



# WARD & WARD

ATTORNEYS AT LAW

685 E. CARNEGIE DR., SUITE 140  
SAN BERNARDINO CALIFORNIA 92408

TELEPHONE: (909) 381-8350  
FACSIMILE: (909) 381-8356

June 20, 2012

OUR FILE NO.  
C0064-001

**BY FACSIMILE AND U.S. MAIL**

Charles S. Scolastico  
Principal Assistant County Counsel  
County of San Bernardino  
385 N. Arrowhead Avenue, 4<sup>th</sup> Floor  
San Bernardino, CA 92415-0140

Re: *Bear Valley—Proposed Soccer Field; APN 0315-201-06 (Proposed  
Temporary Use Permit)*

Dear Mr. Scolastico:

As you know, I represent Gary Castle, a homeowner whose property is adjacent to the above-referenced property. We object to any sports use of that property—whether permanent or pursuant to a temporary use permit (“TUP”)—as it is not a permissible use under the County of San Bernardino’s Development Code.

I have reviewed your May 22, 2012, letter which responds to my April 5, 2012, letter to Mr. Derry and Mr. Troublefield. In short, we disagree with your analysis that the proposed soccer field is a permissible use of the property.

In particular, your comment that “The Ranch” does not fit the definition contained in section 810.01.210 because the activities are not spectator-oriented is quite misplaced. First, we are talking about a different property, namely, a proposed soccer field. The Ranch is APN 0315-231-21; the proposed soccer field involves APN 0315-201-06. Second, the proposed use is for organized soccer events on multiple soccer fields; this type of use is heavily spectator oriented. It also involves sports training which is also not permitted in a residential zone.

When the area was used on a temporary basis in the past, there were parents and friends lining the fence between the properties. There has been an excessive

Charles S. Scolastico  
County of San Bernardino

- June 20, 2012
- Page 2 of 3

amount of traffic and roadside parking (this is one of the reasons the proposed use is simply not compatible with the zoning or the surrounding residential neighborhood).

Enclosed is a photograph which shows that the soccer use involves so many spectators that in the past people had to park on the dirt road, not just in the parking lot for the park.

A park and playground is where casual users come into to play informal games and sports. It does not contemplate an organized soccer field with multitudes of humanity participating. The use of public facilities by groups like AYSO is well-known. Hundreds of parents and friends come to these matches. Therefore, such a use is not permitted in a residential zone.

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The proposed soccer field use also violates the County's infrastructure requirements. The roads in and out of the area are dirt. Any new use must comply with the County's Infrastructure Improvement Standards, Mountain Region. All new uses must have paved perimeter roads. This property does not have paved roads. Therefore, the proposed soccer field use must be denied.

In addition, this proposed soccer field use is nonresidential in nature. Therefore, pursuant to section 83.06.050 (a), a masonry wall must be erected between the soccer field and my client's residence.

My client's investigation indicates that the existing chain link fence and other development of the soccer field were performed without any permits. If you have evidence of the issuance of any such permit, please provide me with a copy of the same; otherwise, we will assume that no such permits exist.

I reiterate that the County appears to be attempting 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) without the proper permits, approvals, infrastructure, zoning, and the like. Again this is nothing more but a contrived pretext.

As further evidence of the County's pattern of conduct, I point out that, when the County purchased the property, it issued a Notice of Exemption stating that the property is APN 3071-401-05 (desert land) and not its actual assessor's parcel number APN 0315-201-06. Now, in sending out notice in connection with

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the proposed TUP, the County refers to the property (APN 0315-201-06) as "San Bernardino National Forest."

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. The proposed soccer use is a spectator-type sport and the traffic, parking, and sheer volume of participants greatly exceeds that of a "normal" park situation.

For the reasons stated, my client and other residents adamantly object to the proposed soccer field use and to the proposed TUP. Thank you.

Very truly yours,

WARD & WARD  
Attorneys at Law



By: William J. Ward

1/C0064-001/ScolasticoLetter300

Encl.

Copy: Gary Castle

Shellie Zias-Roe (by facsimile and U.S. Mail)







STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO

)  
:  
)

***CERTIFICATION OF  
SERVICE BY FACSIMILE***

I, the undersigned, certify that:

I am, and was at the time of transmission hereinafter mentioned, a citizen of the United States of America, over the age of eighteen years, employed in the above-named County and State, and not a party to the action named in the title of the annexed document. My business address is 685 E. Carnegie Drive, Suite 140, San Bernardino California 92408, and I am employed in the office of a member of the State Bar of California at whose direction facsimile transmission of a copy of the annexed document was made.

On the date shown below I transmitted, by facsimile, the following document(s):

Date of Transmission: June 20, 2012

Document(s) Served: Ward & Ward letter dated June 20, 2012 with enclosure

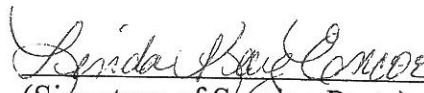
Name, Address, and Facsimile Number:

See attached list

by facsimile machine, pursuant to rule 2008 of the California Rules of Court. The facsimile machine I used complied with rule 2003(3) of the California Rules of Court, and no error was reported by the machine. Pursuant to rule 2008(e) of the California Rules of Court, I caused the machine to print a transmission record of the transmission, a copy of which is attached to this declaration.

Executed on June 20, 2012, at San Bernardino, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Linda Kay Encoe  
(Type or Print Name)

  
(Signature of Serving Party)

## SERVICE LIST

Charles S. Scolastico Principal Assistant County Counsel County of San Bernardino 385 N. Arrowhead Avenue, 4 <sup>th</sup> Floor San Bernardino, CA 92415-0140 FAX: 909-387-5462	
Shellie Zias-Roe San Bernardino County Land Use Services 385 N. Arrowhead Ave., 1 <sup>st</sup> Floor San Bernardino, CA 92415-0182 FAX: 387-3223	

STATE OF CALIFORNIA  
COUNTY OF SAN BERNARDINO

) **CERTIFICATION OF**  
: **SERVICE BY MAIL**  
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I, the undersigned, certify that:

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On the date of mailing shown below I deposited in the United States Mail, at San Bernardino, California, a sealed, postage prepaid envelope, which contained a true copy of each annexed document, and which envelope was addressed to the addressee as follows:

Date of Mailing: June 20, 2012

Document(s) Served: Ward & Ward letter dated June 20, 2012 with enclosure

Name and Address:

See Attached Mailing List

I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. Postal Service on that same day with postage thereon fully prepaid at San Bernardino, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of post for mailing in affidavit.

Executed on June 20, 2012 at San Bernardino, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Linda Kay Encoe  
(Type or Print Name)

  
(Signature of Serving Party)



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Shellie Zias-Roe San Bernardino County Land Use Services 385 N. Arrowhead Ave., 1 <sup>st</sup> Floor San Bernardino, CA 92415-0182	

# LAND USE SERVICES DEPARTMENT

## PLANNING DIVISION

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0182  
(909) 387-8311 Fax (909) 387-3223  
<http://www.sbcounty.gov/landuseservices>



COUNTY OF SAN BERNARDINO

CHRISTINE KELL  
Director

June 22, 2012

Effective Date: July 5, 2012  
Expiration Date: July 5, 2013

Carrie Hyke, District Planner  
Special Districts Department  
157 West Fifth Street  
San Bernardino CA 92415-0450

RE: APN 0315-201-06; PROJECT P201200206: TEMPORARY USE PERMIT (TUP) TO  
ALLOW FOR THE INTERIM USE OF A SPORTS PLAYING FIELD ON 4.85  
ACRES

Dear Ms. Hyke:

The County of San Bernardino Planning staff has determined that the proposed Temporary Use is consistent with the intent of a Temporary Use Permit, finds that the requested short-term activity complies with the applicable standards subject to the County Development Code, and has been **conditionally approved** in accordance with Development Code Section 85.15.050 and 85.15.110. This TUP is issued for the proposed interim use of a sports playing field, while a Site Plan Permit is being processed to allow for permanent recreational opportunities associated with a Park.

**85.15.080 ALLOWED SHORT-TERM USES. (C) EVENTS... ALLOWED ONLY ON NON-RES. PROP.**  
Pursuant to San Bernardino County Code, Title 8, Sections 86.08.010 and 86.08.020, any interested person may, within 10 days prior to the Effective Date, appeal this decision in writing to the Planning Commission. The appeal, together with the appropriate fee, must be made in writing on forms available from the Public Information Counter. This approval action becomes effective upon completion of the appeal period. Subject to certain limitations outlined in the Development Code, the Board of Supervisor's shall consider appeals regarding land use decisions made by the Commission.

This permit is not valid unless all of the conditions are fulfilled. The County reserves the right to immediately revoke/suspend this permit, and/or set additional conditions when deemed necessary to protect public health, safety and welfare.

Enclosed is your Temporary Use Permit (TUP) for your files. An annual inspection may be made by the County in order to ensure compliance with conditions of approval.

P201200206 TUP  
Special Districts, Sports Playing Field  
APN: 0315-201-06  
Conditionally Approved: June 22, 2012

If you have any questions or concerns regarding this matter, please contact this office at  
(909) 387-4124.

Sincerely,

A handwritten signature in black ink, appearing to read "Shellie Zias-Roe", is written over a circular stamp. The signature is fluid and cursive.

Shellie Zias-Roe, Associate Planner  
Planning Division

Cc: Dave Prusch, Supervising Planner  
Terri Rahhal, Planning Manager

Attachments: Temporary Use Permit  
Conditions of Approval for Temporary Use Permit  
Findings

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# **CONDITIONS OF APPROVAL**

## **GENERAL REQUIREMENTS**

### *Conditions of Operation and Procedure*

#### **LAND USE SERVICES/PLANNING (909) 387-4131**

1. **Project Approval Description.** This Temporary Use Permit (TUP) is for the interim use of a sports playing field on 4.85 acres, and is limited to the instructors and campers associated with the Big Bear Parks and Recreation District Summer Camp program and its planned activities. This approval considers a maximum of 50 participants on the playing field at any given time, during daylight hours. There shall be no lighting and public announcement system. The approval of this permit is based upon the 2007 County Development Code, Chapter 85.15 regarding Temporary Use Permits. This TUP will expire in 12 months, or on July 5, 2013. The Permittee/Operator is responsible for applying for an extension of this TUP.
2. **Project Location.** The approved location is APN 0315-201-06. Any changes shall require new authorizations and a new TUP prior to implementing any change to the project location or description.
3. **Continuous Effect/Revocation.** All conditions of this Temporary Use Permit are continuing conditions. Failure of the Permittee/Operator to comply with any or all of said conditions at any time may result in the revocation of the permit granted to use the property.
4. **Indemnification.** In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim,



action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses.

This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

5. Time Limitations. The procedures and requirements in Chapter 86.06 (Time Limitations), and those related to appeals and revocation in Division 6 (Development Code Administration), shall apply following the TUP approval.
6. Additional Permits. The developer is responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and project site.
7. Site Remediation. Surface disturbances shall be limited to areas identified on the site plan. The removal of topsoil and vegetation, if any, shall be kept to a minimum. Disturbances outside these areas shall be prohibited.
8. Project Termination. At the time of termination of the operation for any reason, all equipment, materials, and refuse associated with the operation shall be removed from the site, and all hazards mitigated within 30 days of vacation of the use.

#### LAND USE SERVICES/ Code Enforcement Division (909) 387-4044

9. Enforcement. If any County agency is required to enforce compliance with the conditions of approval, the property owner and developer shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.

#### ENVIRONMENTAL HEALTH SERVICES (909) 387-4608

10. Restrooms. Provide two portable restroom facilities adjacent to the playing field for use by the camp participants throughout the term of this permit, or

any extensions.



**County of San Bernardino**  
**LAND USE SERVICES DEPARTMENT**

**Planning Division**

385 North Arrowhead Avenue, First Floor • San Bernardino, CA 92415-0182  
Phone Number: (909) 387-8311 Fax Number: (909) 387-3223

# NOTICE OF DECISION



As requested, the County of San Bernardino is notifying you of the decision made by the Planning Staff for the application described below.

On June 22, 2012 the following application was **APPROVED**, *subject to conditions* and becomes effective on July 5, 2012:

**APN:** 0315-201-06  
**APPLICANT:** SPECIAL DISTRICTS DEPARTMENT  
**PROPOSAL:** TEMPORARY USE PERMIT FOR THE INTERIM USE OF  
SPORTS PLAYING FIELDS ON 4.85 ACRES  
**COMMUNITY:** LAKE ERWIN/3<sup>RD</sup> SUPERVISORIAL DISTRICT  
**LOCATION:** LAKEWOOD DRIVE AND CENTRAL LANE, EXTENDING  
BETWEEN; ERWIN RANCH ROAD, APPROXIMATELY  
350' SOUTH OF  
**PROJECT #:** P201200206  
**STAFF:** SHELLIE ZIAS-ROE, ASSOCIATE PLANNER  
**REP('S):** CARRIE HYKE, DISTRICT PLANNER

If you have any questions regarding this decision, please call (909) 387-4124 or by fax at (909) 387-3249, or by e-mail at [Shellie.Zias-Roe@lus.sbcounty.gov](mailto:Shellie.Zias-Roe@lus.sbcounty.gov).

Pursuant to Title 8, Sections 85.15 and 86.08 of the San Bernardino County Code, any interested person may, within ten (10) days after the date of this decision may appeal in writing to the Planning Commission. The appeal, together with the appropriate fee, must be made in writing on forms available from the Public Information Counter, located at 385 North Arrowhead Avenue, San Bernardino, CA 92415-0182. The appeal period for this project ends at 5p.m. on July 5, 2012.





## APPEAL APPLICATION

Complete all portions of this application. If you believe that an item does not apply to your appeal, mark it "N/A". Do not leave any blank spaces.

You may attach additional pages or other documentation to this application.

Project Action Date: June 22, 2012

File/Index #: P201200206

Building Permit No.: \_\_\_\_\_

Project Applicant(s): Special Districts Department

Appellant's Name (s): Gary Castle, Fred Tresemer, Elaine Tresemer  
~~Carrie Hyke~~

Appellant's Address: William J. Ward, Ward & Ward, 685 E. Carnegie Dr., Suite 140,

City: San Bernardino Zip: 92408

Phone: 909-381-8350 FAX No.: 909-381-8356 E-Mail: jay@wardattorneys.com

Assessor's Parcel No. of Subject Property: 0315-201-06

General Location of Property: Big Bear City

Community/Area: Lakewood Drive and Central Lane

1. I/We hereby appeal to the San Bernardino County: (check one)

☒ **Planning Commission** from action by: (check one)

☒ Director of Land Use Services

☐ Division Chief of Environmental Health Services (EHS)

☐ Director of Transportation/Flood Control/Surveyor

☐ **Board of Supervisors** from action by the County Planning Commission.

To be completed by County Staff: Filing Date: \_\_\_\_\_ Project No.: \_\_\_\_\_ JCS Project No.: \_\_\_\_\_

**ATTACHMENT TO APPEAL APPLICATION  
PLANNING COMMISSION  
Project No. P201200206**

**Action Being Appealed.**

The appealing parties seek to overturn a San Bernardino County Planning Department approval of a Temporary Use Permit for the interim use of what is inaccurately described as a sports playing field on 4.85 acres.

**Background Facts.**

In or about September of 2007, the County of San Bernardino (the "County") acquired approximately 13.25 acres a portion of which is open-space land located adjacent to 2050 Erwin Ranch Road, Big Bear City known as APN 0315-201-06 and which was and is zoned RS-1 (the "Property"). In connection with the acquisition of the Property, the County issued a Notice of Exemption misstating the description of the Property by identifying it as APN 3071-401-05. The APN identifies land in the desert, nowhere near the Big Bear area where the Property is actually located.

The County then without notice quickly installed 8 foot-high fencing on a residential property line, irrigation and grass without permits or proper approvals. Then, after the community complained, public meetings were held. The residents complained to Reese Troublefield and Neil Derry about the illegality of the use and they were essentially told that the work had already been done and there is nothing you can do about it. Since that time, appealing parties and others have continued to raise bona fide objections to this project and use.

The appealing parties are adjoining landowners whose residences were bought and/or built with the reasonable expectation that development in the area would be consistent with the applicable zoning.

In the past, the County improperly allowed the Property to be used on a temporary basis for soccer matches and other organized 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. In other words, there have been a lot more people coming to these past organized soccer matches than there would be casual park users who happen to want to play an informal soccer match.

When the area was used on a temporary basis in the past, there were parents and friends lining the fence between the properties. There has been an excessive

amount of traffic and roadside parking (this is one of the reasons the proposed use is simply not compatible with the zoning or the surrounding residential neighborhood).

Enclosed are certain photographs documenting this past use, including a photograph which shows that the soccer use involves so many spectators that in the past people had to park on the dirt road, not just in the parking lot for the park.

### **Analysis.**

We object to any sports use of that property—whether permanent or pursuant to a temporary use permit (“TUP”)—as it is not a permissible use under the County of San Bernardino’s Development Code.

There has been an attempt to hide these organized sports uses under the guise of a “park.” However, appropriate sports uses at a park would only constitute casual soccer games by citizens whose primary reason for coming to the park would be for picnicking and the like. The proposed soccer use is a spectator-type sport and the traffic, parking, and sheer volume of participants greatly exceeds that of a “normal” park situation.

The proposed use is for organized soccer events on multiple soccer fields; this type of use is heavily spectator oriented. It also involves sports training which is also not permitted in a residential zone.

A park and playground is where casual users come into to play informal games and sports. It does not contemplate an organized soccer field with multitudes of humanity participating. The use of public facilities by groups like AYSO is well-known. Hundreds of parents and friends come to these matches. Therefore, such a use is not permitted in a residential zone.

In fact under section 85.15.080 (c) of the County’s own code, no TUP is to be issued for residential properties. Thus, this TUP violates the County’s own development code. This TUP appears to be an attempt by the County to circumvent its own zoning laws.

The proposed soccer field use also violates the County’s infrastructure requirements. The roads in and out of the area are dirt. Any new use must comply with the County’s Infrastructure Improvement Standards, Mountain Region. All new uses must have paved perimeter roads. This property does not have paved roads. Therefore, the proposed soccer field use must be denied.



In addition, this proposed soccer field use is nonresidential in nature. Therefore, pursuant to section 83.06.050 (a), a masonry wall must be erected between the soccer field and my client's residence.

My client's investigation indicates that the existing chain link fence and other development of the soccer field were performed without any permits. We requested staff to provide evidence of the issuance of any such permit, and none was forthcoming. Therefore, we will believe that no such permits exist.

The County has failed to conduct appropriate CEQA review and had improperly attempt to segment its overall project. At the time the Property was acquired, it was done with a change in use not consistent with existing zoning (*i.e.*, organized soccer events at multiple fields). This improper TUP is simply another step in the County's attempt to further this project without CEQA review.

We reiterate that the County appears to be attempting 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.*, an organized sports use) without the proper permits, approvals, infrastructure, zoning, and the like. Again this is nothing more but a contrived pretext.

It is most disturbing that the County has received significant input from its constituents about the foregoing concerns and yet, when planning staff issued its findings, none of these matters were addressed. This fact alone is behavior that gives rise to public distrust of government.

#### **Requested Action.**

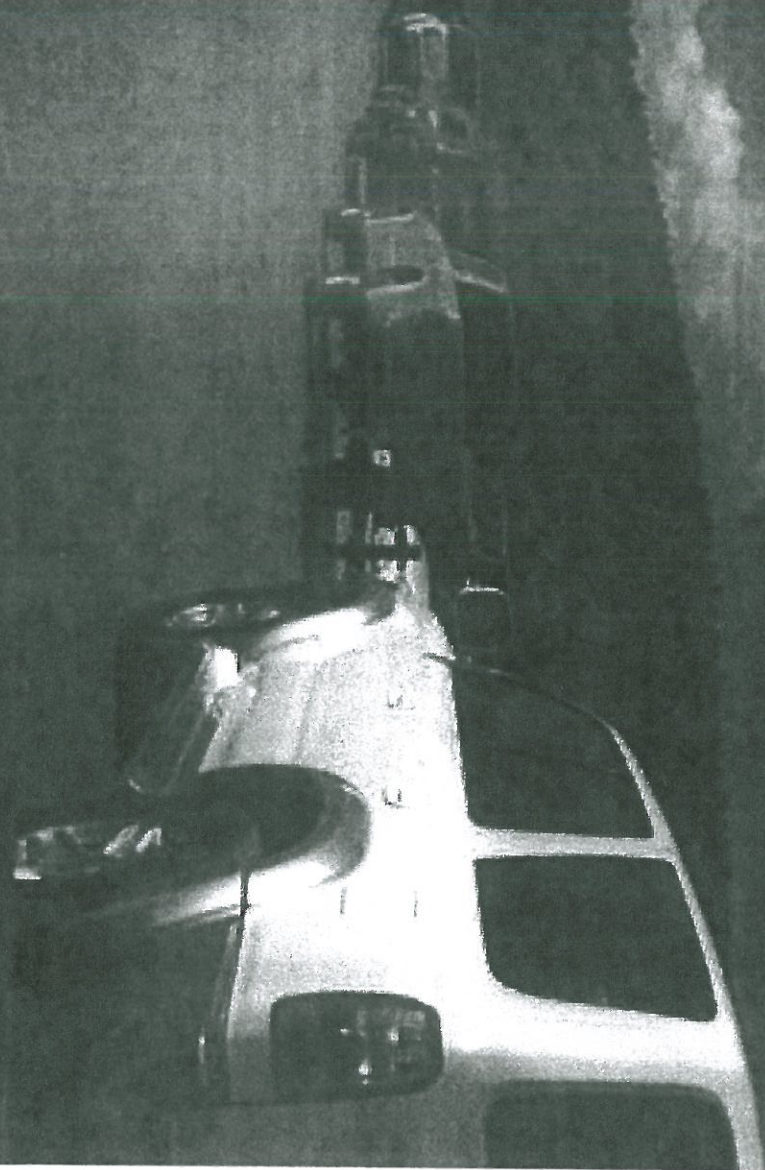
Appealing parties hereby request the Planning Commission to overturn the planning department's June 22, 2012 decision in its entirety and to deny the issuance of the requested TUP. Further, because the County has unilaterally taken the foregoing action without even addressing the residents' specific concerns, appealing parties request that their appeal fee of \$1,490.00 be waived and refunded to them.

Respectfully submitted,

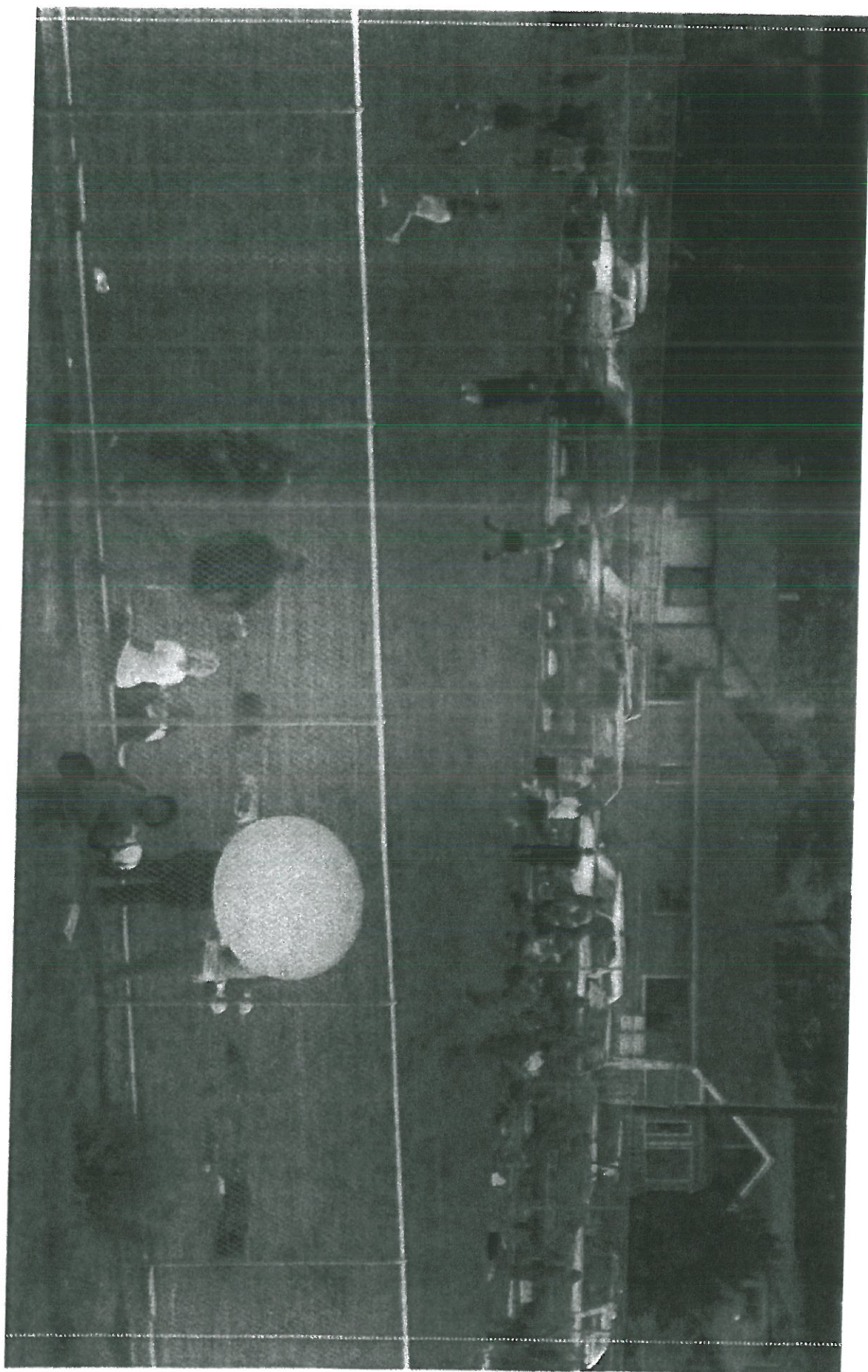


*William J. Ward, SBN 106817*  
**WARD & WARD**  
Attorneys at Law  
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Facsimile: (909) 381-8356

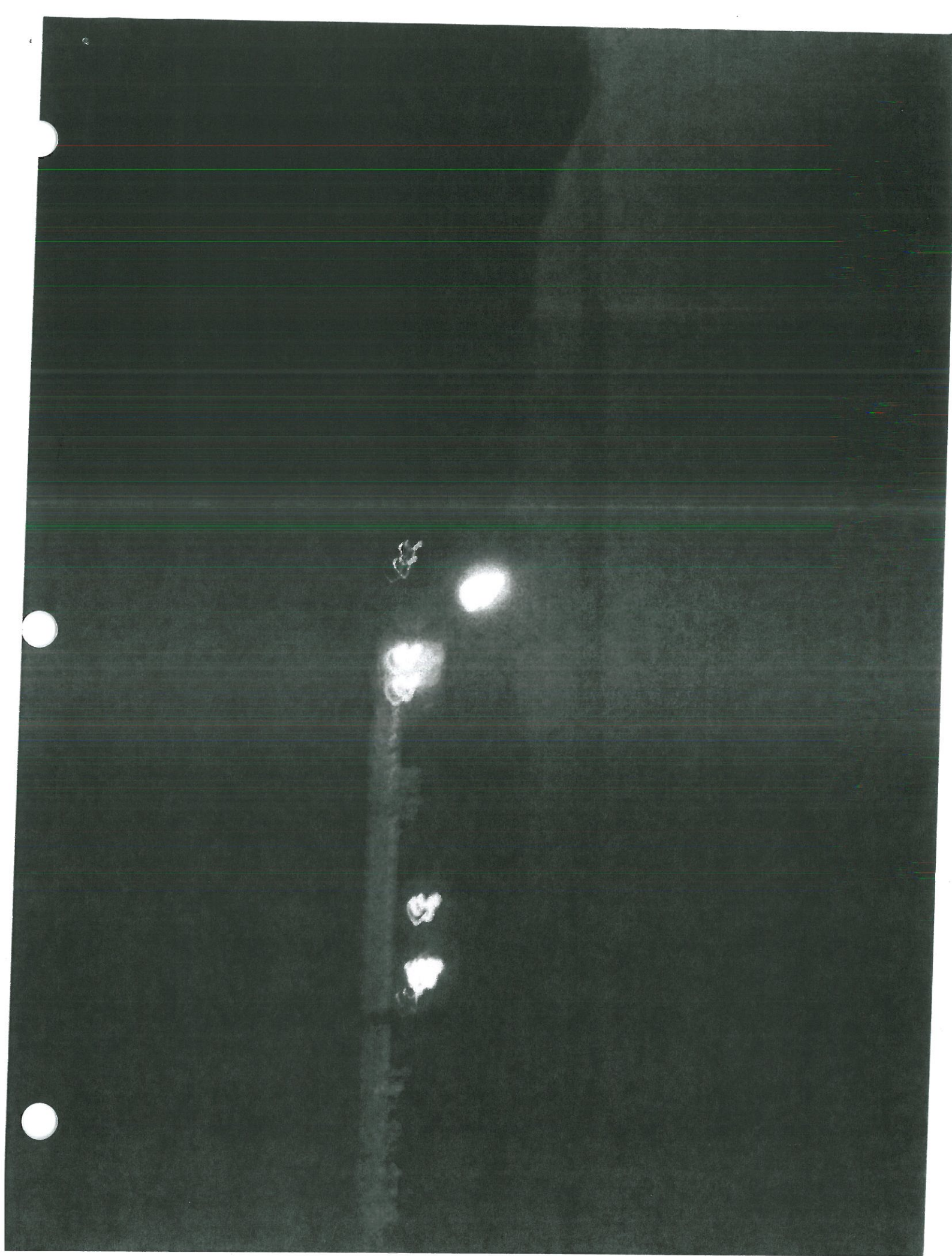














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In particular, your comment that "The Ranch" does not fit the definition contained in section 810.01.210 because the activities are not spectator-oriented is quite misplaced. First, we are talking about a different property, namely, a proposed soccer field. The Ranch is APN 0315-231-21; the proposed soccer field involves APN 0315-201-06. Second, the proposed use is for organized soccer events on multiple soccer fields; this type of use is heavily spectator oriented. It also involves sports training which is also not permitted in a residential zone.

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County of San Bernardino

➤ June 20, 2012

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Attorneys at Law



By: William J. Ward

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Encl.

Copy: Gary Castle

Shellie Zias-Roe (by facsimile and U.S. Mail)







STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

)  
:  
)

**CERTIFICATION OF  
SERVICE BY FACSIMILE**

I, the undersigned, certify that:

I am, and was at the time of transmission hereinafter mentioned, a citizen of the United States of America, over the age of eighteen years, employed in the above-named County and State, and not a party to the action named in the title of the annexed document. My business address is 685 E. Carnegie Drive, Suite 140, San Bernardino California 92408, and I am employed in the office of a member of the State Bar of California at whose direction facsimile transmission of a copy of the annexed document was made.

On the date shown below I transmitted, by facsimile, the following document(s):

Date of Transmission: June 20, 2012

Document(s) Served: Ward & Ward letter dated June 20, 2012 with enclosure

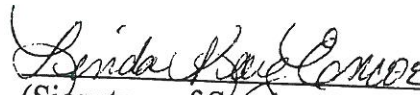
Name, Address, and Facsimile Number:

See attached list

by facsimile machine, pursuant to rule 2008 of the California Rules of Court. The facsimile machine I used complied with rule 2003(3) of the California Rules of Court, and no error was reported by the machine. Pursuant to rule 2008(e) of the California Rules of Court, I caused the machine to print a transmission record of the transmission, a copy of which is attached to this declaration.

Executed on June 20, 2012, at San Bernardino, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Linda Kay Encoe  
(Type or Print Name)

  
(Signature of Serving Party)

## SERVICE LIST

Charles S. Scolastico Principal Assistant County Counsel County of San Bernardino 385 N. Arrowhead Avenue, 4 <sup>th</sup> Floor San Bernardino, CA 92415-0140 FAX: 909-387-5462	
Shellie Zias-Roe San Bernardino County Land Use Services 385 N. Arrowhead Ave., 1 <sup>st</sup> Floor San Bernardino, CA 92415-0182 FAX: 387-3223	

STATE OF CALIFORNIA

COUNTY OF SAN BERNARDINO

)  
:  
)

**CERTIFICATION OF  
SERVICE BY MAIL**

I, the undersigned, certify that:

I am, and was at the time of service hereinafter mentioned, a citizen of the United States of America, over the age of eighteen years, employed in the above-named County and State, and not a party to the action named in the title of the annexed document. My business address is 685 E. Carnegie Drive, Suite 140, San Bernardino California 92408, and I am employed in the office of a member of the State Bar of California at whose direction service of a copy of the annexed document was made.

On the date of mailing shown below I deposited in the United States Mail, at San Bernardino, California, a sealed, postage prepaid envelope, which contained a true copy of each annexed document, and which envelope was addressed to the addressee as follows:

Date of Mailing: June 20, 2012

Document(s) Served: Ward & Ward letter dated June 20, 2012 with enclosure

Name and Address:

See Attached Mailing List

I am "readily familiar" with the firm's practice of collection and processing correspondence for mailing. Under that practice it would be deposited with U.S. Postal Service on that same day with postage thereon fully prepaid at San Bernardino, California in the ordinary course of business. I am aware that on motion of the party served, service is presumed invalid if postal cancellation date or postage meter date is more than one day after date of post for mailing in affidavit.

Executed on June 20, 2012 at San Bernardino, California. I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Linda Kay Encoe  
(Type or Print Name)

  
(Signature of Serving Party)

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Charles S. Scolastico Principal Assistant County Counsel County of San Bernardino 385 N. Arrowhead Avenue, 4 <sup>th</sup> Floor San Bernardino, CA 92415-0140	
Shellie Zias-Roe San Bernardino County Land Use Services 385 N. Arrowhead Ave., 1 <sup>st</sup> Floor San Bernardino, CA 92415-0182	



122.11.11 3:30 PM  
CLERK OF THE BOARD  
SEP 05 2007

## Notice of Exemption

To: ☐ Office of Planning and Research  
P.O. Box 3044, 1400 Tenth St., Rm. 222  
Sacramento, CA 95812-3044

☒ County Clerk  
County of San Bernardino  
385 N. Arrowhead Avenue  
San Bernardino, CA 92415-0130

From: (Public Agency) SAN BERNARDINO  
County of San Bernardino  
Special Districts Department  
157 West Fifth Street, Second Floor  
San Bernardino, CA 92415-0450

Project Title: Acquisition of Parcels (APN 3071-401-05) for Big Bear Valley Recreation and Park System

### Project Location - Specific:

The 13.25 acre property is located at 2050 Erwin Ranch Road, Big Bear City, CA 92314

Project Location - City: Big Bear City

Project Location - County: San Bernardino

### Description of Project:

Acquisition of current Big Bear Sports Ranch 13.25 property for inclusion as part of Big Bear Valley Recreation and Park District Park System

Name of Public Agency Approving Project: San Bernardino County Special Districts Department

Name of Person or Agency Carrying Out Project: Big Bear Valley Recreation & Park District

### Exempt Status: (check one)

- ☐ Ministerial  
☐ Declared Emergency  
☐ Emergency Project  
☒ Categorical Exemption. State type and section number: 15319 (a) - Acquisition of Existing Facilities and Property for exempt facilities  
☐ Statutory Exemptions: State code number: \_\_\_\_\_

### Reasons why project is exempt:

The proposed project is exempt from CEQA under Section 15139 (a) which states that: "Annexations to a city or special district of areas containing existing public or private structures (would be exempt)...provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities." The proposed acquisition includes no added utilities as property currently serves in same capacity as proposed future use. 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.

### Lead Agency

Contact Person: Reese Troublefield

Area Code/Telephone Extension: 909 866-9700

### If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: Reese Troublefield Date: 8/30/07 Title: District Manager

☒ Signed by Lead Agency

Date: \_\_\_\_\_

☐ Signed by Applicant

Date: \_\_\_\_\_

DATE FILED & POSTED

Parcel found. Renumbered from: 3071-401-05-0000



Assessor

San Bernardino County - PIMS  
Property Information for Parcel 3136-171-05-0000

Parcel	Parcel Status	Parcel Type	Property ID	Tax Status	Use Code	Land Access	Size	Land Type	District	Resp Group	Resp Unit
3136171050000	A	0		1	VACANT	*****	06	05	VICTORVILLE	D	RES

Property Address (Main Situs)
10968 BELLFLOWER ST
OAK HILLS CA 92345

Owner and Mailing Address	Effective Date
GAMA, ISIDORO	04/04/2008
GAMA, ARACELY	
12383 GANESHA CT	
VICTORVILLE CA 92392	

Current Owners

Name	R/I	% Int	Type	Acquisition Date	Document Date	Inactive Date	Document Nbrs
GAMA, ISIDORO	HW	50.0000000	8	05/03/2007	05/03/2007	NONE	20070269816
GAMA, ARACELY	HW	50.0000000	1	05/03/2007	05/03/2007	NONE	20070269816

Legal Description

1/4 N 1/2 S 1/2 SE 1/4 NE 1/4 SECTION 8 TP 4N R 5W COM AT NE COR SD SECTION 8 TP 4N  
1 SW TH ALG ELY LI SD SECTION 8 S 1978.68 FT TO NE COR SD N 1/2 S 1/2 SE 1/4 NE 1/4 SD  
SECTION AND TRUE POB TH ALG NLY LI SD N 1/2 W 810.24 FT TH S 18 DEG 44 MIN 02  
SECONDS W 348.78 FT TO SLY LI SD N 1/2 TH ALG SD SLY LI E TO ELY LI SD N 1/2 TH ALG SD

No Legal Reason for Change was found

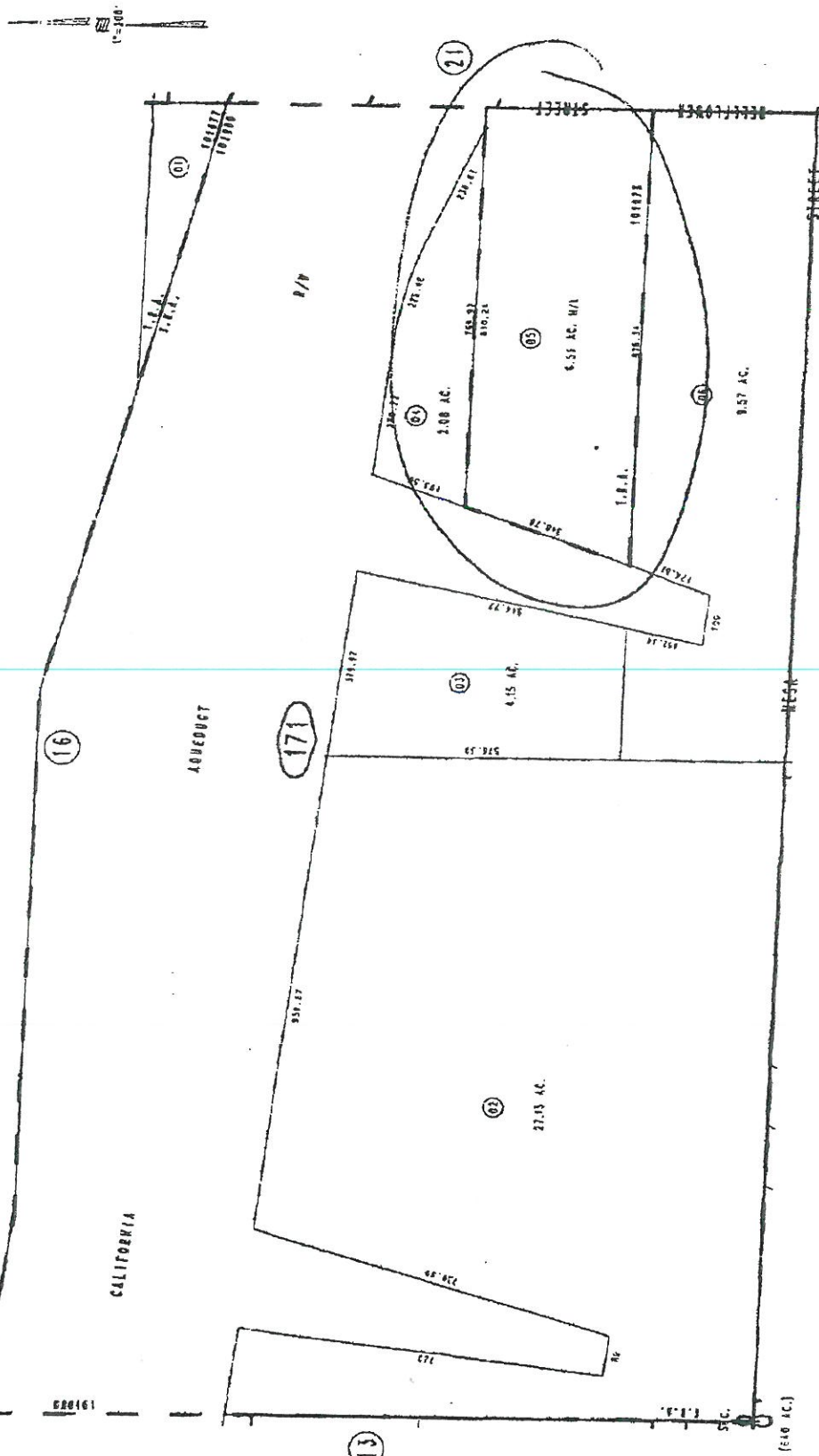
No Active Hox Exemptions as of 08/24/2009 were found

THIS MAP IS FOR THE PURPOSE  
OF AD VALOREM TAXATION ONLY.



Ptn. N.E.1/4, Sec. 8, T.4N., R.5W., S.B.M.

Snowline Joint Unified 3136 - 17  
Tax Rate Area  
101000,101073,101077



APRIL 2008 KC

Assessor's Map  
Book 3136 Page 17  
San Bernardino County

REVISED



June 15, 2012

Ms. 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

In response to Letter from San Bernardino County Land Use Services, referral date 6/6/12

Dear Ms. Zias-Roe

We would like a copy of the TUP, before we can make any intelligent commentary. Our experiences to date with Bear Valley Parks and Recreation have been problematical.

We have had an ongoing disagreement for 2+ years, with Special Districts since they started "developing" the Ranch. Our complaints have been raised many times to them, both orally and written.

This 4.85 acres, APN 031520106 is zoned RS1. It is unfortunate Special Districts failed to ascertain the allowable usages prior to purchasing this parcel. A soccer field is a non-conforming use in Residential-Single. Changing this to San Bernardino National Forest is absurd, according to a number of forestry people we have contacted.

Special Districts have been the worst neighbor imaginable. Whether it be ignorance or blatant indifference and/or defiance, they have subjected the neighborhood to incredibly unacceptable practices of noise (late at night), unhealthy air quality, congested and unsafe traffic, misuse of water, code and safety violations, lack of infrastructure.

The list is extensive of code violations and building safety violations that still remain; the lack of infrastructure will be a continuing health and safety issue for the neighbors and the participants. Most of us, in the area, are on well water. The enormous usage by the Park District has damaged the controls of one person's well, is causing diminished volume to others. The sanitary facilities are inconvenient to the participants and spectators, so the chain link fences, bordering our properties have been used as an alternative. Soccer balls coming over our fences became an increasingly bizarre event. If we did not run down and return the balls, we were sworn at, threatened, mooned. Soccer balls were retrieved by individuals climbing the fences; driving over our property; without any regard for our property or animals, and all without any authorization.

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hours before the games began. The road condition is pathetic now, with increased usage, it could be next to impassable.

To their credit, they have discontinued running the diesel water volumizers in the middle of the night, after our repeated complaints. To their credit they removed the six goals set four feet away from our fence lines.

Known to us, is submission of fraudulent documents to the State of California, San Bernardino County Recorder. Grant money was accepted on fraudulent documents.

The Special District's engineer is not an engineer, which is very evident by his building drawings and subsequent construction. Both clearly show a lack of qualifications to be in this position (Jim Oravetts)

The General Manager of Bear Valley Parks and Recreation is untruthful and ruthless if he isn't able to promote his personal agenda. His regard for the well being of children could definitely be argued (Reese Troublefield)

It is concerning a governmental agency is not being held accountable for spending great amounts of money, without doing the research, is absolved of wrong doing, dishonesty, fraud and misappropriation; does not have to follow the same standards as the general public; can deter other county agencies- such as Planning, Code Enforcement, Building and Safety from providing oversight. Special Districts is one agency of the county that should be dissolved. Their lack of qualifications is only superceded by their arrogance and ignorance.

With all the talk of government being transparent, the Special District is a blight on the county, with the authority to make decisions in the dark and the audacity to shove it down our throats.

There are other facilities, namely at the Ranch, the Bear Valley Park & Recreation did not deem important enough to secure a CUP for. The Ranch's substandard structures and the building practices utilized by the District will cost more in the long run, not to mention the liability the county is going to be faced with. Is it going to take a fatality for the county to wake up? It would be wise to inspect these projects before an accident occurs that will expose the misdoings of these so-called managers and put the county in a very expensive legal battle.

We request an independent audit of the facilities at the Ranch and an independent investigation into the wrong doing of those responsible.

Thank you,

Annette L. Sipes name Annette L. Sipes signature

P.O. Box 1528 address

Big Bear City CA city, state, zip code  
92314

June 18, 2012

Ms. Shellie Zias-Rose, Associate Planner  
County of San Bernardino  
Land Use Services Department  
Planning Division  
385 North Arrowhead Ave.  
First Floor  
San Bernardino, Ca 92415

Dear Ms. Zias-Roe

Based on the notice we received Project number P201200206/TUP, there leaves a lot of questions on the usage. The proposal states Temporary Use Permit for the interim use of the sports playing fields on 4.85 acres.

The proposal fails to state under what Land Use Code, number of occupants, type of activity, hours of operation, etc. Our understanding of the San Bernardino Development Code, gives the privilege of a TUP, but under specific conditions. We do not believe Special Districts is conforming to the uses set forth in Section 85.15 & 85.16.

The designation of the field as San Bernardino National Forest is illogical. Can you provide a copy of anything stating the U.S. Forestry Department accepted (or is considering) this property as San Bernardino National Forest? APN 031520106

We have been questioning the authority by which the "Soccer Field" can be legally used. In our research, we see the zoning is Residential-Single, and soccer is not an allowable use. The infrastructure to protect the contingent neighbors from harassment of the activities is not in place. The ingress and regress are not sufficient to support the associated traffic.

This area is designed for livestock- who takes the 70-foot setbacks? We designed our outbuildings to be able to be easily converted to stables. With a 70 foot setback, we would be unable to have enough land for livestock to have any freedom of movement. This takes the greater purpose of living here out of the equation. The values of our residences will be compromised.

We are on a well. With the mammoth amount of water being used, are we going to be without water? This is a very real possibility in dry years.

We live on dirt roads. These are incapable of handling a large amount of traffic, without making the air unhealthy from the dust. Our vehicles, houses become filthy. We dare not open our windows.

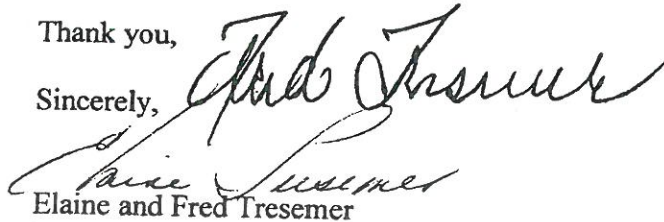
We believe there are violations to most of the San Bernardino and State of California codes, including, but not limited to zoning, building and safety, air quality, planning, etc. We do not see any permits have been pulled for use, building, restoration, utilities, etc. We do not see any studies have been done for the impact on the immediate or surrounding areas. In short, nothing has been verified as to whether it is non-conforming, illegal, unsafe, unadvisable, environmentally damaging or anything else.

It is our understanding; law rules the United States, not by public opinion. We believe the Special District (i.e. Bear Valley Parks and Recreation) is circumventing this process, without any regard to the existing neighbors.

We hope you will consider the comments and complaints of the letters you are receiving from the neighbors before making a decision.

Thank you,

Sincerely,

A handwritten signature in cursive script, appearing to read "Elaine and Fred Tresemer", written over the printed name.

Elaine and Fred Tresemer

PO Box 2028

Big Bear City, CA 92314



June 18, 2012

Ms. Shellie Zias-Rose, Associate Planner  
County of San Bernardino  
Land Use Services Department  
Planning Division  
385 North Arrowhead Ave.  
First Floor  
San Bernardino, Ca 92415

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Thank you,

Sincerely,

A handwritten signature in cursive script, appearing to read "Elaine and Fred Tresemer".

Elaine and Fred Tresemer  
PO Box 2028  
Big Bear City, CA 92314

---

June 16, 2012

Ms. 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

In response to Letter from San Bernardino County Land Use Services, referral date 6/6/12

Dear Ms. Zias-Roe

I request a copy of the Temporary Use Permit Application, before I can make an informed decision on the specifics of the application. As far as changing the zoning from residential single to National Forest, I have heard this is not an option from two persons affiliated with the U.S. Forestry Department.

My main concern with the Park District is the wasteful water usage and the impact on the areas wells, as well as the city water. I have had to replace my well control box, due to the Park District's consumption of water, reducing the volume of water and running my well dry.

I filed a complaint with the County. They informed me that I had taken too long to file, and to get an attorney. I had to wait to get my receipt from the repairman because he wouldn't give it to me until he was fully paid. I have a debilitating condition and am on a fixed income.

We are now entering into a dry year, what is going to happen? Everyone else in Big Bear Lake and City is limited to watering on hours that maximize the effectiveness of watering. The Park is watering a 5 acre parcel in the middle of the day. This violates common sense.

The Las Vaqueros Arena was shut down on certain events because of the noise level. The noise level of 80 kids on a soccer field with the screaming spectators will top the noise levels of the Arena.

The ingress route is a single lane road, winding through tree-d terrain. It is an accident waiting to happen!! There is one speed limit sign of 25 MPH- far too fast for a caravan of cars dropping off their kids. The volume of cars makes the dust unbearable.

Thank you for the opportunity to provide my opinion on this. I really think the soccer field should be located elsewhere, since the Park District insists they do not have the funds to it right

Thank you  
Sincerely,

Loretta Stolz  
Po Box 5109  
Sugarloaf, CA 92386





June 17, 2012

San Bernardino County  
Land Use Services  
385 North Arrowhead Ave, 1st Floor  
San Bernardino, CA 92415-0812  
ATTN: Shellie Zias-Roe

Dear Ms. Roe,

In regards to your most recent proposal for a temporary use permit on assessor parcel No. 0315-201-06, project No. P201200206/TUP we object to this proposal for the following reasons:

1. Several months ago, we were informed that the County Parks and Recreation Dept. were going to proceed with an application for a conditional use permit for the soccer field. This decision came after two years of disputes between the neighbors and the county regarding the counties complete disregard for the County of San Bernardino's Development Code. In simple terms, the Parks and Recreation Dept. proceeded with this project without obtaining a single permit. This is a completely illegal development project.
2. Originally, we were informed by the Parks and Recreation Dept. that there was an exemption for this property and the development codes did not have to be adhered to. A copy of this exemption was obtained and the APN# on the form was for a piece of property in another part of the county. This is but one of many underhanded attempts by the Parks and Recreation Dept to complete this development project.
3. This is a pay for profit operation. People pay the county for the use of this field. This area is not zoned for business, it is residential. The county continues to assert that this is not a development. According to the Development Codes, it is. The county has put an eight foot tall fence around the property (2 ft. higher than what is allowed in a residential zone) they have brought water and electricity in, planted grass, trees, and put in parking facilities. The water they use to water the grass comes from our personal wells and the CSD. They use an estimated 47,000 gallons per day in an area (Big Bear City) where signs read " Conserve Water", not to mention lowering all of our water well tables.

4. How can you all of a sudden designate the 4.85 acres as National Forest? This is absurd. Is everyone who uses it going to have to purchase an "adventure pass" now? If that parcel is suddenly National Forest, then all of our properties/homes should be on National Forest and therefore, every homeowner should be exempt from property taxes. This is again, another attempt on the Special District, Park and Recreation Dept. to avoid having to follow laws, rules and codes. What happened to the promise they made to the surrounding homeowners to play by the rules and apply for a CUP. If they follow proper protocol, there will be no soccer field. It will have to be shut down.
5. This is a general reminder: All the homeowner's surrounding the soccer field are taxpayers within the County of San Bernardino. The money that pays the salaries of Reese Troublefield, Jeff Rigney, Neil Derry, Bart Brizzee, Cristine Kelly, Jim Oravets and Kerry Hike are paid by us. Bottom line, these people work for us. Please do not forget this.
6. This soccer field has turned the homeowner's lives upside down for a sum of reasons. First of all, everyone who lives on Erwin Ranch is here for basically the same reasons. Acreage, rural living, peace and quiet, and to have our horses and other livestock. That is what life is about out here and **YOU HAVE ROBBED EVERYONE OF US OF THESE THINGS.** That soccer field has brought traffic, dirt, noise, unruly behavior, trespassing, chaos and mayhem. It needs to be shut down and relocated to an appropriate place. Not sandwiched illegally between homes.
7. At this point, the above mentioned names have two choices. 1) They can close the soccer field down permanently. 2) Face the consequences in a court of law.

Sincerely,

*Ronald P. Ferguson*  
Ronald P. Ferguson

*Robin Baker*  
Robin Baker

Residents on Erwin Ranch Rd.



June 15, 2012

Ms. 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

In response to Letter from San Bernardino County Land Use Services, referral date 6/6/12

Dear Ms. Zias-Roe

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We request an independent audit of the facilities at the Ranch and an independent investigation into the wrong doing of those responsible.

Thank you,

Mark Patino name Mark Patino signature

2078 11<sup>th</sup> Lane address

Big Bear CA 92314 city, state, zip code

June 15, 2012

Ms. 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

In response to Letter from San Bernardino County Land Use Services, referral date 6/6/12

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Thank you,

Rachel Montague

name

address

2134 2nd lane

P.O. Box 2107

Big Bear City CA 92314 city, state, zip code



June 15, 2012

Ms. 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

In response to Letter from San Bernardino County Land Use Services, referral date 6/6/12

Dear Ms. Zias-Roe

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Thank you,

Matt Hawkins name Matt Hawkins

2124 EPCUN RANCH RD address

BIG BEAR CITY, CA city, state, zip code  
92314



June 15, 2012

Ms. 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

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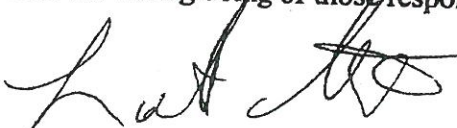
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Thank you,



Loretta Stolz  
PO Box 5109  
Sugarloaf, CA 92386

June 15, 2012

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County of San Bernardino  
Land Use Services Department  
Planning Division  
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Thank you,

CHRIS SILVA name Chris Silva signature

762 CENTRAL LN address

BIG BEAR CITY 92314 city, state, zip code



June 15, 2012

Ms. 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

In response to Letter from San Bernardino County Land Use Services, referral date 6/6/12

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Lynn Buffamonte name J. Buffamonte signature

2124 7th LN address

Big Bear City CA. city, state, zip code

92314



June 15, 2012

Ms. 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

In response to Letter from San Bernardino County Land Use Services, referral date 6/6/12

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Thank you,

Mike Barz name  signature

2086 11th Lane address

Big Bear City city, state, zip code

92314

June 15, 2012

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Land Use Services Department  
Planning Division  
385 North Arrowhead Ave. First Floor  
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Thank you,

Shawn McDonald

name



signature

PO Box 1297

address

Big Bear Lake Ca

city, state, zip code

92315



June 15, 2012

Ms. Shellie Zias-Roe, Associate Planner  
County of San Bernardino  
Land Use Services Department  
Planning Division  
385 North Arrowhead Ave. First Floor  
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Thank you,

ELAINE TRESEMER name Elaine Tresemer signature

PO Box 2028 address

BBC, CA 92314 city, state, zip code



June 15, 2012

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County of San Bernardino  
Land Use Services Department  
Planning Division  
385 North Arrowhead Ave. First Floor  
San Bernardino, CA 92415

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This 4.85 acres, APN 031520106 is zoned RS1. It is unfortunate Special Districts failed to ascertain the allowable usages prior to purchasing this parcel. A soccer field is a non-conforming use in Residential-Single. Changing this to San Bernardino National Forest is absurd, according to a number of forestry people we have contacted.

Special Districts have been the worst neighbor imaginable. Whether it be ignorance or blatant indifference and/or defiance, they have subjected the neighborhood to incredibly unacceptable practices of noise (late at night), unhealthy air quality, congested and unsafe traffic, misuse of water, code and safety violations, lack of infrastructure.

The list is extensive of code violations and building safety violations that still remain; the lack of infrastructure will be a continuing health and safety issue for the neighbors and the participants. Most of us, in the area, are on well water. The enormous usage by the Park District has damaged the controls of one person's well, is causing diminished volume to others. The sanitary facilities are inconvenient to the participants and spectators, so the chain link fences, bordering our properties have been used as an alternative. Soccer balls coming over our fences became an increasingly bizarre event. If we did not run down and return the balls, we were sworn at, threatened, mooned. Soccer balls were retrieved by individuals climbing the fences; driving over our property; without any regard for our property or animals, and all without any authorization.

The dirt roads were not designed to handle high volume, high speed traffic. Using a water tank truck was done, but the road is as dusty as it ever was, when the watering is done



hours before the games began. The road condition is pathetic now, with increased usage, it could be next to impassable.

To their credit, they have discontinued running the diesel water volumizers in the middle of the night, after our repeated complaints. To their credit they removed the six goals set four feet away from our fence lines.

Known to us, is submission of fraudulent documents to the State of California, San Bernardino County Recorder. Grant money was accepted on fraudulent documents.

The Special District's engineer is not an engineer, which is very evident by his building drawings and subsequent construction. Both clearly show a lack of qualifications to be in this position (Jim Oravetts)

The General Manager of Bear Valley Parks and Recreation is untruthful and ruthless if he isn't able to promote his personal agenda. His regard for the well being of children could definitely be argued (Reese Troublefield)

It is concerning a governmental agency is not being held accountable for spending great amounts of money, without doing the research, is absolved of wrong doing, dishonesty, fraud and misappropriation; does not have to follow the same standards as the general public; can deter other county agencies- such as Planning, Code Enforcement, Building and Safety from providing oversight. Special Districts is one agency of the county that should be dissolved. Their lack of qualifications is only superceded by their arrogance and ignorance.

With all the talk of government being transparent, the Special District is a blight on the county, with the authority to make decisions in the dark and the audacity to shove it down our throats.

There are other facilities, namely at the Ranch, the Bear Valley Park & Recreation did not deem important enough to secure a CUP for. The Ranch's substandard structures and the building practices utilized by the District will cost more in the long run, not to mention the liability the county is going to be faced with. Is it going to take a fatality for the county to wake up? It would be wise to inspect these projects before an accident occurs that will expose the misdoings of these so-called managers and put the county in a very expensive legal battle.

We request an independent audit of the facilities at the Ranch and an independent investigation into the wrong doing of those responsible.

Thank you,

STEVEN DEMARSH name

[Signature] signature

2405 6th AVE address

BIG BEAR CA city, state, zip code

June 15, 2012

Ms. 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

In response to Letter from San Bernardino County Land Use Services, referral date 6/6/12

Dear Ms. Zias-Roe

We would like a copy of the TUP, before we can make any intelligent commentary. Our experiences to date with Bear Valley Parks and Recreation have been problematical.

We have had an ongoing disagreement for 2+ years, with Special Districts since they started "developing" the Ranch. Our complaints have been raised many times to them, both orally and written.

---

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We request an independent audit of the facilities at the Ranch and an independent investigation into the wrong doing of those responsible.

Thank you,

Fred Troublefield name

Fred Troublefield signature

P.O. Box 2028 address

Big Bear City city, state, zip code

Erwin Lake





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

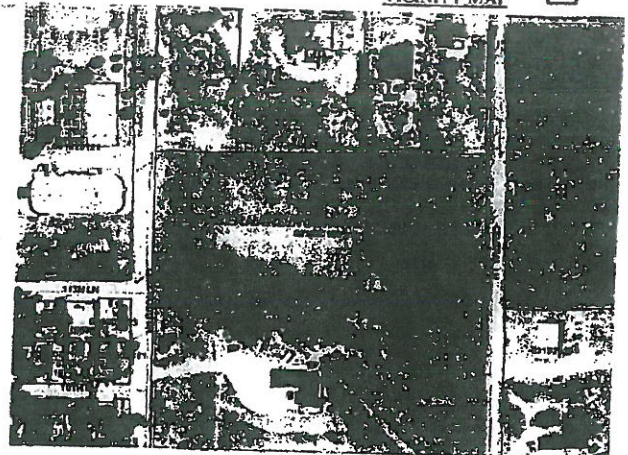
The development proposal listed below has been filed with County Planning. Please comment in the space below. You may attach additional pages as necessary.

Your comments must be received by Planning no later than June 26, 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: P201200206/TUP  
APPLICANT: SPECIAL DISTRICTS DEPARMENT  
LAND USE DISTRICT (ZONING): BV/RS-1  
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 self-addressed, stamped envelope. 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):

VICINITY MAP



SIGNATURE

DATE

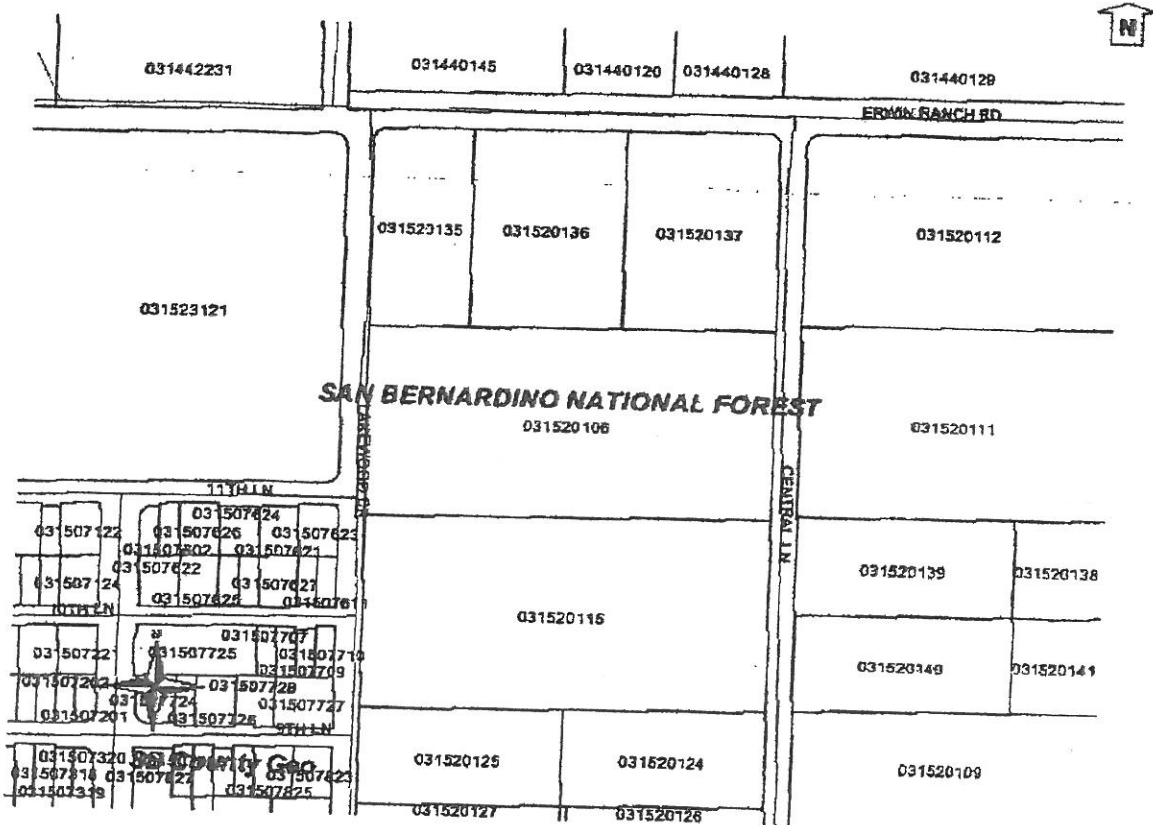
AGENCY

IF THIS DECISION IS CHALLENGED IN COURT, SUCH CHALLENGE MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN WRITING AND DELIVERED TO LAND USE SERVICES BEFORE THE PROJECT DECISION IS MADE.

IF A PUBLIC HEARING IS HELD ON THE PROPOSAL, YOU OR SOMEONE ELSE MUST HAVE RAISED THOSE ISSUES AT THE PUBLIC HEARING OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE HEARING BODY AT, OR PRIOR TO, THE HEARING. DUE TO TIME CONSTRAINTS AND THE NUMBER OF PERSONS WISHING TO GIVE ORAL TESTIMONY, TIME RESTRICTIONS MAY BE PLACED ON ORAL TESTIMONY AT ANY PUBLIC HEARING ABOUT THIS PROPOSAL. YOU MAY WISH TO MAKE YOUR COMMENTS IN WRITING TO ASSURE THAT YOU ARE ABLE TO EXPRESS YOURSELF ADEQUATELY.

Attn: Ward & Ward - Jay Ward 56' 8356

## PARCEL MAP



# County of San Bernardino

## LAND USE SERVICES DEPARTMENT

### Planning Division

385 North Arrowhead Avenue, First Floor • San Bernardino, CA 92415-0182  
Phone Number: (909) 387-8311 Fax Number: (909) 387-3223

# NOTICE OF DECISION



As requested, the County of San Bernardino is notifying you of the decision made by the Planning Staff for the application described below.

On June 22, 2012 the following application was **APPROVED**, *subject to conditions* and becomes effective on July 5, 2012:

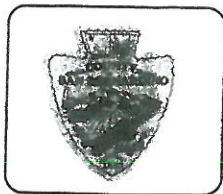
**APN:** 0315-201-06  
**APPLICANT:** SPECIAL DISTRICTS DEPARTMENT  
**PROPOSAL:** TEMPORARY USE PERMIT FOR THE INTERIM USE OF  
SPORTS PLAYING FIELDS ON 4.85 ACRES  
**COMMUNITY:** LAKE ERWIN/3<sup>RD</sup> SUPERVISORIAL DISTRICT  
**LOCATION:** LAKEWOOD DRIVE AND CENTRAL LANE, EXTENDING  
BETWEEN; ERWIN RANCH ROAD, APPROXIMATELY  
350' SOUTH OF  
**PROJECT #:** P201200206  
**STAFF:** SHELLIE ZIAS-ROE, ASSOCIATE PLANNER  
**REP('S):** CARRIE HYKE, DISTRICT PLANNER

If you have any questions regarding this decision, please call (909) 387-4124 or by fax at (909) 387-3249, or by e-mail at [Shellie.Zias-Roe@lus.sbcounty.gov](mailto:Shellie.Zias-Roe@lus.sbcounty.gov).

Pursuant to Title 8, Sections 85.15 and 86.08 of the San Bernardino County Code, any interested person may, within ten (10) days after the date of this decision may appeal in writing to the Planning Commission. The appeal, together with the appropriate fee, must be made in writing on forms available from the Public Information Counter, located at 385 North Arrowhead Avenue, San Bernardino, CA 92415-0182. The appeal period for this project ends at 5p.m. on July 5, 2012.







**COUNTY OF SAN BERNARDINO  
LAND USE SERVICES DEPARTMENT**

RECEIPT  
NUMBER

PR1200581

Planning Division

000211-001

**Project No: P201200255**

**TYPE: APLPCAVG**

**APPLICANT: GARY CASTLE, FRED TRESEIZER AND ELOINE TRESEIZER**

**APPLICANT'S ADDRESS: C/O WARD & WARD  
385 E. CARNEGIE DRIVE, SUITE 140, 92408**

**RECEIPT ISSUED BY: O10557**

**OFFICE: SB**

**PRIMARY PARCEL: 0315-201-06-0000**

**PAYMENT DATE: 06/29/2012**

**FEE PAYOR: WARD & WARD TRUST ACCOUNT**

**LOCATION: LAKEWOOD DRIVE AND CENTRAL LANE, EXTENDING BETWEEN; ERWIN RANCH ROAD,  
APPROXIMATELY 350' SOUTH OF**

**ACCOUNT ITEM LIST:**

Item#	Description	Account Code	Tot Fee	Paid	Prv. Pmts	Cur. Pmts
4146	L695 - Plng Com	AAA PLN PLN	1,490.00	1,490.00	.00	1,490.00

**TRUST TRANS LIST:**

**TRANSACTION DETAILS:**

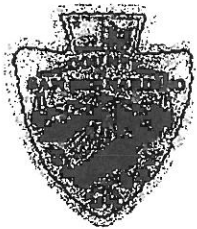
Type	Method	Description	Amount
Payment	Check	2569	1,490.00

**TOTAL RECEIVED: \$1,490.00**

385 North Arrowhead Avenue, 1st Floor, San Bernardino, CA 92415-0187  
8575 Haven Avenue, Rancho Cucamonga, CA 91730  
477 Summit Blvd. (P.O. Box 2835), Big Bear Lake, CA 92315  
15900 Smoke Tree Street, Hesperia, CA 92345  
301 East Mt. View Avenue, Barstow, CA 92311  
26010 State Highway 189 (P.O. Box 709), Twin Peaks, CA 92391  
63655 Twentynine Palms Highway, Joshua Tree, CA 92252







**SAN BERNARDINO COUNTY  
LAND USE SERVICES  
PLANNING PROJECT NOTICE**  
15900 Smoke Tree Street, Hesperia, CA 92345

Date Accepted:  
August 06, 2013

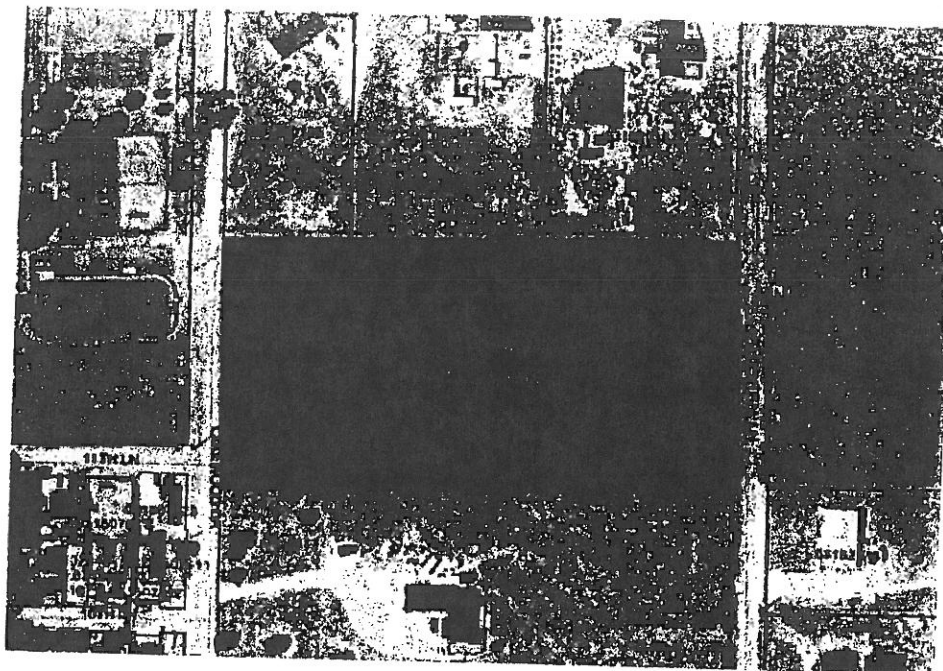
This project notice has been sent to notify you that you have the right to appeal the County Planning Staff determination that the development proposal listed below can be processed as a Site Plan Permit. This determination is based on the facts that the project is properly zoned and complies with applicable County Development Code standards. You have received this notice because your property is located near the proposed project. If you believe that a more extensive review and a public hearing are necessary to properly consider the project you may file an appeal of this determination. An appeal must be filed by **Aug 20, 2013** on an official form and must be accompanied with the appropriate fees. 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 the Planner, **NINA SHABAZZ** by phone at (909) 252-5229, by email at [Nina.Shabazz@lus.sbcounty.gov](mailto:Nina.Shabazz@lus.sbcounty.gov), or by mail to the address above.

**PROJECT DESCRIPTION**

APN:	0315-201-06
APPLICANT:	SPECIAL DISTRICTS DEPARTMENT
PROPOSAL:	Site Plan Permit for the construction and operation of a restroom facility and addition of a dust-proof parking area at an existing park with sports fields on 4.85 acres.
COMMUNITY:	LAKE ERWIN/3RD Supervisorial District
LOCATION:	LAKEWOOD DRIVE AND CENTRAL LANE, EXTENDING BETWEEN; ERWIN RANCH ROAD, APPROXIMATELY 350' SOUTH OF
PROJECT NO:	P201300152/SPP

**VICINITY MAP**





# PARCEL PORT BY APD NUMBER

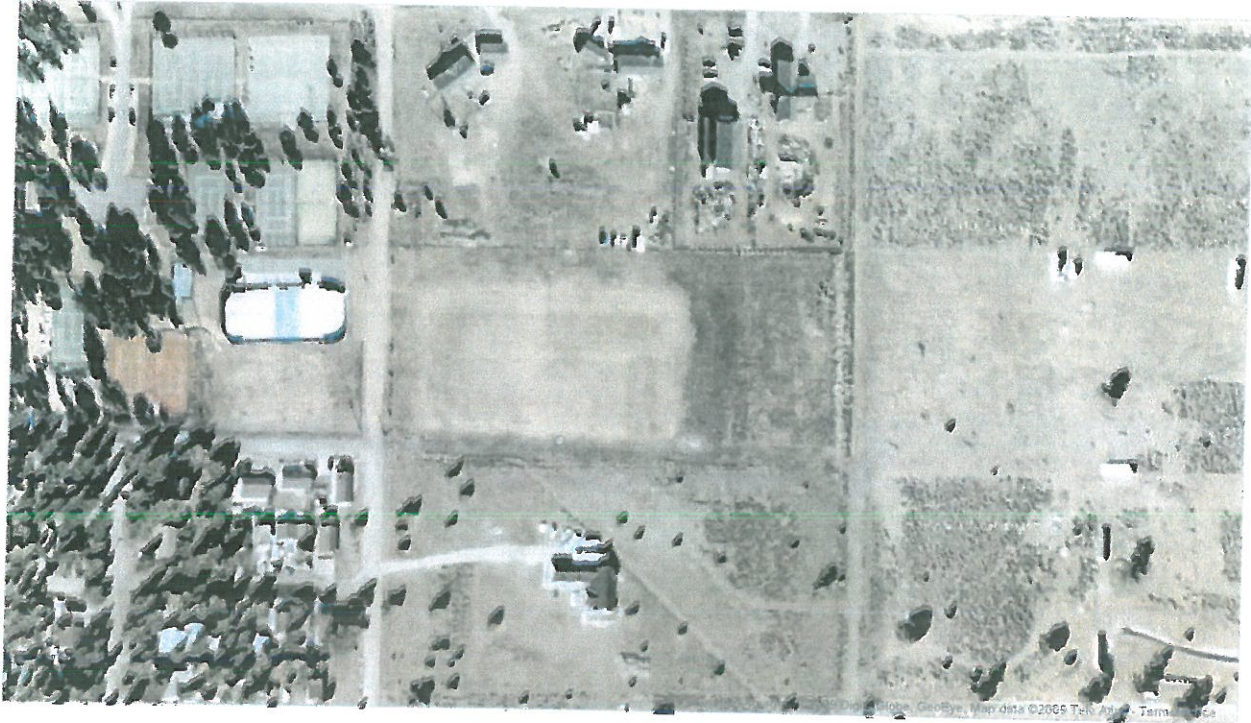
PARCEL NUMBER : 0315-201-06-0000 STATUS: Active PARCEL LHN:  
 UNFORMATTED LEGAL : PARCEL MAP 5549 PARCEL NO 2  
 TRACT : BLOCK : LOT : PARCEL MAP/PARCEL:  
 SITUS ADDRESS : 0 LAKEWOOD DR LKE  
 OWNER : BIG BEAR VALLEY REC AND PARK DIST  
 OWNER ADDRESS : 825 E THIRD ST RM 207 SAN BERNARDINO CA 924150832 ADDR. LHN:

Region	APD Number	Type	Date Filed	Status	LHN	Work Description	Set ID
376	C200705095	CE_CMPL SENS	08/23/2007	CLOSED			
376	C201201802	CE_CMPL SENS	07/03/2012	CLOSED			
	P201200206	PLN_LUSE TUP		Withdraw		TEMPORARY USE PERMIT FOR THE INTERIM USE OF SPORTS PLAYING FIELDS ON 4.85 ACRES.	
		PLN_MISA APLPCAVG		Refunded			
	P201300152	PLN_LUSE SPP		Accepted	Notice	Site Plan Permit for the construction and operation of a restroom facility and addition of a dust-proof parking area at an existing park with sports fields on 4.85 acres.	





Google maps



Google maps











