

**INDEX OF DOCUMENTS**  
**APPEAL OF DETERMINATION THAT PROPOSAL CAN BE**  
**PROCESSED AS A SITE PLAN PERMIT – PROJECT NO. P201300152/SPP**

Tab No.

1. Bear Valley Recreation and Park District Minutes dated March 20, 2007
2. Bear Valley Recreation and Park District Minutes dated April 17, 2007
3. Bear Valley Recreation and Park District Minutes dated August 21, 2007
4. Converse Consultants Phase I Environmental Site Assessment Report dated August 28, 2007
5. Notice of Exemption dated August 30, 2007; filed with Clerk of the Board September 5, 2007
6. California Environmental Quality Act Compliance Certification form undated, but indicating CEQA analysis completed August 30, 2007
7. Letter from Department of Parks and Recreation to Reese Troublefield dated September 6, 2007 acknowledging receipt of application for “an acquisition project in the City of Bear to purchase approximately 13 acres for a multi-sports camp and park.”
8. Grant Deed from Big Bear Sports Ranch, a California LLC to Big Bear Valley Recreation and Park District dated September 10, 2007
9. Interoffice Memo from Michelle D. Cohn to Reese Troublefield dated October 5, 2007, together with check for escrow overage and escrow closing statement
10. Bear Valley Recreation and Park District Minutes dated October 16, 2007
11. Letter from Reese R. Troublefield to Bill Frantz owner of Big Bear Sports Camp dated December 4, 2007
12. Big Bear Valley Recreation and Park District Minutes dated March 18, 2008
13. Letter report from Wallace Laboratories to AG Organic dated April 1, 2008
14. Notice of Exemption dated May 2, 2008
15. Memorandum of Understanding between Big Bear Valley Park and Recreation District and Bill Frantz dba Big Bear Sports Camp dated June 11, 2008
16. Email from Reese Troublefield to Greg Bacon dated July 21, 2008, regarding contract with Envision Landscape and directive to move forward with irrigation install and procure necessary piping
17. Report/recommendation to the Board of Directors County of San Bernardino,

- California Big Bear Valley Recreation and Park District and Record of Action dated August 19, 2008
18. Big Bear Valley Recreation and Park District Minutes dated October 21, 2008
  19. State of California Department of Parks and Recreation Project Application per Capital Grant Program dated November 12, 2008
  20. Letter from Reese R. Troublefield to California Department of Parks and Recreation dated November 7, 2008
  21. Big Bear Valley Recreation and Park District Minutes dated February 17, 2009
  22. Bid Specifications for Big Bear Valley Recreation and Park District Owen Ranch Soccer Complex Soccer Field Improvements Project [and advertisement for bids and instructions to bidders] dated March 6, 2009
  23. Big Bear Valley Recreation and Park District Minutes dated April 21, 2009
  24. Report/recommendation to the Board of Directors to San Bernardino County, California Big Bear Valley Recreation and Park District and Record of Action dated May 5, 2009
  25. Resolution No. 2009-72 finding cost estimate for the Soccer Field Project was reasonable and approve a contract with Trinity Construction dated May 5, 2009 (and attached contract)
  26. Big Bear Grizzly photograph, field of soccer dreams, and related narrative dated August 5, 2009
  27. Payment Request State Grant Programs dated August 14, 2009
  28. Project Certification form dated August 17, 2009
  29. Lawyers Title printout of County Assessor's description of land dated August 17, 2009
  30. Big Bear Valley Recreation and Park District Minutes dated August 17, 2009
  31. Big Bear Grizzly photographs and narrative depicting "the Ranch Sports Complex" and "the newest soccer fields" dated August 19, 2009
  32. Request for Public Records dated September 21, 2009
  33. Notice of Exemption (corrected)
  34. Parcel Report printed September 22, 2009 showing no permits issued for this parcel
  35. Dixie J. Allison memo to Big Bear Valley Recreation and Park District dated April 20, 2010
  36. Letter from James A. Orzvets to Dixie J. Allison dated May 18, 2010



37. Email from Gary Castle to Susan Wetterhus referring to Compliance Notice sent to Big Bear Valley Recreation and Park District to comply by July 4, 2010 (email printed July 12, 2010)
38. Parcel Report printed October 18, 2011 showing no permits issued for the parcel
39. Slide show prepared by Big Bear Valley Recreation and Park District with Table 82-7 and aerial photo dated October 18, 2011
40. Letter from William J. Ward to Neil Dairy and Reese Troublefield dated April 5, 2012
41. Letter from Charles S. Scholastico to William J. Ward dated May 22, 2012 enclosing San Bernardino County Land Use General Plan Map
42. San Bernardino County Land Use Services Planning Project Notice page 1 of 2 dated June 6, 2012
43. Forward of email dated June 15, 2012, from Dixie Allison to Shellie Zias-Roe
44. Letter from William J. Ward to Charles Scholastico dated June 20, 2012 including photograph and proof of service
45. Letter from Shellie Zias-Roe to Carrie Hyke dated June 22, 2012 determining the proposed temporary use is consist with the intent of a temporary use permit and enclosing conditions of approval
46. Notice of Decision dated June 22, 2012
47. Appeal Application of Issuance of Temporary Use Permit received by County on July 29, 2012
48. County of San Bernardino Land Use Services Department Receipt No. PR120058 of the sum of \$1,490 for appeal of temporary use permit dated June 29, 2012
49. San Bernardino County Land Use Services Planning Project Notice date accepted August 6, 2013
50. Parcel Report printed August 13, 2013, showing that temporary use permit was withdrawn and site plan permit application was accepted
51. Aerial Photograph and Enlargement—Before Acquisition (Google Maps)
52. Aerial Photographs—Before Acquisition (Private plane)
53. Photographs (3) of Soccer Complex Construction





**BIG BEAR VALLEY RECREATION AND PARK DISTRICT**  
**Post Office Box 2832**  
**Big Bear Lake, CA 92315**  
**(909) 866-9700**

MINUTES                      REGULAR MEETING OF THE ADVISORY COMMISSION  
 March 20, 2007                      5:30 PM                      Park District Office

**1.    CALL TO ORDER**

Meeting to order at 5:30 PM

1.1    PLEDGE OF ALLEGIENCE

1.2    ROLL CALL

*Present:* Benson, Johnson, Macioge, Pletcher, Poole

*Absent:* Allen, Boone

*Staff:* Judd, Troublefield

1.3    APPROVAL OF AGENDA

**Motion 1**

Commissioner Benson moved to approve the agenda as corrected, seconded by Commissioner Pletcher.

*AYES:* Benson, Johnson, Macioge, Pletcher, Poole

*NOS:*

**2.    GENERAL STAFF REPORTS**

2.1    RECREATION REPORT: Commission reviewed report for February which highlighted childcare, instructor classes, adult sports, youth sports, special events, senior center and administration. Reese Troublefield reported that the 9<sup>th</sup> annual Girls Basketball tournament was very successful. 30 teams attended from California and Mexico.

2.2    MAINTENANCE REPORT: Commission reviewed report for February, which included updates on District improvements. Maintenance Superintendent Fuerstenberg reported that the office renovation was completed. Cardin will be completing the Miller Park Paving project once the weather warms and stays consistent. Completion will include repairs, seal coat and stripping. Renovation of the Miller Park Restrooms are expected to begin this summer.

2.3    ZOO REPORT: Commission reviewed report for February which highlighted Zoo Administration, Education & Animal Health and Grounds. Curator Richardson reported that the zoo has taken possession of an arctic fox. The zoo is now one of 5 zoos exhibiting arctic foxes in the United States. They are working in acquiring groundhogs and red foxes.

2.4    FACILITIES USE REPORT: Commission reviewed the Facilities Use Report for February. Troublefield reported that staff held a meeting with each youth organization that utilizes our fields for their programming. Michele Roth, Office Assistant will be controlling the field use calendar and Johnny Gallegos will handle the teams.

2.5    SPECIAL RECOGNITION: Reese Troublefield recognized the following individuals for the outstanding efforts for the District:

Maintenance Staff: Dennis Fuerstenberg, Jim Eighme, Craig Lowry, Mark Pyles, Richard Pollerana and Bernadette Garrett.

Recreation Staff: Johnny Gallegos

Wrestling Coach: Dave Chlebik

Don Richardson: Zoo curator, who reported on the steps the zoo took to achieve accreditation. Richardson told the commission it took a team effort to make the accreditation happen, including management, district supervisors and staff. The Accreditation provides a level of confidence and will make it easier to move animals from zoo to zoo and give the zoo more opportunities to obtain grants.

### **3. Approval of Minutes**

#### **3.1 APPROVAL OF MINUTES**

Minutes of the February 20, 2007 Regular Meeting

**Motion 2** Commissioner Poole moved to approve minutes, seconded by Commissioner Johnson.

*AYES:* Benson, Johnson, Macioge, Pletcher, Poole

*NOS:*

### **4. INFORMATION SECTION**

#### **4.1 Information Section**

##### **A. Financial Report – Review for February**

Commissioners reviewed the list of warrants issued in February.

### **5. COMMENTS FROM THE PUBLIC**

Jared Cheek, Erwin Lake asked the commission to explain the planned use for the Tennis Ranch. Troublefield responded that the District plans to continue to operate with the current owner, have camps and turn the athletic fields into better facilities. District is considering a three field soccer complex. If we obtain the property, the facility will be a public park and staff hopes it will be widely used. We hope to offer this facility as an east end park location and will work hard to have a good relationship with the neighbors.

### **6. ADMINISTRATIVE REPORT**

#### **6.1 REPORT TO/FROM SPECIAL DISTRICTS DEPARTMENT**

Report of regularly scheduled Managers Meeting.

Reese Troublefield reported that he has begun attending the Monday morning SDD meetings.

#### **6.2 OPERATIONS REPORT**

##### **A. Gym Renovation**

Troublefield reported that after reviewing operations at the Gymnasium, staff decided to divide the facility into 2 useable sections. Maintenance put up a wall and spent \$6000 on the project. This project will allow the District to depend less on School District facilities.

##### **B. Teen Center**

Grand Opening will be April 10, 2007. A Teen Center Director and counselor have been hired. Invitations are going out and we anticipate 75 kids on the first day.

Center will be open Monday through Friday until school is out for the summer. MOU has been finalized with the church and is at County Council for review. Bear Valley Youth Foundation allocated \$15,000 for two years toward the project.

- C. Office Renovation  
Construction is completed; staff is back to work and is eagerly awaiting their new ergonomically correct work stations.
- D. Appraisal at BBC park, Sugarloaf Property and Tennis Ranch  
County Real Estate Services has assigned appraisers for the Tennis Ranch, Sugarloaf Property and Bear City Park. Airport board will be completing their own appraisal, but are waiting for us to begin before they do. The appraisal will be the best and highest use of the property. The appraisers will be commercial appraisers with FAA experience.
- E. Board of Supervisor Action  
Board of Supervisors approved the District to move forward with the appraisal and negotiation for purchase of The Big Bear Tennis Ranch.
- F. Debt Advisory Council  
The DAC approved the Assessment District after the first reading. The report will be sent to the Board of Supervisors for approval.
- G. Assessment District Update  
A copy of the Draft Engineers report is available for review at the District Office.
- H. Community Wide Information Hearings – Aquatics Center  
Information meetings will begin in early April. Staff will be meeting with a marketing firm in Riverside. The Youth Foundation has agreed to pay for the marketing campaign as the District is unable to advocate for the pool once the process begins.
- I. County Dress Code  
The County has updated the dress code, requiring all staff to wear an Identification badge at all times.
- J. Grant Application Status  
There are currently 5 CDBG Grant applications at the Board of Supervisors for approval. Miller Park – ADA upgrades, Skate Board Park - \$65,000 in additions. RKC – SI Childcare, Meadow Park – ADA Spectator Bleachers, Zoo – Handicapped access lift from the Grizzly enclosure area to the Black bears.
- K. Staff to CPRS Conference  
Troublefield reported that recreation staff, and Commissioner Allen attended the CPRS conference in Sacramento. The conference was very informative and pertinent to our operations. Troublefield attended a Land and Water Conservation grant forum, which will come in very useful if the District adds a campground to our facilities. He plans to write grants for campgrounds, artificial turf, tennis court resurfacing and Basketball courts.

## **7. PREVIOUS DISCUSSED ITEMS**

Bear City Park – Reese Troublefield reported at the last Airport Board Meeting, Gary Doktor stated that he has spoken with FAA Representatives who have stated that the FAA has made it clear that if the Airport buys the property, the Historical Society and the Lions Club will not be allowed to remain on their sites. There is a chance that the FAA will buy the middle section of the park, and the District can keep the well and the piece of property that the Museum is on. There is also a possibility to apply for grant money from the FAA for the Museum relocation.



Community Pool – Reese Troublefield reported that Supervisor Hansberger’s Million Dollars must be used by March 2008. If the Bond passes, we need to get right into using five hundred thousand of that money and it must be used on something the public can use. Troublefield asked the commission to think about how that money could be used quickly.

**8. REQUESTS AND REPORTS BY COMMISSIONERS**

Benson – Reported that she is very excited about the possible Tennis Ranch purchase and wants the neighbors to know that the District is trying to provide neighborhood parks and recreation opportunities in all areas of the valley.

Johnson – Asked to review the Bike Path Committees bylaws and vision statement. Troublefield will ask Phil Hamilton for the information.

Macioge – Excited about possible land acquisition. Is concerned about funds for maintenance and services.

Pletcher – Asked the status of Lights at Meadow Park. Troublefield reported the District will use prop 12 & 40 funds along with donations from youth sports. It is possible that we may install one light which will be sufficient for practices, but not actual baseball games.

Poole – Asked staff to remove the signs from Bear City Park.

**9. ADJOURN MEETING**

9.1 NEXT MEETING

Regular Meeting – Tuesday, April 17, 2007 Senior Center

9.2 ADJOURNMENT

Chairperson Macioge adjourned the meeting at 6:51 PM.

**ATTEST:**

\_\_\_\_\_  
**Lorie Judd, Secretary**

\_\_\_\_\_  
**Rudy Macioge, Chairperson**



**BIG BEAR VALLEY RECREATION AND PARK DISTRICT**  
**Post Office Box 2832**  
**Big Bear Lake, CA 92315**  
**(909) 866-9700**

MINUTES

April 17, 2007

REGULAR MEETING AND WORKSHOP OF THE ADVISORY COMMISSION  
 3:30 PM  
 Park District Office

**1. CALL TO ORDER**

Chairperson Macioge called the meeting to order at 3:35 PM

## 1.1 PLEDGE OF ALLEGIENCE

## 1.2 ROLL CALL

*Present:* Allen, Benson, Johnson, Macioge, Pletcher, Poole

*Absent:* Boone

*Staff:* Judd, Troublefield

Chairperson Macioge reported that Commissioner Jerri Boone has resigned. Supervisor Hansberger's office has been notified.

## 1.3 APPROVAL OF AGENDA

**Motion 1**

Commissioner Pletcher moved to approve the agenda, seconded by Commissioner Benson.

*AYES:* Allen, Benson, Johnson, Macioge, Pletcher, Poole

*NOS:*

Adjourned to the Commission Workshop at 3:34 pm.

## 1. Role of the Advisory Commission.

Director Troublefield led the commission in the following discussion topics:

- a) Input from individual commissioners
- b) District will work with commissioners as a whole and as representatives of the communities of the Big Bear Valley to derive input on projects from neighborhoods, communities and the entire population.
- c) District will work to build consensus with commissioners and valley residents toward future areas of development and programming.

Discussion followed.

- Commissioner Macioge requested the removal of the stove at Miller Park.
- Commissioner Allen will voice all concerns for himself and his area.
- Commissioner Benson thanked Director Troublefield for the emails and updates.

## 2. Big Bear Sports Ranch

Director Troublefield led the commission in the following discussion topics:

- a) Appraisal of Tennis Ranch has been completed
- b) County Real Estate Services preparing to make offer
- c) District Staff has been meeting with owner of the property weekly to form business plan for the continuation of summer camp programming
- d) Great District opportunity to begin producing revenue



- e) Park opportunities/concepts: Soccer fields, playground, public restrooms, parking, upgrades on existing facilities including tennis courts, hockey facility
- f) Neighborhood concerns.....Security, roads, traffic, noise
- g) Troublefield applied to grant to install artificial turf on fields.

Discussion Followed:

- Commissioner Allen commented that the Tennis Ranch has been an underused facility for years and has great potential especially for youth activities. Revenue will need to be produced to properly maintain facility.
- Commissioner Benson is excited about the fields and the opportunity for the entire valley. Commended Director Troublefield for pursuing grant opportunities.
- Commissioner Johnson strongly supports this purchase and looks forward to seeing the camp program expand.
- Commissioner Pletcher agreed with Commissioner Johnson.
- Commissioner Poole asked if the proposed soccer fields would be dual use with softball.
- Director Troublefield replied that if the District is able to purchase the additional land at Sugarloaf Park, the District will utilize a portion of that land for ball fields.
- Commissioner Macioge commented that this valley has experienced tremendous growth, but the parks available have not expanded. He is in favor of acquiring as much land as possible for future parks. In addition, he believes that we should obtain what land we do have. He is concerned about security and would like to see someone living on grounds and decent lighting installed.

### 3. Big Bear City Park

Director Troublefield led the commission in the following discussion topics:

- a) Appraisal nearing completion
- b) Appraisal done as a whole and each individual parcel
- c) Possible sale of north parcel to Historical Society
- d) CSD and Park District possible joint project at Paradise Property
- e) CSD retains ownership of property, lease to Park District
- f) Commission input/direction to staff on eventual proceeds from Bear City Park sale
- g) Park District has opportunity to begin working with CSD staff and committees on joint venture

Discussion Followed:

- Troublefield told the commission that the Airport Board is waiting for the County appraisal to be completed and then they will begin their appraisal. Airport board is in favor of splitting the property because of the Museum. He said that he would like to earmark the funds from the sale of Bear City Park to go towards the Paradise Property.
- Commissioner Allen commented that he was pleased that Troublefield has reopened discussion with the CSD Board.
- Commissioner Benson commented that she was present at the dedication of Tom Core Drive and would like it to remain in place.

### 4. Gold Mountain Property (Adjacent to Sugarloaf Park) Appraisal just beginning

- a) Use of District Prop 12 and 40 (\$308,000) plus fund balance reserves and carry approximately \$200,000 over four years with owner
- b) Purchase makes park nearly 12 acres total
- c) Park will have to be terraced to use for ball fields, playgrounds, parking
- d) Opportunities to partner with service clubs

5. Baldwin Lake Property

- a) Property is currently 20 acres of undeveloped land with no infrastructure.
- b) Staff is considering developing a 10 acre park, and subdividing 10 acres for residential sale and funding of new park acquisition
- c) 10 acre park, 10 acre county equestrian center

Discussion Followed:

- Commissioner Macioge reported that the District can not afford to get rid of land and he opposed of the sale of District property. If the District built an equestrian center, it could generate revenue. He thought the local Las Vaqueros' group might be interested in helping.
- Commissioner Allen said that it takes time to obtain development funds and we need space and land.
- Commissioner Benson hates to loose land in an active area.
- Commissioner Pletcher commented that an equestrian center is a great idea, and suggested we contact the County to ask for funding.

6. Maintenance of Facilities tabled for another meeting

7. Capital Improvement Projects tabled for another meeting

8. Dana Point Park

- a) Captain John's Marina and compliance efforts
- b) Recreation programming partnership
- c) Land and Water Conservation Fund Grant
- d) California Boats and Waterways grants
- e) Renewed partnership toward park improvements
- f) Opportunity for revenue with campground development

Discussion Followed:

- Director Troublefield told the commission that he had met with John Saunders on several occasions and that they have made progress toward partnership. Captain John has become Hazmat and Fire compliant. Troublefield said he as applied for a Land and Water Conservation Fund Grant in the amount of \$100,000. This is a matching grant and will greatly help upgrade Dana Park and will also upgrade Captain John's business. Troublefield envisions upgraded restrooms, walking trails, a playground and infrastructure improvement including shore erosion.
- Troublefield reported that he believes that it is difficult for Captain John to submit a 5 year business plan when he is on a year to year lease. Because of that he is going to recommend a 5 year contract with options for a 10 year contract at the end. Also, because of the improvements make to Dana Park, will be suggesting an increase in the annual lease payment to \$10,000.



- Troublefield told the commission that with the acquisition of additional facilities, the District needs to look for revenue sources. As Director, it is his responsibility to pursue revenue generating opportunities for the District and believes that Dana Park just might be that opportunity. There is a concept being developed which could bring in approximately \$150,000 a year to the District. Staff has been looking at the Dana Park facility and believes that a campground might be a viable idea. Troublefield told the commission that in discussing the lease with Captain John, he had to discuss the campground idea. He stated that John Saunders was not thrilled about the idea, but was not against it either. Troublefield reported that staff was considering incorporating camping spaces in the west and south side of the peninsula where the boats are stored.
- Commissioner Allen requested to review Captain John's contract before it is signed. He stated that he is concerned about safety issues and wants to see safeguards for the District in place. He would like to see the District explore the campground idea for additional revenue. He stated that John Saunders wants to be trusted, however, after last season, did not earn our trust. He commented that he did not think an RV park was feasible on the property but understands that we can not move forward without generating revenue.
- Troublefield responded that the RV Park is just a conceptual idea in generating revenue for the District. He stated that he ran an RV campground in 29 palms and Joshua Tree and it was easy to do and generated terrific revenue.
- Commissioner Benson expressed concern that it is so late in the season and there is no contract. She does not like the idea of a five year contract. She would like to see a one year contract that is null and void if not adhered to. She would like to see Dana Park made into more of a park with better uniform signage that looks more interesting and incorporate District programs like fly fishing and wind surfing.
- Commissioner Johnson stated that he would like to see increased use of Dana Park and that the park seems sterile.
- Commissioner Pletcher said that more programs and partners at Dana Park would help Captain John make more money and would be a win/win situation.
- Commissioner Macioge reported that he would like to see closer monitoring of the agreement.

Aquatic Center – Tabled for another meeting.

#### Overview of Workshop

Director Troublefield wrapped up the workshop with the following comments:

Bear City Park- Troublefield will draft a letter to CSD requesting continued discussion on Bear City Park and Paradise Property. There is still a possibility of a joint venture if trust could be reestablished.

Gold Mountain Property – Appraisal process started. We may have more information by the next Commission Meeting.



Baldwin Property – Commission interested in an equestrian center. Commissioner Benson requested a plat map and wants to walk the property.

Adjourn Workshop at 5:10 pm.

Call Commission Meeting to order 5:25 pm

2. **GENERAL STAFF REPORTS**

2.1 RECREATION REPORT: Commission reviewed report for March which highlighted childcare, instructor classes, adult sports, youth sports, special events, senior center and administration. Reese Troublefield reported that the teen center will be opening on April 23<sup>rd</sup> at 6:00 pm. The Senior Center had added 7 new programs in the last month which are being well received. The District is currently recruiting for a Recreation Superintendent to fill the position vacated by Troublefield.

2.2 MAINTENANCE REPORT: Commission reviewed report for March, which included updates on District improvements. Maintenance Superintendent Fuerstenberg reported that the Gym renovation has been completed. The Gym was divided in half to allow for more programming. Staff is preparing for the summer season; park restrooms are being opened, irrigation is being turned on and the tennis nets are up in Meadow Park. Troublefield thanked Superintendent Fuerstenberg for his dedication to the District.

2.3 ZOO REPORT: Commission reviewed report for March which highlighted Zoo Administration, Education & Animal Health and Grounds. Director Troublefield reported that attendance is good. The zoo has received an arctic fox and is looking to trade one of our male bison's for a female. Staff is preparing for zoo camp and will do field trips in conjunction with Rainbow Kids Club. The Curator has made tremendous efforts in the area of Animal Enrichment.

2.4 FACILITIES USE REPORT: Commission reviewed the Facilities Use Report for March.

2.5 SPECIAL RECOGNITION: None

3. **Approval of Minutes**

3.1 APPROVAL OF MINUTES

Minutes of the March 20, 2007 Regular Meeting

**Motion 2** Commissioner Poole moved to approve minutes, seconded by Commissioner Johnson.

*AYES:* Benson, Johnson, Pletcher, Poole

*NOS:*

*ABSTAIN:* Allen

4. **INFORMATION SECTION**

4.1 Information Section

A. Financial Report – Review for March

Commissioners reviewed the list of warrants issued in March.

**5. COMMENTS FROM THE PUBLIC**

Dave Hough, Fawnskin - Spoke in opposition to a campground at Dana Park. He stated that the way this process was being done was wrong. If staff had an idea for generating revenue, there should be 6 or 8 projects suggested not just one.

Don Eads, Fawnskin - Spoke in opposition to a campground at Dana Park. Campground would require a 24 hour a day attendant. He would like to see the park made into a picnic ground, with a playground and hiking trails.

Marlene Thurston, Fawnskin - Asked how we could consider a campground when wells are running dry. She stated that campfires would cause air pollution, and there would be additional traffic in Fawnskin. There would have to be an Environmental study and the Eagles would be affected.

Joey Robbins, Fawnskin - Said that Camp Whittle has 7000 kids doing water activities at Captain Johns. He said that Captain Johns is clean, not unsafe. There has never been an incident and no one has been hurt. A RV park would take away from the community.

Jim McGrew, Fawnskin - Said the curve is too sharp for RV's.

Nita Mott, Big Bear Lake - Spoke in favor of a RV park as a Revenue Generating idea.

Tamara Gebhardt, Big Bear City - Said that a park is for people to use and an RV park will take away from what we have.

Denise Proffer, Sugarloaf - Said the District needs to look for additional revenue sources and encouraged District to think outside the box. Wants more interaction between the communities.

Kathy Hough, Fawnskin - Spoke in opposition of campground. The noise from generators will affect residents and property values. She stated that there are no homes around Serrano campground and because Serrano is not always full, the Dana campground idea might not be the money maker we believe it to be.

Bradly Winch, Fawnskin - Stated that the park was donated by the Dana Family and urged the District to look at any restrictions.

Joan Morey, Fawnskin - Said that Captain John's does not look any worse than other marinas.

Steve Morey, Fawnskin - Said that a one year lease hinders Saunders revenue potential. A 5 year lease would allow for improvement.

Steve Farrel, Thanked the Commission for their openness.



John Day, CSD Board Member described Bear City Park before the plane crash and asked why the District did not place the taxes toward Bear City Park into a trust for future projects. He asked where the funds are and why there is no track record.

**6. ADMINISTRATIVE REPORT**

**6.1 REPORT TO/FROM SPECIAL DISTRICTS DEPARTMENT**

Report of regularly scheduled Managers Meeting.

Reese Troublefield reported that Special District's has become a terrific partner in the last few years and the District has received tremendous support on our projects. Real Estate Services have been coordinating appraisals, County Engineering is working with the Sugarloaf Park Rehabilitation, and Jeff Rigney and Tom Sutton have been very helpful with the Aquatics Center.

**6.2 OPERATIONS REPORT**

**A. Requested Budget 2007-2008**

Commission reviewed the budget and tabled the discussion until the May Commission meeting.

**7. REQUESTS AND REPORTS BY COMMISSIONERS**

Allen – Requested that in the future, workshops be separated from the regular agenda and provide for public comment before the workshop. After the public comment section there should be no comments from the public. He said he liked the discussion today and thinks the items under consideration should be discussed further.

Benson – Reported that today the Board of Supervisors voted unanimously to proceed with the pool bond assessment. The Ballots will be going out next Tuesday to allow the people to decide. She commented that she is encouraged with the CSD Board being open to discussion and wanted the community to know that the Commission plans to use any funds received from the sale of Bear City Park to develop another park in Bear City.

Johnson – Appreciated Director Troublefield's ideas and encouraged him to stay creative and flexible.

Macioge – Commented that he hoped staff learned from today's meeting.

Poole – Wants to see comment section of the agenda structured. Comment cards should be completed and those wanting to comment should line up at the podium. This presents an equal opportunity to speak and will reduce comments from peoples seats.

**8. ADJOURN MEETING**

**8.1 NEXT MEETING**

Regular Meeting – Tuesday, May 15, 2007 5:30 Senior Center

**9.1 ADJOURNMENT**

Chairperson Macioge adjourned the meeting at 6:45 PM.

**ATTEST:**

\_\_\_\_\_  
**Lorie Judd, Secretary**

\_\_\_\_\_  
**Rudy Macioge, Chairperson**  
(Minutes page 7 of 7)





**BIG BEAR VALLEY RECREATION AND PARK DISTRICT**  
**MINUTES**  
**REGULAR MEETING OF THE ADVISORY COMMISSION**  
August 21, 2007

**1. CALL TO ORDER**

Chairperson Benson called the meeting to order at 5:32 PM

1.1 PLEDGE OF ALLEGIENCE

1.2 ROLL CALL

*Present:* Allen, Benson, McCullar, Pletcher, Poole

*Absent:* Johnson, Macioge

*Staff:* Judd, Troublefield

1.3 APPROVAL OF AGENDA

**Motion 1**

Commissioner Poole moved to approve the agenda, seconded by Commissioner McCullar

*AYES:* Allen, Benson, McCullar, Pletcher, Poole

*NOS:*

**2. GENERAL STAFF REPORTS**

2.1 RECREATION REPORT: Commission reviewed report for July which highlighted childcare, instructor classes, adult sports, teen center, youth sports, aquatics, and administration. Director Troublefield told the commission that we had a great summer. Soccer will be starting in late August and for the first time ever we will be having a Men's Outdoor Fall Basketball League. Adult golf is currently underway with 10 participants. The teen center has 30-40 kids attending each day and 16 teens attended our first outing to Huntington Beach. Staff is planning a Halloween activity and will be having another field trip to Magic Mountain in November.

Commissioner Allen requested that we encourage Adult Golf participants to carpool due to parking restrictions at the Bear Mountain Driving Range.

2.2 MAINTENANCE REPORT: Commission reviewed report for July 2007, which included updates on District improvements. Director Troublefield told the commission that the Sugarloaf Rehabilitation project is moving along. The water flow lines have been tested and the bridges are completed. The fencing component is about to be completed and then we will start the court resurfacing. The City is taking care of the drainage next to the tennis courts in Meadow Park and fixing the culvert to detour water from flowing through the park. Inspections continue at Captain Johns and the contract is at Special Districts for review.

Commissioner Allen asked if the District was using an inspection report at Dana Point Marina and asked to see a report of what is being done. In addition he said the Maintenance Report has limited information and asked that the report be expanded to provide more detailed information.

2.3 ZOO REPORT: Commission reviewed report for July 2007 which highlighted Zoo Administration, Education, Animal Health and Grounds. Director Troublefield reported the Zoo relocation project is coming along. Bi-monthly conference call meetings are being held. The Environmental Impact Report is being drafted and should be completed by mid-November. Then there will be four hearings in January for public input. The process moving forward depends on the Forest Service Supervisor Jeannie Wade-Evans signing off on the project. If the environmental impact study is signed off on, the RFP will begin in April to begin construction in fall of 2008.

2.4 FACILITIES USE REPORT: Commission reviewed the Facilities Use Report for July 2007.

### **3. Approval of Minutes**

#### **3.1 APPROVAL OF MINUTES**

Minutes of the June 19, 2007 Regular Meeting

**Motion 2** Commissioner Allen moved to approve minutes, with the following amendments: Cassie is spelled Cassy and under the public section comments, indicate an error by Bob Ybarra. Meeting was actually July 25<sup>th</sup>, not June 25<sup>th</sup> as stated. Seconded by Commissioner Poole.

*AYES:* Allen, Benson, McCullar, Pletcher, Poole

*NOS:*

*ABSTAIN:*

### **4. INFORMATION SECTION**

#### **4.1 Information Section**

##### **A. Financial Report – Review for July**

Director Troublefield reported that the Auditor Controller had a problem with their system and was unable to supply us with the July Warrant information before the meeting. When the information is received it will be distributed to the Commission and the media.

### **5. COMMENTS FROM THE PUBLIC**

Bob Ybarra, Sugarloaf – read a letter that he sent to Supervisor Hansberger regarding actions taken by our commission.

Tim Sweet, Bear Valley Historical Society – stated that he had done research and learned that the Bear City Park Property was donated by the Peter Pan Woodlands club to the District for \$1.00. He asked the commission for help with the parcel that the Museum is located on. He said it should not go up for sale and asked the commission to pull it off the market. He said he does not understand why the District has asked them to move the Caddy Shack and Scout Hut to their property. He said we have a knife in his back and are asking them to move material.

Neil Nichol, Bear Valley Historical Society – said they haven't heard the status of the sale and said they can not respond without having more information. He said that 100 feet of their property runs through the Lions Club and they would love to have that building to hold their meetings in and for general public use. He asked for room to expand.

Bob Ybarra, Sugarloaf asked to speak again to read the commission the Brown Act. He was refused.

## 6. ADMINISTRATIVE REPORT

### 6.1 REPORT TO/FROM SPECIAL DISTRICTS DEPARTMENT

Report of regularly scheduled Managers Meeting.

Director Troublefield told the commission he attended 2 managers meetings in July. He obtained a copy of the Brown Act book and had it copied for each of the commissioners. He said he hopes everyone becomes more versed. He is waiting for an opinion from County Counsel on placement of the public comment section. He believes it will be the same as the Board of Supervisors, with comments after each agenda item and before Commission action. Troublefield will be meeting with Cristelle Momier on Thursday August 23<sup>rd</sup> to review the Districts requests for Prop 12, 40 and RZ funds. She will be auditing the Miller Park Project and they will be discussing the Tennis Ranch improvements.

Commissioner Allen said that in an effort to save time, public comments should be accepted after all of the staff reports are completed. Pending legal review, asked to make official on the next agenda.

### 6.2 OPERATIONS REPORT

#### A. Swim Beach

Swim beach is having a great summer. We have only had one rescue, which means preventative measures are working. A financial review will be completed at the end of the season, and Troublefield believes this is the most profitable year ever.

#### B. Zoo Relocation Update

Reported during Zoo report.

#### C. Personnel

Staff Recruitment – the District is currently interviewing to hire seven RKC staff members, one Recreation Coordinator, and there is an ad in the paper for Maintenance Worker's.

Commissioner Poole asked if the RKC turnover was due to low wages. Troublefield responded that our staff is being paid comparable to other childcare facilities. There are six 40 hours a week staff members that are paid well above the norm.

#### D. Miller Park Update

Staff has been working with the North Shore Improvement Agency to establish a garden along the front of the building. They are supplying the labor and we have supplies the soil amendment. Staff will install the new oven/stove this week and bids for the ADA restroom and new kitchen are now being accepted.

## 7. PREVIOUSLY DISCUSSED ITEMS

### Bear City Park

Troublefield reported that the RPZ lines to not intersect the North Parcel of Bear City Park in which the Museum is currently on. Based on that fact, Real Estate Services has given the District the opinion that the property can be a dedicated sale to the Historical Society. This precedent was set by the Board of Supervisors action when they dedicated the Trona Fire



Station to the Trona Historical Society. Although the property can be leased, Troublefield stated he would like them to own the property.

The other three parcels are being considered by the Airport Board. At the last Airport Board, they ran into complex issues. It is a well known fact that planes taking off from the airport take a ten degree bank right over the museum. Legally it is ok, but morally, they are concerned about the planes flying right over the museum. Because we wish to have the Historical Society own the North Parcel, we might have to proceed with a dedicated sale. The Airport Board doesn't want to purchase just three parcels. Troublefield stated that he has met with another party who is interested in doing a land swap with the District and helping with Bear City Park.

Troublefield stated that he did not ask the Historical for help moving the Caddy Shack and Scout. He offered the buildings to them for their collection and gave them permission to move them because they are becoming dangerous and a liability to the District. If they are not moved, they will be destroyed.

Commissioner Allen said he would like to recommend that we give the property legally to the Historical Society for their use, if they are willing to accept liability and the responsibility for the property.

Commissioner McCullar asked if giving the property to the Historical Society would affect the sale of the other three parcels.

Commissioner Pletcher said there is a better location with better use and encouraged the District to look at all issues before throwing away the property.

By mutual consent, the commissioner directed Director Troublefield to contact County Counsel regarding the Historical Society owning the North Parcel of Bear City Park.

Director Troublefield reported that he made a presentation to the CSD to outline a proposal for a replacement park. He proposed to them that they donate the land and the District will use the proceeds from the sale of Big Bear City Park, Supervisor Hansberger's million and funds not used for the pool to build a park at Paradise. Together the Park District and the CSD can make a pitch to Supervisor Hansberger regarding the New Bear City Park. Industry standards are 350k to 375k per acre. If there is 1.5 million to develop a new park, it will be the first one built to industry standards in the Big Bear Valley. CSD stated that they are counting on the Lions club and Skate Park USA to build the park and maintain the facility. In the end, the four CSD members present hesitated to vote, but made it clear that they don't see a future in working together for any project on Paradise. They did not want to vote because they were missing one member, but could vote on the matter in two weeks. Troublefield will continue to work toward a positive outcome and a partnership to bring a great park to the residents of Big Bear City.

Tom Dodson, Environmental Engineer says that the 5 acres bordering Paradise property is the most usable of CSD property and is the least mitigated. The rest of the Paradise property has serious issues.

The commission reviewed the park plan that Troublefield presented to the CSD board. He reported that CSD has a design of their own which includes a regulation baseball field which takes up 2/3 of the useable property. Both plans met with favorable public comments.

Troublefield stated that he told the CSD board that this is a dream, but so were the teen center and the Tennis Ranch. The park district wants to develop a 3 field baseball hub on District property, which takes the necessity out of a Paradise Ballfield. No matter which way the CSD board decides to go, the district will try to fulfill our responsibility and build the community a park.

### **Tennis Ranch Property**

The Board of Supervisors approved the purchase of the Tennis Ranch today. Escrow has started and the application for funding has been hand delivered to the state grant representative. They have assured Director Troublefield that funds could be wired to the escrow account within 3 days. The property will need to be upgraded and staff is working on solutions for the road and fencing, public restrooms, parking, safety of the facility and ADA compliance issues. The park should be ready for public use in Mid-October.

Troublefield has met with SDD road department and discussed the egress off of Highway 38. This is a county maintained road.

Commissioner Pool commented that the valley needs a facility with connecting fields, making it easier for families with children on different teams.

Commissioner Benson said we need to concentrate on the land we do have.

Commissioner Allen asked staff to develop a list of priorities putting public safety at the top of the list. He encouraged staff to do safety issues first and then get public input for the renovation.

Troublefield reported that he has two major options for supplemental funding which he will discuss at the September meeting.

### **Sugarloaf Park Property**

Director Troublefield told the public that the Sugarloaf property is for sale for \$600,000. The District has \$408,000 earmarked for the purchase leaving a \$192,000 shortfall. He said that he believes that the \$408,000 would be better spent on infrastructure upgrades at the Tennis Ranch. He stated that there are funds earmarked for the fencing concern, but that roads are very expensive and the road to the tennis ranch needs to be paved. The main focus of the \$408,000 would be to upgrade the roads around the park. Paved roads will need to be in place as part of the infrastructure. He stated that he would write a letter to public works to see if the County will cover 50% of the road improvements. He asked the commission for input.

Commissioner Pool stated she is not in favor of moving funds from the purchase of Sugarloaf land.



Commissioner McCullar said it seems like a good idea, but it is difficult to make a decision because she does not understand the Tennis Ranch development. She would prefer development to property acquisition.

Commissioner Benson stated that we need to develop what we are acquiring.

By consensus, the commission agreed not to pursue purchasing the Sugarloaf Land.

Commissioner Allen asked about the improvements going on at Sugarloaf Park. Troublefield replied that the rehabilitation was starting at the Fire Station to the end of the Ballfield. The wooded area, the picnic shelter and playground are remaining as is. Allen asked about the ball field lights and Troublefield replied that staff has replaced the burnt out bulbs and that 85% of the lights are working. Lighting renovation is slated for 08-09 Capitol Improvement Projects. Allen recommended that the commission direct staff to ask Supervisor Hansberger for funds to update the lighting system. He suggested that we combine the light project with the Meadow Park lighting project.

Poole stated that there is a great need for a community building at the East End of the Valley.

Troublefield said he would like to develop the wooded area of Sugarloaf Park with a teen center. He also reported that he has asked Soroptimist International of Big Bear Valley to purchase a 30 passenger vehicle to move kids between District facilities and to help on Field Trips and Camps.

Commissioner Allen suggested we look into purchasing more on buildings, like the ones used for RKC.

### **Sugarloaf Park Tennis Court Rehab Project**

Troublefield reported that the project is going well. Staff has started building the seated wall, and will soon begin on the decomposed granite and trees. The basketball fencing is up. The bid will be awarded on the Skate Park next week. The delivery time will be between 35-45 days. It will take 7 days to construct the Skate Park. The grand opening should happen on October 19<sup>th</sup>.

### **Meadow Park Ballfield Lighting Project**

The paperwork for this project is currently at the County for review. Troublefield will report in September who was awarded the bid and the projected start date.

### **Valley wide Park Enhancement Update**

Troublefield has met with MWD regarding jetty owned by MWD between Swim Beach and the lake. He has received approval to change the fencing. This project should begin next week. The Ski Beach paving project is almost complete and the swale has been completed. The Miller Park sport courts resurfacing project are going to bid. Community workshops for input and master planning of Lake William property is tentatively slated for September 20<sup>th</sup>. Baldwin workshop will be held in November.



8. **REQUESTS AND REPORTS BY COMMISSIONERS**

Commissioner Poole – stated that as the Big Bear City representative she would like to say that the District is in no way responsible for the loss of use at the Big Bear City Park. In no way is this a reflection of the Park District not caring for the East End of the Valley. This was beyond the District's control. It is sad that the Bear City Park has become an East End issue and that citizens complain about the taxes not spent in their area. There are several valley areas that do not have a park at all, and those residents pay the same taxes. She hopes the citizens of Big Bear City will encourage CSD to let the Park District develop a park on the Paradise Property. It is blessing that there are funds available to build a state of the art park and hopes that wisdom will prevail over personal feelings.

Allen – The District has the funds and staff available to maintain a new park. He hopes people will encourage the CSD to work with the Park District. The District is not a city agency, but is a valley wide district which is trying to provide the best it can throughout the entire valley. He is happy with our development projects and looking forward to further improvements at the Tennis Ranch.

Pletcher – Would like to see a workshop to brainstorm how to get more funds. He stated that we should go to Supervisor Hansberger more for funding projects.

Benson – said she hopes the Grand Opening of the Skate Park and Tennis Ranch take into account the school calendar. She asked Director Troublefield if he was on schedule for completion of all the District Projects, which are slated to be completed eight months from now. Troublefield will add a timeline to his monthly report. She said she would like to challenge everyone to move away from personal attacks and know that we have the valley's best interests in mind. She stated that the commission has no personal agendas. We represent the entire Big Bear Valley. She commended staff for making great strides.

9. **ADJOURN MEETING**

9.1 NEXT MEETING

Regular Meeting – Tuesday, September 18, 2007 at 5:30 pm

9.1 ADJOURNMENT

Chairperson Benson adjourned the meeting at 7:45 pm.

**ATTEST:**

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**Lorie Judd, Secretary**

\_\_\_\_\_  
**Cassy Benson, Chairperson**

