*)

S D O 1 L S Wednesday, August 5, 2009

Preps

Outdoors

Scores

www.bigbeargrizzly.net

Field of soccer dreams



The Big Bear Valley Recreation and Park District puts the final touches on the new soccer fields at The Ranch in Erwin Lake.
The fields are ready in time for the fall youth soccer see. For more information on The Ranch sports completell the park and rict office at 909-866-9700.

PAYMENT REQUEST State Grant Programs

see maductions on reverse.									
I. PROJECT NUMBER		2. CON	TRACT	NUA	IBEI	2			
02-36-055		C	0	2	0	7	4	0	0
3. APPLICANT		<u> </u>				,			
Big Bear Valley Recreation and Park District	- Simon Control of Con								
4. PROJECT TITLE		· · · · · · · · · · · · · · · · · · ·							
The Ranch Soccer Complex									
5. TYPE OF PAYMENT									
Advance Reimbursement	☑ Final								
6. PAYMENT INFORMATION (Round all figures to the nearest dollar)									
a. Grant Project Amount		\$	9	220	0,00	00			
b. Funds Received To Date		\$							
c Available (a. minus b.)		\$	\$	220	0,00	00			
d. Amount Of This Request		\$	\$	220	0,00	00			
e. Remaining Funds After This Payment (c. minus d.)		\$							
7. SEND WARRANT TO:									
AGENCY NAME				•					
Big Bear Valley Recreation and Park District									
STREET ADDRESS									
PO Box 2832									
CITY/STATE/ZIP CODE									
Big Bear Lake, CA 92315									
ATTENTION									
Lorie Judd									
B. I represent and warrant that I have full authority to execute this payment req	uest on behalf of the	Grantee.	I decla	re u	nder	pen	alty c	of perj	ury, under
he laws of the State of California, that this report, and any accompanying docu ny knowledge	ments, for the above	e-mention	ed Gran	t is t	true	and	сопе	ct to t	he best of
SIGNATURE OF PERSON AUTHORIZED IN RESOLUTION	TITLE						D/	ATE	
1911 Ditiral	Special	District	s Dire	cto	r			8/1	4/2009
FØR CALIFORNIA DEPARTMENT OF PA	RKS AND RE	(SR) EA	HON	()) =	0)	!LY		
A) (T APPROVA) SIGNATURE							DA	TE	
>									

Project Certification Form

Grantee: Big Bear Valley RPD Project Number: 02-36-055
Grantee contact for audit purposes
Name: Reese Troublefield
Address: P.O. Box 2832, Big Bear Lake, CA 92315
Phone: (909) 866-9700 Email: _rtroublefield@sdd.sbcounty.gov
Project description – list facilities developed and/or property acquired (use additional pages, as required): Construction of three regulation soccer fields, DG walking path, parking and fencing at the Ranch Soccer Complex List other funds on project (sources and amounts) (use additional pages, as required): \$2420.69 – SB Co. Special Districts Gen Fund
Interest earned on advance grant funds: \$0
Has a notice of completion been filed? Yes X No
Certification: I hereby certify that all grant funds were expended on the above named Project and that the Project is complete and we have made final payment for all work done.
I have read California Penal Code § 118 and understand that every person who testifies, declares, deposes, or certifies under penalty of perjury and willfully states as true any material matter which he or she knows to be false, is guilty of perjury, which is a felony punishable by imprisonment in state prison for two, three, or four years.
Furthermore, I have read California Penal Code § 72 and understand that every person who, with the intent to defraud, presents for allowance or for payment to any state board or officer, or to any county, city, or district board or officer, authorized to allow or pay the same if genuine, any false or fraudulent claim, bill, account, voucher, or writing, is guilty of a felony-misdemeanor punishable either by imprisonment in county jail for a period of more than one year, by a fine not exceeding one thousand dollars, or both, or by both.
represent and warrant that I have full authority to execute this Project Certification of roject completion on behalf of the Grantee. I declare under penalty of perjury that the pregoing project certification of project completion for the above-mentioned Grant is true and correct.
Jeff Rigney
rantee's Authorized Representative
anted 6 0 17/09
Date Date
évised <i>514</i> 106

)			
)	



Primary Owner: BIG BEAR VALLEY RECREATION & PARK DIST,

Secondary Owner:

Mail Address: 825 E 3RD ST # 207

SAN BERNARDINO CA 92415

Site Address: LAKEWOOD DR

LAKE ERWIN CA 92314

Assessor Parcel Number: 0315-201-06

Housing Tract Number:

Lot Number:

Legal Description: District: 15 Abbreviated Description: PARCEL MAP 5549 PARCEL

NO 2 City/Muni/Twp: BIG BEAR LAKE

Property Characteristics:

Bedrooms:

Year Built:

Square Feet:

Bathrooms:

Garage:

Lot Size: 4.850 AC

Total Rooms:

Fireplace:

Number of Units: 0

Zoning:

Pool:

Use Code: Vacant Land(General)

No of Stories: Building Style:

Sale Information:

Last Transfer Date: 01/20/1998

Seller:, CARDWELL DANIEL R;, CARDWELL MARY M TR

Transfer Value: \$65,000

Document #: 98-019075BK-PG: -

Cost/Sq. Feet: N/A

Document Type: Grant Deed

Title Company: FIDELITY NATIONAL TITLE INS

Assessment & Tax Information:

Assessed Value:

Percent Improvement:

Homeowner Exemption:

Land Value:

Tax Amount: \$.00

Tax Rate Area: 57-004

Improvement Value:

Tax Account ID:

Tax Status: Current

Market Improvement Value:

Market Land Value:

Market Value:

TaxYear: 2008

Data Deemed Reliable, But Not Guaranteed. Copyright ©1998-2009 TitleProfile.com. All Rights Reserved. All other trademarks and copyrights are the property of their respective holders.

BIG BEAR VALLEY RECREATION AND PARK DISTRICT

MINUTES

REGULAR MEETING OF THE ADVISORY COMMISSION August 18, 2009

1. CALL TO ORDER

Chairperson Poole called the meeting to order at 5:03 PM

1.1 PLEDGE OF ALLEGIENCE

1.2 ROLL CALL

Present:

Benson, Macioge, McCullar, Poole, Rose

Absent:

Pletcher

Staff:

Troublefield, Judd, Roth

1.3 APPROVAL OF AGENDA

Motion 1

Commissioner Benson moved to approve, seconded by Commissioner Macioge. AYES: Benson, Macioge, McCullar, Poole. Rose

2. **GENERAL STAFF REPORTS**:

2.1 RECREATION REPORTS

A. Administration and Camp Activities – The commission reviewed and Glenn Jacklin presented the report of July 2009 which highlighted RKC Summer Camp, the removal of the Latchkey Grant by the State of CA and the help of Soroptimist with increased childcare funding; instructor classes, the Ranch including swim lessons, and administration including the County Work Experience program

Gary Castle, Erwin Lake resident living south of the soccer fields, commented that previously there was only 1 soccer field facing east to west and now there are 3 regulation fields facing north to south with the goal up against his fence line. He is concerned about soccer balls being kicked into his yard, people yelling at him to return the balls, children urinating on or near his fence and the property values decreasing since the Soccer Complex was put in. He also told the commission that a child who ran into his yard to retrieve a ball was bitten by his dog and the father of the child threatened to kill his dog.

Elaine Tresemer, Erwin Lake resident living north of the soccer fields, has concerns regarding the soccer fields which include balls in her yard, being yelled & cursed at, and is concerned that the field is devaluing her property. She states her family can't go out and enjoy their yard because there is someone using the field every day. She asked about the retractable netting Reese spoke to the neighbors about.

Mike Barz, Erwin Lake resident of 11th Lane, commented that one day he counted 157 cars driving down his street where before there would have been 25. He states that every window in his house has been hit by balls, people jump over his fence to retrieve balls, his yard has been trampled on, and he has been cursed out & threatened in several languages. He also mentioned that he was unhappy about Little League practices this past season where they seemed to purposely stand and hit balls directly towards his house. He feels this new activity is quite a mess and wants it resolved.

General Manager Troublefield stated that our intent was to get more programming for the kids and have good relations with the neighbors. We understand that it is hard on the neighbors as there is more usage at the fields than before. We are trying to manage those issues with the 8 ft. fence and black netting behind the goals reaching 12 ft. above the fence line. The netting will be up during the soccer season, August through November, and it is estimated that the netting should catch 95% of the stray balls. Due to safety issues the nets cannot be taken up and down daily as previously stated. The nets will be put up at the beginning of the season and taken down at the end. Currently there are only practices during the week and until the netting is installed the field has been turned from East to West leaving more room around the field and minimizing stray balls actually leaving the field.

Baseball was there for practice this year because the Meadow Park ball fields were closed for refurbishing. There will be no baseball practice scheduled by the Park District at the Ranch.

There is plenty of parking on the Ranch property. We are installing permanent NO PARKING signs on the streets surrounding the fields and are working with the Sheriff's department to regularly enforce them.

Going into this project, we determined it to be a soccer/football complex with an exemption from further development requiring gas, electric or cable.

Although there was 30% more turf put in, County zoning did not consider it a change in use. Troublefield says he considers this a 100 day period of change. The kids only practice from 4pm to 7:30 pm. This is a positive change for our community and the biggest thing to happen to the area in a long time.

Regarding the urinating problems, we will work with the leagues to avoid that behavior. We will insist the soccer and football league boards enforce the field rules. If urinating on or near the field continues there is precedence to tell the leagues they can't use the fields if that type of behavior continues.

B. Youth and Adult Activities – The commission reviewed and Aaron Speer presented the recreation report for July 2009 which highlighted the participation in Adult Sports this summer with men's soccer and both men's & women's softball; Youth Center closed in July due to lack of attendance, Senior Nutrition's 15% increased participation, aquatic's successful season with both swim lessons and Swim Beach, and the overall success of Movies on the Beach.

2.2 MAINTENANCE REPORT

The commission reviewed and Dennis Fuerstenberg presented the report for July 2009 highlighting district wide mowing, fertilizing and weed abatement, inspection of the undeveloped Baldwin and Lake Williams Parks, inspection at Capt. John's Marina, painting at Erwin Lake Park, staining and paint at Miller Park and continued work at the Soccer Complex including new signage.

Commissioner Benson inquired about some thin spots in the sod at the Ranch Complex. Dennis responded that that area has been seeded and taped off. He stated that the entire field area will be reseeded with a sturdy seed blend when the fields are 'put to bed' in the fall that should prevent those thin spots in the future.

General Manager Troublefield added that both the fields at the Ranch and Meadow Park will go through a resting period yearly to allow for more healthy fields.

MOONRIDGE ANIMAL PARK REPORT 2.3

The commission reviewed the report for July 2009 highlighting education and offsite programs, maintenance of facilities including work to the Reptile Room and nocturnal building, and animal additions at the zoo which include a baby skunk, opossums, raccoons, coyote and coopers hawk.

2.4 FACILITY USE REPORT

The commission reviewed the report for July 2009 which totaled \$1720 in rental fees.

3. **Approval of Minutes**

APPROVAL OF MINUTES 3.1

Minutes of the June 16, 2009 Regular Meeting

Commissioner Benson moved to approve minutes, seconded by Commissioner Rose.

AYES: Benson, Macioge, Poole, Rose

Abstain: McCullar

4. **INFORMATION SECTION**

4.1 Information Section

A. Financial Report - The financial report for July 2009 will be reported next month as the information has not been received from the Auditor's office.

COMMENTS FROM THE PUBLIC

Don Allen, Moonridge, read the letter he received from Supervisor Derry removing him from the Commission. He said he was disappointed to be removed from the Commission after 4 years, but that he intends to stay involved as a community member. He stated he is still opposed to Bear City Park renovation and feels Paradise Park should be the priority, the Zoo relocation project isn't moving forward fast enough. The Park District staff should make the users of the Ranch Complex follow the rules or threaten their field use to help make the neighbors happy. He is also adamant that the funds raised for a pool in the valley be used toward a pool and nothing else. He also wanted to thank the staff and commission.

Commissioner Macioge expressed some confusion about the lack of communication to the board about Don Allen's removal. Commissioner Benson also expressed concern.

General Manager Troublefield stated it was not protocol for the District Office to make comments on matters between the Supervisor and the Commissioners.

ADMINISTRATIVE REPORT 6.

- 6.1 DISTRICT OPERATIONS
- A. Paradise Park Project Update At this time there is no additional funding, but the \$1 million in Prop 40 funding is still available.
- В. Zoo Relocation Update Staff is currently analyzing eight different possible sites for the Zoo.

C. The Ranch - Progress Report

We are attempting to address the road issues and are trying to schedule a meeting with the Planning Department here in Big Bear, to look at road improvement. In a previous meeting we discussed improvement of Erwin Ranch Road, but County Roads decided nothing would be done with it. Perhaps, if the Supervisor finds out about the increased usage of the roads, it could move up on his priority list.

D. Proposition Funding Update

The state representative, Cristelle Momeyer, informed General Manager Troublefield that there is a pot of funds available for Prop 40 Projects. She told Troublefield if funding is not applied for immediately and the project completed within 7 to 9 months there would be no chance of getting reimbursed for the project as the funds will be gone.

E. Summer Movie and Concert Series

We are extremely proud of the series, but the concerts have not been as well attended as we hoped. The Lou Gramm Concert had about 1200 in attendance and we were hoping for 1700. The movies were very well attended and it was great to see all the families out there having a great time. Assistant Regional Manager, Lorie Judd expressed to the Commission that she hoped to see each of them in attendance at our last concert, scheduled for Sunday, September 6th.

F. Bear City Park Update

Troublefield stated the kick-off celebration of Bear City Park with Supervisor Derry will be held September 19th. The maintenance staff will be working on the south acre of Bear City Park and weed eating the entire park in preparation for the celebration. The funds to refurbish the park are from a \$30,000 CDBG Grant and \$30,000 from Supervisor Derry's Policy Funds. Commissioner Macioge posed the question and wanted to make sure that they are not liable if there is an incident at Bear City Park. General Manager Troublefield stated they are an advisory commission and they will not be held liable in the event of an accident at Bear City Park.

Commissioner Macioge stated that based on the original meeting with Risk Management, County Counsel, and Land Use Services, it was reported that the park should be closed and not used. He is opposed to any redevelopment of Bear City Park because of that meeting.

7. PREVIOUSLY DISCUSSED ITEMS

A. DWP Partnership Update

General Manager Troublefield stated we are trying to work on a partnership with DWP. We hope to work out an exemption on the residential restriction on turf that is in place. We want to make the parks green with grass and beautiful for all the community to enjoy.

B. Prioritization to prop funding update

General Manager Troublefield stated that we have the one million in Prop 40 money available and Paradise Park was something he dreamed of, but that money will be lost to us spend the money and request reimbursement within 7 to 9 months. To continue considering Paradise Park we would need Civil Engineering bids and that will cost us around \$100,000, and there is no guarantee we could get it finished in time. We have been looking for additional funding, but have yet to find any. Perhaps we should consider re-prioritizing that money toward another project we can be assured of finishing within the 7 to 9 month timeframe.

Troublefield said we have not gone forward with Paradise Park because the Supervisor wanted to wait until we found additional funding.

Commissioner Macioge stated that he feels we should continue exploring the idea of Paradise Park, should get started right away with the engineering, and determine the CSD Board's opinion and commitment to the park.

General Manager Troublefield stated that although he feels we should put the money into something we can be sure to finish in time and would generate some revenue; we could probably do the planned Paradise Park leaving out the skate park and the playground area leaving pads to put them on later.

Chairperson Poole questioned General Manager Troublefield;

1. About the status of his previously planned meeting with the Civil Engineer; Troublefield responded that it was cancelled due to funding

2. Did you have a conversation with Supervisor Derry that caused the cancelation of that meeting?

Staff was looking for additional funding before moving forward

- 3. Have you had any conversations with anyone on this commission that there is any hesitance about moving forward. No.
- 4. She stated that Troublefield reported that we are looking for alternative sources of funding, has the supervisors office assisted you with looking for funding and have there been any conversations with the supervisor staff that they are looking for any additional sources of funding.

Special Districts looks for new sources of funding for us every day.

- 5. Have we looked into any ADA handicapped funding for the playground We have been offered a 40% grant from the Playground companies.
- 6. Is the \$400,000 bid for the playground with or without the 40% discount offered by the

Without

7. Why we had wasted 60 days doing nothing and not having another Paradise Park subcommittee meeting.

Staff was searching for additional sources of funding

- 8. You reported that you were accepting bids for the playground and skate parks. Those bids have been accepted.
- 9. Whose responsibility is it to schedule the meetings and what is the reason the subcommittee did not meet.

There was no meeting of the subcommittee because there was nothing new to discuss.

Commissioner Benson inquired about a realistic timeline for Paradise Park, what happens if we haven't gotten it sufficiently completed, where would the initial money come from, and what is the risk in committing to Paradise Park over something else?

General Manager Troublefield replied that the documents could be completed by March 2010 and with a chance to finish the project in 6 months. Some components of the design would make it a tenuous timeframe; we would be fronted 80% to get started, but would be on the hook for the additional \$200,000 if we don't finish in time.

(Minutes Page 5 of 7)



50 Cents

Wednesday, August 19, 2009

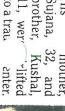
Big Bear Lake (San Bernardino County)

all leads pursuing Deputies

their search for a hit-and-run driver who killed a 5-year-old Big Bear Lake boy July 30 and injured his family. Authorities remain vigilant in Kushan Bhandari was killed when

of Lakeview Drive and Bartlett Road in Big Bear Lake. around 8:30 p.m. at the intersection he was struck by an unknown driver

to a trau Sujana, I, wer mother







Deputies pursuing all leads

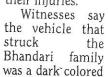
No arrests yet in July hit-and-run accident

By JUDI BOWERS Reporter

Authorities remain vigilant in their search for a hit-and-run driver who killed a 5-year-old Big Bear Lake boy July 30 and injured his family.

Kushan Bhandari was killed when he was struck by an unknown driver around 8:30 p.m. at the intersection of Lakeview Drive and Bartlett Road

in Big Bear Lake. His mother, Sujana, 32, and brother, Kushal, 11, were airlifted to a trauma center. Both have been released and are recovering from their injuries.





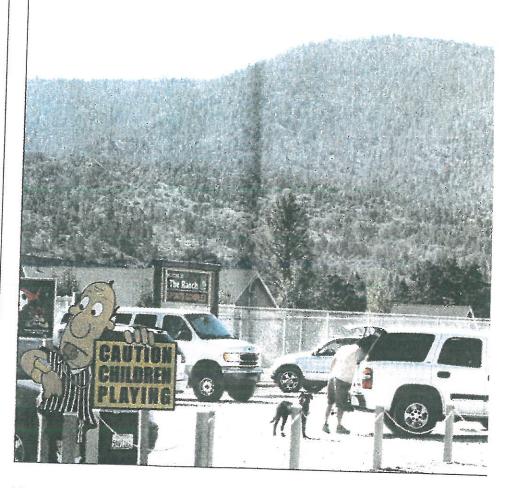
Kushan Bhandari

SUV. According to Lt. Errol Bechtel of the Big Bear Sheriff's Station, new witnesses have been interviewed recently and there is possibly new information that will possibly provide more details on the vehicle and the driver. Those details are not available for release yet, Bechtel said.

Leads are coming in constantly and each one is followed up on, according to Capt. Greg Garland of the Big. Bear Sheriff's Station. Authorities are also working to enhance a video that may offer evidence regarding the make and model of the car, and possibly information on the driver.

The Bhandari family owns the Himalayan Restaurant in the Village on Pine Knot Avenue. Sujana, Kushan and Kushal were headed home to their Village area residence after an outing at the lake. Witnesses say the suspect vehicle swerved and came to a brief stop on the opposite side of the street near the driveway for the Evergreen Restaurant,

The Ranch runs i



The parking lot at The Ranch sports complex in Erwin Lake was only partially full on Au in progress at the facility.

Neighbors voice concerns over park

By JUDI BOWERS Reporter

The Ranch is being forced to circle the wagons. Some neighbors aren't happy.

The Ranch is a park complex in Erwin Lake. Big Bear Valley Recreation and Park District purchased the facility, formerly known as the Tennis Ranch, about two years ago. The park district transformed the former camp into a year-round park, refurbishing amenities including a soccer field on the east side of the site. The soccer field is what has neighbors upset.

There are three property owners affected,



JUDI BOWERS/Big Bea

The newest soccer fields operated by the district are in Erwin Lake.

out in advance to surrounding property (to make sure there were no surprises. F got the neighbors together recently, jus

REQUEST FOR PUBLIC RECORDS

TO: County of San Bernardino, Special Districts Department 157 West Fifth Street, Second Floor San Bernardino, CA 92415-0450

Attention: Custodian of Records

FROM:

William J. Ward Ward & Ward

685 E. Carnegie Drive, Suite 140

San Bernardino, CA 92408

Phone: 909.381.8350 FAX: 909.381.8356

Please provide to the undersigned the following records in your possession:

- 1. Any and all agendas for any meeting in connection with the acquisition of the approximatey 13.25 acre property located at 2050 Erwin Ranch Road, Big Bear City, CA 92314 (the "Property").
- 2. Any and all agendas for any meeting in connection with the construction of any improvement located on or adjacent to the Property.
- 3. Any and all board actions in connection with the acquisition of
- 4. Any and all board actions in connection with the construction of any improvement located on or adjacent to the Property.
- 5. Any and all hearing minutes in connection with the acquisition of Property.
- 6. Any and all hearing minutes in connection with the construction of any improvement located on or adjacent to the Property.
- 7. Any and all California Environmental Quality Act ("CEQA") notices issued connection with the acquisition of Property.
- 8. Any and all CEQA notices issued in connection with the construction of any improvement located on or adjacent to the Property.

Request For Public Records Page 1 of 3 1/C0064-001

- 9. Any and all CEQA notices issued in connection with any development of the Property.
- 10. Any and all spending authorizations in connection with the acquisition of Property.
- 11. Any and all spending authorizations issued in connection with any environmental review by the County of San Bernardino regarding the Property.
- 12. Any and all spending authorizations issued in connection with any development by the County of San Bernardino on or adjacent to the Property.
- 13. Any and all spending authorizations issued in connection with the construction of any improvement located on or adjacent to the Property.
- 14. Any and all permits issued by the County of San Bernardino in connection with the Property.
- 15. All approvals issued by the County of San Bernardino in connection with the Property.
- 16. All approvals issued by any governmental agency other than the County of San Bernardino in connection with the Property.
- 17. All documents, including but not limited to e-mails, evidencing any communications between the County of San Bernardino and any other governmental agency regarding the Property.
- 18. All non-privileged documents, including but not limited to e-mails, evidencing any communications between the County of San Bernardino and any third party regarding the Property.
- 19. All non-privileged documents, including but not limited to e-mails, evidencing any communications between any employees within the County of San Bernardino regarding the Property.
- 20. Any and all plans generated in connection with any development or proposed development on or adjacent to the Property.
- 21. Any and all plans generated in connection with any construction or proposed construction of any improvement on or adjacent to the Property.

Request For Public Records Page 2 of 3 1/C0064-001

- 22. Any and all construction documents generated in connection with any construction or proposed construction of any improvement on or adjacent to the Property.
- 23. Any and all contracts entered into by the County of San Bernardino in connection with the acquisition of, development of, or construction on or adjacent to the Property.

BY LAW YOU HAVE TEN (10) CALENDAR DAYS IN WHICH TO COMPLY WITH THIS REQUEST. AUTHORIZED FEES WILL BE PAID TO YOU ON DELIVERY, PURSUANT TO AN ITEMIZED INVOICE.

This request is made September 21, 2009 pursuant to Government Code § 6256.

WARD & WARD

Attorneys at Law

By: William J. Ward

1/C0064-001/RequestForPublicRecords

No	tic	e of	Exemption			
To:		-	Office of Planning and Research P.O. Box 3044, 1400 Tenth St., Sacramento, CA 95812-3044		Speci	Agency) County of San Bernardino al Districts Department West Fifth Street, Second Floor Bernardino, CA 92415-0450
×	L	X	County Clerk County of San Bernardino 385 N. Arrowhead Aver San Bernardino, CA 92			2.11.5 0 150
Proj	ect '	Title: _	Acquisition of Parcels 0315-20	1-06 and 0315-2	231-21 for Big	Bear Valley Recreation and Park System
Proje The	ect I 13.2	Location 5 acre	on – Specific: property is located at 2050 Erw	in Ranch Road, B	ig Bear City, C	A 92314
Proje	ect L	ocatio	on – City: Big Bear City		Project Loca	tion - County: San Bernardino
Acqui	sitio	ion of n of cu ark Syst	Project: rrent Big Bear Sports Ranch 13. tem	25 property for in	nclusion as par	t of Big Bear Valley Recreation and Park
Name	e of	Public	Agency Approving Project:	San Bernardino	County Specia	al Districts Deparmtnet
Name	e of	Perso	n or Agency Carrying Out Pr	oject: Big Bear	Valley Recreat	ion & Park District
Exem		Minis Decla Emer Cate roperty	ared Emergency rgency Project			— Acquisition of Existing Facilities and
The p distric extens The p use, F	ropo t of sion ropo utur	areas of utilinated acceptance of utilinated acceptance of the second a	ty services to the existing faciliti	es would have a ties as property companyion of service	a capacity to urrently serves	es that: "Annexations to a city or special ot]provided, however, that the serve only the existing facilities." in same capacity as proposed future odate additional dwellings or a CEOA.
Lead A	lger	тсу	Reese Troublefield			xtension: _909 866-9700
If filed	l by	applic	cant:			
	1. 2.	Attach Has a	n certified document of exemption Notice of Exemption been filed	on finding. by the public age	ency approving	the project? Yes No
Signatu	re:			Date:8	/30/07	Title: <u>District Manager</u>
)	X	Signed	by Lead Agency	Date:		
		Signed	by Applicant	Date:	-	- ,

PARCEL NUMBER 0315-201-06-0000 STATUS: Active

UNFORMATTED LEGAL PARCEL MAP 5549 PARCEL NO 2

SITUS ADDRESS

OWNER ADDRESS

BLOCK:

LOT:

PARCEL LHN:

PARCEL MAP/ PARCEL:

BIG BEAR VALLEY REC AND PARK DIST 0 LAKEWOOD DR LKE 825 E THIRD ST RM 207 SAN BERNARDINO CA 924150832

ADDR. LHN:

376	Region
C200705095	Region APD Number Type
CE_CMPL SENS	Туре
08/23/2007 CLOSED	Date Filed Status
CLOSED	Status
	LHN
02/20/2008 Property is owned by County Parks and Rec. Close. DL 08/24/07 REC'D MADE FILE/MS	Work Description

Set ID

DIXIE J. ALLISON

April 20, 2010

Storney at Law

BIG BEAR PARK AND RECREATION DISTRICT

HAND DELIVERED

INTRODUCTION:

The Big Bear Park and Recreation District ("The District") purchased the property known as "The Tennis Ranch" in Erwin Lake in October, 2007. The property consisted of two parcels: Parcel A upon which several structures and recreational components existed, and Parcel B, across the street from Parcel A, a vacant parcel for which there is no record of any building permits or land use entitlements.

The District is still in the process of re-constructing one of the structures on Parcel A, and converting the use of some of the recreational components. On Parcel B, The District has developed three soccer fields.

Despite several defects with documents, it appears that The District granted itself a CEQA exemption for the acquisition of the property, and another CEQA exemption for the construction of the soccer fields. I have been unable to locate any record of applications for permits through the county building department or planning department. There is no land use entitlement whatsoever for the development of Parcel B. I am told that the development of the two parcels was performed as "maintenance of an existing facility."

I am also told that Special Districts is not required to apply through county departments for its own projects—that it may perform its own land-use analyses and inspection services. I have been unable to verify that there is a statute or regulation that gives this authority to Special Districts. It makes sense that even if Special Districts may perform its own land use and construction reviews and permitting, the same requirements and processes should apply as those imposed by the county's own Land Use Services Department on private development. This would afford the community notice and an opportunity to be heard when that project will alter the character of the neighborhood. It would also assure that environmental and safety concerns are identified and mitigated. It is not unusual for there to be more than 100 conditions of approval imposed in a private land use entitlement.

The neighbors of The Ranch are extremely concerned. By developing the soccer fields, The District drastically changed the character of the neighborhood. The traffic count prior to the installation of the soccer fields was 1100 vehicles per month. On a Wednesday in October, a rainy day, the traffic count for that day alone was 255. The traffic count during soccer season must be around 6000 per month. Children used to be bussed to the facility when it was privately owned. The vehicles generally stayed at the camp after the children were delivered. Camp counselors supervised the children. At a meeting on April 14, Reese

Troublefield admitted there are certainly more kids on the soccer field now than prior to the purchase. He also said, "I'm not going to stop. If the kids are 40 or 80 we need to figure out a better plan." He is correct. We need a much better plan, but so far his efforts appear to be focused on placating the neighbors rather than addressing the heart of the problem. That is, instead of identifying the issues before construction and use of soccer fields, The District simply moved forward with its grandiose plans for a sports complex. Now it implements stopgap "solutions," apparently hoping the neighbors will go away.

The Special Districts Mission Statement boasts: "The Special Districts Team, under the direction of the Board of Supervisors, set the standards for excellence in local government" Its website declares, "the County Board of Supervisors and the Special Districts Department depend quite heavily on input from the community. The successful operation of a District is a team effort between County staff and property owners." That is certainly not the case here. The District solicited no input whatsoever from the community before it created a sports complex that severely and adversely affected the entire community. It appears never to have had a plan.

Concerns include but are not limited to:

- When the District waters the soccer fields, it also waters adjoining property. This
 encourages weed growth, which increases the efforts the neighbors have to exert to
 comply with county weed abatement requirements. This is especially problematic
 when the weed growth is between the District's fence and theirs.
- Children (and adults) continue to climb the neighbor's fences to retrieve balls.
- Increased use of the soccer fields brings an element that is enticed by the personal property in adjacent land. This encourages trespassing and theft.
- Sanitary facilities consist only of a portable outhouse. It is not uncommon for the neighbors to look out their windows at a stranger urinating on their backyard.
- The District has spent considerable money watering the roads for dust control. This
 makes the roads muddy for a short while, then the roads promptly dry out again. This
 process is ineffective.
- Property values have decreased because of the project. Property zoned for horses cannot now reasonably accommodate horses. The solitude the community previously enjoyed is gone, as is its privacy
- The natural water flow was diverted by District employees

- Signs say that the park is closed to the public and available for rental. This is a taxpayers park, paid for with public funds. Once the use is legally established, it should be available to the public.
- Neighbors have potential liability for facility users that come onto their property
- Trash on the fields and neighboring properties is a problem.

Additionally, the neighbors have health and safety concerns:

- The District lavishly applied a soil sterilizer to the soccer fields prior to installing the sod. This product penetrated the soil and potentially seeped into the subsurface water. Many residents have wells. How can they be assured that the poison will not contaminate their water?
- The picnic shelter on Parcel A does not appear to have been constructed in compliance with building codes. It is probably unsafe.
- The increased traffic creates unacceptable levels of dust. The access roads were not designed to carry the current level of traffic. The State Highway does not have a proper left-hand turn lane.
- There appear to have been no traffic studies conducted relating to the increased use.
- Privately maintained roads are now used by the public.

The project does not have the permits that would have been required of a private developer. That means there are no protections for users of the property or for the neighbors. If the project had been subject to the same processes that are applied to private development, construction would not have even begun until the issues were identified and mitigation measures established.

The project appears to have circumvented normal safeguards and violated several codes and regulations:

CEQA:

The notice of exemption attached to the contract for development of the soccer fields describes the project as "Revamping existing soccer fields, installation of new irrigation and landscaping replacing old fencing, making cabin improvements and improving existing walkways at the Erwin Ranch Sports and Soccer Complex, Erwin Lake, Big Bear Area. It

states that the project qualifies for a "Categorical Exemption" from implementation of the California Environmental Quality Act (CEQA) under 14 CCR §15301 1(c).

14 CCR §15300 explains the exemptions:

"Section 21084 of the Public Resources Code requires these Guidelines to include a list of classes of *projects which have been determined not to have a significant effect on the environment* and which shall, therefore, be exempt from the provisions of CEQA. In response to that mandate, the Secretary for Resources has found that the following classes of projects [those in §15301] listed in this article do not have a significant effect on the environment, and they are declared to be categorically exempt from the requirement for the preparation of environmental documents.

The specific exemption claimed by the district is described as follows at 14 CCFR §15301, under "Existing Facilities":

"Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use.

Examples include but are not limited to: . . .

(c) Existing highways and streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety)."

Not only does this project not qualify for an exemption under §15301 because it *does* have a significant effect on the environment, but it does not qualify under §15301(c). The project is not within the category of subsection (c) exemptions. It is a sports complex, not a facility similar to a road or walkway. Even if the existing use were legal (which it was not), its "repair and maintenance" involved a tremendous expansion of use. A review of both the photographs and diagrams in the Converse Consultants Phase I Environmental Site Assessment Report describes Parcel B as a driving range and soccer field and undeveloped land, and that it appeared to have been undeveloped land from at least 1966 until sometime prior to 2005. (Parcel B was acquired by the prior owner in 1998, when land use entitlements were required by the county.) The photographs in the report depict a vacant parcel that does not appear to have had much use at all.

The Notice of Exemption, filed September 5, 2007, is for the *Acquisition* of two parcels. The Parcel Numbers on the Notice of Exemption (3071-401-05) are not for the parcels that

were acquired ((0315-231-21-0000 and 0315-201-06-0000). Accordingly, the CEQA exemption does not apply to the purchase of The Ranch. This Notice was sloppily prepared in more ways than one. The code that justifies the Categorical Exemption is either 15319(a) under "Exempt Status," or 15139(a) under "Reasons why project is exempt." I assume the accurate reference is to the California Code of Regulations title 14, Chapter 3, Article 19 entitled "Categorical Exemptions," section 15319(a), because there is no section numbered 15139(a).

On the face of the exemption is the notation, "future development of the property and expansion of services to accommodate additional dwellings or *development would require* environmental review and would not be exempt from CEQA." The exemption at that time was only for the acquisition of the property.

The receipt states that the Project Applicant is Reese R. Troublefield and Susan M. Troublefield.

NON-COMPLIANCE WITH HAZARDOUS WASTE REQUIREMENTS

The Converse Consultants Phase I Environmental Site Assessment Report notes that "Several empty 55-gallon metal and cardboard drums were observed in the maintenance yard and on Parcel B along the eastern boundary." The contents of these barrels were not identified by the consultants. To date I have no information relating to the identification of the contents, the proper labeling of the barrels, and any manifest relating to the disposal of these barrels and the contents.

COUNTY LAND USE REQUIREMENTS:

Planning

- The soccer field is an independent paracel zoned Bear Valley Single Residential. It is not zoned for a major sports facility. It is vacant land and cannot accommodate any use without a permit.
- 2. The project is not exempt from having to apply for land use entitlement. It does not qualify as a "legal, non-conforming use." To qualify as such, it is required to have been legal (permitted) when its use began. The parcel was acquired by the owners of the Tennis Ranch at a time when permits were required (Conditional Use Permit, Site Plan Permit) No permits were ever obtained. Use of any part of Parcel B as a soccer field was never legal. The District is not allowed to "maintain" an illegal use.
- Even the lowest permit, a Site Plan Permit, is required to authorize an expansion or change of use which would require additional parking. The soccer fields do require additional parking. Had the District applied for this permit, it is likely that after review, it

would have been required to apply for a Conditional Use Permit. Even then, findings would have made that the site has adequate access, which is does not. Another required finding is that "the proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbance. Additionally, there must be supporting infrastructure, existing or available, consistent with the intensity fo development, o accommodate the proposed development without significantly lowering service levels. Without considerable mitigation, the requisite findings could not be made.

4. The project does not qualify for an exemption from land use requirements as a continuation of Nonconforming Use. Under §84.17.030 of the County Development Code, a nonconforming use may not be continued if it is increased. It also cannot be continued if the nonconforming use is discontinued for 180 days or more (Development Code Section 84.17.040(b). A legal nonconforming use of land with no structures cannot be expanded or extended (Development Code §84.17.070). A legal nonconforming use shall only be altered after review and approval of a Conditional Use Permit (Development Code §84.17.080). Here, the use of Parcel B as a soccer field was never "legal." It cannot continue without appropriate land use approvals.

Building and Safety

- The 8 foot fences and their placement violates the San Bernardino County Development Code.(Table 83-6)
- A grading permit is required where 50 yards or more is imported to the property.
 Neighbors report seeing "truck after truck" delivering some type of fill dirt. There appear to be no grading permits. We are currently attempting to verify the quantity of import.
- 3. There appear to be no electrical or plumbing permits for the irrigation system. Not all of the irrigation system was a replacement of an old system. Some of it is new. There was probably a need for increased water capacity.

Solution

This is a project that never should have occurrd without a complete application, including plans, review, and a public hearing. If this were a private development, it would have required a Conditional Use Permit. If a private developer had developed th soccer fields without this process, the project would likely have been shut down and red-tagged.

The District should immediately stop all use of the facility and do what should have been done two years ago: submit a land-use application, identify the concerns—all of them — and agree to conditions of approval that will minimize its impact. Then and only then should the use as a soccer complex continue.

Sincerely,

Dixie J. Allison

SPECIAL DISTRICTS DEPARTMENT

COUNTY OF SAN BERNARDING

JEFFREY O. RIGNEY Director

157 West Fifth Street, Second Floor . San Bernardino, CA 92415-0450 . (909) 387-5940 Fax (909) 387-5968

May 18, 2010

Ms. Dixie J. Allison Attorney at Law P.O. Box 1905 Big Bear Lake, CA 92315

SUBJECT: ERWIN SPORTS RANCH

BIG BEAR RECREATION AND PARK DISTRICT (DISTRICT)

Dear Ms. Allison.

The District is in receipt of both your faxes of April 12 and April 21 requesting information relative to work on-going at the now District owned sports ranch. I trust the enclosures, as briefly identified and described below, satisfy your current request.

This project to replace the turf at the existing soccer fields was designed by Soccer Field: Copley Design Collaborative at cost of \$5,000 and constructed by Trinity Construction of Blue Jay, California. Trinity's contract, Contract No. 09-309, was initially for \$137,239.50 with a change order in the amount of \$8,448.00 to provide and spread 1-inch minus rock over the existing area designated for parking. All work was contracted for and performed in accordance with the requirements of Public Contract Code and the California Prevailing Wage. The following items relative to the soccer fields have been included as enclosures to this letter:

- Copy of the project bid specifications Note, there was no imported material used on the project
- Copy of the specifications for the soil amendment
- Copy of the turf specifications
- Copies of invoices and Department staff charges

This project to replace the original shelter that collapsed is still under Picnic Shelter: construction. This County owned structure is being built on County property and was not required to be permitted as the inspection is being provided by the Districts certified inspector. The Building & Safety Department has visited the project for a courtesy inspection. The following items relative the shelter have been included as enclosures to this letter:

- Copy of the plans for the structure
- Pictures of the structure

GREGORY C. DEVEREAUX County Administrative Officer

BRAD MITZELFELT First District PAUL BIANE Second District

Board of Supervisors

NEIL DERRY GARY C. OVITT

· · · · · Third District

JOSIE GONZALES Fifth District

 Copy of an inspection report performed on 5-13-10 (Note, deficiencies were identified and corrections will be made)

<u>Field Irrigation</u>: Your fax correspondence of May 7, 2010 indicates that over-watering of the soccer fields has resulted in the migration of the irrigation water to neighboring properties via gopher holes. The flooding you described was a result of a failed irrigation main not the application of irrigation water. This is a single occurrence that has since been repaired.

Should you require further information or documentation, please call me at the office.

Sincerely,

James A. Oravets Division Manager

enclosures: As noted above

cc: Jeffrey O. Rigney, Director

Reese Troublefield, General Manager

				Search
Home Mail	Address Book		bigbearpaint@netzero. What's New ∣ My NetZero ∣	com Switch User My Accoun Return to Classic Email Sign Out
	Compose Email		Options Help Feedbac	k
Check Mail	Send Save as Draft	Speli Cancel Check	Copy Message to Sent	
Compose New:	Please separate the recipients on	your list by using commas in 'To' field	Folder	-
Video Mail	To: "Susan Wetterhus" swette	rhus@lusd.sbcounty.gov>	Agency of Parish Careful Control of State of Careful Careful Control of Careful Control of Careful Careful Careful Control of Careful	
	Address Book	dd Bcc	100000000000000000000000000000000000000	
Search	Subject: The ranch soocer field			
Inbox (999+) Draft	From: "bigbearpaint@netzero.com"	' <bigbearpaint@netzero.com></bigbearpaint@netzero.com>	Set this as default	
Sent (3) Trash (1) Empty Junk Mail (1) Empty		S	witch to Plain Text Switch to Video Mail	
- Linky	Font family Font size Susan,			
New Folde New Folde Invite a friend to join Enter email address: Preview Invite Send New Free Trial OREAT SPEED. LOW PRICE. EASY UPGRADE +	We were told that the Big Bear Valle regarding APN 31520106. One wee ser still operating a commercial activity with local zoning they are causing re Increased traffic on small DIRT road 8' chain link fence next to our reside without a variance. Illegal parking lot, without handicapp. They removed the neighbors fence I they never got an approved set of pl They were digging on our property be they never got an approved set of pl They just finished a structure on the engineered plans, we've been told the We have all contacted the local code agency cannot police another county neighborhood by going against the z I FAXED a request for the notice that Gary Castle 909-866-7765	k later, they are still not complying rity on a property zoned BVRS 1. Expercussions throughout the neight is not all properties goes against count and properties goes against count are properties goes against count are properties because they were not and an are properties that includes the properties are enforcement for the past year, but agency, mainly Special Districts. Onling code.	with the county zoning code. They decause they are not complying porhood. If y code hight limit, they did this aware of the boundaries because aware of the boundaries because electricity, built without any have been told that one county They are destroying our quiet have not heard back.	
Modem Included	Gend Save as Draft	Spell Cancel Check	Copy Message to Sent Folder	
AS LOW AS \$9.95/ma.				
► GET DSL				
The state of the s				

My NetZero | My Account | Our Services | Advertisers | Privacy Statement | Terms of Service | Help

United Online

FTD

Classmates.com

MyPoint

MySite

luno

Not7ara

reeInternet.com

© 1998 - 2010 NetZero, Inc. NetZero is a registered trademark, and the NetZero logo is a trademark of NetZero. In

Page 1 of 1

PARCEL REPORT BY APD NUMBER

PARCEL NUMBER 0315-201-06-0000 STATUS: Active

UNFORMATTED LEGAL PARCEL MAP 5549 PARCEL NO 2

SITUS ADDRESS

OWNER

OWNER ADDRESS

BLOCK:

BIG BEAR VALLEY REC AND PARK DIST

0 LAKEWOOD DR LKE

LOT:

PARCEL LHN:

PARCEL MAP/PARCEL:

825 E THIRD ST RM 207 SAN BERNARDINO CA 924150832

ADDR. LHN:

TO MANAGE THE PROPERTY OF THE PROPERTY WAS ARRESTED BY A PROPERTY OF THE PROPE	376 C200705095	Region APU Number	0
The second of th	CE_CMPL SENS	Туре	
	08/23/2007 CLOSED	Date Filed Status	
100 - 100 - 1 - 100 - 10	U	LHN	
And the second s		Work Description	
		Set ID	



The Ranch Master Planning Overview

October 18, 2011

Big Bear Sports Ranch Master Planning





Overview

■Get started on Master Planning
■Discuss planning process
■Many opportunities for input
■Move forward

Big Bear Sports Ranch Master Planning







History of The Ranch

Established 1971
Purchased 2007
Repairs
Road surface improvement

Big Bear Sports Ranch Master Planning





Visioning

Community Survey
Vision for The Ranch
What do we want and don't want
What is good
What is not-so-good

Summary Report of Community Survey

Big Bear Sports Ranch Master Planning





Workshop #1 – Goals and Policies

■Discuss Goals and Policies based on community input

■Ranking our goals - what are the priorities

Summary Report of Goals and Policies

Big Bear Sports Ranch Master Planning





Workshop #2 – Options and Alternatives

■Conceptual plans based on the input ■Review the options against our goals ■Discuss preferences and priorities

Summary Report of Options and Alternatives

Big Bear Sports Ranch Master Planning





Draft Master Plan

■Develop the preferred alternative concept – the draft Master Plan ■Develop 10-year rolling budget based on preferred plan Draft Master Plan and 10-Year Budget Subcommittee review of draft Master Plan and Budget

Big Bear Sports Ranch Master Planning





Meeting Ground Rules

For effective communication and fairness to all.

Only one person speaks at a time; no one will interrupt while someone is speaking.

All will share ideas in order, so that every one has a fair chance to

Everybody will seek to focus on the merits of what is being said, making a good faith effort to understand the concerns of others. Questions of clarification are encouraged.

Customs of carrication are encouraged.

Each person agrees to do their best to take account of the interests of the community as a whole.

No personal attacks. Challenge ideas, not people.

Each person reserves the right to disagree with any proposal and accepts responsibility for offering alternatives that accommodates their interests and the interests of others.

Big Bear Sports Ranch Master Planning





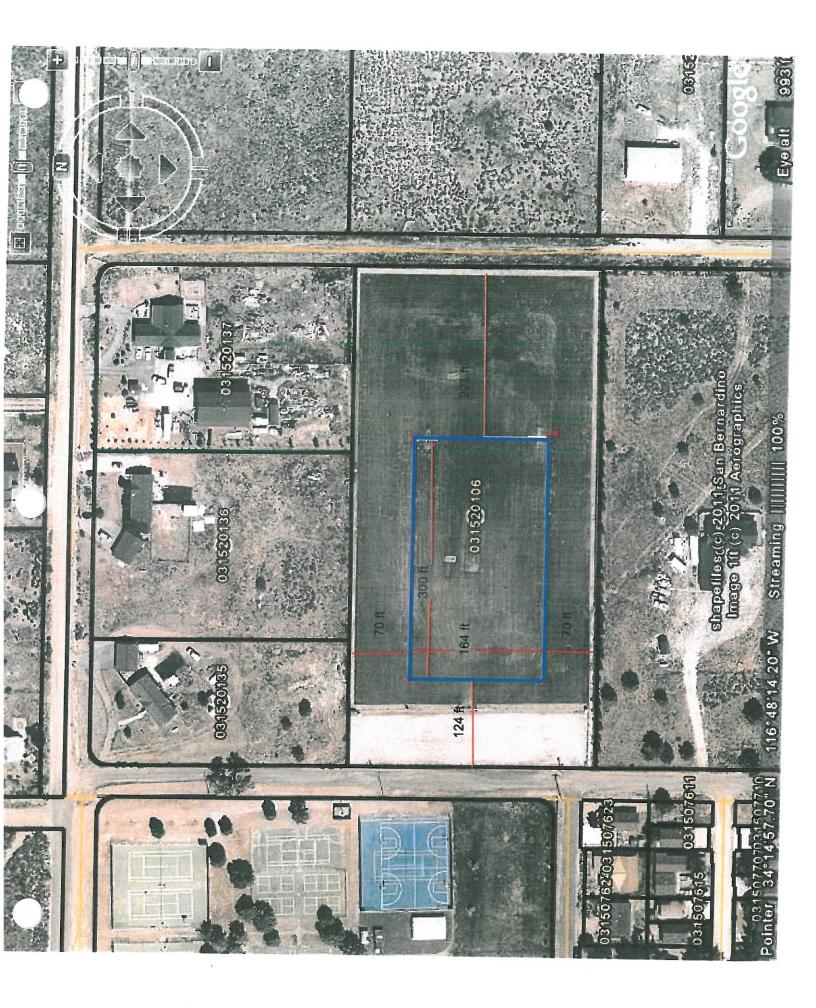
Contact us

Reese Troublefield, General Manager 909-866-9700 RTroublefield@sdd.sbcounty.gov

Carrie Hyke, District Planner 909-387-5530 Carrie.Hyke@airports.sbcounty.gov

Big Bear Sports Ranch Master Planning





WARD & WARD

ATTORNEYS AT LAW
685 E. CARNEGIE DR., SUITE 140
SAN BERNARDINO CALIFORNIA 92408
TELEPHONE: (909) 381-8350
FACSIMILE: (909) 381-8356

April 5, 2012

OUR FILE NO. C0064-001

Neil Derry Supervisor County of San Bernardino 385 N. Arrowhead Avenue San Bernardino, CA 92415

Reese Troublefield Special Districts Department County of San Bernardino 157 West Fifth Street, Second Floor San Bernardino, CA 92415-0450

Re: Bear Valley—Proposed Soccer Field; APN 0315-201-06

Dear Mr. Derry and Mr. Troublefield:

We represent Gary Castle, a homeowner whose property is adjacent to the above-referenced property. We object to any sports use of that property as it is not a permissible use under the County of San Bernardino's Development Code.

In particular, I have received information that: (a) the proposed use is on APN 0315-201-06, (b) APN 0315-201-06 is zoned RS-1, and (c) according to Table 82-7, neither Rural sports and recreation nor a Sports (or entertainment) facility is a permitted use in an RS-1 zone. If any of these facts is incorrect, please advise in writing at once.

In addition, we have received an indication that there may be an attempt by the County to "end run" its own Development Code restrictions by designating the property as a "park" and then going ahead with the soccer field (i.e., a sports use) anyway. Of course, this would be nothing more than a contrived pretext. Certainly, this type of subterfuge is not something that the County should even attempt as it creates a suspicion in the minds of its constituents.

Neil Derry Reese Troublefield County of San Bernardino

- ➤ April 5, 2012
- Page 2 of 2

We already know that the County improperly allowed the property to be used on a temporary basis for soccer matches and other sports-related uses. On those occasions, these uses created significant adverse environmental impacts from traffic, illegal parking, dust, balls and kids going over fences into adjoining properties, and the like. In short, these improper uses constituted a public nuisance. Thus, any attempt to hide these sports uses under the guise of a "park" would be disingenuous at best.

Kindly confirm in writing that the County will cease and desist from further pursuit of any sports use of the property. Thank you.

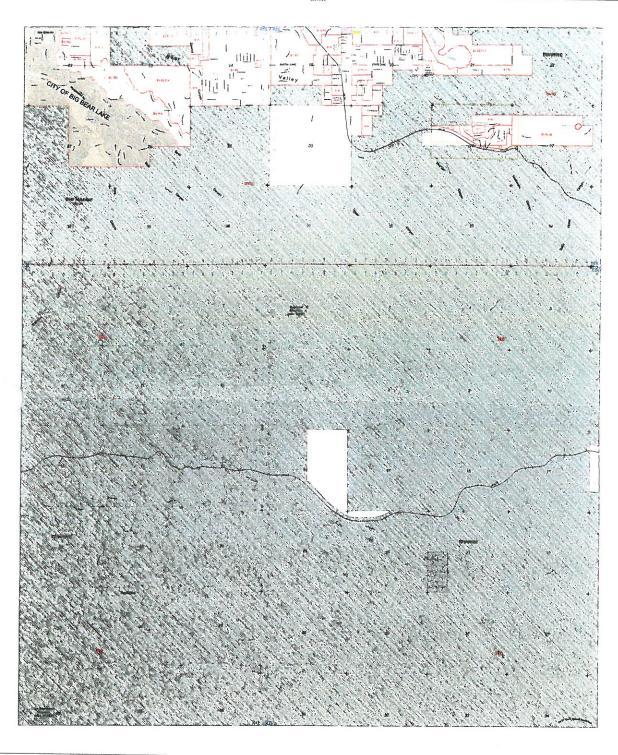
Very truly yours,

WARD & WARD Attorneys at Law

By: William J. Ward

1/C0064-001/CountyLetter300 Copy: Gary Castle

)			
)			
)	





A. - Agricultura
CC - General Commercial
CH - Highway Commercial
CN - Neighborhood Commercial
CO - Office Commercial
CS - Breed Commercial

Land Use Zoning Districts

C3 - Service Commercial
Fiv - Floodway
FC - Community Industrial
FC461 - Institutional
FC - Regional Industrial
25 - Open Section

RT - Resource Conservation RL - Rural Living R. - Multiple Residential RC - Single Residential SD - Special Development SD - Special Development San Bernardino County Land Use Plan GENERAL PLAN Land Use Zoning Districts

SCALE 114.400





JEAN-RENE BASLE County Counsel

MICHELLE D. BLAKEMORE Chief Assistant

NCIPAL ASSISTANTS

regina A. Coleman Michael A. Markel Penny Alexander-Kelley Bart W. Brizzee



385 NORTH ARROWHEAD AVENUE, 4th FLOOR SAN BERNARDINO, CA 92415-0140

TELEPHONE (909) 387-5455

FAX (909) 387-5462

DEPUTIES

Alan L. Green Kevin L. Norris Carol A. Greene Melissa A. Ladenson Matthew J. Marnell Paymon Z. Bidari Jeffrey S. Moret Phebe W. Chu Jamila Bayati Cynthia Adams O'Neill Scott M. Runyan Mitchell L. Norton Julie J. Surber Steven R. Bass Ramona E. Verduzco Jacqueline Carev-Wilson Danielle E. Wuchenich Glenn C. Moret

Teresa M. McGowan Dawn M. Messer James H. Thebeau Frank Salazar Eric K. Yee Beth L. Steigerwalt S. Mark Strain Richard W. Van Frank Jeffrey L. Bryson Kristina M. Robb Kenneth C. Hardy Adam E. Ebright Steven J. Singley Robert F. Messinger John Tubbs II Syetlana Kauper David Guardado Stacy Moore

May 22, 2012

William J. Ward, Esq. Ward & Ward Attorneys at Law 685 E. Carnegie Drive, Suite 140 San Bernardino, CA 92408

Subject: Your Letter of April 5, 2012 Regarding "Bear Valley – Proposed Soccer Field;

APN 0315-201-06"

Dear Mr. Ward:

We are in receipt of your above-noted letter that was hand-delivered by Mr. Gary Castle on April 5, 2012. The interpretation of the definitions and requirements of the San Bernardino County Development Code (Development Code) as applicable to APN 0315-201-06 would seem to be the main area of disagreement. It seems your client feels that "sports" cannot be played in a "park". As we examine each relevant definition in the County Development Code, we are convinced that soccer and other sports fields and the use thereof is certainly compatible with the definition of a park, and further, that a park can be located on the subject property without a change to the General Plan, the Development Code, or the zoning designation. The parcel in question is located across Lakewood Drive from the rest of the Big Bear Sports Ranch facility and the parcel is zoned as Single-Family Residential, with one-acre minimum lot size for new subdivisions (RS-1). (See Zoning Panel F118A, copy attached)

The following definitions are from the Development Code, available online and dated May 5, 2011 on its cover.

810.01.180 Definitions, "P."

(g) Park. An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, open space areas for passive recreation and picnicking, and sport and active recreation facilities.

Comment: Table 82-7 "Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts" notes that "park, playground" is allowed in Single-Family Residential (RS) with a Site Plan Permit.

810.01.200 Definitions, "R."

(h) Recreational Use. Public use of land for walking, hiking, skiing, riding, driving, picnicking, camping, swimming, boating, fishing, hunting or other outdoor games or sports for which land or facilities are provided for public participation.

Comment: This is a definition, not a land use category.

(ccc) Rural Sports and Recreation (see Land Use Tables). Facilities for sports and recreational activities requiring large sites and/or remote locations, including hunting and

Bear Valley Proposed Soccer Field; APN 0315-201-06 May 22, 2012 Page Two

fishing clubs, off-road vehicle parks, and shooting (rifle, pistol, and archery) ranges, ski resorts. See also "Recreational Use."

Comment: The 5-acre property in question does not fit this definition, nor does the Ranch as a whole. The facilities provided at the Ranch do not require a large site or a rural setting. Referring to Table 82-7 "Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts" notes Rural Sports and Recreation are allowed in Rural Living (RL) with a Minor Use Permit or Conditional Use Permit.

810.01.210 Definitions, "S."

(ggg) Sports or Entertainment Assembly (see Land Use Tables). A large-scale indoor or outdoor facility accommodating spectator-oriented sports, concerts, and other entertainment activities. Examples of this land use include amphitheaters, race tracks, rodeo arenas, stadiums and coliseums. May also include commercial facilities customarily associated with the above uses, including bars and restaurants, gift shops, video game arcades, etc.

Comment: The Ranch does not fit this definition as the activities are not spectator-oriented. Referring to Table 82-7 "Allowed Land Uses and Permit Requirements for Residential Land Use Zoning Districts" notes Sports/Entertainment Assembly is allowed in Rural Living (RL) with a Conditional Use Permit.

Special Districts has advised your client and other interested community members that we will process a Site Plan Permit with the County Land Use Services Department for permanent use of the subject property as playing fields, with accessory facilities including but not limited to restrooms, parking, and picnic areas. I hope this review of the Development Code definitions puts to rest the concerns raised in your letter.

Sincerely,

JEAN-RENE BASLE

County Counsel

CHARLES'S. SCOLASTICO

Principal Assistant County Counsel

Attachment: Zoning Panel F118A

cc: Neil Derry, Supervisor, Third District

Jeffrey Rigney, Director of Special Districts

Christine Kelly, Director of Land Use Services

Bart Brizzee, Principal Assistant County Counsel

Reese Troublefield, General Manager, Big Bear Valley Park and Recreation District

Jim Oravets, Engineering Division Manager

Carrie Hyke, District Planner



SAN BERNARDINO COUNTY LAND USE SERVICES PLANNING PROJECT NOTICE

385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0182

Referral Date: June 06, 2012

ATTENTION PROPERTY OWNERS

Page 1 of 2

The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than June 20, 2012 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, SHELLIE ZIAS-ROE at (909) 387-4124 or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER:

0315-201-06

(See map below for more information)

-PROJECT-NUMBER: ---

P201206206/TEIP----

APPLICANT:

SPECIAL DISTRICTS DEPARMENT

LAND USE DISTRICT

BV/RS-1

(ZONING):

IN THE COMMUNITY OF:

LAKE ERWIN/3RD/ SUPERVISORIAL DISTRICT

LOCATED AT:

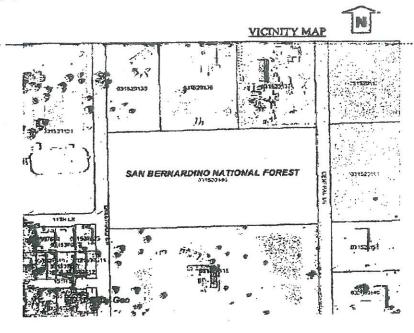
LAKEWOOD DRIVE AND CENTRAL LANE, EXTENDING BETWEEN; ERWIN RANCH ROAD,

APPROXIMATELY 350' SOUTH OF

PROPOSAL:

TEMPORARY USE PERMIT FOR THE INTERIM USE OF SPORTS PLAYING FIELDS ON 4.85 ACRES.

If you want to be notified of the project decision, please print your name clearly and legibly on this form and mail it to the address above along with a elf-addressed, stamped cavelope. All decisions are subject to an appeal period of ten (10) calendar days after an action is taken. Comments (If you need additional space, please attach additional pages):



NETZERO Message Center

From: Elaine Tresemer <royalwest@royalwest1.com>

To: bigbearpaint@netzero.com

Sent: Fri, Jun 15, 2012 01:50 PM

Subject: Fwd: RE: Lakewood Drive Sports Playing Field TUP comments

Delivered-To: royalwest@royalwest1.com

X-Originating-IP: 76.162.254.110

X-Authority-Analysis: v=1.1 cv=rvNqJbVGdbt4egs52VbhtoJZG7AoPDG9H2iogr/sNfs=

c=1 sm=1 a=QLTxr7p9i30A:10 a=yUnIBFQkZM0A:10 a=_rXsIPw-VzIA:10

a=kj9zAlcOel0A:10 a=wiPL4N3O+Ad0li9Sja0Q6A==:17 a=hOpmn2quAAAA:8

a=DZLc6_qfh4OFq91rq80A:9 a=CjulK1q_8ugA:10 a=nvVjLunQbCkA:10

a=nHWx8GWc1LoA:10 a=TZ2WTjn1LEcA:10 a=hUswqBWy9Q8A:10 a=WoFjkYeAXL jYx1j:21

a=x-ayciKgVJN98VsW:21 a=x2oc_8r-AAAA:8 a=2KczFjyXbJJ6E7rm92QA:9

a=_W_S_7VecoQA:10 a=tdExTAu_Tjq26tnt:21 a=cAtjDjcqCZXpJJbW:21

a=26HHSaCnrJH7pLAhuPwA:9 a=KQqxNPgzF0kA:10 a=BgfyWWHMxZ50wGw1:18

a=EO-NxhwWZxgjgtMx7DAA:9 a=1Vq_FK4TplAA:10 a=o_Hk0DW3Tp7XRAcYzN4A:9

a=wiPL4N3O+Ad0li9Sja0Q6A==:117

Date: Fri, 15 Jun 2012 13:31:13 -0700 (Pacific Daylight Time)

X-Mailer: IncrediMail (6264852)

From: "Dixie Allison" <dxallison@charter.net>

X-FID: 79F8FDE2-E90C-4120-9A2C-E484CCFAA091

To: "Zias-Roe Shellie - LUS" <Shellie.Zias-Roe@lus.sbcounty.gov> Subject: RE: Lakewood Drive Sports Playing Field TUP comments

Reply-To: "Dixie Allison" <dxallison@charter.net>

Thank you very much for contacting me. Our concern is that this "Sports Playing Field TUP" is an end-run around what should really be a CUP. The district appears to want to use the area as soccer fields beginning this year, and it now realizes that the permitting process will take too long.

After about two years of discussions, with the district saying it hadn't done anything wrong, it finally conceded that its intended use should have a CUP. Subsequently, it said, "maybe it should have a lesser type of permit." For a long time the district said that the use of the property as a soccer field was merely maintenance of an existing use. THERE HAS NEVER BEEN ANY TYPE OF LAND USE ENTITLEMENT FOR THIS PROPERTY.

The district is already behaving as though it will use the fields despite *anyone's* comments. It has a full-blown irrigation program in operation (even though it has no permit at all). We believe that even the grading and sod and irrigation system installed without permits are existing violations of county codes. I invite you to review the aerial photographs of the property prior to its purchase, and compare the condition to that of today.

The residents continue to be concerned about the competence of the park district employees who do much of the work. Mr. Troublefield is extremely defensive when his trial-and-error construction methods are criticized. Of ongoing concernals is the covered picnic area that was constructed by district employees. There a concern that there may be numerous construction errors that would not have been allowed in the private sector. We were assured that construction was OK because it was "done by an engineer." We assumed that it was designed and stamped by a structural engineer, that certified the construction and safety under his authority as a state licensee. We recently learned, however, that Jim Oravetts, engineer for special districts, is not licensed. In any event, the county has been notified in writing that there are health and safety concerns.

We cannot even comment on the application until we know specifically what activities are being proposed. . . . Hours of operation, specific activities, number of participants, number of days the activities will run, non-sports-related activities such as maintenance, construction and erection of amenities, etc..

When we first spoke, you said that you had accepted the application as complete. You subsequently said that you would ask the applicant to quantify its use. If we now have an application with that information, would you please FAX it to me? (909) 866-0075. What is the next phase of the permitting process? Usually a TUP is processed in-house without a public hearing.

The last time the park district tried to use this area as a sports field, the neighborhood was up in arms. This is an extremely controversial project.

Dixie Allison

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

From: Zias-Roe, Shellie - LUS Date: 6/15/2012 10:48:27 AM

To: 'Dixie Allison'

Subject: RE: Lakewood Drive Sports Playing Field TUP comments

Dixie,

Since we last communicated, I have forwarded your request for an extension until July 6 for more comments with my management. I have been advised that we can give you an extension until 12 noon on Friday, June 22, 2012. There will be more opportunities to comment when we proceed with the next phase of the permitting process. I have forwarded your comments thus far over to Special Districts and to my management.

In addition to this e-mail, I have called your office and left you a voice mail message this morning to discuss this recent update in your comment period extension request.

Thank you kindly,

Shellie Zias-Roe, Associate Planner

County of San Bernardino

Land Use Services Department

Planning Division

385 North Arrowhead Ave. First Floor

San Bernardino, CA 92415

909-387-4124

sziasroe@lusd.sbcounty.gov

From: Dixie Allison [mailto:dxallison@charter.net]

Sent: Tuesday, June 12, 2012 1:38 PM

To: Zias-Roe, Shellie - LUS

Subject: RE: Lakewood Drive Sports Playing Field TUP comments

Yes, please. The neighbors still want to respond, and I will be conferring with them.

Dixie Allison -----Original Message-----From: Zias-Roe, Shellie - LUS Date: 6/12/2012 1:15:05 PM To: 'Dixie Allison' Subject: RE: Lakewood Drive Sports Playing Field TUP comments Dixie, Thank you for the comments. Do you still need until July 6, 2012 for formal comments? I will be sure to include these comments, however. Thank you, Shellie From: Dixie Allison [mailto:dxallison@charter.net] Sent: Tuesday, June 12, 2012 12:55 PM To: Zias-Roe, Shellie - LUS Subject: Re: Lakewood Drive Sports Playing Field TUP comments Thank you. Attached are the comments we had for a previous meeting regarding the playing field. Dixie Allison

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

From: Zias-Roe, Shellie - LUS

Date: 6/12/2012 12:49:41 PM

To: 'dxallison@charter.net'

Subject: Lakewood Drive Sports Playing Field TUP comments

Dear Ms. Allison,

Thank you for your phone call and fax regarding the circulated Temporary Use Permit application for the Interim Use of a Sports Playing Field on 4.5 acres. I understand you need a bit more time to prepare your comments more formally for our review, and can have them to us by July 6, 2012.

We appreciate your comments and look forward to receiving your feedback.

Sincerely,

Shellie Zias-Roe, Associate Planner

County of San Bernardino

Land Use Services Department

Planning Division

385 North Arrowhead Ave. First Floor

San Bernardino, CA 92415

909-387-4124

sziasroe@lusd.sbcounty.gov

