area's adjacent defunct jojoba fields is a stark reminder of when 'dreams' come here to die.

I urge the Planning Commission to recommend a full Environmental Impact Report be conducted for the proposed Wonder Inn project.

Sincerely,

Kenneth Sitz
Mobile/Text: 323-528-7745
Email: ken_sitz@yahoo.com

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 5:40:28 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.

Name

Wendy Hadley

Address

53326 Chia Tr
Pioneertown , CA
92268
US

Email

wendyhadley@me.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . Thank you for your consideration.

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

From: [Margaret Prescod](#)
To: [Khan, Azhar](#)
Subject: Comment RE Wonder Inn Project
Date: Monday, February 20, 2023 5:30:14 PM
Attachments: [mletwi.docx](#)
[AG Env. Justice Fact Sheet -5-712\[1\].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.

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 (see attached). 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? When we say The Inn around here people know we are referring to 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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 4:50:16 AM

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Name

Kevin Bone

Address

7170 Lanes Lane
Twentynine Palms, CA
92277
US

Email

bonykev@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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

February 22, 2023

Attn: Azhar Khan,
Planner County of San Bernardino
Land Use Services Department,
Planning Division
385 N. Arrowhead Ave 1st Floor
San Bernardino, CA 92415
azhar.khan@lus.sbcounty.gov

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

Dear Mr. Khan,

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

I am a fulltime resident of Wonder Valley and the owner of 50 acres of property in the area. I moved here as an artist who works with sound as a medium. To most this might mean making sound and adding sound to an existing environment. I choose though to focus on silence and sounds of the natural environment for my artwork. That is why I chose Wonder Valley as my home, for its silence. My response to living in this nearly pristine sonic environment, uninterrupted by the sounds of city and commercial life here in Wonder Valley was to start an organization, Mojave Sound Art, to help promote conservation and protection of the invaluable resource.

In this role I have spoken to many people who live in the desert and have found that sound is a major part of their lives here. People often speak of the silence they experience in this desert as profoundly changing them for the better. When asked to describe this area for the 2018 countywide plan, we as a community put forth "Quiet" and "Solitude" as two of the top assets. Clearly, the silence in this area is a rich cultural resource that we wish to preserve and I maintain that the proposed Wonder Inn Project is in direct opposition to these community priorities. The Wonder Inn developers have blatantly decided to disregard our Community action guide. Please see the link below for our Community Action Guide.

(https://countywideplan.com/wp-content/uploads/sites/68/2020/07/34_Wonder-Valley_CAG_2020.pdf)

I stand fully behind the concerns brought to your attention by the Stop Wonder Inn Project in their letter both Emailed and mailed to you dated Feb 22, 2023 Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163.

In their comment in section **"XIII. NOISE"** they speak about the use of the propane generator which is of great concern to me. The average commercial propane generator produced decibel readings up to 100db. There is no mention as to how they plan to mitigate this issue. In the desert environment where a person speaking at normal levels can be heard for a mile, the introduction of regular intermittent use of a commercial propane generator will carry throughout wonder valley to distances unknown. This needs to be studied and a full Environmental Impact Report must be done to assess the effects of noise upon surrounding residences before this project can move forward.

Also absent was any mention of the HVAC units to be used on the 109 units, the main reception building and other secondary buildings. Without knowing the types of units, their locations on the buildings and the expected decibel readings from those units we do not know the true sonic impact on the area. The physical construction of the building and placement of these noise generating units impacts how sound will be reflected off the buildings out into the surrounding community. In this desert, buildings work to reflect sound similar to a parabolic dish. They point and direct sound and its movement. Without an adequate study through a full Environmental Impact Report we will not know the true sonic impact on this community.

I would also like to address the issues related to low frequency sound generated by commercial developments such as this. This is a very important issue with dire consequences for those living nearby buildings generating these disruptive frequencies which can cause any number of health and life disrupting issues. Please refer to the article linked below to understand more regarding this issue.

<https://windfarmrealities.org/wp-content/uploads/wfr-docs/berglund-sources-effects-1996.pdf>

Low Frequency and ultra low frequency sound waves are extremely long in length and determining their impact can be difficult but it is critical that this be done so that we understand the true impact that this commercial development will have on our sonic environment. This includes all HVAC units, the commercial propane generator, pool and hot tub equipment, refrigeration units, irrigation systems, compressors, delivery trucks (idling vehicles), well pumping equipment etc. These low frequencies can carry very long distances and be amplified when they come in contact with our homestead cabins turning them into resonators for the sound. This is something I deal with regularly as

irreverent airbnb guests come and stay at nearby cabins and when recent marijuana growers used generators to run their illegal farms.

The increase in sound also has the potential to affect sensitive wildlife in the area. First and foremost there are endangered desert tortoises on the land which the developer went out of their way to hide. For this reason alone the project must be rejected. But beside this, the increase in traffic and sound levels on the property have the potential to affect the wellbeing of other wildlife on and adjoining the proposed site. Please refer to the article below for more information regarding studies done on this subject and the detrimental effect on wildlife.

<https://news.fullerton.edu/2020/06/desert-noise-research/>

As I stated above, I stand behind all concerns raised by the Stop Wonder Inn Project comment letter dated Feb 22, 2023 and for the reasons I stated above I therefore request that the rezoning applied for in the Conditional Use Permit and the amendment to the General Plan be denied. Given the many deficiencies in the IS/MND it is the Counties obligation to its constituents to prepare a **complete, certified EIR addressing these impacts, in full compliance with CEQA**, before making any determination about this Project.

I ask to be kept fully informed of any and all developments in the CEQA and permitting processes. Email correspondence may be sent to kateleeshort@gmail.com. Postal correspondence may be sent to PO Box 790, Twentynine Palms, CA 92277.

Thank you again for the opportunity to comment on the Wonder Inn Project Proposal and for doing what is right by this community!

Warmly,

A handwritten signature in black ink, appearing to read 'Kate Lee Short', with a stylized flourish extending to the right.

Kate Lee Short
85121 Mesa Dr
Twentynine Palms, CA 92277

ENCLOSURE

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 10:42:44 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.

Name

Alicia Anderson

Address

9539 F avenue
Niland , CA
92257
US

Email

aliciausc@gmail.com

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twenty-nine Palms), PROJ-2021-00163.

Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the

health, economy, safety, well-being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . Thank you for your consideration.

Additional Comments

Please hear us and the local residents! This needs more time!

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

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

February 22, 2023

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).

My name is Chris Clarke. I work as Associate Director of the National Parks Conservation Association, which has long worked in the California desert to protect national parks and monuments, and the land that connects them. Since I am also a homeowner with significant financial stake in the outcome of this decision-making process, I submit my comments here on solely a personal basis in order to spare my employer the possibility of charges of conflict of interest. I mention my role at the National Parks Conservation Association solely to suggest the level of my qualifications to address the likely impact of the Wonder Inn project.

My wife and I own and reside at 4838 Sunmore Parkway in Twentynine Palms, which is 4.1 miles from the proposed Wonder Inn project and just inside the city limits of Twentynine Palms. I oppose the use of a mitigated negative declaration to allow this destructive project to proceed. San Bernardino County must require the preparation of a Draft Environmental Impact Report (EIR) in order to properly assess the effects of this ill-considered project.

I say this despite the fact that I would likely reap significant financial gain from the Wonder Inn project if it is successful, in the form of increased property value. However, my personal gain would come at the cost of significant local values ranging from the ecological to the historical top public health and safety.

The flaws with the analysis contained in the Mitigated Negative Declaration are many and have been abundantly described. I will not duplicate those comments other than to say that I agree with and co-sign the February 10, 2023 letter provided to your office by the Desert Tortoise Council, the letter from Pioneertown resident Kerrie Aley to your office dated February 18, and the Stop Wonder Inn Project's comments of February 22.

I want to call attention in particular to the comments on the site's historic value included in the Stop Wonder Inn Project's comments, beginning on page 59, regarding the "pink building's" historic value. I include them here for your convenience:

The IS/MND has denied recommendation for eligibility under California Register Criterion 1 because, as stated on p. 38, "Considerable research, however has not revealed important associations between subject property and the history of the region." This statement and recommendation are not supported as the actual history of the building was not provided or considered and the actual history supports a different conclusion.

Contrary to the IS/ND recommendation, the building is very likely eligible and must be evaluated for eligibility as follows:

1 The building was constructed in 1962, making it at least 60 years old and therefore within historical time frame.

2. The building is eligible under California Register of Historical Resources Criterion 1: "Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States". Specifically, the building is associated with:

a. The Rural Electrification Administration and the national movement of locally formed electrical cooperatives, as detailed above. The building was constructed as the headquarters for the locally formed Desert Electrical Cooperative with REA loans in 1962.

b. The Small Tract Act of 1938, which reached a maximum expression and fulfillment in Wonder Valley, the setting of the Project and a homestead community eligible for consideration as a historical district.

C.

The Desert Electrical Cooperative and its headquarters building represent a unique intersection of the historic Small Tract Act homesteader movement and the REA and electrical cooperative movement. The building and the community together remain essentially intact as congruent, coherent, and mutually reinforcing living historical artifacts.

3. The building is eligible under California Register of Historical Resources Criterion 3: "Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values." Specifically, the building:

Embodies the distinctive characteristics of a type and period. as described in the Cultural Sources Substantiation (IS/MND, p. 38): "The building is an ordinary example of a mid-century modern commercial/industrial building..." and designed during the era with utilitarian and cost-effectiveness as primary goals.'

Exhibits architectural and historic integrity. The exterior of the building appears to be essentially unchanged from the time of design and construction, as may be seen by comparing photo P5a on p. 1 of Appendix C of the Cultural Resources

Assessment (recorded in 2021) with the original architectural rendering shown in Exhibit CR-1 above. The building is able to convey the significance and authenticity of its historic identity through the survival of physical characteristics and character-defining features that existed during its historical period. It appears to retain the seven aspects of integrity: location, design, setting, materials, workmanship, feeling and association.

Potential for substantial adverse change in the significance of a historical resource pursuant to CEQA Section 10564.5: The determination of Less than Significant Impact cannot be supported by the Substantiation as critical information is missing and the determination is therefore flawed. In light of information provided in these comments the eligibility of the existing commercial building as an historical resource under CEQA is likely and remains to be evaluated after thorough research is conducted. Until that evaluation is completed, the potential for substantial adverse change in the significance of the building as historical resource cannot be determined. Therefore. full study and

evaluation with an Environmental Impact Report is mandatory under CEQA and must be completed.

I would only add to this that I intend to submit to California's State Historic Preservation Officer a nomination for this site to be found eligible for inclusion in the California Register of Historic Places.

In addition, there are a few details about the Initial Study and parallel public information provided by the proponent that should have raised significant red flags for County Staff as they considered a Mitigate Negative Declaration. Aside from the misleading representation of the site's historical value and the apparently deliberate misrepresentation of the status of the state and federally protected desert tortoise on the site, I would call your attention to information included in the February 21 addendum to comments by the Morongo Basin Conservation Association, detailing claims and inducements made. In various forms of social media by the proponents of the Wonder Inn that include large additions to the proposed project not covered in the IS/MND, especially including the construction of 24 large homes on 5-acre lots adjacent to the Inn site.

As you are no doubt aware, there is abundant caselaw establishing that separating a proposed project into different pieces for the purposes of CEQA analysis, or "piecemealing," is allowed under CEQA only in quite limited and specific circumstances, none of which would seem to apply to the Wonder Inn project.

More to my intended point, however, is the fact that many of these claims display an apparent deliberate lack of interest in the actual aspects of the site being proposed for development.

- The proponent advertises ATV/OHV rental when no such use of ATVs is legal in the area per county law.
- The proponent describes the project as existing "in Joshua Tree National Park," which is emphatically not the case.
- Proponent claims no tortoises on the site despite freely available information documenting tortoises on the site.
- Proponent advertises the proposed resort as a "wellness retreat" opportunity despite the established fact that the local groundwater is unsafe for sustained human consumption.
- IN a petition launched by the proponent viewable at <https://petitions.eko.org/petitions/support-the-wonder-valley-inn>, proponent states that "Increased tax revenue [would be] generated which can help our city," despite the site being some miles outside the City of Twentynine Palms, a fact of which one could reasonably assume proponent is aware, since the proposal is before San Bernardino County rather than the City of Twentynine Palms.

These may not be evidence of deliberate misrepresentation of facts by the proponent: they may rarely result from incompetence or ignorance. To be honest I'm not sure that's reassuring. Regardless of their origin, these statements call into question the veracity of the rest of the

information provided in the IS/MND. The County should insist on proceeding with a full Environmental Impact Report in order to sort out this miserable confusion of fact and fiction.

Thank you again for the opportunity to comment.

Chris Clarke
4838 Sunmore Parkway
29 Palms CA 92277

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 9:58:23 PM

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Name

Leila Lavender

Address

79521 29 Palms Hwy
Twentynine Palms, CA
92277
US

Email

lilysjunk27@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Wednesday, February 22, 2023 4:10:55 PM

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

Name

Michael Jensen

Email

omyjack@aol.com

Address

142 Alamo Drive
Santa Fe, NM
87501
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.
- **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.
- **Noise:** Failure to fully evaluate noise impacts from special events, from increased traffic including off-road vehicle use, and from increased air traffic. Inadequate noise study.
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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

Former Wonder Valley property owner.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 9:40:36 PM

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Name

Brooke Edwards

Address

2302 nova way
Corona, CA
92883
US

Email

brookek813@yahoo.com

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Wednesday, February 22, 2023 4:06:30 PM

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

Name

Ben Holstrom

Email

bholstrom@gmail.com

Address

2130 BLUEGRASS AVE.
29 Palm , 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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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

People need Open Spaces! Wonder Valley is one of those splendid geographical areas in the entire High desert. Please don't vote to run it. Once it starts it will not end. Please serve the people that live in this area that's why we bought our houses that's why we raised our families that's why we live here. This comprehensive environmental study should be taken seriously and applied.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 9:25:02 PM

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Name

Adrian Field

Address

PO Box 665
or 78925 Indian trail
Twentynine Palms, CA
92277
US

Email

iosmoon@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163.

Please reconsider the woefully short comment period allowed for this project. The community of Wonder Valley is quite spread out geographically and computer access not available to all residents. This project is the largest project of any type ever to be proposed for Wonder valley and as such requires detailed and thorough review. The owners of this project have had the resources and time (more than two years) to plan

and put forward the project, I think residents should have a reasonable period to respond to this monumental change to their community. There is no doubt that this project and what it may herald will have profound and irreversible effects on this community and our environment.

Please extend the comment period to that of a minimum of 45 days.

thank you for your time,

Adrian Field

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 22, 2023 4:02:00 PM

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Name

Lowell Selvin

Email

lowell@lowellselvin.com

Address

70440 Cobb Rd
Rancho Mirage, CA
92270
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.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 8:49:54 PM

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

Name

Elana Horwich

Address

5668 William hart
Pioneertown , CA
92268
US

Email

luckyhorwich@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

Please honor our greater communities natural resources with more time in this matter. Money is a quick fix, but when spent in alignment with nature and locals it can have unhealthy consequences in the future. 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: Wednesday, February 22, 2023 3:50:12 PM

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Name

Matthew Kohn-Levine

Email

matthewlevine94@gmail.com

Address

1510 South Camino Real
Apt 213A
Palm Springs, CA
92264
US

I am a:

Resident

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

The Wonder Inn project is a potential detriment to the Wonder Valley community, its ecosystem, and future as an untouched part of the greater Morongo Basin. As the Higher Desert sees more and more potential businesses as the population grows, it's important for San Bernadino County to recognize the bad actors that wish to take advantage of a lower cost market. The developers who intended to build the Wonder Inn have neglected their due diligence in surveying the existing land. It is sad they don't recognize the ridiculousness of trying to develop a Palm Springs style resort without any potable water, fire department, or amenities that would normally be required in a business potentially servicing hundreds of tourists. All of that being said, the evidence of desert tortoises, including new hatchlings, should disqualify any new development in this area, especially when it is coming from developers who have no real connection to the community they are trying to start a business in. Keep Wonder Valley wonderful, and please stop trying to make every desert community into a worse version of Palm Springs.

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 22, 2023 3:42:14 PM

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Name

Jason Clark

Email

clarkj83@hotmail.com

Address

29166 Woodbine Ln
Menifee, CA
92584
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.
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- **Noise:** Failure to fully evaluate noise impacts from special events, from increased traffic including off-road vehicle use, and from increased air traffic. Inadequate noise study.
- **Public Services:** Inadequate evaluation of increased burden on already insufficient services including Fire, Paramedic and Sheriff, with potential increased demand of roughly 20%.
- **Recreation:** No assessment of potential impacts on multiple nearby regional recreational areas with increased visitorship from guests.
- **Transportation:** Failure to fully evaluate increased traffic including from special events, impacts from advertised off-highway vehicle tours and guest "exploration" of neighborhood, impacts to Gammel Road between Amboy Road and Highway 62, hazardous road condition created by rise on Amboy Road in front of property, and inadequate details on road modifications.

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.

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 22, 2023 3:41:31 PM

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Name

Catherine Wright

Email

cowgirl.indian@yahoo.com

Address

5055 Little 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

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: Wednesday, February 22, 2023 3:27:22 PM

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Name

Nicholas Christensen

Email

nickchristensen17@gmail.com

Address

8095 Scholl Rd
Morongo Valley, CA
92256
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

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

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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.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 8:39:58 PM

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Name

Kristy Wilson

Address

60707 Navajo Trail
Joshua Tree, CA
92252
US

Email

kristyisrad@mac.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . 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: Wednesday, February 22, 2023 3:16:37 PM

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Name

Erin Ficor

Email

erin.l.ficor@gmail.com

Address

274 Euclid Ave
#2
Oakland, CA
94610
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

PLEASE rethink this - destroying nature for profit has and always will be disgusting.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 7:54:55 PM

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Name

Yvonne Mack

Address

3589 Warren Vista Ave
Yucca Valley , CA
92284
US

Email

eph.320@hotmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Wednesday, February 22, 2023 3:11:28 PM

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

Name

orianna Collins

Email

oriannareardon@gmail.com

Address

9738 Lanning Lane
Morongo Valley, CA
92256
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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Sent from [Stop The Wonder Inn Project](#)

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 7:24:19 PM

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Name

Steve Williams

Address

740 Brooks Ave
Venice, CA
90291
US

Email

stevenmwilliams99@gmail.com

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twenty-nine Palms), PROJ-2021-00163.

Please extend the comment period. We need more time to go through this lengthy document. Thank you.

Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance

and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . 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: Wednesday, February 22, 2023 2:57:45 PM

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Name

HELEN GORDON

Email

helldini@gmail.com

Address

37127 ELM ST APT 21
NEWARK, CA
94560
US

I am a:

Resident
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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- **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.
- **Noise:** Failure to fully evaluate noise impacts from special events, from increased traffic including off-road vehicle use, and from increased air traffic. Inadequate noise study.
- **Public Services:** Inadequate evaluation of increased burden on already insufficient services including Fire, Paramedic and Sheriff, with potential increased demand of roughly 20%.
- **Recreation:** No assessment of potential impacts on multiple nearby regional recreational areas with increased visitorship from guests.
- **Transportation:** Failure to fully evaluate increased traffic including from special events, impacts from advertised off-highway vehicle tours and guest "exploration" of neighborhood, impacts to Gammel Road between Amboy Road and Highway 62, hazardous road condition created by rise on Amboy Road in front of property, and inadequate details on road modifications.

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.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 6:59:09 PM

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Name

Kacy Dalton

Address

61105 Navajo Trail
Joshua Tree, CA
92252
US

Email

kacydrewdalton@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Wednesday, February 22, 2023 2:52:25 PM

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

Name

Christine Seror

Email

seror.christine.v@gmail.com

Address

PO BOX 690
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

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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- **Greenhouse Gas Emissions:** No solar power included in project plans.

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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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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

In general, Wonder Valley does not have the infrastructure to support the environmental impacts of "tourism" the Wonder Inn project proposes. From depletion of its aquifer (a tourist at a hotel uses 3x more water at a resort than at their home), to sustainability of our local resources for our community services like our roads, our police, or emergency services.

We, our community, are part of this environment and we call for justice; the Wonder Inn, proposes a private segregated country club that excludes our history and threatens our quality of life, desert animals from their natural habitat, and the last of southern California's dark skies. Because no 24 hour hotel of that scale cannot have lights that have no impact.

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 of this project be performed.

Thank you for your time to this serious matter.

Christine V Seror
Wonder Valley, CA
(310)953-1184

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 4:50:16 AM

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

Name

Kevin Bone

Address

7170 Lanes Lane
Twentynine Palms, CA
92277
US

Email

bonykev@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Wednesday, February 22, 2023 1:58:47 PM

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

Name

Erin Smith

Email

erinsd09@gmail.com

Address

478 Manzanita Dr
Los Osos, CA
93402
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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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 really feel the voices of the community need to be taken seriously here. There is beautiful Joshua Tree and many airbnbs as an option. Development of more lodging is not necessary. Keep the land as native and self-sustainable as as possible please. Money doesn't always talk.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 7:03:47 AM

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

Name

Susan Zakin

Address

74375 Cottonwood Drive
Valatie, CA
92377
US

Email

szakin@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Wednesday, February 22, 2023 1:54:10 PM

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

Name

Rich Good

Email

rich.good@gmail.com

Address

2720 Allen 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

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

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Thank you.

Additional Comments

Two main points:

1. For the business owners: it seems you're setting yourselves up for failure - the environmental hazards of extreme wind and blowing dust are against a resort with outdoor amenities. And the most elemental resource - water is a huge problem for you. Not to mention the effect on the local community water usage.
2. For me: As a resident - the reason i live in a place so far off the grid is for solitude and quiet. Sanctuary in nature you might say. A resort will affect both of these aspects considerably.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 7:10:50 AM

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

Name

Quisha Henderson

Address

77575 Twentynine Palms Highway
Twentynine Palms , CA
92277
US

Email

mshenderson619@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Wednesday, February 22, 2023 1:47:27 PM

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Name

Michael Halbleib

Email

mhalbleib@aol.com

Address

400 West Ocean Blvd
Unit 304
Long Beach , CA
90802
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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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 frequent Wonder Valley visiting friends and enjoying the outdoors. This project wouldn't add anything to the community. It would add traffic, noise pollution, and light pollution. I go to wonder valley to enjoy the quiet peace that the area brings and the occasional run in with wildlife. Stop this project from being built.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 7:10:50 AM

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Name

Quisha Henderson

Address

77575 Twentynine Palms Highway
Twentynine Palms , CA
92277
US

Email

mshenderson619@gmail.com

I am a:

Resident

Comment

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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: Wednesday, February 22, 2023 4:27:42 PM

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How to make this comment:

If you want to comment on the Wonder Inn Initial Study (**due by February 22 at 4:30 PM**), you have two options:

- Use the click-and-send letter below. You can add additional comments of your own in the box at the bottom. The comment form will be sent to all County Officials listed below.
- Write your own comments and send them in yourself. [See how here.](#)

Name

John Birnbaum

Email

birnbaum.seror@gmail.com

Address

82626 and 82578 Lori Lisa Rd.
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
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.
- **Noise:** Failure to fully evaluate noise impacts from special events, from increased traffic including off-road vehicle use, and from increased air traffic. Inadequate noise study.
- **Public Services:** Inadequate evaluation of increased burden on already insufficient services including Fire, Paramedic and Sheriff, with potential increased demand of roughly 20%.
- **Recreation:** No assessment of potential impacts on multiple nearby regional recreational areas with increased visitorship from guests.
- **Transportation:** Failure to fully evaluate increased traffic including from special events, impacts from advertised off-highway vehicle tours and guest "exploration" of neighborhood, impacts to Gammel Road between Amboy Road and Highway 62, hazardous road condition created by rise on Amboy Road in front of property, and inadequate details on road modifications.

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'm not sure how this project co-exists with The Plan.

<https://countywideplan.com/community/east-desert-unincorporated/wonder-valley/>

Where is the Hydrological report? How much water is in the aquifer? How many years can it be expected to last with the increased usage? Pools? It is rare to see a pool in WV. We understand that the water here is precious.

Where is the traffic study for Amboy Rd.? Hwy 62 is already an issue with folks leaving parking lots, not realizing the speed at which cars are moving. Amboy is single lane.

Is there a plan to address increased dirt road traffic of the looky-loos? That we pay to maintain.

Electrical study? Power is already sketchy. As the Inn will be "upstream" of the eastern homes will upgrades be required?

Thank you

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 7:49:58 AM

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Name

Sheri Krogh

Address

7039 49 Palms Ave
Twentynine Palms, CA
92277
US

Email

dskrogh@aol.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . Thank you for your consideration.

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



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: Wonder Inn Hotel/Resort (Twentynine Palms)
Project No. J-2021-00163 IS/MND

Dear Mr. Khan:

The Morongo Basin Conservation Association advocates for the healthy desert environment that nurtures our rural character, cultural wealth, and economic well-being. For 53 years we have worked to preserve the economic and environmental welfare of the Morongo Basin against exploitation deemed not in the best interest of the residents; and to promote master planning for the entire area known as the Greater Morongo Basin including all the various communities therein.

Project Description Summary

The MBCA takes this opportunity to comment on the "Notice of Intent (NOI) to Adopt an Initial Study/Mitigated Negative Declaration for the Wonder Inn Project (Project) with a concurrent submittal of a General Plan Land Use Amendment from Rural Living (RL) to Commercial (CS) and a Zoning Amendment from Rural living, 5-acre minimum lot size (RL-5) to Service Commercial (CS) and a Conditional Use Permit for a proposed hotel use with the conversion of an existing 4,407- square foot office building to a restaurant/lobby and the construction of 106 guest rooms, 5,000 square foot conference room, 3,985 square foot wellness center and ancillary structures on a 24.4-acre site, located at 78201 Amboy Road, Twentynine Palms in an unincorporated area of San Bernardino County known as Wonder Valley. **The Project Site is not located within any Countywide Plan Area.**" (Emphasis added)

Project Description Correction

The Project Site is not located within any Countywide Plan Area. This is incorrect – see Countywide Plan Policy Map LU-2 General Boundaries. Wonder Valley site is not located in any **Community Plan Area** True. Wonder Valley **is** within the Countywide Plan Area. Wonder Valley is an unincorporated community within the sphere of influence of the city of Twentynine Palms. Wonder Valley is Community Service Area (CSA) 70M paying taxes for certain services. Also see the *Wonder Valley*

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Community Action Guide for the community's strengths and opportunities, values, and aspiration statements.

What does "not located within any Countywide Plan Area" say to the public, Planning Commissioners and Supervisors? It says that nothing stands in the way of the proposed Wonder Inn development. All issues have been considered and mitigations will solve any problems. The MBCA and Wonder Valley residents are not in agreement and find that under CEQA an EIR is warranted. CEQA is intended to inform government decisionmakers and the public about the potential environmental effects of proposed activities and to prevent significant, avoidable environmental damage. What is missing?

The EIR will acknowledge the newly revealed Resort Activities and the 24 Private Villa subdivision advertised for sale on social media and analyze for the individual and cumulative impacts of the now 130-acres development on the community and environment. The legality of this advertising and fund raising without county knowledge or approval of the projects is questioned.

1. ATV and Hot Air Balloon Adventures, Horseback riding
2. Live music around fire features
3. Resort VIP Membership Discounts
4. A subdivision of 24 private villa 4 bedroom, 3 bath homes on individual 5-acre lots each with a swimming pool, hot tub, outdoor shower, fire pit, solar panels, and electric car charger. The homes can be lived in full time and/or managed professionally as STRs for \$1000 per night. The 5-acre lots are currently for sale for \$150,000.

This social media information was provided as a Project Addendum to Mr. Khan by email on February 20, 2023

The EIR would describe Wonder Valley as a Super Disadvantaged Community

Wonder Valley Census: 818 population with 412 households

Median Household Income (MHI): \$32,679 [from the American Community Survey 2014-2018 report]

The State MHI for the same period is \$86,165

The area is 38% of the State MHI and is a State Super Disadvantaged Community

State Disadvantaged Communities (DAC) are <80% of the State MHI

Super Disadvantaged Communities (SDAC) are <60% of the State MHI

The EIR should include the County Service Area-CSA 70M to show county and Community Investment

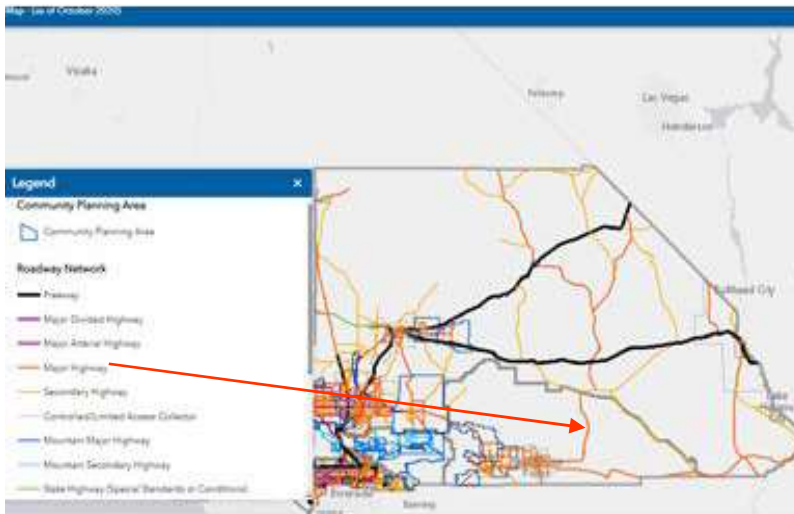
Wonder Valley CSA 70, Zone M is located ten miles east of Twentynine Palms and was established by an act of the San Bernardino County Board of Supervisors on August 14, 1972, to provide road maintenance for 178.41 miles of road to the community of Wonder Valley. Currently parcel owners pay \$166.84/fire; \$50.39/road grading; \$10.30/park; \$5.30/TV = \$232.83 annually to the CSA.¹

- The district has a small park with a gazebo, 5 picnic table, a few in-ground BBQ's and play equipment or younger kids. It's a nice place for people to stop and rest when traveling through the area.
- The district also has a community center which hosts municipal advisory meetings (CSA70-M Fire, Park, and Roads), Slice of Life (women's local group), Dale Basin Well Owner's Association for residents in the Basin that are concerned about their wells. It is for rent for special occasions.

¹ <https://specialdistricts.sbcounty.gov/roads/road-districts/csa70m>

- The district also hosts a book program in which they lend books, VHS tapes, and DVDs at no charge to local residents. They can sit in the community center and read, work puzzles, or just sit and chat. This program is open on Monday and Wednesday from 9:00 a.m. – noon.

The EIR should accurately describe the regional Project Site Location



“Regionally, the Project Site is generally located north of State Route 62, east of State Route 247, south of the Bullion Mountains, and west of United States Route 95 in the City of Twentynine Palms. Primary access to the property is from Amboy Road. The Project Site is located approximately 1.3 miles west of Goodwin Road, 5.7 miles east of Utah Trail.” (IS Page 4)

What is missing from this description is the greater regional perspective. Joshua Tree NP is the western end point in the

greater east Mojave Desert ecotourism playing field.

Amboy Road (see arrow) is the Major Highway in the Community Planning Area leaving Twentynine Palms going east through Wonder Valley, then north through Sheephole Pass and Mojave Trails National Monument to Amboy, east to Kelbaker Road which crosses the I-40 into the Mojave National Preserve before crossing I-15 at Baker where it becomes SR127 to Shoshone and Death Valley NP.

Or go east on the I-15 to Las Vegas. There are four major destinations east of Joshua Tree NP and traffic could be going either to or from these end points through Wonder Valley. Wonder Valley is the first/last in a series of picturesque basins between the numerous North-South trending mountain ranges. The east desert region of California is within the Basin and Range Province and many travelers are attracted to its remote beauty, quiet, and dark night skies.

The EIR should accurately describe the land use pattern and how it has shaped the community.

From the Wonder Valley Community Plan

“Wonder Valley is a community within the Morongo Basin, east of Joshua Tree and Twentynine Palms. After homesteaders acquired land following the 1938 Small Tracts Act, hundreds to thousands of homesteader cabins were built in the area. Since then many homesteads have been abandoned and demolished. Today Wonder Valley has a sparse but diverse population of nature lovers, outdoor enthusiasts, desert rats, retirees, and artists.”

As will be demonstrated, the Proposed 130-acre Wonder Inn Hotel/Subdivision is not a passive development that will barely be noticed by the wildlife, the residents, those vacationing in the locally-owned 84 STRs, and those journeying into the wild lands to the north.

Aesthetics

- a) Would the project have a substantial adverse effect on a scenic vista?

“The CEQA guidelines do not provide a definition of what constitutes a “scenic vista” or “scenic resource.” That’s fair. The individuals experiencing a scenic vista are the definers.



Photo 1: Wonder Valley with Valley Mountain

We are in the Basin and Range Province and the basin, in this case valley, with the surrounding mountains are the ever-changing scenic vista that we travel through (or live in). In the distance, in front of Valley Mountain with the active storm overhead, we see the individual spaced cabins, the scenic historical signature of place in Wonder Valley.

The cabins are visible. They are small and spaced apart on their 2.5 to 5.0-acre Small Tracts. It is wishful thinking that the open design of the 25-acre Resort with 106 rooms in

two stories and 210 parking spaces and pool and walkways all needing lights at night will blend in – either day or night. It might blend only if the viewer had too many drinks in the bar. Now add the advertised 24 villa homes on 5-acre lots and expand the description area to 130-acres. The cumulative aesthetic impact of the Proposed Project and the advertised but not officially proposed 130-acre subdivision, will have a significant impact on the scenic vista.

“These structures were determined not to have historic value.” (IS Page 17)



Photo 2: Pink-building formerly DEC headquarters

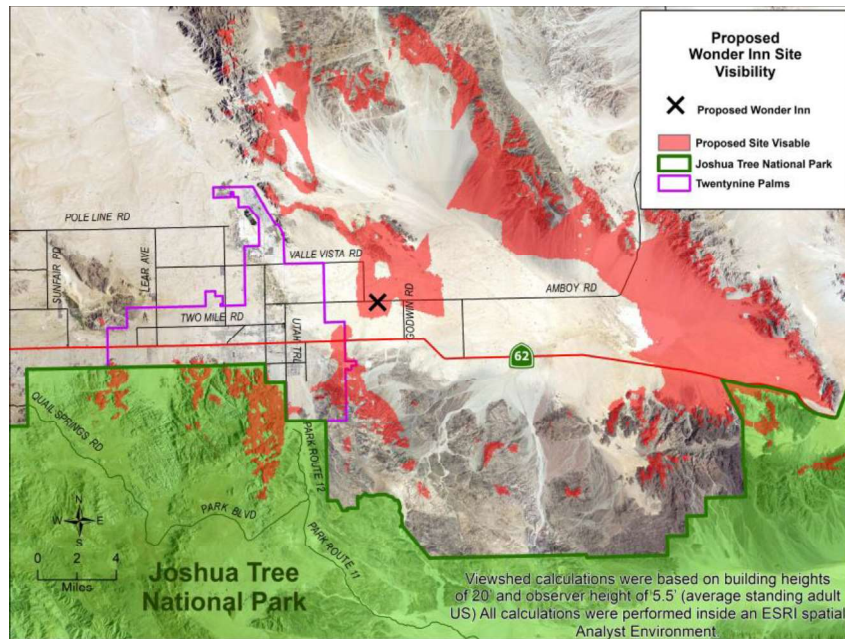
The pink-building to be repurposed for the Proposed Hotel is historic. It was designed, built, and used by the Desert Electric Cooperative Inc. on the 30-acre site in 1962. It contained the yards for DEC vehicles and other equipment. At the time the DEC serviced 500 miles of distribution lines supplying more than 2000 Small Tract homes with power and light.²

The IS determines that because of its open design concept and height limitations it would not block any views so less than significant impact. (IS Page 17).

There is concern by the community and tourists that the Proposed Wonder Inn will become the “view” in this wide-open landscape (Photo 1) where the tallest buildings, other than the pink -Proposed Project building (Photo 2), are the fire station and one two-story house.

² Twentynine Palms Historical Society Old Schoolhouse Journal, Winter 2022

The Visibility map was calculated for buildings 20 feet high. The proposed structures cannot exceed 35 feet. The visibility will be greater than seen on the map.



Factoring in the cumulative effect of the yet to be officially proposed 24 villas each on a 5-acre lot the Proposed Project will have a significant unmitigable impact on the viewshed for residents and those passing through.

Figure 2: Proposed Wonder Inn Site Visibility

Viewshed calculations were based on building height of 20 feet and observer height of 5.5 feet (average standing adult US). All calculations were performed inside an ESRI spatial Analyst Environment.

d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area.

The EIR must accurately account for the light/glare of the Proposed 130-acre Wonder Inn Hotel/Subdivision.

The developers report that they will follow the SBC Dark Sky Ordinance regarding lumens, light shielding, special pathway lighting, use of motion sensors, and the parking lot Pole Lighting will use nighttime friendly products. **AND**, all lighting will be extinguished by 11:00 pm per the Dark Sky Curfew.

The developers also advertise live music around fire features that will not only entertain the guests in the 106 rooms but also the party goers in the 24 villas. **Question:** Who will enforce the 11:00 pm curfew? Will the party goers in the 24 villas give a care about the Dark Sky Ordinance. Who pays \$1000/night to shut down at an 11:00 pm curfew? There will be a significant nighttime impact that will not be mitigated without law enforcement.

Wonder Valley is in a special place. It is dark. People come to the desert to view the dark sky.

Light Pollution

...light pollution is increasing, notwithstanding the countermeasures purportedly put in operation to limit it.

Science, 20 January 2023 • Vol 379 Issue 6629

Exiting Twentynine Palms, Amboy Road connects Wonder Valley to Death Valley NP a 360-mile/6 hour dark ride with light blinks only in Baker (I-15) and Shoshone. The darkness is the pride of

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Wonder Valley residents and the County and helps fuel enthusiasm for the 84 residential STRs. The 130-acre glow of the Proposed Wonder Inn Hotel/Subdivision would permanently rob the community of a revenue source.

The EIR must address the cumulative effects on the unmitigable loss of the Wonder Valley scenic vista.

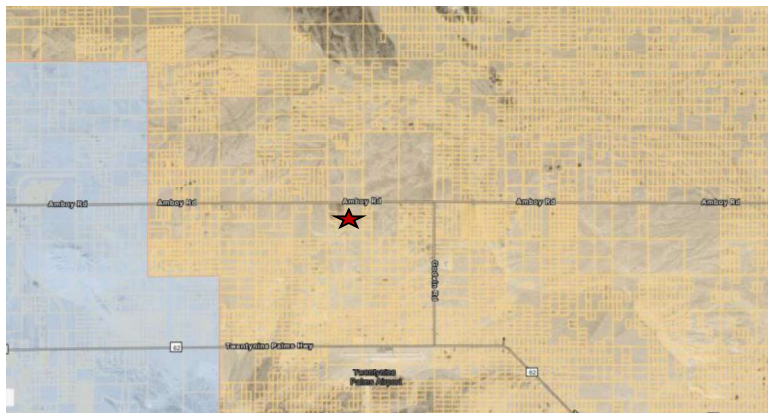
Air Quality

- b) Result in a net increase of criteria pollutants PM 10 and PM 2.5 in the Mojave Desert Air District which is out of compliance.
- c) Expose sensitive receptors to substantial PM10 and PM2.5 pollutant concentrations

No doubt when purchasing the pink house property and those surrounding acres the buyer saw the beautifully graded dirt roads in the area and imagined OHV recreation. The County knows better since they were lead players in the passage of the OHV Ordinance §28.0403 in 2010.

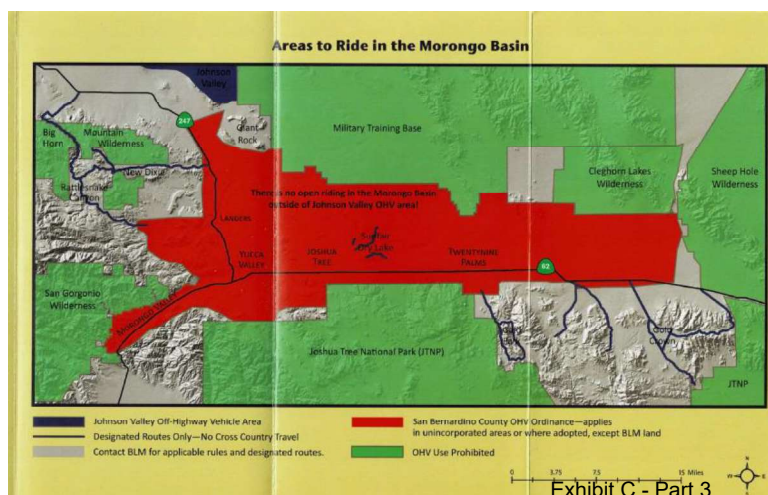
Wonder Valley sits on a linear dune and when vegetation is removed, or the crust disturbed, the dust blows – hence the OHV Ordinance. Today the Sheriff's Operation Dust Devil is continuing to deal with OHV problems desert wide on a finite budget.

“The goal of the San Bernardino County Sheriff’s Department Off Highway Vehicle Team is to contact off highway vehicle enthusiasts and educate them in the safe and proper use of their equipment, to include use of helmets, seat belts, and operating on designated off highway vehicle trails and open areas. Many enthusiasts are unaware of the locations of the legal and open off highway vehicle riding areas.”



Dirt roads (yellow) in Wonder Valley that evolved from the Small-Tract Act and the purchase of thousands of 5-acre tracts which came with 50 feet of access along with utility access.

★ Proposed Wonder Inn
Hotel/Subdivision



Map of the Morongo Basin showing legal OHV riding (blue lines) and areas where it is not legal to ride (red).

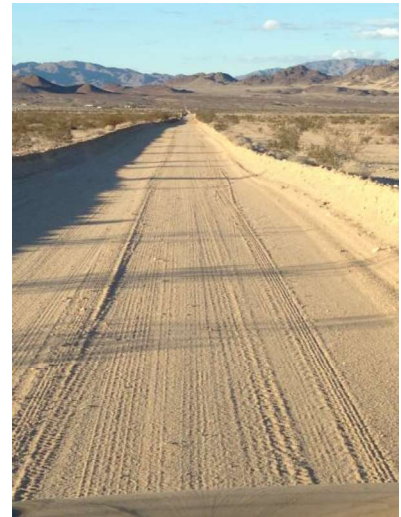
Hotel guests want ATV adventures and see opportunity all around.

Question: How will the OHV Ordinance be enforced?

The County is aware that dust contributes to asthma and cardiovascular disease. On the CalEnviroScreen 4.0 Wonder Valley rates 100 percentile for cardiovascular disease.



The EIR must accurately describe the cumulative effects of numerous tourists enjoying the advertised ATV adventures as well as exploring in their own cars on the maintained dirt roads at speeds causing massive unmitigable dust plumes.



Biological Resources

- a) Have substantial adverse effects ...on special status species
- b) Interfere substantially with the movement of species...or migratory wildlife corridors.

The EIR must account for the cumulative adverse effects of the Proposed 130-acre Wonder Inn/Subdivision on the presence and terrestrial connectivity of the federally and state listed Agassiz Desert Tortoise.

IS Will the Project

- a) Have a substantial effect on any special status species...Less that significant with mitigation.
- Initial Study: “Despite a systematic search of the Project Site, **no live tortoises, suitable burrows, or signs were observed on the project site during the site investigation. Based on the results of the field investigation and lack of suitable burrows and no observed sign, desert tortoise was determined to have a low potential to occur onsite.**” (Initial Study Page 33, bold added)

On January 20, 2023, I provided to Azhar Khan, Project Planner, a copy of the Circle Mountain Biological Report which found direct evidence of the Desert Tortoise on the site.

Circle Mountain Biological Consultants (CMBC) Focused Survey for Agassiz’s Desert Tortoise, Habitat Evaluation for the 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 Job#: 20-012 April 2020

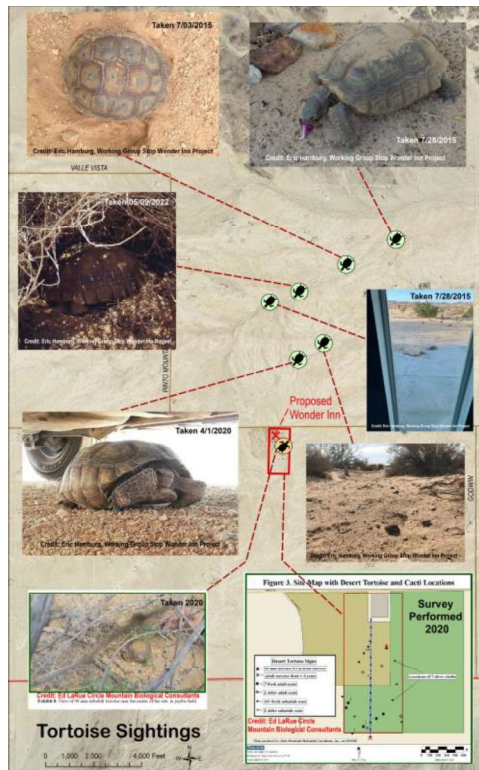
Introduction Page 1 “Circle Mountain Biological Consultants, Inc. was contracted by Mr. Alan Greenberg on behalf of Ecotech Design (Proponent) to perform a focused survey...” Subsequently, Ecotech Design ceased its professional relationship with Mr. Greenberg and the Survey, although

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completed, was never paid for. The Study was also not included by Mr. Greenberg in the Habitat Assessment for the Proposed Project.

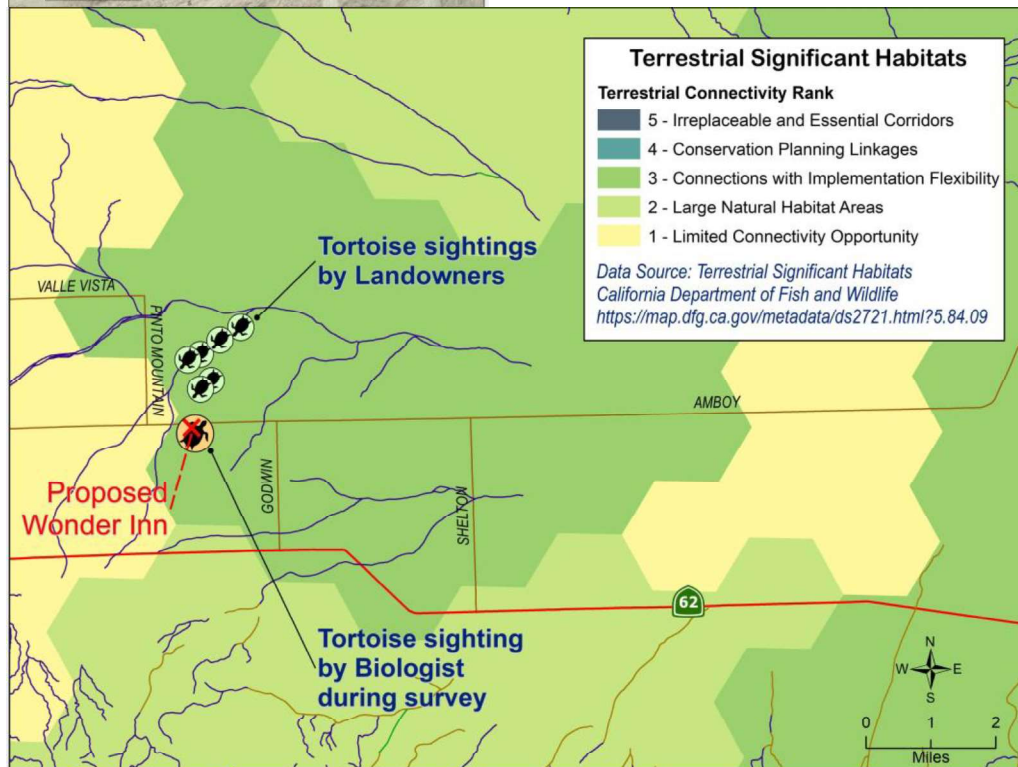
With this background MBCA requested from nearby residents any known tortoise sightings with geolocations so they could be mapped.



Six Agassiz Desert Tortoise photos with geolocations were submitted and mapped as shown.

Please note that all tortoise sightings, including the individual on the Wonder Inn site are within a Terrestrial Significant Habitat containing Connections with Implementation Flexibility. The Proposed Project Habitat Assessment did not include this map. It referenced the US Fish and Wildlife lack of maps but not the California Dept. of Fish and Wildlife, which provided this information. See the map for data source.

The EIR must account for the Proposed Project site (130-acres) as a location where living tortoise and tortoise sign and burrows can be found. The surrounding Wonder Valley area is excellent tortoise habitat with living tortoise moving through. Mitigation will be difficult if not impossible. State and Federal permits are required,



MBCA asks that the comments provided by the Desert Tortoise Council (10 February 2023) and Saving Slowpoke (16 February 2023) be incorporated into the MBCA comments.

Please also incorporate the comments of Kerrie Aley (18 February 2023) on Transportation and VMT into the MBCA comments.

The MBCA has read many of the letters provided to Mr. Khan through Stop Wonder Inn.org. These letters come from the residents and speak substantially about the effects the Proposed Wonder Inn Hotel/Subdivision would have on the environment and their lives. We are pleased to join their ranks with our letter.

It appears perfectly clear that approval of the Proposed Project and the CUP with a MND is unsupported by the current studies submitted and incorporated into the Initial Study. An EIR under the purpose and intent of CEQA is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat Flanagan".

Pat Flanagan
Board, Morongo Basin Conservation Association

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 9:32:25 AM

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

Name

Valeree Woodard

Address

64114 Foothill Drive
Joshua Tree , CA
92252
US

Email

mynzqtr@aol.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . Thank you for your consideration.

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

From: [Brian Laczko](#)
To: [Khan, Azhar](#); [Supervisor Rowe](#); [Reyes, Steve](#)
Cc: info@stopwonderinn.org
Subject: PROJ-2021-00163 / Comments on Wonder Inn Hotel/Resort (Twentynine Palms)
Date: Wednesday, February 22, 2023 3:54:53 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.

To whom it may concern:

As Assistant Director of Capital Planning and Development Dept. for a public agency, our efforts to evaluate properties for development by our agency, I look at many properties for development potential. An overarching factor in whether to consider a property is what is discovered through the due diligence process. As an architect and planner, I rely deeply on the professional exactitude of consultants to assist in reporting a fair evaluation to decision makers. And this diligence is one of the most crucial aspects in developing a budget for a project. If we overlook some environmental or man-made issue, it could easily cost the agency hundreds of thousands, if not millions, of dollars.

To confirm a site's environmental history, due diligence efforts is a standardized, two-step process. Phase 1 is a comprehensive historical review of uses that have been on the property as far back as recorded. This is a crucial review as prior uses can indicate potential and costly environmental hazards, hidden under the "sands of time."

Should an odd historical use be identified, a consultant will flag it for further evaluation with a client, and likely, an environmental analyst. If, in the analyst's opinion, a potential hazard exists, a work plan is developed to analyze soil and/or structures for trace chemicals associated with that prior use. This second step is commonly referred to as phase 2 study. Should nothing of note be found in phase 1, there is no need to do the phase 2 study.

In my professional experience, had a consultant presented a phase 1 study of a property showing a history of electrical use, I would have engage in environmental analyst. They would need to review the historical data available to us, possibly gather more, so that an understanding could be developed about whether there were problematic chemicals and toxins associated with that use. Notable toxins like PCBs were very common in early electrical transformers and other equipment.

The historical report for the development did not indicate any historical connection to early electrical history in the valley. So their phase 1 report, if there was one, was lacking in this information. Therefore a phase 2 study, evaluating for potential PCBs in an old storage yard, was never considered. I am not saying there were or were not PCBs involved at this location. But neither is this developer's consultant as the diligence was insufficient.

It is easy to draw a conclusion that the developer might not have wanted to hear about this potential constraint for fear that it might look bad in the eyes of the reviewing planners. No appearance of an electrical history in the initial report could have reviewing planners think that an IS/MND was sufficient. But we know from the basic research of the community group that historical information was not difficult to find, and this was a location involved in the valley's

initial electrification. Whether the structure or use is a historically significant fact is not salient to my argument. Rather, this is an argument that an omission of these potentially hazardous materials is either sloppy or a willful omission.

While a property with this kind of history would be problematic for a fund-strapped public agency, an overlooked environmental hazard could possibly be easily budgeted for accommodated in a large private development, “cost of doing business.” But this is just speculation on my part. The only part that is not speculation is the lack of diligence on the part of the developer and their consultant. This potentially willful disregard of readily available facts, in my professional opinion, calls into question the entire process in the preparation of their initial CEQA package. The IS/MND finding favors the developers, instead of requiring a full EIR. And yet this simple omission seems to require San Bernardino County Planning to re-examine their rush to an IS/MND. And my rudimentary understanding of other facts, either overlooked or distorted, further reinforce the idea of reconsideration by county planners of an EIR.

Thank you for the opportunity to comment.

Brian Laczko
blaczko@gmail.comTo

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 8:54:44 AM

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Name

Elena Yu

Address

73589 Desert Trail Drive
Twentynine Palms, CA
92277
US

Email

elenayu14@gmail.com

I am a:

Resident
Business Owner

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the

potential to profoundly affect the health, economy, safety, well-being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . Thank you for your consideration.

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

Halle Kohn-Levine

1510 S Camino Real Apt 213A
Palm Springs, CA 92264
(562) 308-7533
hallekohn@gmail.com

22 February, 2023

Attn: Azhar Khan, Planner

County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave 1st Floor
San Bernardino, CA 92415
azhar.khan@lus.sbcounty.gov
RE: Wonder Inn Hotel/Resort (Twentynine Palms) (PROJ-2021-00163)

Dear Mr. Khan,

I want to start this letter by sharing something I wrote in Wonder Valley several years ago:

“When the sun is setting in the desert, it does so quietly. There aren’t many trees obstructing the sunlight casting long shadows across the earth - just the bushy creosote, some dried out lily corpses from the springtime and the broad smoke trees strewn along the wash. The air gets darker, footsteps sound louder as they crunch against sand and rock, rhythmic breathing is so audible that the bounds of the Sheephole Mountains may listen to your heartbeat.”

This quiet is one of the many values held closely and determinedly by the Wonder Valley community. I’m the first to tell you that I’m no expert, but I focused my Master’s of Social Science thesis project on the conservation community of the Morongo Basin (cited below), sit on the Board of Directors of a long-established and respected desert-based environmental nonprofit, and have spent many years discovering and loving Wonder Valley in particular. I’m currently 29, not that it matters, and I fell in love with the desert when I was a little girl. I saw my first-ever wild desert tortoise when I was just about 12, and it struck a chord for me. But if my love for the desert materialized in just a moment, I’m not sure I could point to exactly which moment that was: it’s like a soulmate, beshert, someone that’s always been there, and who you can’t imagine life without. You might know the feeling.

The most wondrous part of the proposed Wonder Valley Inn project is the amazing fact that it has come this far without any due diligence on the County’s part. I’ll do my best to keep this short and sweet, and to organize this

letter in a way that conveys the issues comprehensively and clearly. The main take home points regarding the information lacking from the Mitigated Negative Declaration are:

1. There is no reference to the residents of the area, the history of the location, and the priorities expressed by those with vested interest in the landscape, such as dark skies and quiet; and worse yet, no mention of the Wonder Valley Community Action Guide, which conveys such values held by the community and more. On average, the residents of Wonder Valley have around a \$16,000 median income and are about 65 years old, two qualities which make Wonder Valley considered an Environmental Justice community - in other words, a community at risk of exploitation based on their limited resources. In the documents provided, there has been no mention of the many short term rentals offered and managed by local desert residents in the Morongo Basin who are already providing sustainable options for traveling tourists while both making a modest living and contributing to their local economy. In fact, the developers have conveyed a complete lack of knowledge of the goings-on of the area, as displayed by their common reference to Wonder Valley as “Joshua Tree” in advertising, which is foolishly inaccurate at best and intentionally misleading at worst.
 - a. **Please take note that the in-depth Wonder Valley [Community Action Guide](#) has been around since before the developers submitted their documents, and could have been used as a resource in efforts to connect project deliverables with community needs.**
2. There is no proposed plan to mitigate issues that may arise from the increase in traffic and tourism to the remote and unincorporated valley.
 - a. **Please present information on how the cost of necessary/consequential increases in emergency services and road repairs that emerge based on the increased flow of tourists will be collected, and who will be fronting the bill for this eventual ramping-up of infrastructure to meet the needs of the Wonder Valley Inn development in addition to the present population.**
3. San Bernardino County’s own Land Use & Planning Department requires new development to be focused in areas where there is potable water, wastewater, roadways and public services. Wonder Valley is unincorporated and generally severely lacks most, if not all, of these services.
4. Ecological concerns were completely overlooked.
 - a. There was a Soil PERC test done on the property that was previously rejected by the county. **How was this overlooked up**

until this point? Per the county's own rules, wasn't an approved PERC test required to get even this far along in the process?

- b. Water (a scarce resource in the desert): where will it come from? If it will all be drawn from wells, how sustainable is the take of the water in the ground? Per the County's own regulations, new construction is not supposed to be hauling in water. **Please follow-up with a study on groundwater sustainability if the development is going to proceed.**
- c. Desert Tortoises & wildlife linkages: previous studies and multiple local residents have demonstrated tortoise sign on and around the proposed development property. **Will the developers be hiring an Authorized Desert Tortoise Biologist to comply with USFWS and CDFW regulations to ensure that mitigation occurs to comply with federal and state laws protecting the species?**

In conclusion, I truly appreciate your time to read and evaluate the questions I've posed in this letter. My family owns land less than a mile from the project site, and this development would impact us, our friends, family, and guests directly. I hope that the County takes the time to review all relevant data shared with them during the comment period to come to the only logical conclusion: that The Wonder Inn is not viable, and it is harmful to the community of Wonder Valley.

Sincerely,



Halle Kohn-Levine

Some References (not exhaustive)

Kohn, Halle Rayn, "The desert's canary: a narrative examination of the socio-political role of the threatened desert tortoise" (2018). *Cal Poly Humboldt theses and projects*. 150.

<https://digitalcommons.humboldt.edu/etd/150>

<https://countywideplan.com/community/east-desert-unincorporated/wonder-valley/>

<https://countywideplan.com/policy-plan/land-use/>

Community Informational Meeting at Wonder Valley Community Center:

<https://www.youtube.com/watch?v=ygRI6f10bK4>

<http://www.sbcounty.gov/uploads/LUS/Desert/WonderInnHotelResort/Signed%20Initial%20Study%20PROJ202100163%20Wonder%20Inn.pdf>

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 11:38:10 AM

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Name

Lara bennett

Address

p.o. box #867
Morongo Valley, CA
92256
US

Email

lara.e.bennett@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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



Saving Slowpoke
61923 Plaza Rd. Suite A
Joshua Tree, CA 92252
www.savingslowpoke.org
savingslowpoke@gmail.com

22 February 2023
Attn: Azhar Khan, Planner
County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowhead Ave 1st Floor
San Bernardino, CA 92415
azhar.khan@lus.sbcounty.gov

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

Dear Mr. Khan,

Saving Slowpoke is a locally led and operated grassroots organization comprised of professional desert conservationists, activists, land management professionals, and laypersons who share a common concern for captive and wild desert tortoises and a commitment to advancing the public's understanding of desert tortoise care and conservation needs. Established in 2019 to promote the love and needs of Mojave Desert Tortoise in the California's deserts. Saving Slowpoke routinely offers free public education to under-represented communities at the heart of and surrounded by desert tortoise habitat. We are actively trying to create more tortoise conservationists and desert protectors in areas often overlooked.

Both our physical and email addresses are provided above in our letterhead for your use when providing future correspondence to us. When given a choice, we prefer that the County of San Bernardino Land Use Services Department (County) email to us future correspondence, as mail delivered via the U.S. Postal Service may take several days to be delivered. Email is an "environmentally friendlier way" of receiving correspondence and documents rather than "snail mail."

Given the location of the proposed project in habitats known to be occupied by Mojave Desert tortoise (*Gopherus agassizii*) (synonymous with Agassiz's desert tortoise), our comments pertain to enhancing protection of this species during activities authorized by the County. Please accept, carefully review, and include in the relevant project file Saving Slowpoke's following comments and attachments for the proposed project.

The Mojave desert tortoise is among the top 50 species on the list of the world's most endangered tortoises and freshwater turtles. The International Union for Conservation of Nature's (IUCN) Species Survival Commission, Tortoise and Freshwater Turtle Specialist Group, now considers the Mojave desert tortoise to be Critically Endangered (Berry et al. 2021), as it is a "species that possess an extremely high risk of extinction as a result of rapid population declines of 80 to more than 90 percent over the previous 10 years (or three generations), population size fewer than 50 individuals, other factors." It is one of three turtle and tortoise species in the United States to be critically endangered.

The following information is provided in the County's Notice of Availability (NOA) and Notice of Intent (NOI), dated 1/17/2023: "A Concurrent filing of a Tentative Parcel Map to consolidate six parcels into two parcels, a General Plan Land Use Amendment from Rural Living (RL) to Commercial (C) and a Zoning Amendment from Rural Living, 5-acre minimum lot size (RL-5) to Service Commercial (CS), a Conditional Use Permit for a proposed hotel use with the conversion of an existing 4,407- square foot office building to a restaurant/lobby and the construction of 106 guest rooms, 5,031 square foot conference room, 4,666 square foot wellness center and ancillary structures on a 24.4-acre site, located at 78201 Amboy Road, Twentynine Palms" (Proposed Project). The total project area is 134.6 acres.

The County's Initial Study/Mitigated Negative Declaration Checklist, dated January 2023, provides the following additional information on page 2:

Accommodations:

- 106 pre-manufactured modular structures placed in pods that will serve as the hotel rooms (total of 42,120 SF).
- 210 vehicle parking stalls, of which 12 contain electric vehicle charging stations, and seven are compliant with the American with Disabilities Act (ADA).
- 10 dedicated to motorcycle parking.

Amenities:

- Lobby, restaurant, kitchen, clubhouse – 4,407 SF (remodel of existing commercial style building).
- Administration/Back of House – 6,310 SF pre-manufactured modular building.
- One Swimming Pool – 6,300 SF.
- Wellness Area with arrival center (a building), shade structure treatment rooms, restroom, and a shade structure fitness room (total 3,985 SF).
- A 3,300 SF multi-purpose tent for gatherings with a 1,700 SF building and restroom area.
- Astronomy pergola – an approximately 250-foot linear, landscaped pathway to an existing on-site metal structure that includes landscaping and benches, and hard surfaces to set up telescopes or sit and watch the stars.
- Sunken Garden – an approximately 250-foot linear, landscaped pathway would lead to a landscaped area that is lower than the ground surface for seating.

Site Features:

- Landscaping features that include a variety of native palm and shade trees, water features, creosote mounds, decomposed granite trails, and water features.
- The parking lot will be asphalt chip seal, but the interior pathways and roadways and trails will be compacted decomposed granite.
- Drainage controls include construction of rock lined swales mostly along southern side of the property, intended to intercept and divert surface runoff to proposed detention ponds on both sides of the development area. This will prevent the offsite runoff from mixing with the rain water in the development zone. The outlet points for these lined swales will be fitted with detention ponds to attenuate the flow as it is released from the site. Outlets for the ponds will also include riprap pads and dissipators, if necessary. Within the development area, inlets and pipe systems will be used to intercept and convey runoff. The runoff will be brought to infiltration ponds for treatment before eventual release to its original flow path.

We note on page 5 of the Initial Study under the list of “Additional Approval Required by Other Public Agencies,” that there are no such Federal approvals and several approvals by the State of California. For reasons given herein, we believe that a Federal Section 10(a)(1)(B) incidental take permit will be required from the U.S. Fish and Wildlife Service (USFWS) under the Federal Endangered Species Act (FESA) and a Section 2081 incidental take permit under the California Endangered Species Act (CESA) will be required from the California Department of Fish and Wildlife (CDFW) before any ground disturbance occurs, which we believe will result in the take of the Federal- and State-listed Mojave desert tortoise. In addition, authorizations from both agencies may be required for the take of migratory birds under the Migratory Bird Treaty Act and its implementing regulations, and California Fish and Game Code.

On page 30 of the Initial Study, we read “No special-status wildlife species were observed on-site during the field survey performed as part of the Habitat Assessment (HA) in Appendix B-1. Based on habitat requirements for specific species and the availability and quality of onsite habitats, the HA in Appendix B-1 identified that the Proposed Project site has a low to moderate potential to support the following species as identified in Table 4 - Summary of Sensitive Species and Potential to Occur, although none of the species in Table 3 were identified in the field survey in Appendix B-1.” Please revise this section and add the species to the tables.

We read on page 5 of the Habitat Assessment (ELMT 2021), “All available reports, survey results, and literature detailing the biological resources previously observed on or within the vicinity of the project site were reviewed to understand existing site conditions and note the extent of any disturbances that have occurred on the project site that would otherwise limit the distribution of special-status biological resources.” Perhaps through no fault of their own, the consultant was not aware that a protocol tortoise survey and habitat assessment was conducted on 40 of the 135-acre± subject property in April 2020 (Circle Mountain Biological Consultants, Inc. 2020). The results of this survey and assessment should be added to the HA and the California Environmental Quality Act (CEQA) document and included in the description and analysis of impacts from implementation of the Proposed Project.

Page 6 of the HA states, “ELMT biologist Travis J. McGill evaluated the extent and conditions of the plant communities found within the boundaries of the project site on March 25, 2021. Plant communities identified on aerial photographs during the literature review were verified in the field by walking *meandering transects* [*emphasis added*] through the on-site plant communities and along

boundaries between plant communities.” We note later on page 16 that a “systematic search of the project site” is referenced but not described.

There is no indication that a protocol tortoise survey (USFWS 2019) was performed, either in the text or in the literature cited. We note that given CMBC’s researched standards of surveying for tortoises of approximately four acres per hour, that it would take approximately 34 hours to survey a 135-acre site, which excludes peripheral surveys to detect western burrowing owl (*Athene cunicularia*) (CDFG 2012¹), which would take several more hours. Given that Mr. McGill completed “meandering transects” on the 135-acre site on only one day, and lacking any additional information, we conclude that the requisite protocol survey was not performed.

Importantly, Mr. McGill’s reconnaissance survey was performed on 3/25/2021, approximately 11 months after Circle Mountain Biological Consulting (2020) performed its protocol survey on 4/6/2020. During the April survey, two CMBC biologists spent approximately eight hours performing surveys on a 40-acre portion of the same property, encompassing a portion of APN 0625-071-04 and all of APN 0625-071-09. During the CMBC survey, biologists found a 90 mm desert tortoise, the carcass of an adult tortoise that died more than four years ago, 7 fresh scats deposited in 2020 by adult tortoise(s), 2 older scats deposited prior to 2020 by adult tortoise(s), 16+ fresh scats of subadult tortoise(s), and 2 older scats of subadult tortoise(s).

Considering this oversight, possible disregard or concealment of this professionally conducted survey by Circle Mountain Biological and the findings it yielded, Saving Slowpoke representatives opted to conduct a casual and impromptu survey of a public right of way that passes near and through the proposed properties westernmost boundary. To avoid any trespass representatives never ventured further than 50 feet from the shoulder of the public right-of-way. Our staff has formal training and previous experience in conducting presence-absence surveys for desert tortoise and are very experienced in spotting tortoise and their sign. Upon survey of the right-of-way (Via Arenosa Rd.) a hatchling Mojave Desert tortoise (MCL ~50mm) was found approximately 40 feet away from the property’s western boundary (Pictured and indicated by a red dot in the figure below). This individual is representative of a desert tortoise no older than 6 months in age and was likely born last autumn. This is indicative of a reproductive population of desert tortoise either adjacent to, or within the proposed development site but certainly within the immediate vicinity.



Collectively our staff has over 50 years of observational, anecdotal, and researched knowledge of Mojave Desert Tortoise, their habitat, and their biology and we can state without reservations that 90% or more of the tortoise sign found in April 2020 CMBC Survey was still present on the smaller 40-acre parcel in March 2021 when the reconnaissance survey was performed. Depending on the biologist's experience level, we are certain that tortoise sign would have been found had the appropriate protocol survey been performed.

Given all this information and available data from peer-reviewed scientific papers on biology of and threats to the tortoise, Saving Slowpoke concludes that development of this site would invariably result in the take of tortoises. Take would occur from direct, indirect, and/or cumulative impacts (e.g., increase in human subsidized predation, entrapment of tortoises in drainage control facilities, etc.), and without the State and Federal incidental take permits listed above, would be in violation of both the California Endangered Species Act and Federal Endangered Species Act. We recommend that the County require a new survey of the 135-acre± site, employing the appropriate tortoise survey protocols (USFWS 2019) onsite and burrowing owl survey protocols in adjacent areas (CDFG 2012). For tortoise surveys, this would include implementing the survey at the appropriate time of the year and by personnel deemed qualified by USFWS and CDFW. In the meantime, the Initial Study, at least with regards to Biological Resources, needs to be revised and redistributed after these surveys are performed.

Finally, given the introduction of people into tortoise-occupied habitats and the likelihood that tortoise predators, including common ravens and coyotes, are likely to be drawn onto the site and adjacent areas seeking new food and water sources (Boarman 2003, Kristan and Boarman 2003), Saving Slowpoke concludes that the County must require an environmental impact report (EIR) for the proposed project that addresses all direct, indirect, and cumulative impacts to tortoises in the area. Importantly, the subject property is only 2.5 miles north of the Pinto Mountains Critical Habitat Unit (USFWS 1994) and Pinto Mountains Area of Critical Environmental Concern (ACEC; BLM 2006). Among other things, the EIR must address impacts to these proximate, essential tortoise habitats (USFWS 1994). The County should require the Project Proponent to contribute to the National Fish and Wildlife Foundation's Raven Management Fund for regional and cumulative impacts as well as other measures to mitigate the direct and indirect impacts during construction and operations and maintenance of the Proposed Project.

We appreciate this opportunity to provide comments on this project and trust they will help protect tortoises during any resulting authorized activities. Herein, we reiterate that Saving Slowpoke wants to be identified as an Affected Interest for this and all other projects funded, authorized, or carried out by the County that may affect species of desert tortoises, and that any subsequent environmental documentation for this project is provided to us at the contact information listed above. Additionally, we ask that you respond in an email that you have received this comment letter so we can be sure our concerns have been registered with the appropriate personnel and office for this project.

Respectfully,

Luke R Basulto

Luke Basulto, Founder
Saving Slowpoke

Literature Cited

Berry, K.H., L.J. Allison, A.M. McLuckie, M. Vaughn, and R.W. Murphy. 2021. *Gopherus agassizii*. The IUCN Red List of Threatened Species 2021: e.T97246272A3150871.

<https://dx.doi.org/10.2305/IUCN.UK.2021-2.RLTS.T97246272A3150871.en>

Boarman, W. 2003. Managing a Subsidized Predator Population: Reducing Common Raven Predation on Desert Tortoises. *Environmental Management* 32, 205–217 (2003).

<https://doi.org/10.1007/s00267-003-2982-x>

California Department of Fish and Game. 2012. Staff report on burrowing owl mitigation. The 7 March 2012 memo replacing 1995 staff report, State of California Natural Resources Agency, Department of Fish and Wildlife. Sacramento, CA.

Circle Mountain Biological Consultants, Inc. 2020. 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. Unpublished report dated April 2020.

Defenders of Wildlife, Desert Tortoise Preserve Committee, and Desert Tortoise Council. 2020. A Petition to the State of California Fish And Game Commission to move the Mojave desert tortoise from listed as threatened to endangered. Formal petition submitted 11 March 2020.

https://defenders.org/sites/default/files/2020-03/Desert%20Tortoise%20Petition%203_20_2020%20Final_0.pdf.

ELMT Consulting, Inc. 2021. Habitat assessment for The Wonder Inn Joshua Tree. Unpublished report, dated July 2021, provided by San Bernardino County Planning Department. Santa Ana, CA. 23 pp plus appendices. Desert Tortoise Council/Comments/ Wonder Inn Hotel/Resort.2-10-2023 7

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 11:37:55 AM

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Name

Alan Nakagawa

Address

1151 5th Ave
Los Angeles, CA
90019-3439
US

Email

invisibleteahouse@gmail.com

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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

From: [Jacqueline Keesee](#)
To: [Khan, Azhar](#)
Subject: Wonder Inn Hotel/Resort (Twentynine Palms) PROJ-2021-00163
Date: Wednesday, February 22, 2023 3:20:16 PM

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

Public comment regarding Wonder Inn Hotel

PROJ-2021-00163

Dear Mr. Kahn,

I am a resident of Wonder Valley CA and I am requesting that the county planning commission that is overlooking and making decisions on the Wonder Inn Resort PROJ-2021-00163, comes to the decision that an Environmental Impact Report take place.

Based on the San Bernardino County Wide Plan, this project should NOT have even been given a Negative Impact decision in the CEQA report. The County Wide plan states that "development is to occur in areas with potable water, roadways, and services". This does not describe Wonder Valley CA at all. In 2017, the Fire station was shut down by the county partly due to lack of potable water. Which brings me to the point that there are no services in Wonder Valley, we are serviced by 29Palms, an already stretched thin Fire, EMS and Sheriff Department. There are 2 main Highways that go through Wonder Valley, these are paved roads, over 80% of the other roadways in Wonder Valley are dirt roads which are serviced by a grader that the tax payers of Wonder Valley pays for.

Resource: <https://countywideplan.com/>

Within the Hydrology section of the CEQA questionnaire, question b asks:

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

The latest studies on the Dale Basin which is the basin that most Wonder Valley residents rely on for living not leisure, date back to 1979. We absolutely need updated studies, there has been a lot of movement within the valley over the last 40+ years, the effect the droughts have had on the basin as well as the illegal pot farms that were utilizing the water. We do not know the current status of our basin, an EIR and an updated Hydrology basin study is needed prior to allowing a large resort to move into our Wonderful valley. Is the county and the state really ready to let the leisure of others supersede the people that live in the community in Wonder Valley and rely on the water for LIVING?

Resource: Dale Valley Groundwater Basin

https://water.ca.gov/-/media/DWR-Website/Web-Pages/Programs/Groundwater-Management/Bulletin-118/Files/2003-Basin-Descriptions/7_009_DaleValley.pdf

Also to note, the developers have discussed in their proposal that they would be providing bottled water for consumption for its customers. According to San Bernardino County Land Use Services, hauled water is not permitted for new construction.

Resource: Hauled Water

<http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/HauledWaterHandout.pdf>

Additionally, the developers discuss adding a RO system. RO creates a lot of water waste and a poisonous discharge which is not discussed as to how the discharge will be handled.

Other Areas of concern within the CEQA questionnaire is Air Quality, from construction to traffic, and increase of dust and sand will be created in the atmosphere. If you know anything about the community members of Wonder Valley over 50% of the community members are over the age of 65, considered an at risk population which increased air pollution will effect. An EIR is needed.

CEQA also asks about the culture of the community, the Wonder Valley people that are currently living there are part of the culture and they were not once brought up in the developers plans or documents they submitted for the CEQA process. Wonder Valley has its own Community Action Guide, not once was it mentioned, this project goes against our guide and the values of the Wonder Valley Community.

Resource:

<https://countywideplan.com/community/east-desert-unincorporated/wonder-valley/>

The developers of this project were even too lazy in their research to find and provide correct information on the true origins of the background of the property they are wanting to develop.

I do hope that you take all of these points in to consideration with the big decision that you are tasked with as it will effect a whole community.

Sincerely

Jacqueline Keesee BSN, RN, PHN, CPN

Wonder Valley Resident

keeseebec@hotmail.com

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 11:27:47 AM

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

Name

Lindsey Andersen

Address

5647 Adobe Road
#39
Twentynine Palms, CA
92277
US

Email

doorsflyopen@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the

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

From: [Benjamin Goulet](#)
To: [Khan, Azhar](#); [Supervisor Rowe](#); [Reyes, Steve](#)
Subject: Wonder Valley Inn comment
Date: Wednesday, February 22, 2023 2:47:10 PM

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

This comment is regarding the Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Wonder Inn Hotel/Resort (Project).

I am a full-time resident of Twentynine Palms and I am strongly against the Wonder Inn Hotel/Resort Project.

The amount of growth being approved across the high desert, including this project, is wholly irresponsible. The Colorado is drying up, Lake Mead is a dead pool and SCE can barely keep our power running when it drizzles outside. The infrastructure here cannot handle any more growth.

Ultimately, who benefits from a project like this? The wealthy developers, the corporate banks and visiting tourists who have no stake in the community. Do you want to leave a livable, sustainable community for future generations, or hand it over to corporatists for short term greed? History is watching.

I am requesting 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.

As you are aware, a review of the IS/MND reveals numerous deficiencies.

Sincerely,

Benjamin Goulet

Twentynine Palms, CA

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 11:21:59 AM

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Name

Teresa Piccolotti (Sitz)

Address

82982 Sullivan Road
PO Box 1704
Twentynine Palms, CA
92277
US

Email

teresa.sitz@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163.

Dear Planner Khan:

I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public

services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-being, and way of life of this historic, rural, low-income community.

Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days .

Thank you for your consideration.

Additional Comments

Please allow our community additional time to prepare a response.

I, personally, live in Wonder Valley and served our community as a MAC representative, and a Coordinator of the WV Community Center. I hope that the County will consider us, and allow us a chance to show how completely inappropriate this project is for Wonder Valley.

People from outside our community, who have money and lawyers on their side, see our community as cheap land only, a cash cow to exploit. Please give us a fighting chance.

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

22 February 2023

To: Azhar Khan, San Bernardino County Planner II, Land Use Services
Azhar.Khan@lus.sbcounty.gov

RE: Initial Study PROJ-2021-00163
Wonder Inn Hotel / Resort, 78201 Amboy Road, Twentynine Palms, 92277
APNs: 0625-071-04, -05, -07, -08, -09, -10

Thank you for this opportunity to comment on the proposed Wonder Valley Inn development. We have significant concerns about this project based on the following issues:

This construction and continuing operations of the project will certainly have irreversible impacts on the landscape and its natural resources, the flora and fauna. It will also threaten the peace and quiet / quality of lives of the surrounding rural community residents. These impacts have not been adequately assessed in Initial Study (IS). Nor has the developer been forthright.

The project clearly requires a thorough Environmental Impact Report on the basis of undisclosed and inadequately evaluated "Potentially Significant Impacts." The circumstances detailed in MBCA's Addendum submitted to Azhar Kahn on 2/21/2023, alone warrant the County abandon the project's "Mitigated Negative Declaration" status. MBCA's letter documents the full scope of the proposed Inn project. Social media campaigns were discovered that broadcast the applicant's intention to develop 24 luxury homes or "Villas," to be used as STRs, on the adjacent 113.4 acres the developer owns. The IS does not mention intentions to develop the area beyond the Inn project foot-print. In fact, the IS specifically states that the developer had no intent to construct single-family homes! This omission has obvious cumulative environmental impacts and undermines the developer's credibility and quality of intentions. Throw out the Initial Study – it is critically flawed! From our perspective, the developer is ethically suspect!

Zoning - Table 1 – Existing Land Use and Zoning lists the existing adjacent land uses and zoning for the Project Site and the area adjacent to and surrounding the Project Site. Exhibit 5 identifies the Project Site's existing and proposed zoning.

Does the IS accurately define existing zoning? In particular, is the parcel on which the "pink building" sits commercially zoned as stated? Has it in fact reverted to "residential living"? If so, there should be no re-zoning to allow a commercial resort of the nature proposed or the surrounding parcels that are currently zoned Rural Residential. "Spot zoning" of this nature should not be considered in this environmentally sensitive area. Deny the concurrent filings for General Plan Land Use Amendment rezoning from RL-C and the Conditional Use Permit.

The IS is dismissive of the area residents. The IS siting on page 4:

Project Site Location, Existing Site Land Uses and Conditions

"The Project vicinity is primarily an unincorporated, undeveloped area..."

"The Project Site is located within an area that is primarily vacant..."

Resorts of the nature and scale of the proposed Wonder Valley Inn should be located closer to the region's tourist amenities – in particular, closer to Joshua Tree National Park. This would minimize Vehicles Miles Traveled (VMT) to and from accommodations to their destinations. It would reduce carbon use and air pollution. It would isolate damage to the fragile desert environment and associated wildlife corridors. It avoids the creep of noise and light into a pristine environment. It only makes sense!

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

I. AESTHETICS

We disagree with the conclusion that project as described in the IS (page 14):

Although the proposed project could have a significant effect on the environment, there shall not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION shall be prepared.

It is disingenuous and erroneous to characterize this project having "Less Than Significant" impact on: *the existing character or quality of public views of the site and its surroundings.*" This is virtually an unspoiled, undeveloped landscape prized for the vast and panoramic views as far as the eye can see – particularly by passers-by traveling on Amboy Road ("a public vantage point.")

The new source of substantial light will affect nighttime views in the area. The night skies prized in the Morongo Basin would definitely be diminished by the artificial lighting introduced by the proposed project. While the applicant promises to comply with the County Light Trespass Ordinance requirements, the many additional indoor lights, especially on the Inn's second floor and automobile headlights entering and exiting the property will impact the area now virtually free of any artificial lighting except the occasional car passing on Amboy Road.

The Project Site includes renovation of the existing vacant commercial building and several of the existing geodesic metal domes that exist on site. These structures were evaluated for their cultural and historical significance, and they were determined not to have historic value. The former use of the Project Site was a jojoba farm.

Research by Wonder Valley residents discovered the existing site's "pink building" does indeed have historic qualities not documented by the IS. There were uses other than the use of the site as a jojoba farm in more recent history. The cultural value to

the community is fuller and more intriguing than that reported. The “Less than Significant Impact” finding is not correct.

II. AGRICULTURE AND FORESTRY RESOURCES

d) Result in the loss of forest land or conversion of forest land to non-forest use?

While this is a desert landscape and not forest land, the development will definitely and significantly convert the native landscape. The surface of the development area will be scraped and significantly impacted. Native desert plants uniquely adapted will be lost and cannot be realistically conserved or replaced.

However, the IS states the native and intact desert landscape will have “Less Than Significant Impact.” This finding is not correct.

IV. BIOLOGICAL RESOURCES

The applicant disregarded evidence of the presence of desert tortoise (a State and federally listed threatened species) on the project site. This was reported by Pat Flanagan in an email sent January 20, 2023 to Azhar Kahn, Planner, Supervisor Rowe and others.

The applicant was aware of a survey conducted by tortoise biologist, Ed LaRue that in fact documented evidence of tortoise. In addition, Wonder Valley residents have documented the existence of tortoise on adjacent properties over time and as recently as February, 2023 (see Stop Wonder Valley website: stopwonderinn.org).

Table 4 Summary of Sensitive Species and Potential to Occur

*There are no documented Desert Tortoise occurrences on site or directly adjacent to the Project Site. ... No desert tortoises or sign (i.e. scat, burrows, carapaces) were observed on-site. **Less Than Significant with Mitigation Incorporated***

This is a disingenuous finding. An EIR is required to substantiate that the site does or does not support desert tortoise.

X. HYDROLOGY AND WATER QUALITY

*b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin? **Less Than Significant***

There is evidence that the aquifers in the Morongo Basin are experiencing overdraft. Further study is required to understand the impacts of the proposed Wonder Valley Inn will have on water quantity. How can the site’s hot tubs a swimming pool of the size proposed be considered to have no impact and be sustainable? The EIR would also substantiate if in fact, the quality of the ground water is safe for use – the fire station in Wonder Valley was closed due to the presence of elements in the water known to cause harm if consumed by drinking or even bathing.

Therefore, the Proposed Project would neither physically divide an established community nor cause a significant environmental impact due to conflict with any land use plans or policies. No significant impacts are identified or anticipated, and no mitigation measures are required. Less Than Significant Impact
Therefore, no significant adverse impacts are identified or anticipated, and no mitigation measures are required.

That statement is a flat-out mis-statement. While the developer in the IS documents communications with Native Americans, he has clearly not talked to other community residents. I attended the well-attended meeting about the Wonder Inn project in January 2023 at the Wonder Valley Community Center. I can attest to the great concern expressed by residents about the harm the project poses to the residents. The Hi-Desert Star reported Jan. 4, 2023 that at that meeting residents expressed: “Concerns included light pollution, noise, disrupting wildlife corridors and damaging the water supply.”

The land use proposed is anathema to the residents. It is completely unprecedented and out-of-scale with existing and historic use. It’s inaccurate to deny that the development will not “cause significant environmental impact” or “divide an established community.” It will indeed!

XIII. NOISE - *Would the project result in: a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? Less Than Significant*

Operations Noise - There are no sensitive receptors or land uses within 1,000 feet of the Project Site. The closest sensitive receptors are residential land uses located approximately 0.75 mile to the east along Gammel Road, and approximately 0.5 mile west of the Project Site, on the north side of Amboy Road. It is anticipated that noise generated from Project operations would not be perceptible to the sensitive receptors near the Project Site due to the distance.

It is a fact well understood by those of us who live in the desert that noise travels great distances. In general and certainly in Wonder Valley with the sparsely populated landscape, the noise from the outdoor merriment at the resort by frolicking visitors will impact the neighbors. While the highway is mentioned in the IS, there is no acknowledgment that there is generally a cone of silence in the Valley. The noise generated by the Wonder Inn will travel and impact further than the .75 and .5 miles from the site.

Residents have good reason to be concerned about introduced noise from the Inn and the loss of their peace and quiet. Perhaps “significant” / or “less than significant” is subjective, but the IS and development should acknowledge and respect the sensibility of the residents.

XV. PUBLIC SERVICES

*a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire Protection? Police Protection? **Less Than Significant***

Has the capacity of first responders to include visitors at the Wonder Inn been adequately analyzed? Since the Wonder Valley fire station has closed, first responders are summoned from 29 Palms. When the anticipated “big one” earthquake strikes, would resources be adequate to ensure both residents and visitors are safe? Does the Wonder Inn pose a threat to the well-being of the full-time residents in the event of a region-wide emergency by stretching-capacity of first responders too thin? The possible threat is “significant” and could only be remedied with substantial additional resources to the area’s first responders with the financial impacts in tax increases being absorbed by the economically disadvantaged community residents!

In closing, the Common Sense Rule in my mind clearly rules the day – the proposed Wonder Inn would have a significant and negative effect on the environment. It doesn’t fit. It would stick out like a sore thumb. It would damage the quality of life, perhaps life itself for the resident tortoises, other wildlife and humans all the while providing no amenities and little or no economic benefit to the local community.

Sincerely,
Sarah Kennington & Steve Bardwell

Residents of the Morongo Basin
52015 Gamma Gulch Road
Pioneertown, CA 92668

Cc: Supervisor Dawn Rowe, Planning Commissioner Michael Stoffel,
Field Representative Steve Reyes, Stop the Wonder Inn

Supervisor.Rowe@bos.sbcounty.gov; Steve.Reyes@bos.sbcounty.gov;
planningcommissioncomments@lus.sbcounty.gov

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 11:13:40 AM

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Name

Steven Downer

Address

P.O. Box 911
Twentynine Palms, CA
92277
US

Email

conchustimes@yahoo.com

I am a:

Resident
Business Owner

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the

potential to profoundly affect the health, economy, safety, well-being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . Thank you for your consideration.

Additional Comments

Please Join With Us To STOP The Wonder Inn Project For ALL Of The Reasons Mentioned.! THANK YOU "Sunny" SKD

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

Dear, Mr. Azhar Khan, Planner

My name is Paul Pearson I am writing you in regards to the Wonder Inn Hotel Project, Proj-2021-00163. I have Lived about a mile from the proposed project site for 23 years and so I am very familiar with the dust and Air Quality issues that we have here in Wonder Valley. Because we are a Low density, 5 acre lots, Community, we don't have a lot of vehicles here so we don't have a lot of traffic, so we don't have too much dust. Traffic = Dust = PM 2.5 PM 10 in the air.

The Proposed Project will increase the traffic on our roads, dirt Brushed roads, many fold. This will increase dust PM 2.5 and PM 10 Particulate in our air. Wonder Valley is a Certified signed "dust Control Zone" because Wonder Valley is a dry Lake bed. I have seen dust hang in suspension in the air out here when the Atmosphere is right. Warm weather no Breeze.

I have taken readings with a air Quality detector that measures 2.5 pm ($\mu\text{g}/\text{m}^3$) and pm 10 ($\mu\text{g}/\text{m}^3$). With little or no traffic we average around 5.0 pm 2.5, 6.0 pm 10. good air Quality.

When a truck Passes by readings from 60 feet from the road show a spike to 23 to 37.5 pm 2.5 for a short time and 32 to 67.3 pm 10 Particulates.

If traffic is multiplied by a factor of 10 or more we can expect to suffer unhealthy to hazardous amounts of pm 2.5 and pm 10 dust in our air.

Will the Guests of the Wonder Inn be informed of the potential for unhealthy air Quality?

ON Feb 9th from 9am to 12 noon the MARINES dropped bombs on the base Training grounds parallel but north of Wonder Valley, that produced

Pm 2.5 readings At 10am of 17.0, 36, 19.8, 20.5, and 14.1 At 12:30 and back to normal of 4.1 After 1:30p and this is with little or no traffic affecting the air Quality.

Our Community is a poor choice for this Project because of this air Quality circumstance which I believe will be made far worse by this High Density project.

The County Plan back in 2016 called for no change to our Rural Residential

Community. Unfortunately the developer seems to have paid his way to A Commercial Change to the Previous Rural Residential designation of his Property. This is not good for myself or my neighbors who live here.

The developer and his P.R. Firm seem to have glossed over this air Quality situation and I would like to see on site testing done to understand what the effects of this traffic volume will do to our air Quality.

The developer also seems to have glossed over the ~~fact~~ that there are only 2 patrol cars with one officer in each vehicle for the whole area from Landers to Wonder Valley. Often times an officer may be in Landers 40 miles away, an hour away, from Wonder Valley, this is glossed over and ignored in the initial study and NO mitigation is offered.

Please do not let this Project be fast tracked forward ignoring the issues that I have brought up here that effect our Rural Wonder Valley Community and Residents.

Thank you for your time and Attention to these matters. Sincerely, Paul Pearson
Resident Wonder Valley

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 10:49:16 AM

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Name

Jennifer Cutforth

Address

80366 Mesa Dr.
Twentynine Palms, CA
92277
US

Email

jennifercutforth1231@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Sunday, February 12, 2023 1:09:22 PM

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How to make this comment:

If you want to comment on the Wonder Inn Initial Study (**due by February 22 at 4:30 PM**), you have two options:

- Use the click-and-send letter below. You can add additional comments of your own in the box at the bottom. The comment form will be sent to all County Officials listed below.
- Write your own comments and send them in yourself. [See how here.](#)

Name

Catherine Peterlein

Email

kpeterlein@yahoo.com

Address

7058 Mesquite springs 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

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.
- **Noise:** Failure to fully evaluate noise impacts from special events, from increased traffic including off-road vehicle use, and from increased air traffic. Inadequate noise study.
- **Public Services:** Inadequate evaluation of increased burden on already insufficient services including Fire, Paramedic and Sheriff, with potential increased demand of roughly 20%.
- **Recreation:** No assessment of potential impacts on multiple nearby regional recreational areas with increased visitorship from guests.
- **Transportation:** Failure to fully evaluate increased traffic including from special events, impacts from advertised off-highway vehicle tours and guest "exploration" of neighborhood, impacts to Gammel Road between Amboy Road and Highway 62, hazardous road condition created by rise on Amboy Road in front of property, and inadequate details on road modifications.

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.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 10:25:44 AM

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Name

Dianne Vipond

Address

918 Cajon Street
Redlands, CA
92373
US

Email

smoketree@verizon.net

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

One of the main attractions of the desert is its natural beauty, wildlife, and quiet. Further development will only add to the noise and discourage wildlife. When I first came to the desert, I could hear the wind in the bushes and regularly saw tortoises and jack rabbits--sadly, no more. There are already enough inns in the area to accommodate visitors. One more will have more negatives than positives.

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 12, 2023 12:41:22 PM

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

Name

Ellen Goldin

Email

rubeefalls@aol.com

Address

P. O. Box 1715
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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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

There are so few places left like Wonder Valley, quiet, dark night skies, room to breathe. This project will change the quality of life for existing residents forever. We have just begun to recover from a scourge of illegal pot farms, and now these folks want to use up our water in a giant resort that is out of character and scale for our small home.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 9:41:33 AM

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Name

Patrick Bailey

Address

84426 CHAPULTAPEC RD
TWENTYNINE PALMS, CA
92277
US

Email

pb@patrickbailey.org

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Sunday, February 12, 2023 11:17:12 AM

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

Name

Yolanda Brown

Email

yrbrown46@gmail.com

Address

61637 Pueblo Trl
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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- **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](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 9:32:25 AM

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Name

Valeree Woodard

Address

64114 Foothill Drive
Joshua Tree , CA
92252
US

Email

mynzqtr@aol.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Sunday, February 12, 2023 11:03:38 AM

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

Name

Wayne STARZ

Email

sincityplantman@gmail.com

Address

4811 GRIMM AVE
TWENTYNIN PLM, CA
92277-7819
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.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 9:41:33 AM

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Name

Patrick Bailey

Address

84426 CHAPULTAPEC RD
TWENTYNINE PALMS, CA
92277
US

Email

pb@patrickbailey.org

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Sunday, February 12, 2023 10:25:47 AM

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

Name

Joshua LaCroix

Email

joshuasr1122@outlook.com

Address

5953 Daisy avenue
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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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

This is a ridiculous project. It will ruin the area. The are right now is quiet and peaceful. Lots of veterans live out here and people who have a hard time with other people. I really think their barking up the wrong tree. Ruin someone else's desert. Light pollution traffic etc etc

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 6:48:05 PM

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Name

Lanny Swerdlow

Address

PO Box 918
Cabazon, CA
92230
US

Email

lannyswerdlown@yahoo.com

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

I have many friends in Wonder Valley and have attended and spoken at many events at the Wonder Valley Community Center. Give my friends 45 days to study the report and prepare a response. It is not an unreasonable request and shouldn't cause anyone any problems.

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 12, 2023 10:18:04 AM

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Name

Joshua Sivadge

Email

joshshivadge@gmail.com

Address

1745 sunburst dr
El cajon, CA
92021
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.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Wednesday, January 18, 2023 6:14:34 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.

Name

Derek Girling

Address

56363 La Brisa Drive
Yucca Valley, CA
92284
US

Email

dcgirling@verizon.net

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Sunday, February 12, 2023 10:16:10 AM

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Name

Jessica Taylor

Email

jessicam.taylor7@gmail.com

Address

36483 Rotterdam St
Winchester, CA
92596
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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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.
- **Noise:** Failure to fully evaluate noise impacts from special events, from increased traffic including off-road vehicle use, and from increased air traffic. Inadequate noise study.
- **Public Services:** Inadequate evaluation of increased burden on already insufficient services including Fire, Paramedic and Sheriff, with potential increased demand of roughly 20%.
- **Recreation:** No assessment of potential impacts on multiple nearby regional recreational areas with increased visitorship from guests.
- **Transportation:** Failure to fully evaluate increased traffic including from special events, impacts from advertised off-highway vehicle tours and guest "exploration" of neighborhood, impacts to Gammel Road between Amboy Road and Highway 62, hazardous road condition created by rise on Amboy Road in front of property, and inadequate details on road modifications.

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.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Thursday, January 19, 2023 10:20:27 AM

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

Name

Shauna Tucker

Address

PO Box
Joshua Tree
Joshua Tree, CA
92252
US

Email

shaunatuckernyc@aol.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the

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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: Sunday, February 12, 2023 10:15:24 AM

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How to make this comment:

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- Use the click-and-send letter below. You can add additional comments of your own in the box at the bottom. The comment form will be sent to all County Officials listed below.
- Write your own comments and send them in yourself. [See how here.](#)

Name

Michael Tecca

Email

matecca@gmail.com

Address

1350 Edgecliffe Dr. #11
Silver Lake, CA
90026
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.
- **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.
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- **Greenhouse Gas Emissions:** No solar power included in project plans.
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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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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

My partner and I stayed at a homeowners property as a guest. We were impressed with the stillness of the area, clear night skies, and gorgeous sunset/sunrise in this very special untouched landscape.

We concur the abundant concerns listed above should be taken seriously. In order for more people to share our profound experience, it's necessary to protect to unique beauty inherent in Wonder Valley.

Thank you for your consideration,

Mike and Ingrid

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Thursday, January 19, 2023 3:48:12 PM

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Name

Tamara Prischmann

Address

12796 sholic rd
Apple Valley , CA
92308
US

Email

glassmajik@msn.com

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Saturday, February 11, 2023 9:05:44 AM

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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

Jeffrey Barrett

Email

jbarrett2001@mac.com

Address

83635 Valle Vista 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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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

Given the concerns of the community and what has been pointed out in this summary it seems a deeper study is warranted with more community involvement in this potentially very impactful development. There has been very little engagement by the developers with the residents of Wonder Valley who have concerns. Very little time was provided to the impacted members of the community to assess the report provided by the county on this project - a report which was more a year in the making with only a short window provisioned to respond. I hope a much more robust and cautious assessment process will be considered and prevail here as the on how development takes place in our fragile and special place will set the tone for other projects that may follow. I hope you will resist the faster track and take on board this respectful and reasonable request. Let's do this the right way.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Thursday, January 19, 2023 3:49:20 PM

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

Name

Helena Bongartz

Address

85775 Raymond Drive
Twentynine Palms, CA
92277
US

Email

babies.pencil-0z@icloud.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Saturday, February 11, 2023 7:25:40 AM

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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

Pamela C Tippman

Email

pctippman@gmail.com

Address

78613 Indian Trail
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

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Thank you.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Thursday, January 19, 2023 11:51:15 PM

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

Name

Michael Stewart

Address

11565 chimayo
Apple valley , CA
92308
US

Email

m_t_stewart@yahoo.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Saturday, February 11, 2023 7:00:57 AM

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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

Perry Hoffman

Email

magentaraven@gmail.com

Address

79188 El Paseo
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

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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

This project does not fit in our community. It is out of scale. The reason folks live here is because there isn't anything here. Maybe hard to understand but we like the simplicity of nature, the quiet, the lack of light pollution to the night sky.

so please respect those of us living here!

in gratitude, Perry Hoffman

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Thursday, January 19, 2023 4:58:34 PM

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Name

Mark Dietrich

Address

14950 444th Ave SE
North Bend, WA
98045
US

Email

mark.dietrich56@gmail.com

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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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: Saturday, February 11, 2023 5:44:38 AM

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

Name

Spider Jane Fawke

Email

laragna.web@gmail.com

Address

PO Box 1059
Joshua Tree, CA
92252
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Kahn, 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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- **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.
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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.

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

From: [Jonathan Cross](#)
To: [Khan, Azhar](#)
Subject: I oppose the wonder inn project
Date: Friday, January 20, 2023 12:10:57 PM

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

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . Thank you for your consideration,

Jonathan Cross
www.jonathancrossstudio.com
jonathancrossstudio@icloud.com
626.497.3002

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 11, 2023 5:00:36 AM

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

How to make this comment:

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- Use the click-and-send letter below. You can add additional comments of your own in the box at the bottom.
- Write your own comments and send them in yourself. [See how here.](#)

Name

Michael Walker

Email

mawalker3733@gmail.com

Address

78980 Encanto Dr
Twentynine Palms, CA
92277-7448
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Kahn, 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: Friday, February 10, 2023 10:33:06 PM

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

Name

Gary Tufel

Email

gtufel@earthlink.net

Address

P.O. Box 801
Twentynine Palms , CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Kahn, 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: [Jo Ann Bollen](#)
To: [Khan, Azhar](#)
Subject: Wonder Valley
Date: Friday, January 20, 2023 3:08:08 PM

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

Azhar Kahn, Planner at Land Use Services Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163.

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Jo Ann Bollen (she/her/hers)
Founder, Vote Morongo Basin
President, Democrats of the Morongo Basin
Field Director, Field Team 6/CA-23
Chair, Voter Registration Committee for SB County Dem. Central Committee
(760)702-0639

Register to vote at <https://voterizer.org/>

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 10, 2023 10:01:52 PM

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

Name

Kyle Pyo Pyo

Email

kylepyo@gmail.com

Address

1 Via Subida
Rancho Palos Verdes, CA
90275
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

To: Azhar Kahn, 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](#)
Subject: I Oppose The Wonder Inn Project
Date: Monday, January 16, 2023 12:12:19 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.

Name

Reeyna Daniel

Address

4041 Peter Rabbit Trail
Twentynine Palms, CA
92277
US

Email

reeynadaniel@hotmail.com

I am a:

Resident
Business Owner

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the

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Additional Comments

The omissions in the CEQA report submitted the proponents of the Wonder Inn leave the County and the Owners open to serious liability if this project proceeds without further environmental review in the form of an EIR. The CEQA study fails to acknowledge that this building was originally built in 1962 as the offices and vehicle and maintenance yard for the Desert Electric Coop. Utility sites have a history of PCB contamination in the soils and asbestos throughout the entire buildings. The missing information is credited to San Bernardino Land Use not providing any information regarding the permit/ownership history of the building. This is just one glaring omission. The mention of mining operations in the CEQA study is also glazed over. Please, for the safety of the guests, employees and residents in the surrounding areas, request that an EIR is 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: Friday, February 10, 2023 8:43:58 PM

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Name

Ad Sachan

Email

sachan.ad@gmail.com

Address

79475 El Paseo Dr
29 Palms, CA
92277
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Kahn, 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](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 8:05:54 PM

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

Name

Joshia LaCroix

Address

5953 daisy avenue
Twentynine palms, CA
92277
US

Email

joshulacroixsr@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

This is ridiculous. It should not be allowed. Wonder valley is a very special place. Don't let this ruin our desert

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 10, 2023 7:53:51 PM

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Name

Alex Posner

Email

alexposner@earthlink.net

Address

80282 Mesa Dr
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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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.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Tuesday, January 17, 2023 3:38:39 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.

Name

Sean Connor

Address

10766 San Jacinto Street
Morongo Valley , CA
92256
US

Email

smc36@yahoo.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

Enough is enough.

Wonder Valley doesn't need this.

The residents of the Morongo Basin don't need this, and they don't want this.

Please stop turning our beautiful desert into a place that we longtime residents no longer recognize.

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 10, 2023 6:23:36 PM

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HTML / Code Block

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- Use the click-and-send letter below. You can add additional comments of your own in the box at the bottom.
- Write your own comments and send them in yourself. [See how here.](#)

Name

kim hostler

Email

kimhostler@mac.com

Address

74667 suset dr
twentynine palms, CA
92277
US

I am (choose one or more):

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Kahn, 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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Thank you.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Monday, January 16, 2023 8:47:36 AM

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

Name

Katelyn Darrow

Address

4200 Nevada Trail
Wonder Valley, CA
92277
US

Email

k.eystad@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

As a local resident, I am strongly against this hotel. Wonder Valley is one of the last untouched areas in the high desert, and I moved here to be in the magic of the Mojave. I do not support this development.

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 10, 2023 6:23:34 PM

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HTML / Code Block

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

Name

Eric Hamburg

Email

ehamburg@gmail.com

Address

PO Box 1722
Twentynine Palms, CA
92277
US

I am (choose one or more):

Resident

Comment On Wonder Inn IS/MSD

To: Azhar Kahn, 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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- **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

(Note my address above is a PO Box in Twentynine Palms but my physical address/residence is in Wonder Valley.

The Stop Wonder Inn Project working group will be submitting a more detailed response to the IS/MND.

Thank you for your attention to our concerns.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Monday, January 16, 2023 9:53:57 AM

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

Name

Alicia Goode

Address

1020 Peralta st
Oakland, CA
94607
US

Email

alicialikesbugs@yahoo.com

I am a:

Visitor

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

This part of California is critical habitat for desert tortoises and other species that WILL be impacted by increased vehicular traffic. Keep the resorts in Joshua Tree, contain the sprawl, protect the land, animals, and residents that need to solace of this unincorporated place to survive

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 12, 2023 1:57:51 PM

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

Name

Michael Cohen

Email

michaeljacobcohen@gmail.com

Address

89101 calle de oro
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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Thank you.

Additional Comments

I have found desert tortoise shells and live desert tortoises in the wonder valley area. the study presented by the Wonder Inn suggests (as I understand it) that the desert tortoises are either not in the vicinity and/or would not be affected by this massive development. Given the physical presence of these tortoises in the area I don't see how that could be true - clearly a full environmental study on the impact of the Wonder Inn project on this protected species is imperative.

I have also observed big horn sheep in the area and rare birds which I believe are condors in the sky in the Wonder Valley area. Its also imperative to study how noise from increased traffic and a large hotel structure in the middle of a wildlife corridor might affect these protected species as well.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Monday, January 16, 2023 12:19:08 PM

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

Name

William Brown

Address

80028 Pioneer Drive
PO Box 1715
PO Box 1715, CA
92277
US

Email

willibro@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the

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Additional Comments

I'm a local property owner. This project will absolutely destroy the area and with it the value of my 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: Sunday, February 12, 2023 4:08:35 PM

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Name

Nancy Barton

Email

nancy.barton@nyu.edu

Address

89101 Calle De Oro
29 Palms, NY
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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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 long term Wonder Valley Resident, I strongly oppose this development project. A full Environmental Impact Report, prepared and reviewed with due diligence, is required to preserve this uniquely beautiful and extremely fragile landscape. To rezone a large amount of residential property in an ecologically fragile area is a terrible precedent. Small homeowners are invested in the sustainability of the region, where businesses are concerned with profit at any cost.

As someone with an architectural background who has a great deal of first hand experience in the area, I do not believe the developers of this project are aware of the actual environment they are proposing to develop. In addition to the many points listed above, the project is particularly ill-conceived as a business venture.

The shoddy "pseudo-report" claiming there are no desert tortoises (I've seen many tortoises in this area myself) and the patently absurd claim that the developers proposed water usage for vast pools, spas, showers and toilets will not affect the limited local water supply, are typical of projects developed for short term gains that often have no intention of long term sustainability.

This project is simply not credible as a long-term business venture. The hotel proposes to be open year-round 24 hours a day, and to create local jobs that will benefit the community. There is no mention that the water they draw from the desert aquifer requires reverse osmosis filtration before becoming potable - it's unclear that the developers even understand what is involved in this process. The hotel's "open plan" design asks potential guests to expose themselves to the full force of severe dust and wind storms, which are a regular occurrence in the valley, simply to travel from the parking lot to their rooms. Rattlesnakes, coyotes, and pack rats, who are the natural occupants in the region, will be attracted by the trash generated by restaurant and tourist businesses. The 24-hour hotel guests will quickly intersect with their night time hunting cycle. Should the hotel poison them, killing the road runners, falcons, and hawks that will eat their toxic remains? Or will they set traps that allow guests to stumble over the corpses of these native desert dwellers in the dark?

The hotel pool is particularly ill conceived - as a large open body of water that will face constant over heating and evaporation in the 120 degree summer heat. Swarms of insects, rodents, and predators will also seek out this "faux lagoon" environment. (If you haven't been in the valley for a bee swarm, a moth, or locust invasion, it is difficult to convey the density of

insects that come through this region each year.) Without constant treatment and replenishment, the hotel's proposed "lagoon pool" will become an insect, reptile, and rodent graveyard, and then evaporate into one the "salt flats," that are common across the region. The idea of naive tourists lounging by a windblown salt flat, surrounded by dead carcasses, and dying "olive trees" that are unsuited to this environment is a scene from a B-grade horror film. Should they flee indoors to their "shipping container" rooms, they will find themselves in a metal shed designed to move cargo. These containers are of a similar design to the "hot boxes" used to torture unfortunate prisoners in earlier eras. Metal is highly conductive to heat, and whether these rooms could be cooled to comfortable levels in the summer even with vast expenditures on air conditioning, is not likely. In the winter, these metal containers will conduct the cold desert night time temperatures, which can drop below freezing, requiring extensive heating expenses as well.

This lack of awareness of and concern for the realities of the actual desert climate and ecology is most commonly encountered in schemes that lead to a large amount of financing for the developers that can be pocketed, and an abandoned project that will be an eyesore in the environment for years to come. The developers have no previous experience with this type of venture or the desert region that would suggest otherwise. The "Wonder Inn," as a failed project, is most likely to become a decaying hazardous nuisance that will damage both the open beauty of a pristine desert and a rich animal habitat. Its remains will eventually need to be cleaned up and removed at public expense.

I have seen many projects like this go into development with the main goal to get up-front cash for developers, who then abandon the project as a write-off. The lack of intelligent design or scale of this proposed hotel, makes it very likely that this is the true intent of the "Wonder Inn." Please take this opportunity to require a full environmental report.

Thank you for this opportunity to share my thoughts and experience.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Monday, January 16, 2023 2:06:58 PM

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Name

Randy Smith

Address

3450 Gayley Lane
Twentynine Palms, CA
92277
US

Email

randysmithmedia@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

being, and way of life of this historic, rural, low-income community. Local concern about this project is very high, as news accounts of a heated May 2022 community meeting attest, and the public needs a reasonable opportunity to understand and respond to the report. Three weeks is in no way sufficient for meaningful analysis and response to over a thousand pages of detailed documents and technical studies. The developer used over a year and multiple professional consultants to prepare their studies; 45 days is the minimum the public should have to respond. I urge you to extend the comment period to 45 days . Thank you for your consideration.

Additional Comments

I am opposed to the Wonder Inn and the potential for negative environmental impact

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 12, 2023 7:24:21 PM

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

Name

Dianne Bennett

Email

diannebennettblue@gmail.com

Address

56356 Cobalt 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.
- **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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- **Transportation:** Failure to fully evaluate increased traffic including from special events, impacts from advertised off-highway vehicle tours and guest "exploration" of neighborhood, impacts to Gammel Road between Amboy Road and Highway 62, hazardous road condition created by rise on Amboy Road in front of property, and inadequate details on road modifications.

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.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Monday, January 16, 2023 3:31:57 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.

Name

Jasmine Smith

Address

50978 PANORAMA DR
Morongo, CA
92256
US

Email

jasmine_elizabeth193@mail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

I am a recent resident of Wonder Valley. As stated above, infrastructure is unable to sustain the influx of visitors into this part of the desert, and I ask who will shoulder the burden of increased air pollution, second home buyers driving up the costs of homes, water usage in a community that faces the very real realities of water scarcity in the face of climate change and lowering water levels of the Colorado River? Additionally, as Wonder Valley is home to a number of at risk species including the desert tortoise and big horn sheep. How will development impact non human habitats? Once again, this shows how state legislators favor the land grabs and unchecked development of venture capitalist without regards to the landscapes and communities, both human and non human, that will shoulder the impacts of these developments.

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 12, 2023 8:29:47 PM

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

Name

Jacqueline Keese

Email

keesebee@hotmail.com

Address

6271 Steeg Rd
29palms, 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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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.

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

From: [Stop The Wonder Inn Project](#)
To: [Khan, Azhar](#)
Subject: I Oppose The Wonder Inn Project
Date: Monday, January 16, 2023 8:47:36 AM

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

Name

Katelyn Darrow

Address

4200 Nevada Trail
Wonder Valley, CA
92277
US

Email

k.eystad@gmail.com

I am a:

Resident

Comment

To: Dawn Rowe, Supervisor 3rd District, Michael Stoffel, Planning Commission 3rd District and Azhar Kahn, Planner at Land Use Services (via email). Re: Wonder Inn Hotel/Resort (Twentynine Palms), PROJ-2021-00163. Dear Planner Khan, I urgently request that you extend the 21-day comment period to 45 days on the Wonder Inn Project Initial Study/Mitigated Negative Declaration so as to allow for adequate public review. Residents of Wonder Valley own homes within hearing distance and viewshed of and share roads, public services, air, and an aquifer with the Project. Land Use Services has issued a Mitigated Negative Declaration on this project that has the potential to profoundly affect the health, economy, safety, well-

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Additional Comments

As a local resident, I am strongly against this hotel. Wonder Valley is one of the last untouched areas in the high desert, and I moved here to be in the magic of the Mojave. I do not support this development.

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 11, 2023 10:17:34 PM

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Name

Mimi Cohen

Email

mammothmimi@gmail.com

Address

1528 Addison Rd
PVE, CA
90274
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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- **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.

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 11, 2023 7:32:11 PM

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Name

Melodye Allen

Email

mellowdee33@gmail.com

Address

74740 Starlight Dr
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

As a resident of the area I am deeply concerned about the lack of a proper study and add my voice to the above .The rate of growth and change is troubling , between this proposed resort and all the vacation rentals I feel it's time to take a breath and do a complete study so we all don't look back with regrets

Melodye Allen

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 11, 2023 7:30:36 PM

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Name

Sierra Delgado

Email

sierramable@gmail.com

Address

232 a Brewery ave
Bisbee, AZ
85603
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: Saturday, February 11, 2023 3:48:17 PM

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

Name

Jessica Miller

Email

jessrcapretti@gmail.com

Address

6835 estrella 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

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

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Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Saturday, February 11, 2023 1:07:47 PM

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Name

Dina Torrans

Email

dina@artdesign.to

Address

83635
Valle Vista Road
29 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

Having the project vetted properly and the full EIR done seems imperative given all the concerns raised. As we are setting an appropriate precedent for this proposal and any future developments that will be proposed from other developers, etc.

Preserving the vital aspects of this special rural zone in the Morongo Basin is important and worth deep assessments in ensuring any development projects, particularly of this scale be done with the utmost care and concern for the long- term health of the area in all aspects. This just seems like the only right way to approach such a thing.

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 8:44:47 AM

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Name

Ron Resnick

Email

ron@blurrylens.com

Address

7215 Fi-Lox-See 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
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Additional Comments

I am very concerned about the sustainability of unregulated use of aquifer water by a large-scale commercial business in an area that has historically been zoned for rural-residential living only. Opening the door to large commercial businesses in the Wonder Valley area would be a serious threat to it's sustainability.

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

From: [Sharon Resnick](#)
To: [Khan, Azhar](#)
Subject: Wonder Inn Project: PROJECT-2021-0063
Date: Friday, February 10, 2023 10:09:25 PM

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

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

From: Sharon Resnick, 5595 Oasis Avenue, 29 Palms, CA 92277

Date: February 9, 2023

Re: Wonder Inn Project

Given that we are in the midst of a 20-year-long mega drought, it makes no sense that the 106-room Wonder Inn and its 6,300 square-foot swimming pool and hot tubs are even being considered for Wonder Valley where every drop of water is cause for celebration.

Perhaps this far flung area in the corner of the gigantic San Bernardino County seems unimportant to you and that it should be up for grabs by anyone who can come up with a scheme to “develop” it. But, for those who live here, it is home. The residents love the dark skies, the wide-open spaces, the absolute silence of the quietness (when the wind isn’t howling) and the tortoises and other critters that share the space with us. So far, it appears that neither the county nor the Wonder Inn developers have paid substantial heed to any of these aspects of Wonder Valley.

It is discouraging that officials in San Bernardino have essentially fast-tracked the process that the Wonder Inn Project must go through in order to gain the county’s approval. At a minimum, I request that a thorough and complete certified Environmental Impact Report be made to fully address significant adverse environmental impacts.

Ideally, I believe the project should be denied because it will use too much of our precious water; will destroy our dark skies; will fill the air with dust and noise from the more than 200 vehicles it will provide parking for and the off-road vehicles it will provide for its customers; and will kill the tortoises (a threatened species) and other animals that live here.

Historically, the area around 29 Palms—and specifically Wonder Valley, has been considered one of the few places that remain affordable for low-income people to live. To take away 21 acres of land now zoned for rural living and make it commercial to allow Wonder Inn to be built here would begin the process of extending the sprawl of resorts and gated communities that cover so much of Southern Californial. And, along with that would come the demise of low-income housing, at a time when it is at a premium all across the country. Currently the average annual income of Wonder Valley residents is said to be about \$16,000. The rich have plenty of places to play without taking away one of the few remaining affordable places to live. Environmental justice should play a part in the county’s decision.

The Wonder Inn Project has run roughshod over the research and studies required of it — saying there are no tortoises and that there is no historical value just for starters. And, so far, the county

has rewarded it for doing so by fast-tracking the decision-making process. Even the architectural renditions of the project are misleading — the Joshua Trees shown alongside the project do not grow in Wonder Valley.

Please do the right thing. At least require the complete process and then if the project doesn't measure up, deny it.

[Sent from Yahoo Mail for iPad](#)

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 8:44:47 AM

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Name

Ron Resnick

Email

ron@blurrylens.com

Address

7215 Fi-Lox-See 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
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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 9:22:01 AM

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Name

Remo Packer

Email

remopacker@gmail.com

Address

4034 John Mary Lane
Twentynine Palms, CA
92277
US

I am a:

Resident

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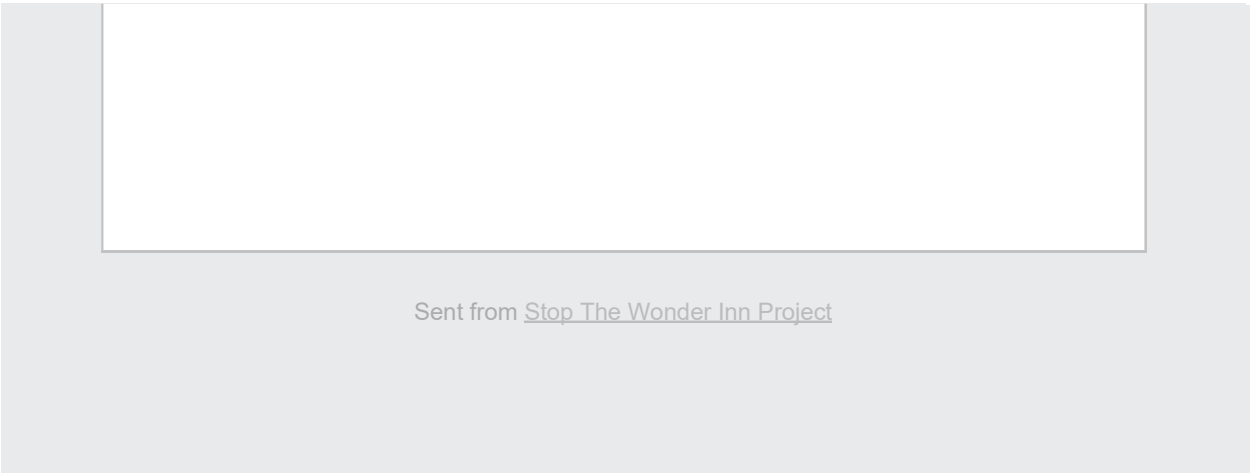
Additional Comments

I have not seen critical and practical information with respect to desert tortoises and the potential disturbance to their habitats and lives.

Desert tortoises are native to the deserts of the southwestern United States and northwestern Mexico, and their populations have been declining for several decades due to habitat loss. The dangers to desert tortoises when new development starts eliminating their natural habitat include:

1. **Loss of habitat:** When new development starts eliminating the tortoises' natural habitat, it reduces the amount of land available for them to live and forage. This makes it more difficult for tortoises to find food and shelter and increases the risk of exposure to predators and other hazards.
2. **Fragmentation of habitat:** In addition to reducing the overall amount of available habitat, new development can also fragment what remains into smaller, isolated pockets. This makes it more difficult for tortoises to move between habitats and increases the risk of inbreeding and genetic isolation.
3. **Increased risk of predation:** When new development brings humans and their pets into tortoise habitats, it increases the risk of predation by domestic animals such as dogs and cats. These animals can prey on tortoises, especially juvenile tortoises, and can also spread diseases to the tortoises that they come into contact with.
4. **Increased road mortality:** When new development brings roads into tortoise habitat, it increases the risk of road mortality for tortoises. Tortoises are slow-moving and often cross roads to find food, mates, and other resources.
5. **Increased disease risk:** When new development brings humans and their pets into tortoise habitats, it increases the risk of disease transmission to tortoises. Many diseases that are common in domestic animals can be deadly to tortoises, and even exposure to certain diseases can cause stress and weaken tortoises, making them more vulnerable to other hazards.

In conclusion, the dangers to desert tortoises when new development starts eliminating their natural habitat are significant and can include loss of habitat, fragmentation of habitat, increased risk of predation, increased road mortality, and increased disease risk. It is important to carefully consider the potential impacts of new development on desert tortoises and take steps to protect their habitats and populations.



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

Feb. 2, 2023

Azhar Khan, Planner
County of San Bernardino
Land Use Services Dept. Planning Div.

To Whom It May Concern:

We are residents of Wonder Valley, Ca. We are requesting a full ELR for the project on the Wonder Inn Hotel / Resort. We live 1 1/2 miles away with our well depth at the same as the proposed resort. We have strong concerns the water level will be compromised.

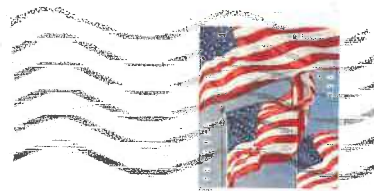
Sincerely,
Melinda Sutter A Fletcher



MR. ALFRED G. FLETCHER
P.O. Box 488
Twentynin Plm, CA. 92277

SAN DIEGO CA 920

4 FEB 2023 PM 1 L



Azhar Khan, Planner
County of San Bernardino
Land Use Services Dept. Planning Div.
385 W. Arrowhead Ave 1st Flr.
San Bernardino, Ca. 92415

000001



2-3-2023

TO: MR Azhar Khan, Planner

My name is Paul Pearson, I am a 23 year resident of Wonder Valley, CA. My home is APPROX a mile from the proposed Wonder Inn Hotel Project.

I am writing you to express my grave concerns for my future Quality of life, health and safety if this Wonder Inn project moves forward especially if the full CEQA process is not carried out. Wonder Valley is characterized by ^{ACRE} 5 lots low density, "Rural Residential", this keeps the rather extreme Dust that we have here, down and acceptable. I am concerned that with 130 units worth of traffic in our community and neighborhoods this will produce drastic amounts of PM 10 Dust. Particulates that stay in suspension in the air and is a known health hazard particularly for folks with Asthma and Lung issues. It is my belief that we should have PM 10 baseline testing so that we can monitor for this potential massive increase due to traffic created by this project and its placement in the middle of our community and its doing business here. Our roads are brushed by our grader when the road gets too bumpy, but this brushing puts a thick layer of dust into the air when driven over, especially at high speeds. More traffic = More Dust. I believe this project is not suited to this site, neighborhood.

Wonder Valley is a "Signed for many years" "Dust Control Zone" to warn people coming through from 29 miles ~~OR~~ from Barstow that you are entering a "Dust Control Zone". Wonder Valley is actually a dry lake bed. This is a Low density Rural Residential designated community for good reason. This project is a high density project. With Monthly Rentals? ^{Exhibit C - Part 3} ^{386 of 406} This is completely out of character

for Wonder Valley and our neighborhood.

Unfortunately this site is at a point on Aubrey road known to the locals for accidents. Aubrey Rd has a straightaway leading to a hill at exactly the proposed project site. Two Lane road heading to Vegas etc. ~~etc.~~ You cannot see the top of the hill from the straightaway. People like myself who turn left off of Aubrey to Gammel risk being T-Bowed. Multiply this already existing situation with traffic from 130 units on a two lane road going and coming to Vegas, etc.

There was a bad accident about a 1/4 of a mile east from the project site on Aubrey a bunch of motorcycles went down, there is a black on the road, Aubrey there. It just looks to create a dangerous traffic situation on its face.

The Wonder Valley Community does not have a dedicated Sheriff's unit. An officer maybe in Landers, 40 miles away, from Wonder Valley may get the call to respond in Wonder Valley and for us in Wonder Valley this is fine because we are a low density Rural Residential "on 5 acre lots" Community, but to propose to drop a 130 unit Hotel project, maybe with nightly rates, on the back road to Las Vegas and for the developers to have no proposed 24 hr security, but to say they will ask local law enforcement and our community to pay for the cost of their ~~security~~ ^{FOR PROST SECURITY}. I am afraid this project could turn into a drug dealing, prostitution trafficking situation. This location is about 8 mile outside 29 Palms. 29 Palms police do not go the Wonder Valley. 29 Palms has its own dedicated unpaid officers. Eight miles outside 29 Palms on a two way road heading east, no service for 80 miles, to Vegas and

Highway , and Nevada and Arizona.

Our Community is made up of many Fixed income Retired People like myself and we do not want and Cannot afford to pay for increased Police Presence because your for profit Project.

I am aware that the developer has hired a P.R. firm to ~~pay~~ to get this Project fast Tracked through, but I believe the People of Wonder Valley and myself included should be given our due diligence from the full CEQA process.

I would like to ask that you send the Wonder inn project back to go through the full CEQA for the health, Safety and knowledge of the residents of Wonder Valley.

I believed this project was ill conceived ~~from~~ a Software Program, with out a real life understanding of the Location and the Community and I do not believe that this project makes Sense the way it has been Proposed for All the reasons I have given in the Preceding Pages. Again I would like to ask that the full CEQA process be carried out to flesh out these issues which may greatly aff myself and my neighbors health Safety, and Quality of life. Thank you for your Time and Consideration.

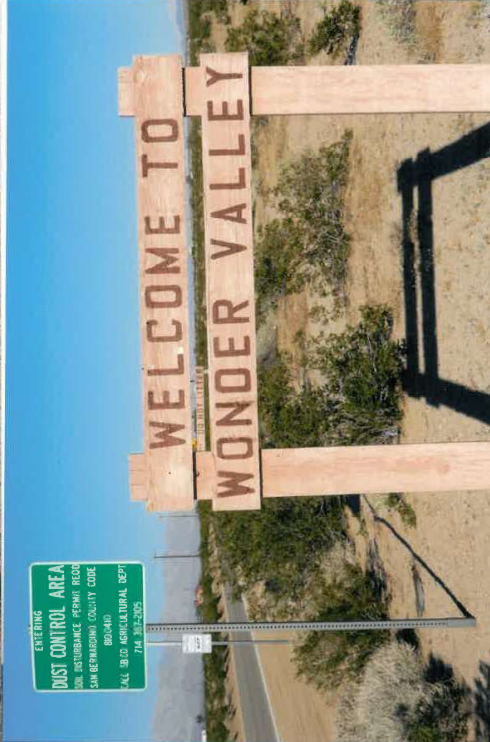
Sincerely,

Blanca Martinez

 Paul Carson

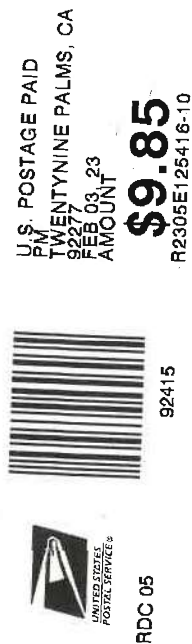
POB 493 29 Palms
CA, 92277

Wonder Valley Resident



P. Pearson
Box 493
29 Palms, CA, 92277

2023 FEB -7 AM 7:19
LAND USE SERVICES
ADMINISTRATION



To: Azhar Khan, Planner
County of San Bernardino
Land Use Services Department, Planning Division
385 N. Arrowshead Ave 1st Flr.
San Bernardino, CA, 92415

EXPECTED DELIVERY DAY: 02/04/23

USPS TRACKING® #

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 12:40:19 PM

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

Name

Maribel Lopez

Email

lopezmaribel92@yahoo.com

Address

PO Box 96
Desert Center, CA
92239
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.
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- **Cultural Resources:** Failure to properly evaluate property and district historical resources.
- **Energy:** Failure to adequately evaluate potential for overload of already strained power grid.
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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

Biological resources- A 10m survey, 30 days before activity would not be sufficient to catch any desert tortoise sign. Protocol clearance surveys are done at 5m apart and two perpendicular passes of the project footprint (within a fence), during desert tortoise active season (Apr-May, Sept-Oct) and within a certain temperature range to ensure the highest chance of finding any potential tortoise. Initial study indicates probability for tortoise is low but at the rate and scale the area as a whole is being developed and fragmented every individual needs to be looked for and protected. The same goes for other species of special concern (ie shrike, burrowing owl, etc). In my personal experience, No matter how small and contained a project aims and wants to be, their footprint is always bigger than anticipated.

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 3:24:26 PM

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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

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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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To: [Khan, Azhar](#)
Cc: [Supervisor Rowe](#); [Planning Commission Comments](#); [Reyes, Steve](#)
Subject: Comments on Wonder Inn IS/MND
Date: Monday, February 13, 2023 2:18:03 PM

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Name

Domonique Mitchell

Email

dom_777@icloud.com

Address

820 Armory Ave
Barstow, CA
92311
US

I am a:

Visitor

Comment On Wonder Inn IS/MSD

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

Susan Rukeyser

Email

worldsplitopen@yahoo.com

Address

61239 Navajo Trl
Joshua Tree, CA
92242
US

I am a:

Resident

Comment On Wonder Inn IS/MSD

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