



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: June 3, 2021

AGENDA ITEM # 2

Project Description:

APNs: 0334-391-03, -04, -09 and -10; 0334-392-18, -19, -20, and -21; 0334-393-06

Applicant: Dave and Tricia Dufour

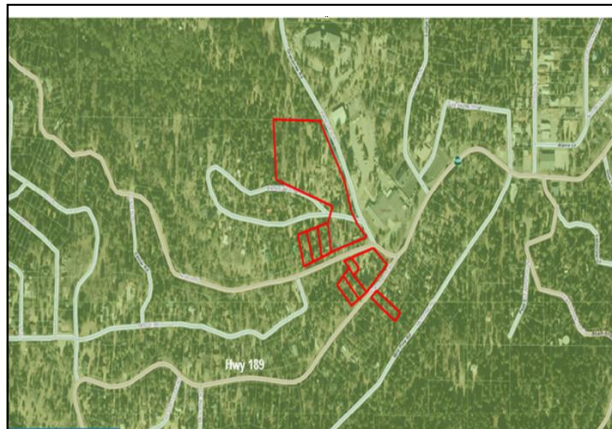
Community: Twin Peaks/2nd Supervisorial District

Location: 25994 Highway 189, Twin Peaks, CA 92391

Project No.: PROJ-2020-00156

Staff: Reuben J. Arceo, Contract Planner

Proposal: A) Policy Plan Amendment to change the Land Use Category from Low Density Residential (LDR) to Commercial (C) on three of nine parcels,
B) Zoning Amendment from Single Residential, Minimum Lot Size 14,000 Square-Feet (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) on nine parcels and,
C) Conditional Use Permit (CUP) to permit the operation of an existing 5-acre cabin/lodging resort consisting of 19 cabin units, 2 areas for wedding events, receptions and similar functions for up to 292 persons.



279 Hearing Notices Sent On: May 21, 2021

Report Prepared By: Reuben J. Arceo

SITE INFORMATION

Parcel Size 5 Acres

Terrain: Mountain Forest,

Vegetation: Chaparral, Oak Woodland

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
Site	Five Acre cabin/lodging resort consisting of 19 cabin units	Low Density Residential (LDR) and Commercial (C)	Multiple Residential (RM) and Single Residential RS-14M, 14,000 sq.ft. Minimum lot size
North	County Housing Authority Complex, Single Family	Low Density Residential (LDR)	Multiple Residential (RM) and Single Residential RS-14M, 14,000 sq.ft. Minimum lot size, Institutional (IN)
South	Single Family Dwellings and Cabins	Low Density Residential (LDR)	Single Residential RS-14M, 14,000 sq.ft. Minimum Lot Size
East	County Building and Sheriff Facility	Public Facility (PF)	Institutional (IN)
West	Single Family Dwellings and Cabins	Low Density Residential (LDR)	Single Residential RS-14M, 14,000 sq.ft. Minimum Lot Size

AGENCY

Water Service: Crestline Lake Arrowhead Water Agency

Sewer Service: Private on-site septic system

COMMENT

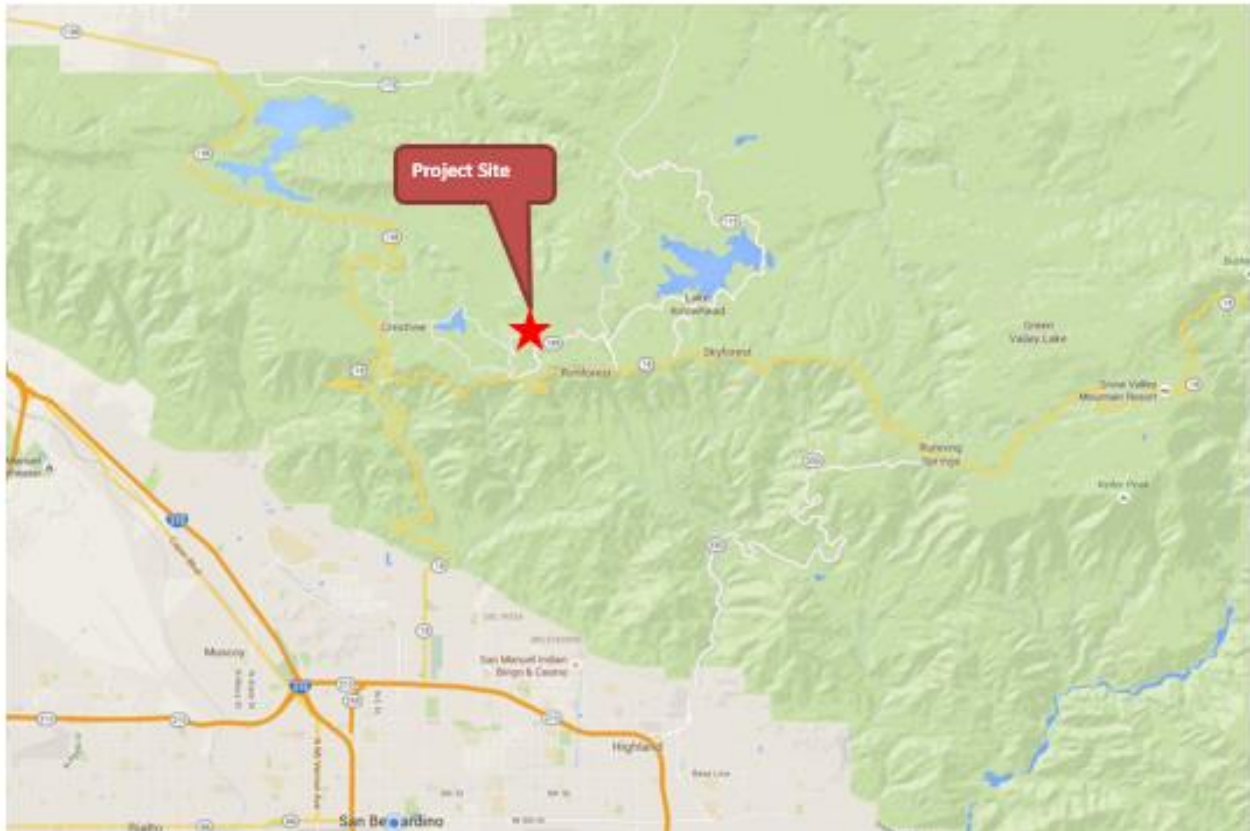
No comments

Exception, Ponderosa Cabin on Lot 54

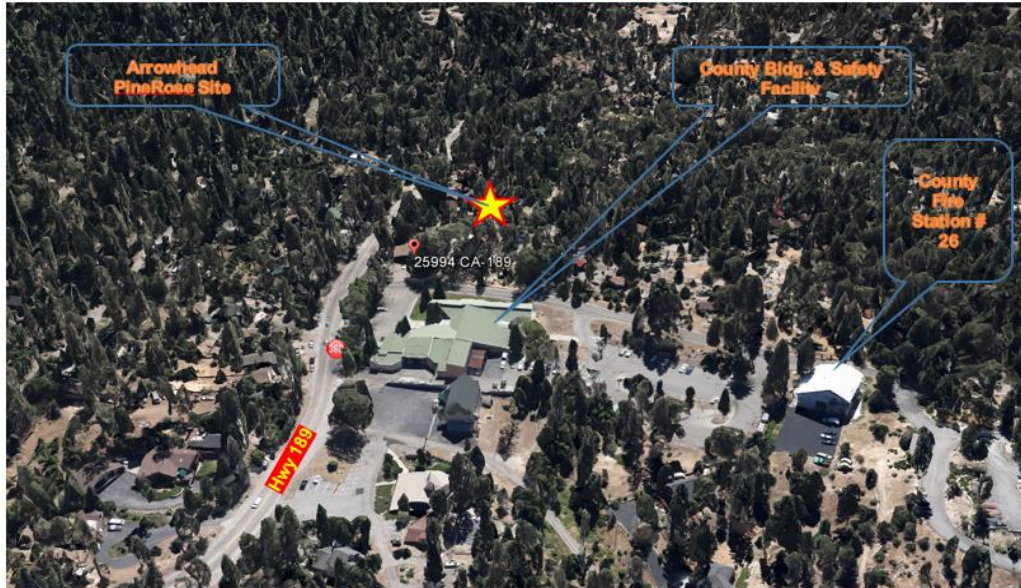
STAFF RECOMMENDATION: That the Planning Commission **RECOMMEND** that the Board of Supervisors **ADOPT** the Mitigated Negative Declaration; **ADOPT** the Findings as contained in the staff report; **ADOPT** the Policy Plan Amendment; **ADOPT** the Zoning Amendment, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval; and **DIRECT** the Clerk of the Board to file a Notice of Determination.

1. In accordance with Section 86.12.040 of the Development Code, the Planning Commission's action is a recommendation to the Board of Supervisors and may only be appealed by the applicant in the event of disapproval.

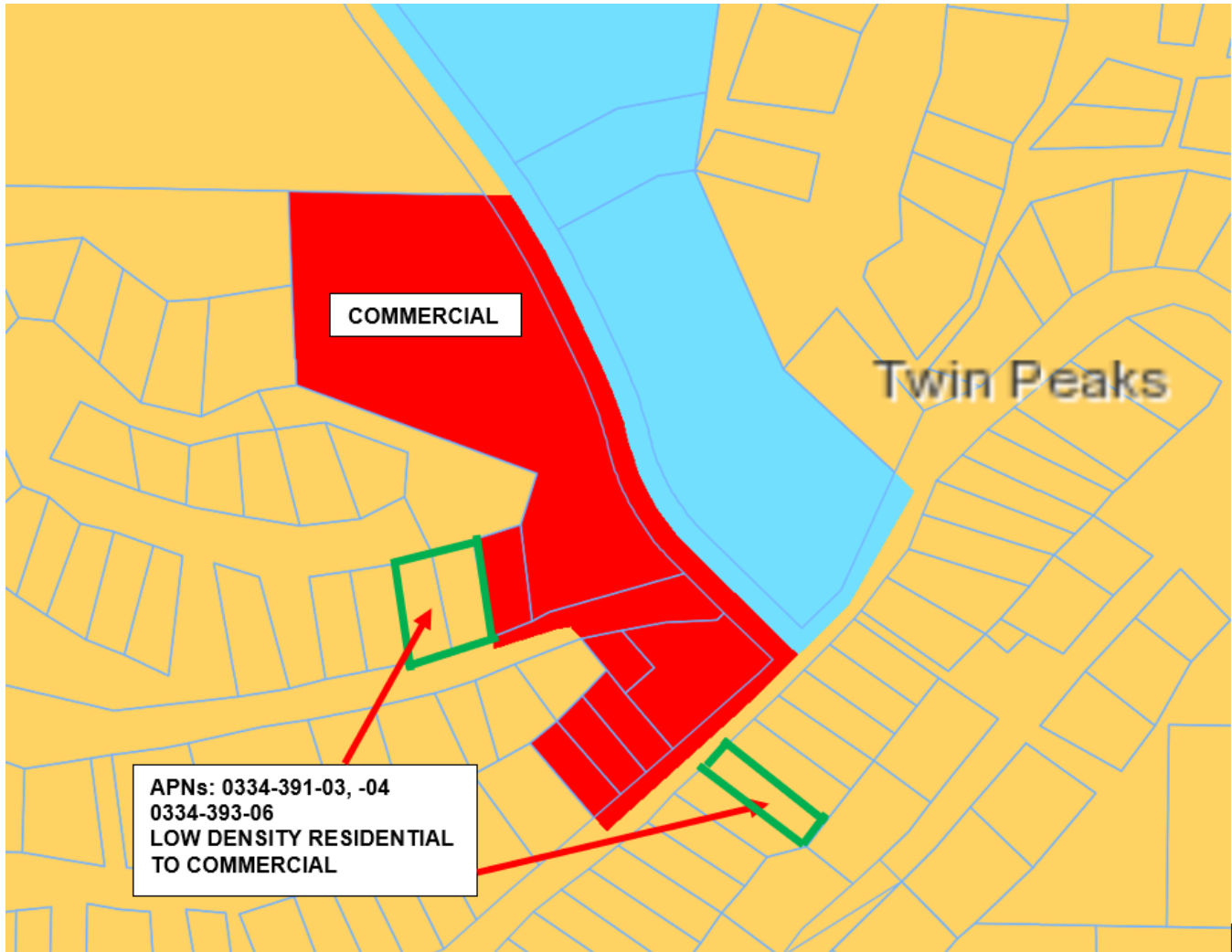
Vicinity Map
Arrowhead Pine Rose Cabins



Aerial View of Arrowhead Pine Rose Project Site

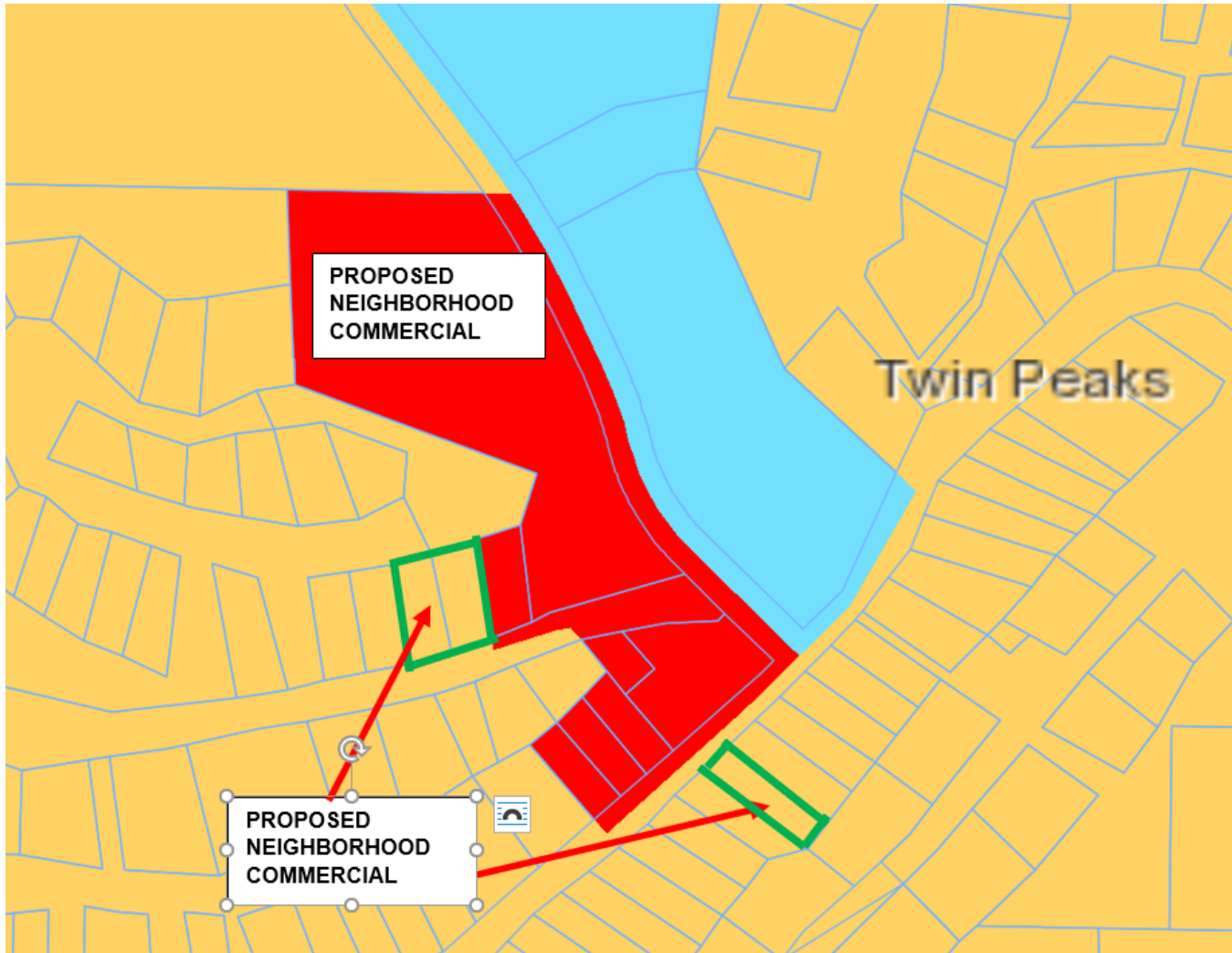


CURRENT AND PROPOSED LAND USE CATEGORY MAP



CURRENT AND PROPOSED ZONING MAP

Project Site currently zoned RM and RS-14M



Pine Rose Project Site
 Figure 1





Common Areas
Figure 6



Pine Rose Site Photos and Facilities
Pine Rose Office Lodge



North Road, Grandview Intersection



Cabins # 5, 17 and 10



Pine Rose Lodging Cabin



Hidden Creek Parking Area



Hidden Creek Wedding Grounds Area



Hidden Creek Dance Floor Area and Lodge



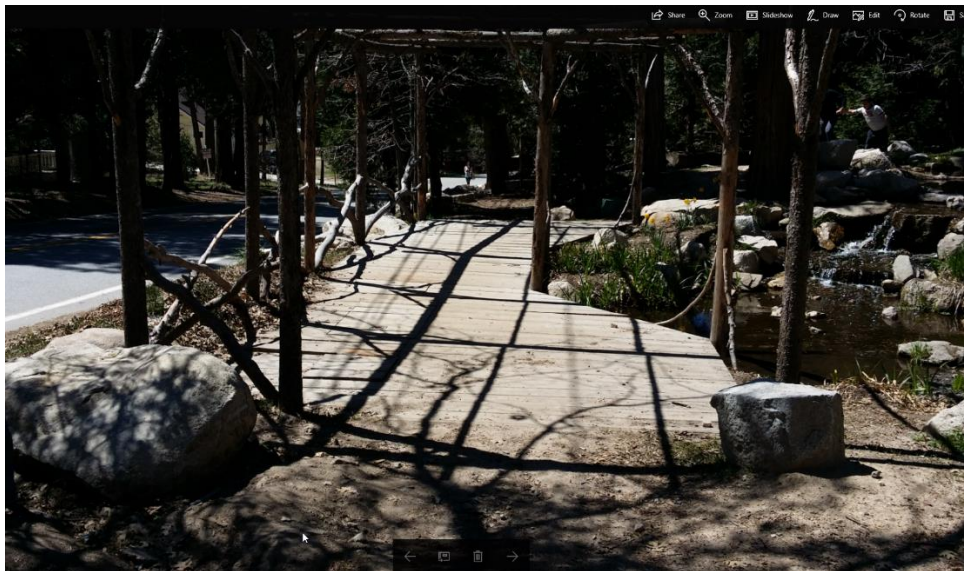
Hidden Creek Wedding Dining Area and Dance Floor



Hidden Creek Lodge, Food Catering Area



Cedar Creek Wedding Venue, Noting Path of Travel



Cedar Creek Assembly Area and Wedding Canopy



Cedar Creek Assembly Area and Bench Seating



Cedar Creek Wedding Canopy, Seating Area, and Aesthetic Features



PROJECT DESCRIPTION & BACKGROUND:

Project Description. Dave and Tricia Dufour (Applicants) are requesting the following actions and approvals: (1) Adoption of a Mitigated Negative Declaration; (2) Policy Plan Amendment (PPA) to change the Land Use Category from Low Density Residential (LDR) to Commercial (C) on a three of nine parcels included as part of the project site; (3) Zoning Amendment to change the land use zoning district from Single Residential, Minimum Lot Size 14,000 square feet (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) for the entire project site; and (4) Conditional Use Permit (CUP) to allow the operation of an existing 5 acre cabin/lodging resort, consisting of 19 cabins and two event areas, referenced as Hidden Creek and Cedar Creek, to include facilities for receptions, weddings and similar functions for up to 292 persons. Meeting Facilities, public or private, and lodging services are permitted in the CN Zone subject to approval of a CUP (collectively referred to herein as the Project).

The Applicants have owned the site since 1993 and have been residents of the Twin Peaks area since 1979. The Applicants propose no new construction (except for upgrades to existing cabin structures to address building code violations) with the exception of the relocation of Cabin 18, referenced as the Enchanted Cottage, to provide for additional parking. There is no intention to increase the number of units as part of the CUP. The CUP is intended to entitle the operation of the five (5) acre cabin and lodging resort consisting of 19 Cabins and two assembly areas to accommodate weddings, receptions and similar functions for up to 292 persons.

Project Location. The Project site is located at 25994 Highway 189 in the community of Twin Peaks. Highway 189 is the primary arterial leading to the site, with Grandview Road, North Road and Sunset Loop Road providing paved secondary access to the Project's 19 cabins located throughout the Project site. Twin Peaks is centrally located between the communities of Lake Gregory to the west and Lake Arrowhead to the east. The Twin Peaks area and communities of Lake Gregory and Lake Arrowhead offer recreational amenities and attractions for visitors and tourists given the mountain resort characteristics of these locations. The community of Rim Forest lies to the southeast along Highway 18.

ANALYSIS:

Policy Plan and Zoning Amendment

As originally proposed, the Applicants requested a general plan amendment to change the land use designation for the entire Project site, which consists of nine parcel of approximately 5-acres. However, following the submission of the project application the County, via adoption of the Countywide Plan, amended the land use designation of the Project site to Commercial (C) for all but three parcels included as part of the Project site. Accordingly, all that is needed as part of this action is a PPA to amend the Land Use Category from Low Density Residential (LDR) to Commercial (C) for three of nine of the subject parcels (APNs 0334-391-03, -04, and 0334-393-06). Because the County has not yet adopted a zoning update to reflect the changes in the Countywide Plan, the Applicants are, however, still requesting a Zoning Amendment from Single Residential, Minimum Lot Size 14,000 square feet (RS-14M) and Multiple residential (RM) to Neighborhood Commercial (CN) for the entire Project site to ensure land use and zoning compatibility for the proposed use. The proposed CN zoning district is consistent with the anticipated zoning district to be selected in order to implement the Countywide Plan, as well as existing Twin Peaks Neighborhood Commercial and retail uses that service the Twin Peaks community, situated along highway 189, located approximately a quarter of a mile east of the Project. The CN designation is overall a less intensive commercial designation in comparison to General Commercial (CG) zoning district, commonly applied along major arterial highways, and characterized by uses from medium to large

retail shopping centers, containing a variety of service, professional shops, including health and recreation uses.

Conditional Use Permit

Site Function and Operations. The Applicants intend for nine cabins to function exclusively for use as part of the event and/or wedding programming. The remaining ten cabins function solely for lodging/resort purposes. Cabins can be rented for up to five days. All cabins have fully-equipped kitchens, B-B-Qs and a private outdoor space. The total maximum occupancy when the 19 cabins are occupied and both Hidden and Cedar Creek are operating is 292 persons. Both venues, though separate, can operate simultaneously. Events for both venues are scheduled from Friday through Thursday during both the summer months and on weekends. The developed characteristic of both venues include walking paths connecting to cabins, walking trails, and artificial meandering streams as shown in the photos.

Hidden Creek Event Site

- Occupancy: 175 persons
- Event Schedule: Summer Months
- Days: Fridays, Saturdays and Sunday
- Operating Times: Closing time 10:00 pm on Friday and Saturday;
- 9:30 pm, Sunday through Thursday
- Start time: ~ 4:30 pm

Cedar Creek Event Site

- Occupancy: 60 persons
- Event Schedule: Summer Schedule
- Operating Times: Closing times 9:30 pm, Fridays, Saturdays;
- 9:00 pm Sunday thru Thursday
- Start time: ~ 4:30 pm
- Provides Permanent bench seating for 60 guests

Every private event requires guests to enter into a signed contract with Arrowhead Pine Rose Cabins. The contract arrangement establishes that catering services are provided by companies solely under contract with Pine Rose. Similarly, guests are prohibited from arranging events on Arrowhead Pine Rose Cabin's property without Arrowhead Pine Rose Cabin's approval. Designated licensed and insured bartenders are used for scheduled events. The contract agreement informs guests that amplified music, bands and outside DJs are prohibited from operating on the property.

The use of acoustical instruments must be pre-approved and only licensed DJs are permitted. All music is broadcasted through Arrowhead Pine Rose Cabins sound system. Events are monitored by a professional coordinator and by Arrowhead Pine Rose Cabin staff. As a function of the site's operating procedures, Security personnel are present at all events either during the weekday or weekend and responsive to complaints or activities that encroach outside the operating limits of the Hidden Creek or Cedar Creek venues. Security personnel ensure that individuals or group activities occurring after the closure of events at both venues are dispersed to mitigate noise and other activity impacts.

Building Code Compliance. The Applicants have been placed on-notice from the County to address multiple building code and other related violations. Specifically, a Notice of Violation (attached as Exhibit A) was issued on March 4, 2015, and subsequently on August 12, 2016, by the County Code Enforcement Division for violations pertaining to substandard structures, faulty construction material, substandard

electrical wiring and construction, and operating without the required land use entitlements. Work on addressing the building code violations are required to be completed as part of the approval of the Project.

Utilities. All cabins utilize on-site septic systems, except for the Ponderosa Lodge, referenced as lot 54 in Figure 3, which is connected to the sewer line, serviced by Lake Arrowhead Community Services District (LACSD). Porta potties are made available at both venues during the Pine Rose's seasonal events calendar.

Septic systems are maintained on an alternating three-year schedule, versus the recommended five to 10-year septic maintenance period. Septic enzyme treatment occurs at three times the amount, exceeding the manufactures recommendation for septic systems, to verify the system is 100% functional. Septic systems are cleared seasonally. Permanent bathroom services are intended to be constructed at the Hidden Creek Venue. The applicant utilizes Burrtec Company for trash services. Water service to the project site is provided by the Crestline Lake Arrowhead Water Agency (CLAWA).

Table 1: Occupancy Load

OCCUPANCY			
Cabin Occupancy		Max. Occupancy with Events	
9 Event Cabins 1~4; 6~10 and Ponderosa Lodge	58 Occupancy	Hidden Creek Event site 'B' 175 + Cedar Creek Event Site 'A' 49 = Total Event Occupancy 224	224 Occupancy
10 Lodging Cabins 5; 11~1; Hidden Creek	66 Occupancy	Cater & DJ Parking Locations	10 Occupancy
Total Cabins Occupancy	124	Event Cabins	58 Occupancy
Total Max. Resort Occupancy			292

Parking. A total of 94 stripped parking spaces are required to accommodate both event and lodge guests and employees. Approximately 52 on-site parking stalls are required for lodge parking and 42 parking spaces for guest totaling 94 parking stalls, which are dispersed throughout the 5 acre site. The Planning Division has received complaints that vehicles are parked in common lot areas, which are lots set aside and assigned for Strawberry Flats general residential parking, shown in yellow in Figure 6, and along Grandview Road.

To prohibit event guests from using reserved residential residents' common areas for event parking, the Applicants have hired a minimum of two parking attendants, stationed on the property during wedding events, to manage and direct traffic for events at Hidden Creek and one parking attendant for Cedar Creek. Attendants will be present during opening and closing periods of events. An event manager is also required to ensure that parking is contained on site and does not migrate onto adjacent properties.

Traffic. Based on the findings from the June 16, 2016, Kunzman Traffic Study, the proposed use plus highway traffic conditions are projected to operate within acceptable Level of Service (LOS) during the peak hour's operation of the use. For the opening year 2021 under existing and project traffic conditions, the study area intersections are projected to operate within acceptable LOS during the peak hours. The Traffic Impact Analysis estimated that the facility will generate a maximum 138 vehicle trips during the Friday evening peak hour and 193 vehicle trips during the Saturday mid-day peak hour as cited in Table 2 below.

The maximum total number of trips for Saturday is based on 292 cabin and event guests. The Department of Transportation (Caltrans), reviewed the traffic study and provided comments (Exhibit G) requiring a left-turn pocket for the intersection of Grandview Road and SR-89. The Applicants are also required to provide for their "fair share" of cost of installing a traffic signal at the intersection of Grandview Road and

State Highway 189. The County, based on periodic review of traffic operations in the vicinity of the Project, is responsible for establishing the timetable for the installation of the traffic signal.

Table 2: Project Trip Generation

Description	Guests		Friday Evening			Saturday Mid-Day		
	Friday	Saturday	Inbound	Outbound	Total	Inbound	Outbound	Total
Maximum Cabin Guests ^{4,5}		124	26	26	52	54	54	108
Maximum Special Event Guests ^{6,7}		171	77	9	86	68	17	85
Maximum Total		295	103	35	138	122	71	193

Land Use Compliance Relative to Surrounding Properties. The Project is located adjacent to long-term residential housing units nested within the Strawberry Flats Subdivision and Sunset Loop residential neighborhoods. Within these neighborhoods there are approximately 30 cabins and/or single-family units which lie in close proximity to the proposed use. The Strawberry Flats Subdivision, Tentative Tract Map (TTM) 7909, and associated CC&R's restricted rezoning of parcels until 1987, when the restrictions expired, and the "zoning would automatically continue unless the then owners of the lots desire it to be changed". At this time, property owners within the Strawberry Flat's Association, including the Project Applicants, can pursue the rezoning of their parcel(s) with the County. As the Strawberry Flat's zoning restrictions have expired and due to the recent changes reflected in the Countywide Plan, the Applicants are proposing to rezone the Project site as proposed. Prior to 1987, all lots within the Strawberry Flat subdivision were to be used for residential purposes with the following lot exceptions as noted in Table 2. Those exceptions, which have expired, provided for lots 151 through 194 to operate as a resort and trailer park.

Table 2: Strawberry Tract Use Restrictions

Lots	Land Use Operation
24 and 25	Church
26	Masonic Temple
32	Fire Station
69	Water Association
110, 111, and 112	Resort (R-3)
151, 152, 153, 154, 155, 156, and 193	Resort (R-3)
194	Trailer Park
Lots A to K	Common Area

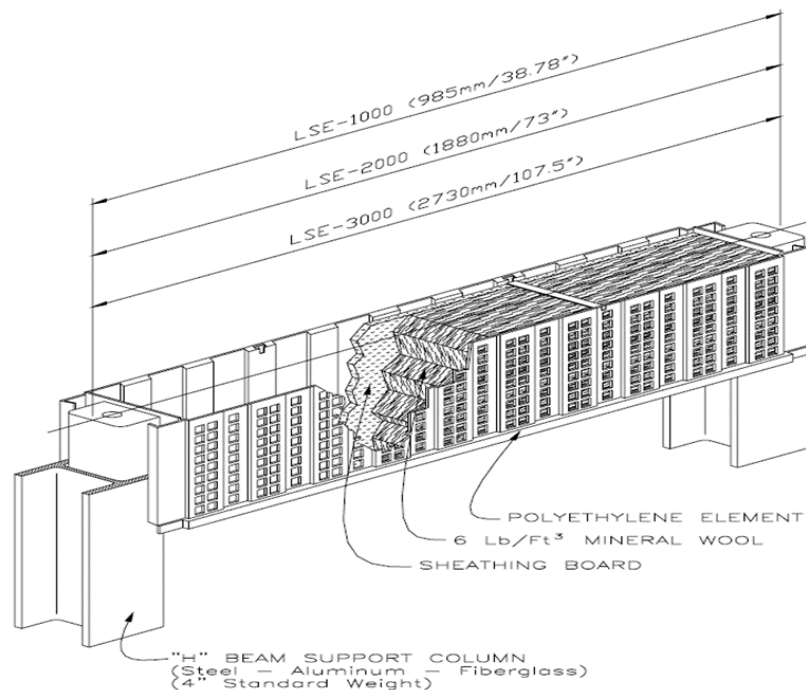
Noise: The Planning Division has received 15 letter in support of the Project and 38 letters in opposition to the Project (attached as Exhibit B). The majority of complaints concern noise impacts and impacts to quality of life. The County's ambient noise standards in residentially zoned property from stationary noise sources is 55 dB(A) from 7 am to 10 pm and drops to 45 dB(A) from 10 pm to 7 am. A Noise Study was completed (Exhibit C) for the Project, which demonstrates that the venue operation complies with the Development Code noise standards.

The complaints from residents due to noise impacts deal primarily with noise generated by music bands, DJ Music, the public announcement systems and other activities associated with event activities on site (such as crowd noises, that include clapping yelling, deep bass sound etc.). Based on the recommendations and findings of the Noise Study, the Applicants have implemented the following noise attenuating mitigation measures:

- Structural and policy operating measures, listed below to mitigate noise impacts generated at both event areas, up to and including constructing a sound wall.

- A sound absorbent barrier, not less than six feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound Engineer as noted in (Figure 5), to mitigate noise impacts emanating from the Cedar Creek venue and to function as a barrier to prevent guests from encroaching onto adjacent properties. The sound wall material is an acoustical absorptive material that can provide significant amount of sound absorption on a wide frequency range, with 2 inch to 4 inch thickness as shown in Figure 7. The amount of lower frequency sound absorption increases with increased thicknesses. The majority of absorptive material makes use of fibrous material such a fiberglass and mineral wool. The material shown in Figure 7 uses a combination polyethylene element and mineral wool and sheathing board. These products will not "wick or wet" and will not retain moisture during rain or snow events.

Figure 7



- During all events, a trained DJ shall be responsible for maintaining decibel levels between 80 to 82 dB(A) on the dance floor to ensure that the ambient noise standards at the property line do not exceed the residential ambient noise standards of 55 dB(A) between the hours of 7 am to 10 pm. These ambient values shall be verified on an hourly basis by the event's on-site monitor.
- During events at either Hidden Creek or Cedar Creek, noise spot checks shall be conducted on an hourly basis or as needed within any sixty (60) minute period to assess and verify that noise impacts do not exceed the residential ambient noise standards of 55 dB(A) between the hours of 7 am to 10 pm.

- Only acoustical instruments are allowed, in conjunction with pre-approved DJs. All music is to be broadcasted through Arrowhead Pine Rose Cabin's sound system.
- To mitigate the effects of audio peaks, in the case where the best man (or other celebrant) speaks too loudly into the house microphone, which is an issue that has been raised in complaint letters, an audio compressor has been installed in the system to prevent momentary audio peaks. The audio compressor's aim is to:
 - Control the energy of a signal.
 - Control the peak levels of a signal.
 - Reduce the dynamic range on a signal.
- Applicants will install various identification elements, (i.e., signs, lighting) to direct visitors, customers and other patrons to each venue from parking areas to prevent persons from encroaching or wandering onto private properties in the vicinity from both entertainment venues, to minimize unruly crowd noise impacts. Monitors and/or security shall be on-site to prevent individuals or crowds from wandering, or getting lost, as the site is heavily forested.

The Applicants have also implemented an operating policy to safeguard and protect nearby homes from noise impacts, and errant noise or group impacts.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In conformance with the requirements of the California Environmental Quality Act (CEQA), an Initial Study (IS) was prepared to evaluate the environmental impacts that was posted for the thirty (30) day review and comment period from May 21, 2017 through June 20, 2017, and a second 30-day review period from August 27, 2020 through September 28, 2020. The Planning Division received six comment letters after the first circulation and seven responses during the second 30-day review and comment period.

Collectively, the issues and concerns raised in the letters on the IS/Mitigated Negative Declaration (MND) are associated with the impacts listed below:

- Impacts to property values
- Impacts to quality of life
- Noise impacts and variety of distinctive noises and sounds
- Trash debris and litter
- Crowds, unruly guests and disturbances
- On-site parking, trespassing, unlawful parking encroachment
- Traffic
- On-site security
- Sunset loop road maintenance

Impacts to Property values: While economic and social effects ordinarily need not be discussed in an IS/MND, physical changes to the environment caused by a project's economic or social effects that are secondary impacts should be discussed if they are significant. As explained below, no significant physical environmental consequences are anticipated by the proposed project. (See *Gray v County of Madera* (2008) 167 Cal. App. 4th 1099, 1121 [upholding EIR against economic impact claim because no evidence supported assertion that potential reduction in property values of neighboring lands would have physical environmental consequences].)

The purpose and intent of the Countywide Plan is to guide the future use and development of land within the Twin Peaks Community area in a manner that preserves the character and independent identity of the individual communities. The Countywide Plan recognizes the area will continue to experience growth as a variety of factors drive both people and businesses to migrate from urban areas to areas attractive for their rural (Mountain) nature. Consequently, as the mountain develops, it is important that adequate services and infrastructure are provided, so all improvements reflect the needs of local residents as well as visitors. The common priorities that have influenced the development goals and policies included within the Twin Peaks area are the environment and development character of uses. To this end, the County has striven to ensure the compatibility of the proposed Project with the Policy Plan development goals and policies to protect property values. As designed and operated, the Project is unique in that both aesthetically and architecturally it comports with the mountain character of the community. Moreover, based on the environmental analysis, it is not expected that the use will be a strain on existing highway, or sewer services, thus affecting property values as the site is primarily on septic systems, with the exception of the Ponderosa Lodge. Pursuant to the findings of the traffic study, LOS on Highway 189 and Grandview Road will also not be significantly degraded and, consequently it is not anticipated that changes in traffic and circulation will affect property values. Concerning Public Safety and Fire, the Project is situated directly across from the Twin Peaks Sheriff Station and County Building and Safety Facility, and also from County Fire Station No. 26. The station houses a Type 1 Fire Engine Truck and paramedic/ambulance truck. Station No. 26 is located in Division 4 district. Given the supportive public services available within close proximity of the Project, it is not anticipated that property values will be affected due to any reduction of public safety services.

The proposed use also fits the community character of the area and is compatible with the Alpine character of the Twin Peaks community. Both the lodge and cabins are pine, fir or cedar log construction and reflect a rustic look that fits into the forest setting and will not affect property values resulting from design incompatibility. Moreover, the intended site has a history of accommodating commercial uses. A general store and post office once operated on the grounds where the existing Pine Rose office facility is located.

Most importantly, the proposed Neighborhood Commercial (CN) zone is not arbitrary in nature and is consistent with the recent land use designation selected as part of the Countywide Plan, as well as existing general CN retail uses operating in the general area. Likewise, the Countywide Plan recommends “the establishment of Neighborhood Commercial (CN) zoning districts in close proximity to residential areas to provide convenient commercial services to residents and visitors”. Moreover, as indicated above, the existing grounds were originally allowed to operate as a resort, and therefore the project is in essence an expansion of the “resort operation”. As solely a resort business, the occupancy load is 124 persons. The Project has also undergone rigorous examination by the County requiring both a full traffic study and noise study, and Bio and environmental assessment to ensure impacts to property values are protected. Similarly, the conditions of approval are fashioned to ensure the applicant is held continuously accountable so that the use will operate within the County’s Development Standards and requirements.

Impacts to Quality of Life: Given the high priority placed by residents to protect their quality of life, the Project has been rigorously scrutinized by the County through the conditional use process in accordance with the Countywide Policy Plan and Development Code standards, including Code Enforcement Division and Building and Safety staff. Moreover, several meetings have been held with community action groups from the Strawberry Flats community in 2016 and 2017 with County staff as a function of the community development review process to hear concerns raised by residents living within close proximity of the proposed use, in an effort to recognize and protect the area’s quality of life that citizens and residents value. To ensure that the project minimizes impacts to quality of life, a comprehensive traffic study, noise

study and Bio assessment were required to analyze the potential effects of the Project. The Project has been substantially revised to address on-site parking, and traffic circulation, including noise and crowd impacts in accordance with the studies.

Noise Impacts and variety of distinctive noises and sounds. As discussed above, with the proposed mitigation and conditions of approval, noise thresholds will be maintained in accordance with the County's development requirements.

Trash Debris and Litter; Crowds, Unruly Guests and Disturbances: With the following policies and measures in effect, impacts arising from litter and unruly guests will be mitigated and safeguard the area's quality of life;

- Parking attendants available at all events, including an event manager and monitoring staff for all events.
- Security personal shall be present at all events either during the weekday or weekend and responsive to complaints or activities that encroach outside the operating limits of the Hidden Creek or Cedar Creek venues. Security personal shall ensure that individuals or group activities occurring after the closure of events at both venues are dispersed to mitigate noise and other activity impacts.

On-site parking. As indicated above, the Applicants are required to provide 94 striped parking spaces. The site plan has undergone extensive review to ensure the Project provides sufficient number of parking stalls, including handicap. For purposes of this calculation, "common" areas throughout the Strawberry Flats area are not counted toward the Project's event parking assignment. The Applicants are also prohibited from using county property as a spill-over parking and shall be required to inform and prevent guests from parking along Grandview Road.

Traffic. Based on the Traffic Study, the Applicants will be required to contribute a fair share towards the installation of a traffic signal at Grandview Road and Highway 189.

On-site Security. Please see discussion above.

Sunset Loop Road Maintenance. The Applicants, as members of the Strawberry Peak Property Owner's Association, are responsible for contributing a "fair share" to address impacts to Sunset Loop, as the road is a private loop. This is a matter for the Property Owner's Association to address with the Applicants.

For the reasons discussed above and included within the IS/MND (Exhibit D), the IS/MND concludes that the proposed Project will not result in a significant impact to the environment with the implementation of the proposed mitigation measures and conditions of approval.

SUMMARY:

The proposed Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit, subject to the Conditions of Approval and mitigation measures, is consistent with the Countywide Plan and the County Development Code. Changes to the operation of the existing facility, as proposed by the Project will enhance its use, bring the facility into compliance with the Development Code, and enhance tourism amenities within the community of Twin Peaks.

RECOMENDATION:

That the Planning Commission RECOMMEND that the Board of Supervisors take the following actions:

- A. **ADOPT** the Mitigated Negative Declaration (Exhibit D);
- B. **ADOPT** the recommended findings (Exhibit E);
- C. **ADOPT** a Policy Plan Amendment to change the Land Use Category from Low Density Residential (LDR) to Commercial (C) for three of nine of the subject parcels (APNs 0334-391-03, -04, and 0334-393-06);
- D. **ADOPT** a Zoning Amendment from Single Residential, Minimum Lot Size 14,000 Square Feet (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) for nine parcels consisting of 5-acres;
- E. **APPROVE** the Conditional Use Permit to permit the operation of an existing 5-acre cabin/lodging resort consisting of 19 cabins, including two event areas, referenced as Hidden Creek and Cedar Creek, to include receptions and similar functions for up to 292 persons, subject to the Conditions of Approval (Exhibit F); and
- F. **DIRECT** the Clerk of the Board to file the Notice of Determination.

ATTACHMENTS:

- Exhibit A: Notice of Violation
- Exhibit B: Public Comment Letters
- Exhibit C: Noise Assessment Study
- Exhibit D: Initial Study/Mitigated Negative Declaration
- Exhibit E: Findings
- Exhibit F: Conditions of Approval
- Exhibit G: Caltrans Comment Letter

EXHIBIT A

Notice of Violation



**County of San Bernardino Land Use Services Department
CODE ENFORCEMENT**

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0187
8575 Haven Avenue, Suite 130, Rancho Cucamonga, CA 91730
15900 Smoke Tree Street, Hesperia, CA 92345
63655 Twentynine Palms Highway, Joshua Tree, CA 92252

NOTICE OF VIOLATION

Name:

Date: 03/04/2015

Address:

Case No: C201200869

APN: 09

A complaint/investigation of your premises was made on 05/09/2012

Location of property

Location Description:

VIOLATION(S) AS LISTED

1: 63.0603(b) Substandard Conditions: (b) Structural Hazards. (1) Deteriorated or inadequate foundations;(2). Defective, deteriorated or inadequate size flooring and/or floor supports; (3) Defective, deteriorated or inadequate size members of walls, partitions or other vertical supports; (4) Defective, deteriorated or inadequate size ceiling, roof, or other horizontal supports

2: 63.0603(g): Substandard Conditions. Faulty Materials of Construction. Any material of construction except those which are allowed or approved by the San Bernardino County Code and which have been adequately maintained in good and safe condition.

3: 82.02.020 (a thru c): General Requirements for Development and New Land Uses. Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements. (a) Allowed use. The land use shall be allowed by this Development Code in the land use zoning district applied to the site. The basis for determining whether a use is allowed is described in Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements). (b) Permit and approval requirements. Any planning permit or other approval required by Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 82.02.040 (Exemptions from Planning Permit Requirements). (c) Development standards, conditions of approval. Each land use and structure shall comply with the development standards of this Division, applicable standards and requirements in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities), and any applicable conditions imposed by a previously granted planning permit.

There is an expired permit for alteration of SFR (permit# B200712059). Contact Building and Safety and renew permit for alteration of SFR, permit to include but not be limited to verification of tub install and siding at rear of house, expose any and all concealed work for inspection when requested, call for all inspections as required.

There is a fall hazard at basement access located at south east portion of Single Family Residence. Provide approved rail with guards at fall hazard location of basement access.

There are unapproved decks located on the west and south side of Single Family Residence, log type deck covers are in same locations. There is an additional portion of deck that connects to deck on westerly parcel, construction across property lines is prohibited. Provide proof of permits and approvals for decks with associated log type deck covers located on the west and south side of SFR or remove structures from parcel. Separate or remove westerly deck from adjacent parcel, setback requirements shall apply. If attempting to permit submit engineer designed plans to Building and Safety for review and approval. Deck to be removed from use at log type deck cover locations until proof of permit approval, inspection and final sign off is obtained.

There are two small bridges that interconnect decks on parcel. Submit engineered design plans to Building and Safety for review and approval, obtain any permits as required, bridges not to cross lot lines.

There is a bridge of approx. 8' in length from path to gazebo located on the south portion of parcel, bridge has unapproved connections and support at gazebo location. Bridge has substandard rails and guards that do not meet the minimum requirements of code. Gazebo is constructed of unapproved materials and base attachments. Provide proof of permits and approvals for bridge and gazebo or remove structures from parcel, if attempting to permit submit engineer designed plans to Building and Safety for review and approval. Bridge and gazebo to be removed from use until proof of permit approval, inspection and final sign off is obtained

4: 63.0603 (c)(2): Substandard Conditions. Inadequate or Hazardous Wiring. (2) All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

There are exterior electrical raceways, conductors, boxes and devices that have been installed throughout parcel. Obtain all required permits and approvals for all exterior electrical or remove raceways, conductors, boxes and devices from parcel.

Interior type extension cords are in use in exposed locations (exterior use). Remove all interior type extension cords from exterior use.

There are multiple strands of festoon/holiday type lighting located on parcel. Festoon/holiday lighting of this type is approved for use for a maximum of 90 days as per Manufacturers installation instructions. Remove all existing festoon/holiday type lighting from parcel.

5: 83.02.070(e): Setback Regulations and Exceptions.

(e) Construction Across Property Lines Prohibited. A structure shall not be constructed across the property line(s) of two or more contiguous parcels. If the placement of a proposed structure would otherwise cross the property line of two or more contiguous parcels held by the same owner, before the issuance of a Building Permit, the property owner shall apply for and receive an approved voluntary lot merger, lot line adjustment, or parcel map to move or eliminate the property line in question. The lot line adjustment process may be used if the parcels will still meet the development standards of the land use zoning district in which the parcels are located.

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4057, passed - - 2008)

There is a manmade pond that crosses to adjacent easterly parcel construction across property lines is prohibited. Remove all associated structures (including pond) electric and non-potable water supply from crossing property lines to adjacent easterly parcel. Proof of permits and approvals required for any associated power and water supply to remain with ponds onsite.

6: 82.04.040: Residential Land Use Zoning District Allowed Uses and Permit Requirements.

(a) General permit requirements. Table 82-7 identifies the uses of land allowed by this Development Code in each residential land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) Requirements for certain specific land uses. Where the last column in Table 82-7 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

A research of records does not show current Planning approvals for the current use of the property. You must contact the Planning Division to seek Planning approval for the current use of the property.

There is an approx. 1073 sq. ft. Single Family Residence that is being used as a short term rental. A research of records does not show current Planning approvals for the current use of the property. Provide proof of Special Use Permit and all required land use approvals for the short term rental of residential structure.

7: 83.11.030(a): General Parking Provisions.

(a) Location. The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to a Site Plan approved in compliance with Chapter 85.08 (Site Plan Permits). Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities. Parking shall not be allowed in the front yard setback other than in the driveway for a single-family residential use or within a driveway in a multi-family development that is specifically designed for and has sufficient length to provide off-street parking for a specific dwelling unit.

Strawberry Flats Homeowners Association Property is being used as parking for this parcel. Provide proof of parking approval or discontinue the use of Strawberry Flats Homeowners Association Property for parking at this time.

Failure to address the violation(s) within 30 days may result in an administrative citation, fines, rehabilitation of property, property vacated, and /or demolition. The County will charge the property owner for all administrative costs associated with the abatement of the violation(s) in compliance with §86.09.180 (Recovery of Costs), and/or initiate legal action as described in §86.09.080 (Enforcement) of the San Bernardino County Code. If you have any questions regarding this notice call (909) 884-4056, Monday through Friday between 8:00 a.m. and 4:00 p.m.

Prepared by: J. Sinclair

Ph. 909-387-8058



**County of San Bernardino Land Use Services Department
CODE ENFORCEMENT**

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0187
8575 Haven Avenue, Suite 130, Rancho Cucamonga, CA 91730
15900 Smoke Tree Street, Hesperia, CA 92345
63655 Twentynine Palms Highway, Joshua Tree, CA 92252

NOTICE OF VIOLATION

Name:

Date: 03/04/2015

Address:

Case No: C201200868

APN: 04

A complaint/investigation of your premises was made on 02/12/2015

Location of property

Location Description:

VIOLATION(S) AS LISTED

1: 63.0603(b) Substandard Conditions: (b) Structural Hazards. (1) Deteriorated or inadequate foundations;(2) Defective, deteriorated or inadequate size flooring and/or floor supports; (3) Defective, deteriorated or inadequate size members of walls, partitions or other vertical supports; (4) Defective, deteriorated or inadequate size ceiling, roof, or other horizontal supports

2: 63.0603(g): Substandard Conditions. Faulty Materials of Construction. Any material of construction except those which are allowed or approved by the San Bernardino County Code and which have been adequately maintained in good and safe condition.

There is an approx. 664 sq. ft. deck located between the Single Family Residence and garage, there is an additional portion of deck that connects to deck on easterly parcel. Construction across property lines is prohibited. Provide proof of permits and approvals for approx. 664 sq. ft. deck located between SFR and garage or remove structure from parcel. Separate or remove easterly portion of deck from adjacent parcel, setback requirements shall apply. If attempting to permit submit engineer designed plans to Building and Safety for review and approval. Deck to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There is an approx. 250 sq. ft. log deck cover located between the Single Family Residence and garage. Obtain all required permits and approvals or provide proof of existing permits and approvals for approx. 250 sq. ft. log deck cover or remove structure from parcel, approvals to include the addition of walls at west side of deck and north side of garage. If attempting to permit submit engineer designed plans to Building and Safety from review and approval. Area of log deck cover to be removed from use until proof of permit approval, inspection and final sign off is obtained.

3: 63.0603 (c)(2): Substandard Conditions. Inadequate or Hazardous Wiring. (2) All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

There are exterior electrical raceways, conductors, boxes and devices that have been installed throughout parcel. Obtain all required permits and approvals for all exterior electrical or remove raceways, conductors, boxes and devices from parcel.

Interior type extension cords are in use in exposed locations (exterior use). Remove all interior type extension cords from exterior use.

There are multiple strands of festoon/holiday type lighting located on parcel. Festoon/holiday lighting of this type is approved for use for a maximum of 90 days as per manufacturers installation instructions. Remove all existing festoon/holiday type lighting from parcel.

4: 82.04.040: Residential Land Use Zoning District Allowed Uses and Permit Requirements.

(a) General permit requirements. Table 82-7 identifies the uses of land allowed by this Development Code in each residential land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) Requirements for certain specific land uses. Where the last column in Table 82-7 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

There is an approx. 1080 sq. ft. Single Family Residence that is being used as a short term rental. A research of records does not show current Planning approvals for the current use of the property. Provide proof of Special Use Permit and all required land use approvals for the short term rental of residential structure.

5: 83.11.030(a) General Parking Provisions.

(a) Location. The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to a Site Plan approved in compliance with Chapter 85.08 (Site Plan Permits). Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities. Parking shall not be allowed in the front yard setback other than in the driveway for a single-family residential use or within a driveway in a multi-family development that is specifically designed for and has sufficient length to provide off-street parking for a specific dwelling unit.

Strawberry Flats Homeowners Association Property is being used as parking for this parcel. Provide proof of parking approval or discontinue the use of Strawberry Flats Homeowners Association Property for parking at this time.

6: 84.01.020(d): General Development Standards. (d) Determination of Accessory Uses. In addition to the accessory uses specifically provided for by this Chapter or elsewhere within this Development Code, each land use shall be deemed to include other accessory uses that are necessarily and customarily associated with and are clearly incidental and subordinate to the primary land use. Whenever the accessory uses are questioned, the Director shall be responsible for determining if a proposed accessory use meets the criteria in this Chapter. Before making a determination, the Director shall give notice to contiguous property owners in compliance with § 85.02.030 (Staff Review with Notice).

An accessory use structure (residential garage) is being used for the purpose of commercial storage. Provide proof of approvals for accessory use structure as commercial storage or convert back to approved use (garage).

Failure to address the violation(s) within 30 days may result in an administrative citation, fines, rehabilitation of property, property vacated, and /or demolition. The County will charge the property owner for all administrative costs associated with the abatement of the violation(s) in compliance with §86.09.180 (Recovery of Costs), and/or initiate legal action as described in §86.09.080 (Enforcement) of the San Bernardino County Code. If you have any questions regarding this notice call (909) 884-4056, Monday through Friday between 8:00 a.m. and 4:00 p.m.

Prepared by: J. Sinclair

Ph. 909-387-8058



**County of San Bernardino Land Use Services Department
CODE ENFORCEMENT**

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0187
8575 Haven Avenue, Suite 130, Rancho Cucamonga, CA 91730
15900 Smoke Tree Street, Hesperia, CA 92345
63655 Twentynine Palms Highway, Joshua Tree, CA 92252

NOTICE OF VIOLATION

Name:

Date: 03/04/2015

Address:

Case No: C201201195

APN: 10

A complaint/investigation of your premises was made on 02/12/2015

Location of property

Location Description:

VIOLATION(S) AS LISTED

- 1: 63.0603(b) Substandard Conditions: (b) Structural Hazards. (1) Deteriorated or inadequate foundations;(2) Defective, deteriorated or inadequate size flooring and/or floor supports; (3) Defective, deteriorated or inadequate size members of walls, partitions or other vertical supports; (4) Defective, deteriorated or inadequate size ceiling, roof, or other horizontal supports
- 2: 63.0603(g): Substandard Conditions. Faulty Materials of Construction. Any material of construction except those which are allowed or approved by the San Bernardino County Code and which have been adequately maintained in good and safe condition.
- 3: 82.02.020 (a thru c): General Requirements for Development and New Land Uses. Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements. (a) Allowed use. The land use shall be allowed by this Development Code in the land use zoning district applied to the site. The basis for determining whether a use is allowed is described in Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements). (b) Permit and approval requirements. Any planning permit or other approval required by Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 82.02.040 (Exemptions from Planning Permit Requirements). (c) Development standards, conditions of approval. Each land use and structure shall comply with the development standards of this Division, applicable standards and requirements in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities), and any applicable conditions imposed by a previously granted planning permit.

There is an approx. 3500 sq. ft. cottage (Hidden Creek Lodge) located on north side of parcel, the building record shows structure as having 2 bedrooms. Pine Rose Cabins website advertises structure as a 5 bedroom lodge. Obtain all required permits and approvals for the conversion of 2 bedroom cottage to 5 bedroom lodge. Submit plans including floor plan to Building and Safety for review and approval, drawings to show full extent of work performed. Expose any and all concealed work as requested, call for all inspections as required.

There is an approx. 75 sq. ft. 1st floor deck located on west side of Hidden Creek Lodge. The deck has unapproved materials at guards and rails, a substandard landing is located at south egress door, a stair protrudes into landing location. Obtain all required permits and approvals or provide proof of existing permits and approvals for the approx. 75 sq. ft. 1st floor deck, permit to include the repair of guards, rails and the addition of required landing at egress door. Deck to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There is an approx. 750 sq. ft. 2nd floor deck located on west and south side of Hidden Creek Lodge, an approx. 40' overhead pedestrian walkway connects to the 2nd floor deck. There are unapproved materials at guards and rails, insufficient lateral support at pedestrian walkway, improper ledger attachment, improper column base attachment and columns of unapproved material in direct contact with soil. Provide proof of permits and approvals for approx. 750 sq. ft. 2nd floor deck with associated pedestrian walkway or remove structure from parcel. If attempting to permit submit engineer designed plans to Building and Safety for review and approval. Deck and walkway to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There is approx. 4000 sq. ft. of exterior decking located on the east, west and south portions of Hidden Creek Lodge. Decking is of varying heights and sizes and does not meet minimum code requirements. Violations include but are not limited to, footings of unknown size and depth, untreated posts in direct contact with soil, improper materials of construction, improper column base attachment, substandard lateral support, improper/missing post and beam connections, lack of approved guards and rails at stairs, disabled access ramps missing curbs and exceed maximum allowable slope. Provide proof of permits and approvals for approx. 4000 sq. ft. of deck or remove structure from parcel. If attempting to permit submit engineer designed plans to Building and Safety for review and approval. Deck to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There is an approx. 500 sq. ft. canopy structure and assorted log type trellis/arbor structures located at Hidden Creek Lodge exterior deck locations. Violations include but are not limited to, footings of unknown size and depth, untreated posts in direct contact with soil, improper materials of construction, improper column base attachment, substandard lateral support, improper/missing post to post connections, improper/missing post and beam connections. Provide proof of permits and approvals for approx. 500 sq. ft. canopy structure and assorted log type trellis/arbor structures or remove structures from parcel. If attempting to permit submit engineer designed plans including site plan with location of canopy and trellis/arbor structures to Building and Safety for review and approval. Canopy, trellis/arbor structures and adjacent areas are to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There are multiple gazebos and pedestrian bridges located throughout parcel. Structures do not meet minimum accessibility requirements, are constructed with unapproved materials, have improper footings, direct contact with soil, girders to close to grade, improper and missing mechanical connections, improper guard height and rail spacing and substandard structural integrity of overhead cover materials. Provide proof of permits and approvals for multiple gazebos and pedestrian bridges or remove structures from parcel. If attempting to permit submit engineer designed plans including site plan with location of all gazebos and bridges to Building and Safety for review and approval. Gazebos and pedestrian bridges are to be removed from use until proof of permit approval, inspection and final sign off is obtained.

A dishwashing deep sink is located at food prep area on east side of Hidden Creek Lodge, sink is located in an unapproved location and has improper drainage and venting. Provide proof of permits and approvals for exterior dishwashing sink or remove from parcel.

There is a log type ornamental structure located at north parking area, structure appears to cross property line into the public right of way. Construction across property lines is prohibited. Remove log type ornamental structure from public road right of way. Provide proof of permits and approvals for remaining portion of log ornamental structure or remove from parcel. If attempting to permit submit engineer designed plans including site plan with location of log type ornamental structure to Building and Safety for review and approval, setback requirements shall apply. Log structure and adjacent area are to be removed from use until proof of permit approval, inspection and final sign off is obtained.

4: 63.0603 (c)(2): Substandard Conditions. Inadequate or Hazardous Wiring.(2) All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

Electric service at Hidden Creek Lodge is blocked by deck stair and rail. Provide minimum 36" of working clearance at Electric service panel. Electric service meter socket to be located between 4' and 6'3" as measured from center of meter to grade or working surface. Provide minimum of height of 4' and 6'3" from center of meter to grade or working surface as per Edison requirements.

There are exterior electrical raceways, conductors, boxes and devices that have been installed throughout parcel. Violations include but are not limited to substandard lighting at egress path of travel locations, unapproved lighting and receptacles at food prep area, exterior pendant lighting is improperly installed and not approved for use. Interior type extension cords are in use in exposed locations (exterior use). Obtain all required permits and approvals for all exterior electrical or remove raceways, conductors, boxes and devices from parcel.

There are multiple strands of festoon/holiday type lighting located on parcel. Festoon/holiday lighting of this type is approved for use for a maximum of 90 days as per Manufacturers installation instructions. Remove all existing festoon/holiday type lighting from parcel.

5: 83.02.070(e): Setback Regulations and Exceptions.

(e) Construction Across Property Lines Prohibited. A structure shall not be constructed across the property line(s) of two or more contiguous parcels. If the placement of a proposed structure would otherwise cross the property line of two or more contiguous parcels held by the same owner, before the issuance of a Building Permit, the property owner shall apply for and receive an approved voluntary lot merger, lot line adjustment, or parcel map to move or eliminate the property line in question. The lot line adjustment process may be used if the parcels will still meet the development standards of the land use zoning district in which the parcels are located.

There is a manmade pond and creek that crosses property lines to adjacent south parcel and south westerly parcel, planning approvals are required for ponds within RM zoning, construction across property lines is prohibited. Remove all associated structures (including pond) electric and non-potable water supply from crossing property lines to adjacent parcels. Provide proof of planning approvals for ponds within RM zoning. Proof of permits and approvals are required for any associated power and water supply to remain with ponds onsite.

6: 82.04.040: Residential Land Use Zoning District Allowed Uses and Permit Requirements.

(a) General permit requirements. Table 82-7 identifies the uses of land allowed by this Development Code in each residential land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) Requirements for certain specific land uses. Where the last column in Table 82-7 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

Parcel is being used at this time as a wedding venue. Parcel not approved for use as a wedding venue, access to wedding venue seating area does not meet minimum accessibility requirements. Provide proof of all required permits and approvals for parcel as wedding venue or discontinue use for wedding/assembly purposes at this time.

7: 83.11.030(a): General Parking Provisions.

(a) Location. The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to a Site Plan approved in compliance with Chapter 85.08 (Site Plan Permits). Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities. Parking shall not be allowed in the front yard setback other than in the driveway for a single-family residential use or within a driveway in a multi-family development that is specifically designed for and has sufficient length to provide off-street parking for a specific dwelling unit.

There are approx. 48 parking spaces on the provided site plan associated with this parcel that are either located in the county road right of way or on parcels owned by others. Remove parking spaces from use at this time.

Failure to address the violation(s) within 30 days may result in an administrative citation, fines, rehabilitation of property, property vacated, and /or demolition. The County will charge the property owner for all administrative costs associated with the abatement of the violation(s) in compliance with §86.09.180 (Recovery of Costs), and/or initiate legal action as described in §86.09.080 (Enforcement) of the San Bernardino County Code. If you have any questions regarding this notice call (909) 884-4056, Monday through Friday between 8:00 a.m. and 4:00 p.m.

Prepared by: J. Sinclair

Ph. 909-387-8058



**County of San Bernardino Land Use Services Department
CODE ENFORCEMENT**

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0187
8575 Haven Avenue, Suite 130, Rancho Cucamonga, CA 91730
15900 Smoke Tree Street, Hesperia, CA 92345
63655 Twentynine Palms Highway, Joshua Tree, CA 92252

NOTICE OF VIOLATION

Name:

Date: 03/04/2015

Address:

Case No: C201201188

APN: 09

A complaint/investigation of your premises was made on 02/12/2015

Location of property

Location Description: CABIN #5

VIOLATION(S) AS LISTED

1: 63.0603(b) Substandard Conditions: (b) Structural Hazards. (1) Deteriorated or inadequate foundations;(2) Defective, deteriorated or inadequate size flooring and/or floor supports; (3) Defective, deteriorated or inadequate size members of walls, partitions or other vertical supports; (4) Defective, deteriorated or inadequate size ceiling, roof, or other horizontal supports

2: 63.0603(g): Substandard Conditions. Faulty Materials of Construction. Any material of construction except those which are allowed or approved by the San Bernardino County Code and which have been adequately maintained in good and safe condition.

3: 82.02.020 (a thru c): General Requirements for Development and New Land Uses. Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements. (a) Allowed use. The land use shall be allowed by this Development Code in the land use zoning district applied to the site. The basis for determining whether a use is allowed is described in Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements). (b) Permit and approval requirements. Any planning permit or other approval required by Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 82.02.040 (Exemptions from Planning Permit Requirements). (c) Development standards, conditions of approval. Each land use and structure shall comply with the development standards of this Division, applicable standards and requirements in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities), and any applicable conditions imposed by a previously granted planning permit.

There is an approx. 50 sq. ft. gazebo at wedding venue seating area that exceeds 30" to grade. Structure does not meet minimum requirements for footings, supports, materials, attachments, guard rails and structural integrity of overhead cover materials. Obtain all required permits and approvals or provide proof of existing permits and approvals for approx. 50 sq. ft. gazebo or remove structure from parcel. If attempting to permit submit engineer designed plans to Building and Safety for review and approval. Gazebo to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There are unapproved pedestrian bridges located on the east and west side of parcel. The east bridge is constructed of unapproved materials both bridges do not meet accessibility requirements. Provide proof of permits and approvals for bridges or remove structures from parcel, if attempting to permit, submit engineer designed plans to Building and Safety for review and approval. Bridges to be removed from use until proof of permit approval, inspection and final sign off is obtained.

3: 63.0603 (c)(2): Substandard Conditions. Inadequate or Hazardous Wiring. (2) All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

There are exterior electrical raceways, conductors, boxes and devices that have been installed throughout parcel. Obtain all required permits and approvals for all exterior electrical or remove raceways, conductors, boxes and devices from parcel.

Interior type extension cords are in use in exposed locations (exterior use). Remove all interior type extension cords from exterior use.

There are multiple strands of festoon/holiday type lighting located on parcel. Festoon/holiday lighting of this type is approved for use for a maximum of 90 days as per Manufacturers installation instructions. Remove all existing festoon/holiday type lighting from parcel.

4: 83.02.070(e): Setback Regulations and Exceptions.

(e) Construction Across Property Lines Prohibited. A structure shall not be constructed across the property line(s) of two or more contiguous parcels. If the placement of a proposed structure would otherwise cross the property line of two or more contiguous parcels held by the same owner, before the issuance of a Building Permit, the property owner shall apply for and receive an approved voluntary lot merger, lot line adjustment, or parcel map to move or eliminate the property line in question. The lot line adjustment process may be used if the parcels will still meet the development standards of the land use zoning district in which the parcels are located.

There is a manmade pond that crosses property lines to adjacent easterly and westerly parcels, planning approvals are required for ponds within RM zoning. There is a manmade creek that crosses north and east property line, construction across property lines is prohibited. Remove all associated structures (including pond) electric and non-potable water supply from crossing property lines to adjacent parcels. Provide proof of planning approvals for ponds within RM zoning. Proof of permits and approvals are required for any associated power and water supply to remain with ponds onsite.

There is a pedestrian bridge, pond and associated equipment located on south side of parcel. As per provided site plan the pedestrian bridge, pond and associated equipment crosses property line and encroaches into the public road right of way, construction across property lines is prohibited. Remove pedestrian bridge, all associated structures (including pond) electric and non-potable water supply from crossing property lines to public road right of way. Proof of permits and approvals are required for any associated power and water supply to remain with ponds onsite.

5: 82.04.040(a-b): Residential Land Use Zoning District Allowed Uses and Permit Requirements.

(a) General Permit Requirements. Table 82-7 identifies the uses of land allowed by this Development Code in each residential land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with § 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) Requirements for Certain Specific Land Uses. Where the last column in Table 82-7 (Specific Use Regulations) includes a Section number, the referenced Section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

Parcel is being used at this time as a wedding venue. Parcel not approved for use as a wedding venue, access to wedding venue seating area does not meet minimum accessibility requirements. Provide proof of all required permits and approvals for parcel as wedding venue or discontinue use for wedding/assembly purposes at this time

6: 83.11.030(a): General Parking Provisions.

(a) Location. The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to a Site Plan approved in compliance with Chapter 85.08 (Site Plan Permits). Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities. Parking shall not be allowed in the front yard setback other than in the driveway for a single-family residential use or within a driveway in a multi-family development that is specifically designed for and has sufficient length to provide off-street parking for a specific dwelling unit.

There are approx. 48 parking spaces on the provided site plan associated with this parcel that are either located in the county road right of way or on parcels owned by others. Remove parking spaces from use at this time.

Failure to address the violation(s) within 30 days may result in an administrative citation, fines, rehabilitation of property, property vacated, and /or demolition. The County will charge the property owner for all administrative costs associated with the abatement of the violation(s) in compliance with §86.09.180 (Recovery of Costs), and/or initiate legal action as described in §86.09.080 (Enforcement) of the San Bernardino County Code. If you have any questions regarding this notice call (909) 884-4056, Monday through Friday between 8:00 a.m. and 4:00 p.m.

Prepared by: J. Sinclair

Ph. 909-387-8058

EXHIBIT B

Public Comment Letters

October 20, 2015

Mr. Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Ave., First Floor
San Bernardino, CA 92415-0187

RE: Assessor Parcel #0334-391-01
Applicant: David DuFour

Dear Mr. Arceo,

The Lake Arrowhead – Twin Peaks area has been my home since 1966. As you may have guessed, I've seen many changes up here while enjoying our mountain lifestyle.

As a 30 year Realtor in our area, I'm very much aware of what drives property values in this community and what appeals to both vacation and full-time home buyers. I also have a deep knowledge of the Twin Peaks area and I can only say that the presence of the DuFours and their Pine Rose Cabins has served to enhance Twins Peaks in many ways. Their Resort is well kept with landscaping, water features and most importantly – the restoration of several rundown and all but abandoned vintage cabins in the area. They bring business to Twin Peaks and surrounding communities in so many ways. With their wedding venue, folks come up for the wedding and end up discovering all that our mountain communities have to offer –benefitting other business and we Realtors, as well.

Pine Rose Cabins was here long before the complainers moved into the area – and long before current “zoning” was even thought of. The few folks who complain about the music, etc. also know that the DuFours have worked very hard to mitigate any issues they have with the venue. These complainers should understand that the alternative might be a whole lot worse – in this economy with buyers few and far between – they could have a drug rehab center housed there – or perhaps it could again become as run down and unattractive as it was when the DuFours first invested in the Twin Peaks area. Our local economy depends upon business like Pine Rose cabins with owners who understand the difficult, seasonal market in which they operate and are still willing to invest in our Mountain Communities.

Sincerely,



Carol Banner, Realtor and Member of the Lake Arrowhead Communities Chamber of Commerce. 909-553-6812 Cell, 909-336-7917 Office.

From: [Planning Commission Comments](#)
To: [Arceo, Reuben](#)
Cc: [Prusch, David - LUS](#)
Subject: FW: Public Hearing for Dave Dufour
Date: Wednesday, May 26, 2021 9:20:28 AM
Importance: High

FYI – Comment received for Pine Rose.

Thank you,

Lupe Biggs

Administrative Assistant to Planning

Land Use Services Department

Phone: (909) 387-4110 | Mobile: (909) 601-4640

County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient.

If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

From: lisa Garland <lisalgarland@msn.com>

Sent: Tuesday, May 25, 2021 10:41 PM

To: Planning Commission Comments <PlanningCommissionComments@lus.sbcounty.gov>

Subject: Public Hearing for Dave Dufour

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

My name is Lisa Garland. I live at 712 Lodge Lane in Twin Peaks. I have been a close neighbor of Pine Rose Cabins for 21 years. I am writing to say that I am for the project of Pine Rose Cabins. They have improved the area with creativity, making a beautiful place for weddings and others to enjoy. They have created a unique spot with ponds, streams and interesting decorations. I believe that they really care about their neighbors and our community. I can't say anything negative about the project or Pine Rose Cabins. I enjoy having them right across the road from me. Thank you,

Sincerely,

Lisa Garland

From: [Nicki Erber](#)
To: [Arceo, Reuben](#)
Subject: In support of the CUP at Arrowhead Pine Rose Cabins
Date: Thursday, May 27, 2021 3:14:51 PM

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

To who it may concern:

I been fortunate to live in the mountain community for the last 20 years and just love it up here.

I worked at Arrowhead Pine Rose Cabins from 2012 to 2014 and thoroughly enjoyed my job as a wedding coordinator. It was such a privilege to interact with so many wedding couples and families from down the mountain. They loved having their weddings in such a beautiful location.

When I worked there, we had a few complaints of sound from neighbors and they actually had my phone number and could call me if the wedding noise was too loud. We had one neighbor, however, Roy, who was only a part timer, R who was very difficult and hard to please. He was unhappy about every wedding even before it began. I would always go over to his house before the wedding and let him know that I was available if he had any specific complaints and would try to interact with him. I even brought him dinner and cake to see if that would please him. I had a decibel meter to be able to read the noise level from the street and always kept it at decent level and could barely hear the noise in his yard. On a few occasions, he had a blow horn and would blow it during the event, and this would bring complaints from the neighbors. If he couldn't hear the sound of the DJ or the music, he even complained about the noise of the dishes being cleared and rinsed. We put up a sound curtain to keep that minimal noise down even further. At the end of the day, there wasn't anything that could keep Roy from complaining. He did tell me once, that he hated Pine Rose, but did love the staff. I just thought he was never going to be happy, no matter how much we tried to please him.

I love Pine Rose Cabins and their weddings bring so much to our community. Many couples and their family and friends come and stay for the weekend. They stay at the resort and other lodging when Pine Rose is filled. They have their rehearsal dinners and "day after" brunches at numerous restaurants on the mountain. They play at Lake Gregory, rent paddle boards on the lake and take advantage of all the wonderful amenities we have on the mountain.

The weddings at Pine Rose are invaluable for our community!!!

Sincerely,

Nicki Erber



May 26, 2021

Mr. Reuben Arceo
San Bernardino County Land Use Services
385 N. Arrowhead Ave, First Floor
San Bernardino, CA 92415
Reuben.Arceo@lus.sbcounty.gov

RE: Pine Rose Cabins and Pine Rose Weddings Project

Dear Mr. Arceo,

On behalf of the Lake Arrowhead Communities Chamber of Commerce ("LACCC" or the "Chamber"), this letter expresses our community support for the Zoning Change to Commercial for Pine Rose Cabins and Pine Rose Weddings. Pine Rose has a long history of economic development and commercial significance in the Mountain Communities of Lake Arrowhead.

Our Chamber represents over 300 members, demographics are mostly small and medium-sized businesses that comprise the lion's share of our community's economy. Tourism and weddings are some of the most significant industries of the Lake Arrowhead Mountain Communities.

Pine Rose Cabins is an important lodging business for our area, one of few lodging venues here and unique among our lodging landscape because guests can experience the rustic beauty of the mountains while remaining self-sufficient; guest log cabins provide kitchen and living space.

Pine Rose Cabins and the DuFour's commercial development is an important part of our area's history and economy. Pine Rose Cabins is a significant Transient Occupancy Tax collector and Property Tax contributor to SBC for the Twin Peaks district.

Twin Peaks is one of our 7 primary mountain villages where commerce, tourism, nature, eco-tourism and history converge. Twin Peaks and the DuFour's contribution to our area's economic development are so important that we've highlighted their historic contribution on our area's tourism website ilovelakearrowhead.com.

Pine Rose Weddings put the wedding business in the mountain communities "on the map". They were first to develop what became the industry for our area. Tricia DuFour, co-owner of Pine Rose launched the Lake Arrowhead Wedding Association to put structure to the economic development of the industry, bringing together all the power of the vendors who support the Wedding Industry.



Pine Rose is one of the bigger employers of our area. In addition, countless Wedding Vendors – caterers, photographers, videographers, musicians, entertainers, florists, cake makers, retail stores, spas & hair salons – all earn livings for their families because of Pine Rose Cabins and Weddings. So many got their career start and training at Pine Rose as they continue to make contributions to our economics.

Many new wedding venues have popped up over the years, or existing businesses have expanded into the wedding business -- but Pine Rose Weddings was there first! They've provided a baseline for commercial success in the wedding business in the mountain communities.

Pine Rose have raised the profile of the wedding business and of our mountain communities through press and motion picture, they were featured in popular international magazines "Harper's Bazaar" and "Country Living" to name a few and this brought brides and notoriety from all over the world to Lake Arrowhead Communities for boho chic weddings and the outdoor event / forest experience. Pine Rose was also "Camp David" in the "Veep" TV series.

In summary, Pine Rose is a critically important commercial enterprise in our mountain communities. Pine Rose breathes life daily into the important cycle of economic development throughout the communities. Lodging Guests and Wedding Parties shop and eat at our local businesses. Pine Rose Cabins employs a significant number of local employees. Pine Rose Weddings supports a large infrastructure of vendor stand-alone businesses earning their living from ongoing, thriving Wedding business.

Our business, not for profit organizations and other Chamber of Commerce community members support formal re-zoning to Commercial Use.

Sincerely yours,

A handwritten signature in dark ink that reads "Robin Bull". The signature is written in a cursive, flowing style.

Robin Bull
Executive Director
Lake Arrowhead Communities Chamber of Commerce

From: [Jolene Little](#)
To: [Arceo, Reuben](#)
Subject: Pine Rose
Date: Friday, May 28, 2021 12:01:15 PM

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

Dear Mr. Arceo

My name is Jolene Little.
I've lived on the Mountain since 2011

This letter is in support of the County of San Bernardino Re-zoning Pine Rose Cabins to Commercial residential. Pine Rose is great for our Mountain community in many ways. It has beautiful landscape that brings up the value of the area, it brings in tourism to an area that totally survives on tourism so in that case it adds to the survival of the mountain community. It also supplies jobs for locals and others, which also adds to the survival of the community.

Thanks Jolene

Sent from my iPhone

From: [Tom Greer](#)
To: [Arceo, Reuben](#)
Cc: tricia@pinerosecabins.com
Subject: Pine Rose Cabins zoning change
Date: Tuesday, May 25, 2021 10:16:00 PM

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

Hi Mr.Reuben Arceo,

My name is Tom Greer and I've resided full time across the highway from the Dowd's Arrowhead Road Resort and more recently, the DuFour's Pine Rose Cabins, since 1978. My parents bought the cabin in 1964. My wife and I are trying to negate a few complaints about the zoning change for Pine Rose Cabins.

The Dufours have massively improved their property and cabins compared to the Dowds, the previous owners. They employ several locals, even one of my neighbors. They give back to the community and they need the added income from weddings and events, especially during the covid years.

My wife and I don't have any noise complaints, we can't hear any wedding noise because of the thousands of loud cars, trucks, & motorcycles driving past our cabin everyday, 24/7. Our non Dufour neighbors make lots of noise with chainsaws, compressors, nail guns, portable saws, barking dogs, loud music, screaming and yelling. This is part of life and we accept it.

The neighbors that live on or are part time residents of Sunset Loop need to get a life. They have to drive through the Dufour property, past their beautiful ponds, to get to their cabins. They knew about the rental cabins when they bought their properties and have large "NO TRESPASSING-PRIVATE PROPERTY" signs posted every few feet.

The Dufours have really catered to their neighbor's complaints, they still get hate from other neighbor's loud events.

Please change the zoning to "commercial", it's been commercial for decades.

Thanks for reading my rant, we vote
Thomas (Tom) Greer 909 567-7365 909 337-4542
Patricia (Tricia) Greer
25967 Highway 189, P.O. Box 524 Twin Peaks, 92391

From: [Dennis Petras](#)
To: [Arceo, Reuben](#)
Subject: Pine Rose Project
Date: Tuesday, May 25, 2021 3:19:45 PM

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

Dear Mr. Arceo,

I would like to send my support for the Pine Rose resort project. I have been a neighbor across from Pine Rose since 1994 and have seen great benefits to the neighborhood. The Pine Rose resort has greatly improved the area, with beautiful upgrades to the cottages and environment.

We have never had an issue with guests at the resort, and the benefits to local restaurants and other business' makes Twin Peaks a desirable location.

Thank you for your attention, and maintaining this local benefit.

Regards,

Dennis E. Petras
Cell: 1 (760) 815-1195
Email: dennis.petras@sbcglobal.net

May 24, 2021

San Bernardino County Land Use Services

385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415

Attn: Mr. Reuben Arceo, Pine Rose Project

Email: Reuben.Arceo@lus.sbcounty.gov

Dear Mr. Arceo

I have been an officiant at Pine Rose Cabins for the past four years.

This letter is in support of the County of San Bernardino Re-zoning Pine Rose Cabins to Commercial residential. Pine Rose has been a commercial property since 1927 when the US forest service had the first post office in year-round general store where the hotel lobby is today.

Pine Rose has given me employment and a place to be a part of the wedding community. The owners Trish and David are also active in the local Twin Peaks community.

Pine Rose Cabins and Pine Rose Weddings has been a vital part of the San Bernardino Mountains business community. The weddings and lodging businesses bring many guests up to our mountains communities who spend money at local businesses. Pine Rose is a major local employer in our community.

In my business they have helped create employment for myself and family. Accordingly, I support the zoning to Commercial project that Pine Rose proposes to the County of San Bernardino. It is a positive move for our community and critically important to our economic development.

Sincerely yours,

Rory Collins

Officiant

From: [Arceo, Reuben](#)
To: ["Nicki Erber"](#)
Subject: RE: In support of the CUP at Arrowhead Pine Rose Cabins
Date: Thursday, May 27, 2021 3:33:00 PM
Attachments: [image001.png](#)

Thank you for your comment on pine rose Nicki, it will be noted for the record.

:)

Please take a moment to complete our 1 Minute Satisfaction Survey

https://www.surveymonkey.com/r/LUS_Email

Reuben Arceo

Planner

Land Use Services Department

Phone: 909-387-4387

Fax: 909-387-3223

385 N. Arrowhead Avenue

San Bernardino, CA 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

From: Nicki Erber <nicinthewoods@yahoo.com>
Sent: Thursday, May 27, 2021 3:14 PM
To: Arceo, Reuben <Reuben.Arceo@lus.sbcounty.gov>
Subject: In support of the CUP at Arrowhead Pine Rose Cabins

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

To who it may concern:

I been fortunate to live in the mountain community for the last 20 years and just love it up here.

I worked at Arrowhead Pine Rose Cabins from 2012 to 2014 and thoroughly enjoyed my job as a wedding coordinator. It was such a privilege to interact with so many wedding couples and families from down the mountain. They loved having their weddings in such a beautiful location.

When I worked there, we had a few complaints of sound from neighbors and they actually had my phone number and could call me if the wedding noise was too loud. We had one neighbor, however, Roy, who was only a part timer, R who was very difficult and hard to please. He was unhappy about every wedding even before it began. I would always go over to his house before the wedding and let him know that I was available if he had any specific complaints and would try to interact with him. I even brought him dinner and cake to see if that would please him. I had a decibel meter to be able to read the noise level

from the street and always kept it at decent level and could barely hear the noise in his yard. On a few occasions, he had a blow horn and would blow it during the event, and this would bring complaints from the neighbors. If he couldn't hear the sound of the DJ or the music, he even complained about the noise of the dishes being cleared and rinsed. We put up a sound curtain to keep that minimal noise down even further. At the end of the day, there wasn't anything that could keep Roy from complaining. He did tell me once, that he hated Pine Rose, but did love the staff. I just thought he was never going to be happy, no matter how much we tried to please him.

I love Pine Rose Cabins and their weddings bring so much to our community. Many couples and their family and friends come and stay for the weekend. They stay at the resort and other lodging when Pine Rose is filled. They have their rehearsal dinners and "day after" brunches at numerous restaurants on the mountain. They play at Lake Gregory, rent paddle boards on the lake and take advantage of all the wonderful amenities we have on the mountain.

The weddings at Pine Rose are invaluable for our community!!!

Sincerely,

Nicki Erber

From: [Arceo, Reuben](#)
To: ["Chad Hobart"](#)
Subject: RE: June 3 2021 Meeting re: Arrowhead Pine Rose Weddings C.U.P.
Date: Friday, May 28, 2021 10:04:00 AM
Attachments: [image001.png](#)

Thank you Chad for your email in support of pine rose, your email will be noted for the record.

Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey

https://www.surveymonkey.com/r/LUS_Email

Reuben Arceo

Planner

Land Use Services Department

Phone: 909-387-4387

Fax: 909-387-3223

385 N. Arrowhead Avenue

San Bernardino, CA 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

From: Chad Hobart <mountainlakeswa@gmail.com>
Sent: Friday, May 28, 2021 9:57 AM
To: Arceo, Reuben <Reuben.Arceo@lus.sbcounty.gov>
Subject: June 3 2021 Meeting re: Arrowhead Pine Rose Weddings C.U.P.

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

Attn: San Bernardino Land Use Department

I am writing on behalf of **The Lake Arrowhead Wedding Association** regarding the news that Arrowhead Pine Rose Cabins may no longer be able to host weddings at their facility.

The Lake Arrowhead Wedding Association is composed of a group of local mountain wedding professionals whose goal is to help "destination couples" plan their weddings in the San Bernardino Mountains. Membership in our association is limited to vetted professionals and award-winning venues. We are originally formed in the late 1990s with Arrowhead Pine Rose as a founding venue member.

We now proudly feature more than 20 local vendors including caterers, photographers,

videographers, bakers, entertainers, transportation, as well as some of the best wedding venues the San Bernardino Mountains has to offer - including Arrowhead Pine Rose.

Arrowhead Pine Rose is a cornerstone in our local community and without the high-quality events they produce, most of the Lake Arrowhead Wedding Association would no longer be able to live and work in our beautiful resort community.

For the past 20+ years, Pine Rose continues to invite guests from all over the world to discover the San Bernardino Mountains for the first time. Happily, many of them return; for future vacations, outdoor activities, and even purchase homes for their families to enjoy for years to come - all because they were invited to a wedding at Arrowhead Pine Rose.

In conclusion, our working-class community needs Arrowhead Pine Rose weddings. We are pleading that the San Bernardino Land Use Department sees clear that Arrowhead Pine Rose needs to remain operating as a premier San Bernardino Mountain wedding venue.

We invite you to visit our website at www.lakearrowheadweddings.com - and check out our Instagram followers of more than 1,200 @lakearrowheadweddings.

Thank you for your consideration.

Chad Hobart
Director of Marketing
Lake Arrowhead Wedding Association
(909) 744-7550

From: [Arceo, Reuben](#)
To: ["Dennis Petras"](#)
Subject: RE: Pine Rose Project
Date: Tuesday, May 25, 2021 3:21:00 PM
Attachments: [image001.png](#)

Dennis thank you for your email it will be noted for the record.

Please take a moment to complete our 1 Minute Satisfaction Survey
https://www.surveymonkey.com/r/LUS_Email

Reuben Arceo
Planner
Land Use Services Department
Phone: 909-387-4387
Fax: 909-387-3223
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.
www.SBCounty.gov

County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

From: Dennis Petras <dennis.petras@sbcglobal.net>
Sent: Tuesday, May 25, 2021 3:18 PM
To: Arceo, Reuben <Reuben.Arceo@lus.sbcounty.gov>
Subject: Pine Rose Project

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

Dear Mr. Arceo,

I would like to send my support for the Pine Rose resort project. I have been a neighbor across from Pine Rose since 1994 and have seen great benefits to the neighborhood. The Pine Rose resort has greatly improved the area, with beautiful upgrades to the cottages and environment.

We have never had an issue with guests at the resort, and the benefits to local restaurants and other business' makes Twin Peaks a desirable location.

Thank you for your attention, and maintaining this local benefit.

Regards,

Dennis E. Petras
Cell:1 (760) 815-1195

Email: dennis.petras@sbcglobal.net

From: [Arceo, Reuben](#)
To: ["rory.collins@mountainhopecenter.org"](mailto:rory.collins@mountainhopecenter.org)
Subject: RE: Pine Rose Re-Zoning Letter of Support
Date: Friday, May 28, 2021 9:08:00 AM
Attachments: [image001.png](#)

Thank you Rory for your letter of support it will be noted for the record.

Please take a moment to complete our 1 Minute Satisfaction Survey

https://www.surveymonkey.com/r/LUS_Email

Reuben Arceo

Planner

Land Use Services Department

Phone: 909-387-4387

Fax: 909-387-3223

385 N. Arrowhead Avenue

San Bernardino, CA 92415-0187



Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

www.SBCounty.gov

County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

From: rory.collins@mountainhopecenter.org <rory.collins@mountainhopecenter.org>

Sent: Thursday, May 27, 2021 4:18 PM

To: Arceo, Reuben <Reuben.Arceo@lus.sbcounty.gov>

Subject: Pine Rose Re-Zoning Letter of Support

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

Hi Sir,

Please find attached my letter of support for the Pine Rose Re-Zoning.

Thanks,

Rory Collins

From: [Greg Zook](#)
To: [Arceo, Reuben](#)
Subject: Support for Pine Rose Cabins
Date: Friday, May 28, 2021 12:14:16 PM

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

On behalf of Zook Photography:

Pine Rose Cabins and Pine Rose Weddings has been a vital part of the San Bernardino Mountains community. The weddings and lodging businesses bring many guests up to our mountains communities who spend money at local businesses. Pine Rose is a major local employer in our community. They have been critical to our business as local residents.

Sincerely yours,
Greg & Stacy

www.zookphoto.com
PO Box 1222
Lake Arrowhead, Ca 92352
714-809-4309

April 3, 2019

Dorothy B. Bowdoin
P.O. Box 0397
Twin Peaks, California 92391
(909) 645-0850

Reuben Arceo, Planner
San Bernardino County
Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Parcel No 0334-391-01+
Project No P201300207/CUP
Applicant David Dufour
District LA/RM
Location Twin Peaks

From Gina Richmond: After hearing the news about the resort expansion, my mother Dorothy Bowdoin wanted to add her thoughts to the discussion. Dorothy is 95 years old, she requires 24-hour, in-home care, I am her caregiver. My mother has slight dementia, she is frequently confused. We leave our back door open in the summer, Dorothy hears the screaming, yelling, and music coming from Pine Rose in her living room. Dorothy thinks the people are in her backyard and repeats 'who is in my back yard?'... over and over- this happens *almost* every evening. I have conveyed this to David Dufour, however he seems indifferent to the problem.

Here are Dorothy's thoughts:

Dear Mr. Arceo,

I have owned property in Twin Peaks for over 62 years. We purchased our lots on Sunset Loop from the families of the original builders. My home was built in 1921! Our family used to spend summers in the mountains while my children were growing up. My husband and I moved here when we retired, we both love the forest.


I am now 95 years old. I spend most of my summer evenings sitting on the deck; occasionally a squirrel or blue jay comes by to visit! I enjoy listening to music, my daughter brings her speaker outside so we can listen in the yard. Sometimes, the resort is so loud that we can't hear our own music. Since I can't drive or travel far, my home is where our family meets to celebrate holidays and enjoy the outdoors together. In recent years I have noticed a lot of noise behind my house. If our back door is open, we hear resort music in the living room- sometimes I think someone is behind my house.

I don't have anything against the resort, I was good friends with the previous owners, Fred and Helen Dowd. I enjoy seeing families walk down the road together, many of them wave while I'm sitting outside feeding the squirrels. I don't mind if I hear occasional noise from the resort, I think, with the proper oversight, gatherings can be kept under control. I've noticed that the crowds at the resort are much bigger now, and I'm worried that if they continue to grow, we will never be able to enjoy our quiet solitude again. I am concerned that our quality of life will be affected by the large influx of people coming to the area. I fear that my great grandchildren will not be able to sleep under the stars and listen to the animals at night, like my children used to do.

I grew up at a time when there were less people and more open spaces. I also understand that everything changes with time. It would be a shame if greedy people are allowed to destroy the very things we moved here to enjoy. We have been here for many years, it isn't fair if we don't have a voice in the current decisions being made. Our neighborhood was a residential area long before the wedding and party crowds showed up,

I hope the county planners consider all the impacts to the area before making their decision- our quality of life and happiness hang in the balance!

Thank you,


Dorothy B. Bowdoin
SFPOA Lot 177/178

Mike and Gina Richmond- Bowdoin Estate Trustees
P.O. Box 1036
Twin Peaks, California 92391-1036
(909) 237-4281

April 1, 2019

Reuben Arceo, Planner
San Bernardino County
Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

RECEIVED
2019 APR -4 PM 9:52
LAND USE SERVICES
ADMINISTRATION

Re: Parcel No 0334-391-01
Project No P201300207/CUP
Applicant David Dufour
District LA/RM
Location Twin Peaks

Dear Mr. Arceo and County Planners,

Like many in our community, we did not receive the letter sent out by the County regarding Pine Rose Resort's planned modifications. We *were* able to obtain a copy of the plan from our neighbor Trudie Blank. We are asking for clarification on this proposal, and detailed information on what types of modification are under consideration. In addition, it has been over a year since the first re-zoning request was made by Pine Rose, and we still have not received an update on the status of *that* request.

Since we live close to Pine Rose, we hear their parties from our house; their sound system reaches into our living room. Our family has owned this Sunset Loop property for over 60 years. On warm summer nights, we used to sit outside on our deck, and enjoy the sunset- hence the name, Sunset Loop. Now, we are forced to listen to loud and rowdy parties; the PA system operated by a DJ comes in loud and clear. We hear guests use vulgar language; especially after the alcohol kicks in. At 10 pm, when the DJ finally turns the sound system down, the parties often continue into the night, with talking and music extending into the early morning hours. We have complained to Pine Rose many times; they tell us they will contact the night manager and send him over to check on it- they have *No* security after hours at these events! The current owners once lived near the resort, they have since moved out of the area- probably due to the noise and traffic. Also, the wording in the proposed re-zoning document states, **Events will be held Friday through Thursday, which means 7 Days a Week!** The previous owners did not run rave parties and weddings 7 days a week. They cared about the community and understood the importance of respecting the residents' right to enjoy their property. Our property values will most likely go down due to the resort's frat-party atmosphere. So far, Pine Rose Resort fails to understand our concerns.

Resort guests regularly cross private property; drunks leaving the venue walk the private roads at night leaving beer bottles, cigarette butts, and other trash. We have cars going up and down our road all evening; we have deduced that over 50% of this traffic is from the resort. Additionally, we have elderly residents, and small children that walk on our private road, all of them are at risk of being injured from the increased traffic. Pine Rose guests drive on our road at speeds that far exceed our designated speed limit. Signs have been posted on Sunset Loop indicating private property, however, guests continue to trespass without regard to our privacy. Where are the cars supposed to park with the increased attendance? Event vehicles are often parked along Grandview Road, blocking the view of people trying to pull out from the side roads, some vehicles have been parking illegally at the nearby County building forcing guests to 'J' walk.

Wildfires are a real concern for residents in this area. We have a sign posted on nearby Grandview Road stating: **Extreme Fire Hazard Area**. We have smelled cigarette smoke on the trail behind our house- this trail was mostly unused prior to the influx of Pine Rose guests. Together, alcohol and cigarettes are not a safe combination in the forest- lack of supervision means unthinking guests can pose a risk to the residents of this community.

Pine Rose should not be allowed to continue operations in this manner. They have been caught modifying the resort property without the proper permits, they ignore complaints by residents about noise pollution, and they are reluctant to work with the local community to create an environment that satisfies both the residents and the resort. This 'modified' plan will degrade the beauty and serenity of Twin Peaks. In addition to lowering property values, it will add to our already congested roads. It will raise noise levels, negatively impact the environment, and increase the risk of a catastrophic wildfire.

It would be unfortunate if our County planners ignored residents' input on this proposal, it creates the impression that the County is not impartial on this matter. Further investigation into this assumption will be warranted if we feel our voices have not been heard.

Thank you,

Mike Richmond – Trustee
SFPOA Lot 177

Gina Richmond - Trustee
SFPOA Lot 177

March 22, 2019

County of San Bernardino

Land Use Services Department-Planning Division

385 North Arrowhead Ave. First Floor

San Bernardino CA 92415-0187

Mr. Arceo:

My family has owned property at 25881 Sunset Loop in Twin Peaks, down the road from the Pine Rose Cabins, since 1972.

We love the peaceful atmosphere where we can come and enjoy our cabin and renew our souls from the hustle and bustle of everyday life.

The impact of LARGE social groups, such as the Pine Rose Cabins wish to book, would damage the peaceful atmosphere of our street.

Please keep our area free from further traffic, crowds, development and noise.

Respectfully,

Mary Chisler-Chaffee

5200 Irvine Blvd. Space 465

Irvine CA 92620

714-669-9081

Mechaffee72@att.net

0334-381-19-0000/P201300207/RA

CHISLER, JOHN WALTER CHAFFEE, MARY

5200 IRVINE BLVD #465

IRVINE CA 92620

To: San Bernardino Planning Commission. 4/1/19

Project Number P201300207/CUP.

Twin Peaks

Applicant David Dufour
Assessor Parcel# 0334-391-01

As owners of a house on Sunset Loop Lot 179 since the 1960s. We cringe at the thought of 100's of total strangers coming into our residential neighborhood every week with the loud music and the danger of fire from drunken smokers, which has become a huge issue. And only a matter of time before, one of them start a major forest fire. Pine Rose claims they have security, nobody in neighborhood has ever seen 1 Security Guard, they have Zero Security.

Everywhere you walk around the neighborhood you find cigarettes and beer bottles, especially during the months of May til Oct. Loud people screaming and fighting. People trespassing on private property, home thefts have risen considerably and parking problems are huge and dangerous.

It clearly amazes me that there has never been a bad accident on Grandview.
But it's coming and both Pine Rose and the City of San Bernardino will be directly responsible.

Pine Rose guests just park up and down the street on Grandview blocking views, etc. People end up walking down the middle of the street. Many times drunk.

With all this going on, who but Pine Rose would be interested in buying the property should we wish to sell? At lower value.

This is a residential neighborhood, surrounded by a beautiful forest. Not a commercial party zone, where 100's of people can party and play loud music till late at night.

There will clearly be a huge impact on the forest around this area where they propose to expand.

We expect to see a full **Environmental Impact Report** done, or surely legal action will be taken.

The valley area directly below where they are building, contains a wide and diverse group of wildlife, including **deer, squirrels, flying squirrels, mountain lion, bears, coyotes, raccoons and many different bird species, etc**

We know the County wants and needs tax money and that Pine Rose wishes to expand their business. We wish both well but not on the backs of the individual owners in a residential area, the huge environmental impact it would have on the area, just to name a few.

Therefore we urge you **not to approve this expansion.**

Respectfully,
Joan and Louis Chenault
25849 Sunset Loop
Twin Peaks, CA 92391

RECEIVED
2019 APR -5 PM 10:00
LAND USE SERVICES
ADMINISTRATION



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 September 30, 2015 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, Reuben Arceo at (909) 387-4374, by email at reuben.arceo@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0334-391-01

(See map below for more information)

PROJECT NUMBER: P201300207/CUP

* Multiple Parcel Associations *

APPLICANT: DAVID DUFOUR

LAND USE DISTRICT (ZONING): LA/RM

IN THE COMMUNITY OF: TWIN PEAKS/2ND/ SUPERVISORIAL DISTRICT

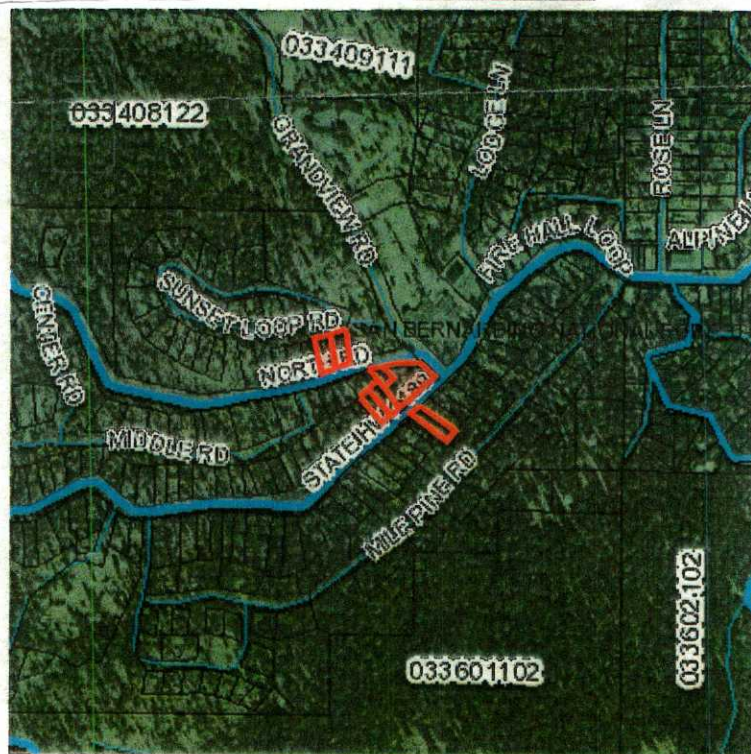
LOCATED AT: TWIN PEAKS

PROPOSAL: Proposed General Plan Amendment to rezone the site from Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 Sq.Ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CM), and Conditional Use Permit (CUP) to permit the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 18 Cabin Units, two (2) areas to accommodate weddings, receptions and similar functions for up to 400 people, dba as Arrowhead Pine Rose Cabins in Twin Peaks.

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.

Twin Peaks, California 92391

September 23, 2015

Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Assessor Parcel #: 0334-391-01
Applicant: David Dufour

Dear Mr. Arceo:

We were made aware by the Executive Committee of the Board of Directors of the above notice by our homeowners association. As a property owner in Strawberry Flats Property Owners Association (SFPOA) I am writing to object to the proposed changes, submitted by Dave Dufour, to his properties in SFPOA. Pine Rose Resort has negatively affected our Association and property values due to the weddings and other events held at their residential venues. Many complaints have been lodged about these disturbances, but the county has done nothing about them. Now Pine Rose and Dave Dufour want to rezone their properties and have even larger, more disruptive events.

We object to the zoning changes as we purchased this property under the assumption that we would be living in a residential area. The CUP wants to accommodate 2 areas for weddings, receptions and similar functions for up to 400 people. We object to the party venues for many reasons--the noise, rowdy attendees, obstructive parking and guests trespassing on our properties when we are away.

Pine Rose has a negative impact on its neighbors, our Association, the wildlife of the area and the environment. Our property values are negatively affected as we must disclose this nuisance to prospective buyers.

We are entitled by law to THE PEACEFUL ENJOYMENT OF OUR PROPERTY. I believe the County has the responsibility and burden to support our right to peacefully enjoy our homes. Pine Rose should not be allowed to have ANY large and disruptive gatherings at all. These large and disruptive gatherings belong in a building with grounds to protect residents from the noise, drunkenness, obstructive parking and all of the disruptions such functions bring. Pine Rose exists in a quiet community of HOMES not a parking lot.



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 September 30, 2015 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, Reuben Arceo at (909) 387-4374, by email at reuben.arceo@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0334-391-01

(See map below for more information)

PROJECT NUMBER: P201300207/CUP

* Multiple Parcel Associations *

APPLICANT: DAVID DUFOUR

LAND USE DISTRICT (ZONING): LA/RM

IN THE COMMUNITY OF: TWIN PEAKS/2ND/ SUPERVISORIAL DISTRICT

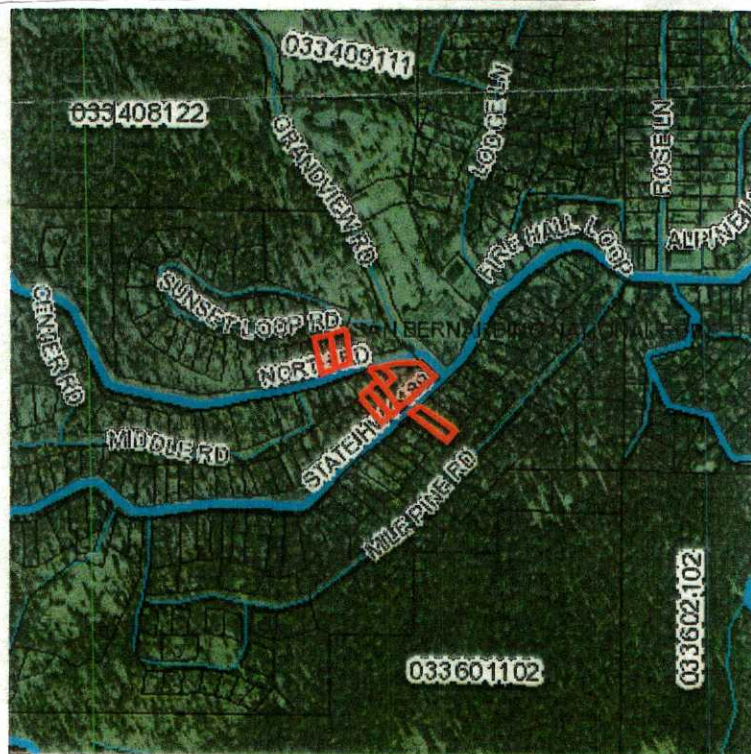
LOCATED AT: TWIN PEAKS

PROPOSAL: Proposed General Plan Amendment to rezone the site from Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 Sq.Ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CM), and Conditional Use Permit (CUP) to permit the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 18 Cabin Units, two (2) areas to accommodate weddings, receptions and similar functions for up to 400 people, dba as Arrowhead Pine Rose Cabins in Twin Peaks.

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.

Twin Peaks, California 92391

September 23, 2015

Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Assessor Parcel #: 0334-391-01
Applicant: David Dufour

Dear Mr. Arceo:

We were made aware by the Executive Committee of the Board of Directors of the above notice by our homeowners association. As a property owner in Strawberry Flats Property Owners Association (SFPOA) I am writing to object to the proposed changes, submitted by Dave Dufour, to his properties in SFPOA. Pine Rose Resort has negatively affected our Association and property values due to the weddings and other events held at their residential venues. Many complaints have been lodged about these disturbances, but the county has done nothing about them. Now Pine Rose and Dave Dufour want to rezone their properties and have even larger, more disruptive events.

We object to the zoning changes as we purchased this property under the assumption that we would be living in a residential area. The CUP wants to accommodate 2 areas for weddings, receptions and similar functions for up to 400 people. We object to the party venues for many reasons--the noise, rowdy attendees, obstructive parking and guests trespassing on our properties when we are away.

Pine Rose has a negative impact on its neighbors, our Association, the wildlife of the area and the environment. Our property values are negatively affected as we must disclose this nuisance to prospective buyers.

We are entitled by law to THE PEACEFUL ENJOYMENT OF OUR PROPERTY. I believe the County has the responsibility and burden to support our right to peacefully enjoy our homes. Pine Rose should not be allowed to have ANY large and disruptive gatherings at all. These large and disruptive gatherings belong in a building with grounds to protect residents from the noise, drunkenness, obstructive parking and all of the disruptions such functions bring. Pine Rose exists in a quiet community of HOMES not a parking lot.

To Whom it May Concern,

9/28/2015

My name is David Little and I have lived in Twin Peaks area within the Strawberry Flats Homeowners Association for the past 5 years. I have also been a mountain resident for the past 25 years and have been an active member of the community for many years. The purpose of this letter is respond to the County Notice of proposed changes to the Pine Rose Cabin Resort Conditional Use Permits and General Amendments.

As a resident of Twin Peaks, both my wife and I appreciate the stability and consistency that Pine Rose Cabins brings to the Twin Peaks area. Many of the homes in the Twin Peaks area were built in the 1920s and 1930s. During the 2008 economic downturn many residents struggled to maintain their property and the overall appeal of the area took a dramatic hit. However, Pine Rose Cabin Resort, which owns 20 plus cabins in the area, not only maintained each of its cabins, but made many improvements to its 'green space' including an artificial river system, decorative wood sculptures and other wooded features. My wife and I enjoy walking along North Road as we listen to one of the two waterfalls cascade down next to the road. Even with the uptick in the economy over the past 7 years, Pine Rose remains one of the most picturesque locations in the area. As a resident I am in favor of the updates to use Permits by Pine Rose as it will allow them to continue to improve their extensive property and the overall appeal of the local community. We are convinced that this establishment has increased the value of the land as it has been and remains the best kept tract of land in Twin Peaks.

As a former board member of the Strawberry Flat Homeowners Association, I am excited for the business that Pine Rose Cabin Resorts brings to the area. The added guests at Pine Rose due to its increasingly popular wedding site has brought many tourists and patrons that support local businesses and allow mountain residents to live and work in the same place. Many of Pine Rose Cabin Resort's guests have become local homeowners as a result of their stay. Because Pine Rose Cabins has attracted new homeowners to the area the demand for homes has risen. In 5 short years, my home value has increased from \$134,000 to \$240,000. It would be a shame to restrict and prevent the expansion of the resort as it has had such a positive impact on the area. Granted, some guests or events can get loud or rowdy, but Pine Rose is always professional in its approach to its guests with respect to the local residents. These 'growing pains' are a small trade off for the multitude of benefits that Pine Rose brings to the area. By allowing Pine Rose Cabins to operate under the rezoning license, I believe the Pine Rose will continue to attract homebuyers and continue to improve the value of our homes.

In conclusion, I would like to offer full fledged support for the commercial rezoning of Pine Rose Cabins. I believe that this rezoning will allow Pine Rose Cabins to continue providing a wonderful place for people to visit and residents to enjoy.

Thank you for taking the time to read this letter. If you have any questions or concerns about my experience with Pine Rose or my support of their business, please feel free to contact me on my cell phone (909) 647-8314.

Thank you,

David Little
SFHO #138

John E. and Dorothy B. Bowdoin
P.O. Box 397
Twin Peaks, CA. 92391

September 28, 2015

Parcel# 0334381090000
Parcel# 0334381100000

David Dufour Development Proposal
Assessor Parcel Number: 0334-391-01

To San Bernardino County Land Use Planners:

We are not in favor of the proposed rezoning of Pine Rose Cabin property.

We have owned 2 parcels on Sunset Loop Rd. near Pine Rose Cabins for over 60 years; we are members of the Strawberry Flats H.O.A. Fred and Helen Dowd, the original developers of the Pine Rose property (formerly Arrowhead Road Resort) managed the venue with reasonable operating hours and outdoor recreation activities for visitors, which allowed the residents living nearby to enjoy the quiet natural setting of the forest. After the resort was purchased by the current owners, and renamed Pine Rose Cabins the area has been transformed into a big party destination for sometimes unruly and aggressive guests.

Our properties are located in close proximity to the Paul Bunion wedding site. Since its inception as a wedding location, the resort owners have taken full advantage of the facility and have booked weddings with at least 75 people on a regular basis, especially during the summer months. With the increase in the number of visitors and party frequency our quality of life has been impacted.

The back windows of our 2 cabins are facing the general direction of the Paul Bunion wedding facility, which unfortunately makes us very aware of their guests' activities, especially after hours. Many of the events that take place are not quiet weddings or ceremonies; screaming, yelling and chanting seems to be promoted and encouraged by the people conducting the parties without consideration for the residents nearby. As with any large gathering, some guests continue to "party" after the 10 pm curfew, sometimes yelling and exhibiting unruly behavior at 2, 3 and 4 am!

Trash has increased on the Strawberry Flats property owner's land that is adjacent to the Pine Rose resort without being removed; on several occasions my family has found drug paraphernalia and alcohol containers on or adjacent to resort property. The traffic on Sunset Loop Road has increased substantially, some of the guests use Strawberry Flats easement land to park their vehicles.

We do not feel the resort should expand its operations as the Strawberry Flats area was not developed to accommodate a large influx of traffic and people. We are concerned that the increase in traffic can slow the response of emergency vehicles trying to navigate the narrow roads. The remote location of the Paul Bunion wedding cabin makes it an ideal place for

unsupervised late night activities such as illegal fireworks, drug use and excessive noise; these types of activities have been ongoing for the last few years.

On the evening of September 28, 2015 a large party was held at the Paul Bunion cabin. Resort guests were heard screaming and yelling until very late at night. A large group of rowdy people were seen walking down the middle of Grandview Road after the ‘ceremony’ had concluded. These negative impacts are occurring *before* any increase in Resort guests is authorized!

To date there has been very little outreach on the part of Pine Rose to mitigate impacts to the local residents and property owners. We do not want to see our small community transformed into a noisy “rave” type environment for the sole purpose of producing profits for the Pine Rose Resort owners.

We are not in favor of the proposed rezoning of Pine Rose Cabin properties or an increase in resort visitors.

Sincerely,

John E. and Dorothy B. Bowdoin

25841 Sunset Loop
25845 Sunset Loop
Twin Peaks, CA. 92391

From: [Carl Blank II](#)
To: [Arceo, Reuben](#)
Subject: FW: Noise from Party at the Lodge
Date: Monday, October 17, 2016 2:54:01 PM
Attachments: [ATT00001.txt](#)
[Untitled attachment 00317.txt](#)

Hi Reuben,

This is Doug LaFlamme's recording that he took when he went out to barbecue dinner Sunday evening. I realize that it is not after 10:00 PM but we hear this same noise at 11 PM or 12 or 1 AM as well. This is part of the reason that we don't have friends over for a barbecue during the summer. It is not pleasant to try to entertain while listening to this type of yelling.

Trudie Blank

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

From: Doug LaFlamme [<mailto:dlaflamme@cox.net>]
Sent: Sunday, October 16, 2016 6:27 PM
To: blankc@charter.net
Subject: Noise from Party at the Lodge

Sunday, October 16, 6:11pm

I walked upstairs to light my grill on a peaceful mountain evening. To my dismay, this was going on. It's ear shattering. Feeling like I live right next door to Irvine Meadows amphitheater. Actually, I did at one point - and it was nothing left me this.

I don't care what the decibel meter shows. The DJ and cheerleaders are impacting our quality of life in the community. It's crap.

Trudy/Carl, please feel free to distribute freely in any venue or media. This place cannot be commercialized. I wouldn't have bought this place if I knew that was happening so frequently.

Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Ave., First Floor
San Bernardino, CA 92415-0187

Re: Assessor Parcel # 0334-391-01
Applicant: David Dufour

Dear Mr. Arceo:

We are owners and part-time residents of our home on Lodge Lane, in Strawberry Flats Property Owners' Association (SFPOA) in Twin Peaks. We were made aware by the Executive Committee of the Board of Directors of our association of the proposed rezoning of the above referenced parcel, located in our neighborhood and home owners' association. We are writing to object to the proposed changes, submitted by Dave Dufour, to his properties in SFPOA.

When we bought our property in 1983 and built our home in SFPOA, we chose the site because of its location in the quiet residential community. We were familiar with the Pine Rose Resort as it had long been a destination for our annual family retreats. It was a quiet family resort with low key traditional mountain entertainment of swimming, hiking and games.

When the Dufours purchased the property it gradually grew into a large party venue with amplified music and unruly crowds wandering through the quiet adjoining neighborhood. We understand they want to expand their business potential, but it is unconscionable that their business profits should be at the expense of the peaceful enjoyment of their neighbors' own homes.

We object to the zoning changes as we purchased this property under the assumption that we would be living in a residential area. The CUP wants to accommodate 2 areas for weddings, receptions and similar functions for up to 400 people. We object to the party venues for many reasons, including noise, rowdy attendees, obstructive parking and party guests trespassing on neighboring private properties. These activities negatively impact the neighboring homeowners and the property values of the area, as well as the natural wildlife and environment.

We are entitled to the peaceful enjoyment of our homes and the County has the responsibility and burden to ensure our rights to live in the quiet community in which we built our homes and lives. We trust you to remember your responsibility to all the residents you represent and protect our rights by **denying the request to rezone the Pine Rose Resort property from residential to commercial.**

Thank you for your consideration.

Gary and Marilyn Haas
Lots 11 and 12 of Tract 7909
Strawberry Flats Property Owners Association
724 Lodge Lane
Twin Peaks, CA 92391

Mailing Address:
4527 Monogram Ave.
Lakewood, CA 90713

April 4, 2019

Re: Comments on San Bernardino County Land Use Services Project P201300207/CUP (Twin Peaks)

Dear Planning Commission:

Our names are Doug and Stacy LaFlamme; we are the property owners and residents of **25833 Sunset Loop, Twin Peaks CA 92391**. Our property is located **340 feet** from the rear deck of the Hidden Creek Lodge, which is part of the proposed rezoning expansion project P201300207/CUP.

We are stating our adamant opposition to and concern about the entire project and any other related projects or sub-projects related to rezoning, expansion, conditional use, and the like in regards to David and Tricia DuFour's Pine Rose Cabins, Hidden Creek Lodge, Cedar Creek Lodge, and other properties owned by the DuFours near Hwy 189 and Grandview in Twin Peaks, CA. The quality of life for those in our beautiful and quiet little neighborhood is being *adversely impacted* by the DuFours and their business practices.

In addition to parking issues, safety of pulling from Sunset Loop onto Grandview – often blocked by party guests, cigarette butts found in the forest (sometimes picked up still burning), empty cans of alcoholic beverages on private property, and seemingly-lost wedding guests trampling through private property and our common land which is intended to be shared by the owners of the Strawberry Flats Property Owners' Association, we are extremely concerned about the noise levels of events held at Hidden Creek Lodge, in particular.

According to mapping software, our property is 340 feet away from the rear deck of Hidden Creek Lodge. We hear everything that happens during their events, with incredible clarity. We hear the high pitch sounds, we feel the bass notes of music played. We have become so frustrated with the lack of consideration of the owners and management of the property that we purchased a digital sound meter.

Because of the noise, frequently above the law's limits, that is allowed at the Hidden Creek Lodge, we cannot leave our windows open on a warm Summer or Fall evening and watch a movie peacefully in our own home. Nor can we enjoy our upstairs deck to quietly play acoustic guitar, or having a meal with our family and children, enjoying our forest – from Hidden Creek Lodge, we can count on experiencing a continuous 4-5 hours of obnoxious, loud sounds every Friday and Saturday night, and sometimes on Sundays between April/May and November, and on many weeknights in the Summer and Fall months.

During weddings and other parties at Hidden Creek Lodge, sustained sound levels during festive portions of the event (music, dancing, screaming, yelling, usually outside on the patio) are observed to be between **55-64dbA** at ground level, even higher on our upstairs deck. Throughout the events, we recognize sustained noise levels can be just under or right at 55dbA (44-51dbA during events' meal time with acceptable levels of background music); however, multiple times during any given event at Hidden Creek Lodge, we will frequently observe extended spikes of **57-64dbA, up to 67dbA** at our property a full 340 feet away. This pattern is observed well into the evening, and causes undue hardship on our family, and we fear, our property values.

We have a beautiful property in a wonderful neighborhood, with a large upper deck for grilling and family meals that we are often unable to enjoy due to the noise levels. During the spring, summer, and fall months, in order to block the noise at ground level, we must also close all of our windows and doors – and this makes us feel isolated from our community.

The incidents below are a mere sampling, as it is very common. These are actual observations captured with a BAFX3370 Digital Sound Level Meter from our property – both outside and inside the home:

- Observed from: *25833 Sunset Loop, Twin Peaks*
- Source of Noise: *Hidden Creek Lodge - weddings or other parties*
- Distance between properties: *340 feet*

August 24, 2018:

- **Pre-event:** Normal daytime ambient noise from our property ranges between 39dbA and 43dbA.
- **6:40pm:** Reading at ground level, during PA announcements, the DJ incites yelling, shouting, and whistling - observed noise at ground level peaks at 64.6dbA.
- **7:08pm:** Reading from private deck overlooking the woods. DJ allows excited attendees to use the microphone. Excited drunken gibberish ending in a loud "1, 2, 3" incites the crowd to yell, shout, and whistle, topping 65.8dbA for several seconds.
- **9:08pm-10pm:** Crowd is yelling, shouting, and whistling along with various songs. Crowd noises frequently hit 57-60dbA.

August 25, 2018:

- **5pm:** Fairly quiet party for a Sunday night. Generally acceptable, with low-key music, lower than normal PA system and crowd; mostly under 50dbA, occasional crowd yelling and cheering at 52dbA. Prop airplane flies nearby overhead, registers 66.3dbA. Airplane dbA provided as reference point.

September 1, 2018:

- **6:05pm:** DJ makes announcement; yelling, shouting, and whistling tops 64.1dbA
- **6:09pm:** DJ allows guest to speak into the microphone, screaming hits 63.6dbA. Guest yells into the microphone "1, 2, 3!" and incites the crowd to yell, shout, and whistle. Meter hits 67.2dbA.
- **8:40pm:** Crowd yelling is obnoxious and hits 65dbA. Ambient noise with nearby crickets is 47dbA-49dbA.
- **9:23pm:** Crowd yelling hits 57.4dbA.
- **9:25pm:** During a FIVE minute period, crowd yelling hits 56.8dbA., 60.6, 57.5, 58.3, 57.9, 58.4, 58.2, 60.1, 60.6, 63.1, 64.8, 64.2, 63.7, 61.8, 59.2, 57.4, 58.5, 58.1, 58.7, 62.5, 59.8, 62, 58, 59,

September 2, 2018:

- **9:42-9:48pm:** Event winding down, music playing (Whitney Houston, I Want to Dance with Somebody, very clearly) occasional readings of yelling, shouting, whistling between 55.4. and 57.1dbA
- **9:53pm** (as read from inside our home, in bedroom): Song winds down, crowd yells, shouts, and whistles hitting 63.1dbA.
- **9:54pm** (as read from inside our home, in bedroom): Journey's song *Don't Stop Believing* is played. Seems to be a crowd favorite at Hidden Creek. Loud, drunken sing-along ensues every time. We can clearly hear and understand every word, and feel every bass note from our bed. Depending on whether the crowd knows a particular verse, noise consistently ranges from

52.2dbA- 58.6dbA. Reference: Neal Schon's guitar solo reads a lower, but very clearly heard from our bed 50.1dbA without Steve Perry vocals, and without the drunken singalong.

- **9:58pm:** DJ closes the event with some announcements, goodbyes, all reading under 47-52dbA
- **10:01pm:** DJ appears is still saying goodbye, gives the microphone to a female, she gives some announcements. Crowd goes wild, peaking at 61.4dbA, with sustained yelling and whistling that peaks between 56-58dbA.
- **10:02pm:** DJ plays one more slow song. Sustained sound level through song is observed at 47.3dbA - 49.8dbA. Song ends, crowd yells, shouts, and whistles for 11 seconds, observed at 52.2dbA-55.5dbA. DJ makes a final announcement at 10:03pm registering 45.9dbA - 46.3dbA from inside our bedroom.

September 7, 2018:

- **6:09pm:** Outside at ground level. DJ plays music with a heavy bass line. He incites crowd. Yelling, shouting, whistling registers 57.9dbA, 66.1dbA. We can feel the song's heavy bass notes booming through our body, although the music's volume without crowd is under 45dbA.
- **6:11pm:** Outside at ground level. Crowd yelling and shouting registers 67.1dbA.
- **6:16pm:** Outside at ground level. Guest

This is just a mere sampling of recent events we have captured. It is incredibly frustrating to be subject to the Pine Rose Cabins/Hidden Creek Lodge business practices, where members of our own property owners' association have no concern for their neighbors' quality of life. We implore the planning commission to reject any expansion of the DuFour's project, and reject in entirety the proposal to re-zone any part of our quiet community to anything other than Residential.

We also urge the commission to investigate the Pine Rose Cabin and Hidden Creek Lodge business practices to determine the legality of the business, its security, alcohol practices, and any approved smoking areas. We are not against the cabin rentals; we are, however, vehemently opposed to the parking, noise, and safety issues created by the two event venues and have great concern toward County's approval of rezoning and expansion.

Please REJECT this project in its entirety.

Sincerely,

Doug & Stacy LaFlamme, Owners
25833 Sunset Loop
Twin Peaks, CA 92630
949-768-5645

Arceo, Reuben

From: Lopez, Veronica - LUS on behalf of LUS - Customer Service
Sent: Thursday, April 18, 2019 2:28 PM
To: Arceo, Reuben
Subject: FW: Attention Reuben Arceo Planner

From: Scott Lukesh <scottlukesh@gmail.com>
Sent: Thursday, April 18, 2019 1:25 PM
To: LUS - Customer Service <luscustomerservice@lus.sbcounty.gov>
Subject: Attention Reuben Arceo Planner

Dufour CUP application Project # P201300207/CUP

Dear Mr. Arceo,
My name is Scott Lukesh and we own a cabin on Sunset Loop. As I am sure you have heard Pine Rose often gets very loud and busy. We have been promised noise abatement but that has not panned out.
I am very concerned about even more development at the site as this could only contribute to a busier and louder situation.

I hope my concerns will be taken in to consideration.

Thanks

Scott Lukesh
25870 Sunset Loop, Twin Peaks, CA

KATHLEEN MAGERA
3754 Gaviota Ave
Long Beach, CA 90807
(310) 963-1660

September 29, 2015

Reuben Arceo
San Bernardino County-Land Use Services
385 North Arrowhead Ave, First Floor
San Bernardino, CA 92415-0187

RE: Project #: P201300207/CUP
Parcel #: 0334-191-01, Twin Peaks

Dear Mr. Arceo,

It was nice meeting you on Saturday during the walkthrough. I appreciate you taking the time to meet with the HOA members and myself to clarify the situation and take us through the proposed process.

A little background on myself: I purchased Lot 189 (25897 North Rd, Twin Peaks) back in March of 2014. I am a part-time (usually weekends) resident, coming up several times a month to enjoy my vacation home in the mountains. My property is just off of 'Sunset Loop'.

As I mentioned to you, I was NOT notified by mail regarding this proposed zoning change even though I am within one lot of Pine Rose Cabin property. If a notice is legally required to go out within a certain radius from the proposed rezoning, then San Bernardino County should ensure that their "mailing list" is up to date and not a couple of years old -- in our transient State of California that list should have been considered obsolete, and a new mailing list obtained from the County Tax Assessors.

I would like to summarize my concerns with the Proposed General Plan Amendment, to rezone from LA/RS-14M and LA/RM to Neighborhood Commercial, submitted by David Dufour of the Pine Rose Cabins (PRC).

1. Excessive Noise: Pine Rose Cabins has an extensive history of excessive noise levels that unfortunately are not being monitored by PRC and continue regularly into the early morning hours (1am-2am). Our local Sheriff's station should be able to provide your agency with a record of not only the number of complaint calls, but also the dates and times of those complaint calls. While I am not adverse to a residential neighbor having the occasional event or party, I do have issues with events that occur most Friday, Saturday, & Sunday afternoons and continue to get louder and more boisterous as the evening progresses. In Long Beach where I reside, the cutoff time for that kind of noise is 10pm. My understanding of the San Bernardino County Noise Ordinance is much stricter, but for some reason is not rigorously enforced. Recently, due to the high volume of calls, it seems that the Sheriff's Department is no longer logging the complaint calls. Allowing this proposed rezoning will aggravate a situation that is already out of control.

2. Parking/Traffic: First, I'm not sure how 109 parking spaces for "up to 400 people" is considered adequate, since most Southern Californians rarely drive more than 2 people to a car, but that seems to be San Bernardino's current requirements. The more people (and cars) you bring into a residential area, the more traffic/parking/driving abuses. Currently my Sunset Loop area is experiencing issues weekly with event parking and traffic. The PRC "guests" park wherever they can find a spot,

due to inadequate parking at the actual venue location(s). Wedding guests, dressed up and/or wearing high heels, are not going to park in many of those so-called proposed 109 event parking spaces due to their distance from the venue they are attending. Nor has PRC shown that they will monitor and correct the parking abuses committed by their 'guests' such as parking on neighboring (non-PRC) lots, in HOA common areas, blocking the neighborhood road access, trash left behind - cigarette butts, paper trash, beer bottles, etc., not to mention all the driving under the influence safety issues that can occur after these events. In addition:

- a) Some of the proposed 109 parking spaces will require grading and deforesting in order to even access them let alone use them. Yet the application/plans from PRC states **"No grading required"**! (so thank you Ruben for taking those pictures on Sat.)
- b) Increased auto accidents: Parking over the white street lines -- out into Grandview Road.
- c) Increased traffic congestion prior to and after their events (already an issue)
- d) Increased DUI traffic incidents
- d) Speeding on Hwy 189, North Rd, Grandview Rd and down our HOA maintained roads.
- e) Increased wear and tear on our HOA maintained roads - Increased costs to all HOA members due to one owner's (PRC) commercial use.

3. Trespassing/Litter. There are no walls or even fences between many of our residential lots. It's a beautiful forest environment with the National Forest stretching out behind backyards, and lush forested common areas between our cabins. While residents respect each other's open properties, PRC "guests" leaving litter along the HOA roads, on our properties, and in the common areas, not to mention hiking through our private properties.

4. Fire & Safety: Allowing bigger events mean more people i.e. potential smokers. Currently the PRC 'guests' drink and smoke as they wander around the area during the events. They have no vested interest in the twin peaks area, nor any concern as to what damage their cigarette butts could do to a forest area that is in a serious drought. Our homes and surroundings being burnt down due to a drunken reveler dropping a still lit cigarette is a real concern whether they are trespassing on our own property, or in the common areas, or running through the National Forest. All mountain homeowners pay an exorbitant amount each year in fire insurance, we do not want to use it, or worse case, choose not to rebuild, thereby lowering our property's worth and property taxes paid to San Bernardino County. (Traffic Safety was covered above in # 2)

5. Lowered Property Values: Allowing Commercial Zoning and allowing larger events will decrease the value of the surrounding properties. Anyone who wants to purchase a mountain cabin as a peaceful and quiet retreat, will not be as interested in properties near a commercially zoned "party place". As property values decrease (or potentially do not increase) that means less revenue to San Bernardino County.

In conclusion, based on the Pine Rose Cabins' extensive history of allowing unregulated excessive noise, frequent parking abuses, disregard for private property (or HOA common areas), in combination with the potential fire hazards, traffic/pedestrian safety concerns, potential falling property values (and in turn, SB County revenues), I must oppose the proposed rezoning and giving permission for an even higher level of misconduct than is currently occurring due to PRC's current number of events and participant levels. I hope that your findings also support that our forest neighborhood infrastructure is not conducive to commercial zoning.

Thank you for your consideration,



Kathleen (Kami) Magera

Owner: Parcel # 0334-391-06-0-000 (Lot 189)

From: sbcolm@sbcountry.gov
To: [Arceo, Reuben](#)
Subject: Message from KM_C650i
Date: Monday, May 24, 2021 11:44:17 AM
Attachments: [SKM_C650i21052411341.pdf](#)



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 September 30, 2015 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, Reuben Arceo at (909) 387-4374, by email at reuben.arceo@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0334-391-01

(See map below for more information)

PROJECT NUMBER: P201300207/CUP

* Multiple Parcel Associations *

APPLICANT: DAVID DUFOUR

LAND USE DISTRICT (ZONING): LA/RM

IN THE COMMUNITY OF: TWIN PEAKS/2ND/ SUPERVISORIAL DISTRICT

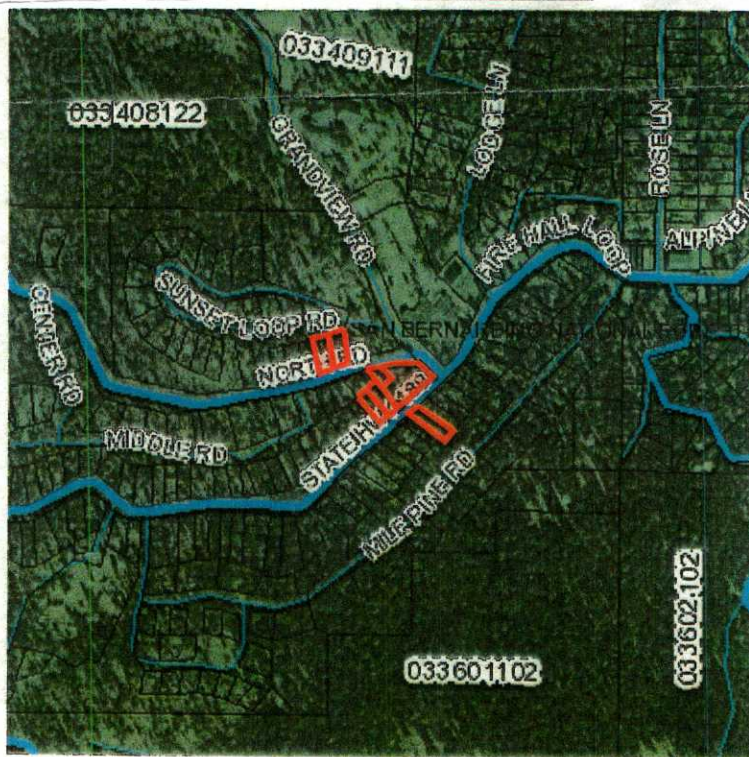
LOCATED AT: TWIN PEAKS

PROPOSAL: Proposed General Plan Amendment to rezone the site from Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 Sq.Ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CM), and Conditional Use Permit (CUP) to permit the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 18 Cabin Units, two (2) areas to accommodate weddings, receptions and similar functions for up to 400 people, dba as Arrowhead Pine Rose Cabins in Twin Peaks.

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.

Twin Peaks, California 92391

September 23, 2015

Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Assessor Parcel #: 0334-391-01
Applicant: David Dufour

Dear Mr. Arceo:

We were made aware by the Executive Committee of the Board of Directors of the above notice by our homeowners association. As a property owner in Strawberry Flats Property Owners Association (SFPOA) I am writing to object to the proposed changes, submitted by Dave Dufour, to his properties in SFPOA. Pine Rose Resort has negatively affected our Association and property values due to the weddings and other events held at their residential venues. Many complaints have been lodged about these disturbances, but the county has done nothing about them. Now Pine Rose and Dave Dufour want to rezone their properties and have even larger, more disruptive events.

We object to the zoning changes as we purchased this property under the assumption that we would be living in a residential area. The CUP wants to accommodate 2 areas for weddings, receptions and similar functions for up to 400 people. We object to the party venues for many reasons--the noise, rowdy attendees, obstructive parking and guests trespassing on our properties when we are away.

Pine Rose has a negative impact on its neighbors, our Association, the wildlife of the area and the environment. Our property values are negatively affected as we must disclose this nuisance to prospective buyers.

We are entitled by law to THE PEACEFUL ENJOYMENT OF OUR PROPERTY. I believe the County has the responsibility and burden to support our right to peacefully enjoy our homes. Pine Rose should not be allowed to have ANY large and disruptive gatherings at all. These large and disruptive gatherings belong in a building with grounds to protect residents from the noise, drunkenness, obstructive parking and all of the disruptions such functions bring. Pine Rose exists in a quiet community of HOMES not a parking lot.



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

Referral Date:
September 16, 2015

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 September 30, 2015 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, Reuben Arceo at (909) 387-4374, by email at reuben.arceo@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0334-391-01

(See map below for more information)

PROJECT NUMBER: P201300207/CUP

*** Multiple Parcel Associations ***

APPLICANT: DAVID DUFOUR

**LAND USE DISTRICT
(ZONING):** LA/RM

IN THE COMMUNITY OF: TWIN PEAKS/2ND/ SUPERVISORIAL DISTRICT

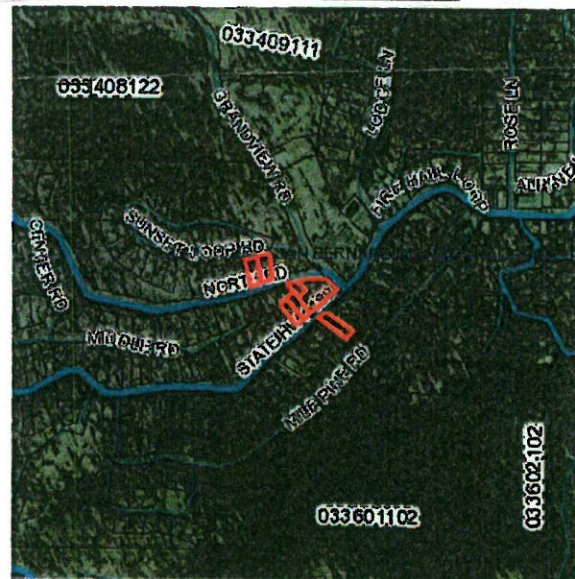
LOCATED AT: TWIN PEAKS

PROPOSAL: Proposed General Plan Amendment to rezone the site from Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 Sq.Ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CM), and Conditional Use Permit (CUP) to permit the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 18 Cabin Units, two (2) areas to accommodate weddings, receptions and similar functions for up to 400 people, dba as Arrowhead Pine Rose Cabins in Twin Peaks.

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.

Twin Peaks, California 92391

September 23, 2015

Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Assessor Parcel #: 0334-391-01
Applicant: David Dufour

Dear Mr. Arceo:

We were made aware by the Executive Committee of the Board of Directors of the above notice by our homeowners association. As a property owner in Strawberry Flats Property Owners Association (SFPOA) I am writing to object to the proposed changes, submitted by Dave Dufour, to his properties in SFPOA. Pine Rose Resort has negatively affected our Association and property values due to the weddings and other events held at their residential venues. Many complaints have been lodged about these disturbances, but the county has done nothing about them. Now Pine Rose and Dave Dufour want to rezone their properties and have even larger, more disruptive events.

We object to the zoning changes as we purchased this property under the assumption that we would be living in a residential area. The CUP wants to accommodate 2 areas for weddings, receptions and similar functions for up to 400 people. We object to the party venues for many reasons--the noise, rowdy attendees, obstructive parking and guests trespassing on our properties when we are away.

Pine Rose has a negative impact on its neighbors, our Association, the wildlife of the area and the environment. Our property values are negatively affected as we must disclose this nuisance to prospective buyers.

We are entitled by law to THE PEACEFUL ENJOYMENT OF OUR PROPERTY. I believe the County has the responsibility and burden to support our right to peacefully enjoy our homes. Pine Rose should not be allowed to have ANY large and disruptive gatherings at all. These large and disruptive gatherings belong in a building with grounds to protect residents from the noise, drunkenness, obstructive parking and all of the disruptions such functions bring. Pine Rose exists in a quiet community of HOMES not a parking lot.

April 2, 2019

Gina Richmond
P.O. Box 1036
Twin Peaks, California 92391
(909) 645-0850

RECEIVED
2019 APR -9 AM 2:23
LAND USE SERVICES
ADMINISTRATION

Reuben Arceo, Planner
San Bernardino County
Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Parcel No 0334-391-01+
Project No P201300207/CUP
Applicant David Dufour
District LA/RM
Location Twin Peaks

Dear Mr. Arceo,

I am writing to you again after the surveyor's statement was brought to our attention.

I was totally surprised at the density of the tree/hobbit houses and structures being proposed in this revised project- the resort hasn't yet addressed the noise problem associated with their last proposal! By spreading the resort population across a larger area and increasing the size of the gatherings will only contribute to an already unacceptably noise level.

I am a local botanist and I've spent most of my career doing plant surveys for the Federal Government. I'm concerned about the loss of our local flora with the construction of an expanded resort. If this project is approved, one of my fears is that non-native grasses and weeds will be introduced during construction and through further incursion into the forest. This will only increase the risk of uncontrollable wind-driven fires. The yellow pine forest surrounding the site is mostly weed-free. I have seen landscapes transformed by the introduction of non-native species that gain entry through intrusions made by equipment and humans. Currently, there is a thick pine needle duff layer on the forest floor, which makes it difficult for weeds to become established - it also helps support a diverse array of plant and animal species.

I have seen 2 plant species that are Watch List status in the vicinity of the Pine Rose project: *Streptanthus bernardinus*- Laguna mountain jewelflower (rare plant rank 4.3), *Eriophyllum lanatum* var. *obovatum*- Common woolly sunflower (rare plant rank 4.3). Twin Peaks has possibly already lost one plant species: *Lewisia brachycalyx*- Short sepaed lewisia, (rare plant rank 2B.2)- I would imagine this species is extirpated due to past development.

Seasonal and year-around streams and drainages are numerous and create ecotones where diversity thrives. We also have a diverse array of reptiles and amphibians. Over the years, we have seen California Mountain Kingsnakes on the hikes behind our house- near the project site. The State of California considers these snakes potentially threatened.

I will soon be contributing to research on the San Bernardino flying squirrel populations in the area. I got involved in the project after seeing our local population decline.

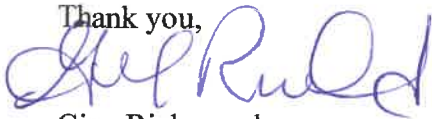
As a botanist I am concerned about the number of trees the Dufour's are going to remove. What type of plants and trees will the 'landscaping' consist of? Will these plants be native species found in the area, or are they going to change the plant community composition?

Contrary to what some believe, the Dufour's are not good forest stewards. I have photos of trash and debris dumps including electronic waste near the project area, after several attempts, the staff removed the pile- they were responsible for putting it there. They dump waste from their streams and ponds on the road behind our houses- mounds of cattails and other plant material- another fire hazard!

I have many more concerns about this project. Locally, I have heard residents complaining about traffic and noise generated from the increase in Air bnb rentals in the community. If Pine Rose Resort continues to expand, the County is condoning the operation of a non-stop Air bnb business behind our houses- Very Frustrating to say the least!

I am looking forward to reviewing the EIR- Mr. Arceo, please ensure that EVERYONE gets a copy!

Thank you,



Gina Richmond
SFPOA/177-178

April 4, 2019

Re: Comments on San Bernardino County Land Use Services Project P201300207/CUP (Twin Peaks)

Dear Planning Commission:

Our names are Doug and Stacy LaFlamme; we are the property owners and residents of **25833 Sunset Loop, Twin Peaks CA 92391**. Our property is located **340 feet** from the rear deck of the Hidden Creek Lodge, which is part of the proposed rezoning expansion project P201300207/CUP.

We are stating our adamant opposition to and concern about the entire project and any other related projects or sub-projects related to rezoning, expansion, conditional use, and the like in regards to David and Tricia DuFour's Pine Rose Cabins, Hidden Creek Lodge, Cedar Creek Lodge, and other properties owned by the DuFours near Hwy 189 and Grandview in Twin Peaks, CA. The quality of life for those in our beautiful and quiet little neighborhood is being *adversely impacted* by the DuFours and their business practices.

In addition to parking issues, safety of pulling from Sunset Loop onto Grandview – often blocked by party guests, cigarette butts found in the forest (sometimes picked up still burning), empty cans of alcoholic beverages on private property, and seemingly-lost wedding guests trampling through private property and our common land which is intended to be shared by the owners of the Strawberry Flats Property Owners' Association, we are extremely concerned about the noise levels of events held at Hidden Creek Lodge, in particular.

According to mapping software, our property is 340 feet away from the rear deck of Hidden Creek Lodge. We hear everything that happens during their events, with incredible clarity. We hear the high pitch sounds, we feel the bass notes of music played. We have become so frustrated with the lack of consideration of the owners and management of the property that we purchased a digital sound meter.

Because of the noise, frequently above the law's limits, that is allowed at the Hidden Creek Lodge, we cannot leave our windows open on a warm Summer or Fall evening and watch a movie peacefully in our own home. Nor can we enjoy our upstairs deck to quietly play acoustic guitar, or having a meal with our family and children, enjoying our forest – from Hidden Creek Lodge, we can count on experiencing a continuous 4-5 hours of obnoxious, loud sounds every Friday and Saturday night, and sometimes on Sundays between April/May and November, and on many weeknights in the Summer and Fall months.

During weddings and other parties at Hidden Creek Lodge, sustained sound levels during festive portions of the event (music, dancing, screaming, yelling, usually outside on the patio) are observed to be between **55-64dbA** at ground level, even higher on our upstairs deck. Throughout the events, we recognize sustained noise levels can be just under or right at 55dbA (44-51dbA during events' meal time with acceptable levels of background music); however, multiple times during any given event at Hidden Creek Lodge, we will frequently observe extended spikes of **57-64dbA, up to 67dbA** at our property a full 340 feet away. This pattern is observed well into the evening, and causes undue hardship on our family, and we fear, our property values.

We have a beautiful property in a wonderful neighborhood, with a large upper deck for grilling and family meals that we are often unable to enjoy due to the noise levels. During the spring, summer, and fall months, in order to block the noise at ground level, we must also close all of our windows and doors – and this makes us feel isolated from our community.

The incidents below are a mere sampling, as it is very common. These are actual observations captured with a BAFX3370 Digital Sound Level Meter from our property – both outside and inside the home:

- Observed from: *25833 Sunset Loop, Twin Peaks*
- Source of Noise: *Hidden Creek Lodge - weddings or other parties*
- Distance between properties: *340 feet*

August 24, 2018:

- **Pre-event:** Normal daytime ambient noise from our property ranges between 39dbA and 43dbA.
- **6:40pm:** Reading at ground level, during PA announcements, the DJ incites yelling, shouting, and whistling - observed noise at ground level peaks at 64.6dbA.
- **7:08pm:** Reading from private deck overlooking the woods. DJ allows excited attendees to use the microphone. Excited drunken gibberish ending in a loud “1, 2, 3” incites the crowd to yell, shout, and whistle, topping 65.8dbA for several seconds.
- **9:08pm-10pm:** Crowd is yelling, shouting, and whistling along with various songs. Crowd noises frequently hit 57-60dbA.

August 25, 2018:

- **5pm:** Fairly quiet party for a Sunday night. Generally acceptable, with low-key music, lower than normal PA system and crowd; mostly under 50dbA, occasional crowd yelling and cheering at 52dbA. Prop airplane flies nearby overhead, registers 66.3dbA. Airplane dbA provided as reference point.

September 1, 2018:

- **6:05pm:** DJ makes announcement; yelling, shouting, and whistling tops 64.1dbA
- **6:09pm:** DJ allows guest to speak into the microphone, screaming hits 63.6dbA. Guest yells into the microphone “1, 2, 3!” and incites the crowd to yell, shout, and whistle. Meter hits 67.2dbA.
- **8:40pm:** Crowd yelling is obnoxious and hits 65dbA. Ambient noise with nearby crickets is 47dbA-49dbA.
- **9:23pm:** Crowd yelling hits 57.4dbA.
- **9:25pm:** During a FIVE minute period, crowd yelling hits 56.8dbA., 60.6, 57.5, 58.3, 57.9, 58.4, 58.2, 60.1, 60.6, 63.1, 64.8, 64.2, 63.7, 61.8, 59.2, 57.4, 58.5, 58.1, 58.7, 62.5, 59.8, 62, 58, 59,

September 2, 2018:

- **9:42-9:48pm:** Event winding down, music playing (Whitney Houston, I Want to Dance with Somebody, very clearly) occasional readings of yelling, shouting, whistling between 55.4. and 57.1dbA
- **9:53pm** (as read from inside our home, in bedroom): Song winds down, crowd yells, shouts, and whistles hitting 63.1dbA.
- **9:54pm** (as read from inside our home, in bedroom): Journey’s song *Don’t Stop Believing* is played. Seems to be a crowd favorite at Hidden Creek. Loud, drunken sing-along ensues every time. We can clearly hear and understand every word, and feel every bass note from our bed. Depending on whether the crowd knows a particular verse, noise consistently ranges from

52.2dbA- 58.6dbA. Reference: Neal Schon's guitar solo reads a lower, but very clearly heard from our bed 50.1dbA without Steve Perry vocals, and without the drunken singalong.

- **9:58pm:** DJ closes the event with some announcements, goodbyes, all reading under 47-52dbA
- **10:01pm:** DJ appears is still saying goodbye, gives the microphone to a female, she gives some announcements. Crowd goes wild, peaking at 61.4dbA, with sustained yelling and whistling that peaks between 56-58dbA.
- **10:02pm:** DJ plays one more slow song. Sustained sound level through song is observed at 47.3dbA - 49.8dbA. Song ends, crowd yells, shouts, and whistles for 11 seconds, observed at 52.2dbA-55.5dbA. DJ makes a final announcement at 10:03pm registering 45.9dbA - 46.3dbA from inside our bedroom.

September 7, 2018:

- **6:09pm:** Outside at ground level. DJ plays music with a heavy bass line. He incites crowd. Yelling, shouting, whistling registers 57.9dbA, 66.1dbA. We can feel the song's heavy bass notes booming through our body, although the music's volume without crowd is under 45dbA.
- **6:11pm:** Outside at ground level. Crowd yelling and shouting registers 67.1dbA.
- **6:16pm:** Outside at ground level. Guest

This is just a mere sampling of recent events we have captured. It is incredibly frustrating to be subject to the Pine Rose Cabins/Hidden Creek Lodge business practices, where members of our own property owners' association have no concern for their neighbors' quality of life. We implore the planning commission to reject any expansion of the DuFour's project, and reject in entirety the proposal to re-zone any part of our quiet community to anything other than Residential.

We also urge the commission to investigate the Pine Rose Cabin and Hidden Creek Lodge business practices to determine the legality of the business, its security, alcohol practices, and any approved smoking areas. We are not against the cabin rentals; we are, however, vehemently opposed to the parking, noise, and safety issues created by the two event venues and have great concern toward County's approval of rezoning and expansion.

Please REJECT this project in its entirety.

Sincerely,

Doug & Stacy LaFlamme, Owners
25833 Sunset Loop
Twin Peaks, CA 92630
949-768-5645

April 4, 2019

Re: Comments on San Bernardino County Land Use Services Project P201300207/CUP (Twin Peaks)

Dear Planning Commission:

Our names are Doug and Stacy LaFlamme; we are the property owners and residents of **25833 Sunset Loop, Twin Peaks CA 92391**. Our property is located **340 feet** from the rear deck of the Hidden Creek Lodge, which is part of the proposed rezoning expansion project P201300207/CUP.

We are stating our adamant opposition to and concern about the entire project and any other related projects or sub-projects related to rezoning, expansion, conditional use, and the like in regards to David and Tricia DuFour's Pine Rose Cabins, Hidden Creek Lodge, Cedar Creek Lodge, and other properties owned by the DuFours near Hwy 189 and Grandview in Twin Peaks, CA. The quality of life for those in our beautiful and quiet little neighborhood is being *adversely impacted* by the DuFours and their business practices.

In addition to parking issues, safety of pulling from Sunset Loop onto Grandview – often blocked by party guests, cigarette butts found in the forest (sometimes picked up still burning), empty cans of alcoholic beverages on private property, and seemingly-lost wedding guests trampling through private property and our common land which is intended to be shared by the owners of the Strawberry Flats Property Owners' Association, we are extremely concerned about the noise levels of events held at Hidden Creek Lodge, in particular.

According to mapping software, our property is 340 feet away from the rear deck of Hidden Creek Lodge. We hear everything that happens during their events, with incredible clarity. We hear the high pitch sounds, we feel the bass notes of music played. We have become so frustrated with the lack of consideration of the owners and management of the property that we purchased a digital sound meter.

Because of the noise, frequently above the law's limits, that is allowed at the Hidden Creek Lodge, we cannot leave our windows open on a warm Summer or Fall evening and watch a movie peacefully in our own home. Nor can we enjoy our upstairs deck to quietly play acoustic guitar, or having a meal with our family and children, enjoying our forest – from Hidden Creek Lodge, we can count on experiencing a continuous 4-5 hours of obnoxious, loud sounds every Friday and Saturday night, and sometimes on Sundays between April/May and November, and on many weeknights in the Summer and Fall months.

During weddings and other parties at Hidden Creek Lodge, sustained sound levels during festive portions of the event (music, dancing, screaming, yelling, usually outside on the patio) are observed to be between **55-64dbA** at ground level, even higher on our upstairs deck. Throughout the events, we recognize sustained noise levels can be just under or right at 55dbA (44-51dbA during events' meal time with acceptable levels of background music); however, multiple times during any given event at Hidden Creek Lodge, we will frequently observe extended spikes of **57-64dbA, up to 67dbA** at our property a full 340 feet away. This pattern is observed well into the evening, and causes undue hardship on our family, and we fear, our property values.

We have a beautiful property in a wonderful neighborhood, with a large upper deck for grilling and family meals that we are often unable to enjoy due to the noise levels. During the spring, summer, and fall months, in order to block the noise at ground level, we must also close all of our windows and doors – and this makes us feel isolated from our community.

The incidents below are a mere sampling, as it is very common. These are actual observations captured with a BAFX3370 Digital Sound Level Meter from our property – both outside and inside the home:

- Observed from: *25833 Sunset Loop, Twin Peaks*
- Source of Noise: *Hidden Creek Lodge - weddings or other parties*
- Distance between properties: *340 feet*

August 24, 2018:

- **Pre-event:** Normal daytime ambient noise from our property ranges between 39dbA and 43dbA.
- **6:40pm:** Reading at ground level, during PA announcements, the DJ incites yelling, shouting, and whistling - observed noise at ground level peaks at 64.6dbA.
- **7:08pm:** Reading from private deck overlooking the woods. DJ allows excited attendees to use the microphone. Excited drunken gibberish ending in a loud “1, 2, 3” incites the crowd to yell, shout, and whistle, topping 65.8dbA for several seconds.
- **9:08pm-10pm:** Crowd is yelling, shouting, and whistling along with various songs. Crowd noises frequently hit 57-60dbA.

August 25, 2018:

- **5pm:** Fairly quiet party for a Sunday night. Generally acceptable, with low-key music, lower than normal PA system and crowd; mostly under 50dbA, occasional crowd yelling and cheering at 52dbA. Prop airplane flies nearby overhead, registers 66.3dbA. Airplane dbA provided as reference point.

September 1, 2018:

- **6:05pm:** DJ makes announcement; yelling, shouting, and whistling tops 64.1dbA
- **6:09pm:** DJ allows guest to speak into the microphone, screaming hits 63.6dbA. Guest yells into the microphone “1, 2, 3!” and incites the crowd to yell, shout, and whistle. Meter hits 67.2dbA.
- **8:40pm:** Crowd yelling is obnoxious and hits 65dbA. Ambient noise with nearby crickets is 47dbA-49dbA.
- **9:23pm:** Crowd yelling hits 57.4dbA.
- **9:25pm:** During a FIVE minute period, crowd yelling hits 56.8dbA., 60.6, 57.5, 58.3, 57.9, 58.4, 58.2, 60.1, 60.6, 63.1, 64.8, 64.2, 63.7, 61.8, 59.2, 57.4, 58.5, 58.1, 58.7, 62.5, 59.8, 62, 58, 59,

September 2, 2018:

- **9:42-9:48pm:** Event winding down, music playing (Whitney Houston, I Want to Dance with Somebody, very clearly) occasional readings of yelling, shouting, whistling between 55.4. and 57.1dbA
- **9:53pm** (as read from inside our home, in bedroom): Song winds down, crowd yells, shouts, and whistles hitting 63.1dbA.
- **9:54pm** (as read from inside our home, in bedroom): Journey’s song *Don’t Stop Believing* is played. Seems to be a crowd favorite at Hidden Creek. Loud, drunken sing-along ensues every time. We can clearly hear and understand every word, and feel every bass note from our bed. Depending on whether the crowd knows a particular verse, noise consistently ranges from

52.2dbA- 58.6dbA. Reference: Neal Schon's guitar solo reads a lower, but very clearly heard from our bed 50.1dbA without Steve Perry vocals, and without the drunken singalong.

- **9:58pm:** DJ closes the event with some announcements, goodbyes, all reading under 47-52dbA
- **10:01pm:** DJ appears is still saying goodbye, gives the microphone to a female, she gives some announcements. Crowd goes wild, peaking at 61.4dbA, with sustained yelling and whistling that peaks between 56-58dbA.
- **10:02pm:** DJ plays one more slow song. Sustained sound level through song is observed at 47.3dbA - 49.8dbA. Song ends, crowd yells, shouts, and whistles for 11 seconds, observed at 52.2dbA-55.5dbA. DJ makes a final announcement at 10:03pm registering 45.9dbA - 46.3dbA from inside our bedroom.

September 7, 2018:

- **6:09pm:** Outside at ground level. DJ plays music with a heavy bass line. He incites crowd. Yelling, shouting, whistling registers 57.9dbA, 66.1dbA. We can feel the song's heavy bass notes booming through our body, although the music's volume without crowd is under 45dbA.
- **6:11pm:** Outside at ground level. Crowd yelling and shouting registers 67.1dbA.
- **6:16pm:** Outside at ground level. Guest

This is just a mere sampling of recent events we have captured. It is incredibly frustrating to be subject to the Pine Rose Cabins/Hidden Creek Lodge business practices, where members of our own property owners' association have no concern for their neighbors' quality of life. We implore the planning commission to reject any expansion of the DuFour's project, and reject in entirety the proposal to re-zone any part of our quiet community to anything other than Residential.

We also urge the commission to investigate the Pine Rose Cabin and Hidden Creek Lodge business practices to determine the legality of the business, its security, alcohol practices, and any approved smoking areas. We are not against the cabin rentals; we are, however, vehemently opposed to the parking, noise, and safety issues created by the two event venues and have great concern toward County's approval of rezoning and expansion.

Please REJECT this project in its entirety.

Sincerely,

Doug & Stacy LaFlamme, Owners
25833 Sunset Loop
Twin Peaks, CA 92630
949-768-5645

From: genera@verizon.net
To: [Arceo, Reuben](#)
Subject: Pine Rose Cabins Twin Peaks
Date: Thursday, October 27, 2016 9:46:10 PM

Hello Reuben,

We are neighbors of the Pine Rose cabins property. Carl and Trudy Blank gave us your email address because I wanted to send a brief comment about our experiences with the resort.

We live on the north side of Sunset Loop, the back of our property is just down-canyon from the Hidden Creek cabin where many of the weddings are held. Like many others, the noise is affecting our enjoyment of the forest. Originally, the weddings were mostly held on the weekends which allowed us to enjoy our solitude during the weekdays, however the events are held nightly during the summer now so our evening solitude is filled with yelling, cheering, and screaming in addition to the very loud PA system and music.

The resort recently installed a wall of straw bales to limit the noise. This may have initially seemed like a good idea, but unless they cover the straw with a non-flammable material, there will be an increased fire risk.

The resort has been our neighbor since we purchased our property in the 1950's. We have never had any problems until it became a full-time wedding venue. With the noise, increased traffic, wear and tear of our association roads, and no quiet summer evenings - it would be disappointing to think that we will have to surrender our happiness so that others can make money.

Dorothy Bowdoin et al.
25841/25845 Sunset Loop
Twin Peaks, CA. 92391
909-645-0850

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Carl and Trudie Blank
P.O. Box 1330
Twin Peaks, California 92391-1330
(909) 337-3222

March 24, 2019

Reuben Arceo,, Planner
San Bernardino County
Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re:	Parcel No	0334-391-01
	Project No	P201300207/CUP
	Applicant	David Dufour
	District	LA/RM
	Location	Twin Peaks

Dear Mr. Arceo:

I have some concerns regarding the above project. I believe that before any presentation of this project to the Planning Commission more specific information such as actual dimensional drawings and specifications of the units, spacing of the units and slope configuration need to be stipulated.

I received information from a reputable contractor that, because of their complexity, dwellings such as Hobbit Hollows and tree houses MUST have final approval by a civil engineer. Have any of these issues been addressed? Are there actual drawings of the tree houses or Hobbit Hollows not just a picture of something similar? Our Association architectural committee needs actual drawings or even blue prints of each unit that is within our Association. I realize that Mr. DuFour has done whatever he has wanted to with his property without permits or Association approval for years because he never notified anyone of what he was doing. That needs to change now.

I appreciate your attention to my concerns.

Carl Blank II, lot 176

Carl and Trudie Blank
P.O. Box 1330
Twin Peaks, California 92391-1330
(909) 337-3222

March 24, 2019

Reuben Arceo,, Planner
San Bernardino County
Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Parcel No 0334-391-01
 Project No P201300207/CUP
 Applicant David Dufour
 District LA/RM
 Location Twin Peaks

Dear Mr. Arceo:

I have some concerns regarding the above project. I believe that before any presentation of this project to the Planning Commission more specific information such as actual dimensional drawings and specifications of the units, spacing of the units and slope configuration need to be stipulated.

I received information from a reputable contractor that, because of their complexity, dwellings such as Hobbit Hollows and tree houses MUST have final approval by a civil engineer. Have any of these issues been addressed? Are there actual drawings of the tree houses or Hobbit Hollows not just a picture of something similar? Our Association architectural committee needs actual drawings or even blue prints of each unit that is within our Association. I realize that Mr. DuFour has done whatever he has wanted to with his property without permits or Association approval for years because he never notified anyone of what he was doing. That needs to change now.

I appreciate your attention to my concerns.

Carl Blank II, lot 176

RECEIVED

2019 APR -4 PM 9: 46

LAND USE SERVICES
ADMINISTRATION

Christopher Schaar
920 Starcrest Dr.
Glendora, CA 91740

30 March 2019

Reuben Arceo
San Bernardino County Planning
385 N. Arrowhead Ave. First Floor
San Bernardino, CA 92415-0187

RE: David Dufour
Parcel 0334-391-01
Project P201300207/CUP

To Whom It May Concern:

Thank you for the opportunity to allow us as neighbors of Mr. Dufour's Arrowhead Pine Rose Cabins to chime in on the proposed expansion of his business!

Mr. Dufour may be within his legal rights to add acreage and an additional 21 lodging units, but legal rights should not be invoked to the harm of others. Just because I have the legal right to drive 65 miles per hour on the freeway does not mean I should when that speed jeopardizes the safety of others (in inclement weather or in the aftermath of an accident with injured people).

Mr. Dufour likes to talk a good talk about his business and all the good he has done to improve the situation. The truth of the matter is that he has trampled the rights of neighbors who have just as many legal rights as he – and continues to do so. He has diminished the enjoyment of our lives and the valuation of our properties.

This business – located within a quiet, rural, residential neighborhood with small single-family cabins – has gone from being a pleasant place for people to spend the night in quaint cottages into being "Party Central."

Hundreds of people and cars regularly flood the neighborhood. Loud music and drunken screaming can be heard at my property (over ½ mile away), late into the evening. Pine Rose guests wander freely through neighboring properties, looking in windows and helping themselves to firewood. Golf carts carrying Pine Rose housekeepers race up and

down the entire length of Middle Road (these are UNLICENSED vehicles and Middle Road is supposed to be “one way.”).

In the 13 years I have owned my property the situation has only gotten worse – not better. With this proposed expansion it stands to reason that our rights as neighbors will be further compromised and our property values further diminished.

I respectfully ask that this application not be approved in any way under any circumstances.

Sincerely,

A handwritten signature in cursive script, appearing to read "Christy S. Sloan". The signature is written in dark ink and is positioned below the word "Sincerely,".

c: Supervisor Janet Rutherford

From: [Carl Blank II](#)
To: [Arceo, Reuben](#)
Subject: Pine Rose project
Date: Wednesday, April 3, 2019 6:38:57 PM

Hello Mr Arceo,

I have been asked by two of our residents, who did not receive your notice about the DuFours change to their application, to voice their concerns. Both are very concerned about noise and traffic increase. Especially with tree houses being elevated which could cause the noise to travel further than from a ground level unit. There is also concern about our wildlife in the area as we are a wildlife corridor which goes down the gully toward the area they want to develop and rezone. We have already lost owls which used to be seen every night as well as flying squirrels and quail. All of which appear to have been deterred by the noise and lights from Pine Rose.

As I said I am writing on behalf of two neighbors, Dean Chisler lot 187 (the recorded name might be Mary Chaffee who is his sister) and Noel Gallegos-Garcia lot 189.

I too am concerned about the wildlife corridor which I may have omitted in my previous letter.

I have several photographs of the animals that go past our home every day. I would be happy to send the photos to you if you would like.

Thank you for your consideration of this letter.

E. Trudie Blank, lot 176

From: [Kelly Meade](#)
To: [Arceo, Reuben](#)
Cc: [Carl & Trudie Blank](#); [Frances James](#); [Frank Allen](#); [My Cell](#)
Subject: Pine Rose Zoning Change Request Letter
Date: Wednesday, April 3, 2019 8:32:10 PM
Attachments: [Pine Rose Zoning Change Request \(1\).pdf](#)

Hello Mr. Arceo,

Please read the attached letter in response to the Zoning Request made by Pine Rose. I would appreciate confirmation of the email and review of our letter. Thank you for your time and consideration.

--

Kelly Meade



From: [Doug LaFlamme](#)
To: [Planning Commission Comments](#)
Cc: [Arceo, Reuben](#)
Subject: PROJ-2020-00156/Dufour
Date: Thursday, May 27, 2021 2:01:42 PM

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

Hello,

I would like to receive confirmation that my previous written statements, comments, and video files with decibel readings opposing this project (and any previous related project IDs, as the ID appears to have changed) and applicant Dufour have been entered into record for the hearing next week. I am unable to attend.

Previous comments and videos were submitted to Reuben Arceo, he indicated they were filed. Reference ID P201300207/CUP.

Thank you,

Doug LaFlamme
25833 Sunset Loop
Twin Peaks, CA 92630

From: [Doug LaFlamme](#)
To: [Arceo, Reuben](#)
Cc: dlaflamme@cox.net
Subject: RE: Comments for DuFour/project P201300207/CUP
Date: Thursday, April 4, 2019 6:43:35 PM
Attachments: [P201300207CUP - LaFlamme 25833 Sunset Loop Response 040419.pdf](#)

Hello Reuben - It appears my first email didn't get send, so I'm doubling-up just in case - I also faxed to the number on the County mailing, 909-387-3223. attached are our comments on the DuFour's proposed expansion and the project in general. I would be happy to speak with any member of the planning commission, and share video files of the sounds we hear from our property at 25833 Sunset Loop, Twin Peaks.

Best,

Doug

---- "Arceo wrote:

> Hello Doug, this is to confirm receipt of your email.

>

> Best regards.

>

> Please take a moment to complete our 1 Minute Satisfaction Survey

https://www.surveymonkey.com/r/LUS_Email

>

> Reuben Arceo

> Planner

> Land Use Services Department

> Phone: 909-387-4387

> Fax: 909-387-3223

> 385 N. Arrowhead Avenue

> San Bernardino, CA 92415-0187

>

>

>

> Our job is to create a county in which those who reside and invest can prosper and achieve well-being.

> www.SBCounty.gov

>

> County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

>

> -----Original Message-----

> From: Doug LaFlamme <dlaflamme@cox.net>

> Sent: Thursday, April 4, 2019 1:59 PM

> To: Arceo, Reuben <Reuben.Arceo@lus.sbcounty.gov>

> Subject: Comments for DuFour/project P201300207/CUP

>

> Hi Reuben - hope you're doing well these days.

>

> I wanted to let you know I plan to submit comments for the proposed expansion and overall project today; my work and business travel prevented me from getting the in earlier. I know they're due today so hope you can keep an eye out. If ok I'll email to you as well as fax.

>

> Best Regards,

>
> Doug LaFlamme
> 25833 Sunset Loop
> Twin Peaks

From: [Darren Diess](#)
To: [Arceo, Reuben](#)
Cc: [Darren Diess](#)
Subject: Re: Project # 201300207/CUP
Date: Thursday, March 21, 2019 8:25:17 PM

Reuben,

Thank you for the recent letter.

We spoke a few years ago, I own the property just adjacent to his on Highway 189. I am strongly against any additional "growth" in the area, as I mentioned before. It creates noise, traffic, and very unfriendly environment for a residential home. During the season, we hear the noise from weddings and people partying in the house(s) adjacent to ours on a regular basis. This is unsettling, and very disheartening.

The idea of owning a getaway property is to relax and enjoy the peace and quiet of the mountains vs. listen to wedding music, disrespectful DJs, and having couples walk behind our house to "make out/or have SEX " while sneaking getting away from the attending party is a nuisance for us and our guest.

Last season, This noise increasingly escalated. (In peak season its terrible). 3 times we had to complain in the office (to a very rude staff) for parking issues. Their guest have parked in MY driveway.. Staff told us they have many guest and would have no idea who to to ask to move the cars, it was suggested we call the police.

If I bought a house next to Disneyland, I would expect the consequences. However when I purchased my house , this was not a noted disclosure or known consequence.

Please let me know if I need to formally submit any additional paperwork, or attend any upcoming meetings. I am 100% against any addition growth.

Darren Diess
25958 hwy 189
Twin Peaks
619-990-8871

> On May 20, 2017, at 12:50 PM, Darren Diess <dldiess@yahoo.com> wrote:

>

> Reuben-

>

> As stated 10/15 in our phone conversation, I'm opposed to this zoning amendment - what steps do we need to take to prevent this?

>

>

>

> Darren Diess

> 619-990-8871

>

> Sent while out of the office, please excuse all typos and brevity.

>

>

>> On Oct 28, 2015, at 3:55 PM, Diess Darren <dldiess@yahoo.com> wrote:

>>

>> Ruben,

>>

>> Just left a voice message for you as well. I would like to learn more about the impact on this project. We own one of the neighboring lots

>> (25958 Hwy 189) And may have additional concerns. The noise during “special events” is already a concern. Having a zoned Neighborhood Commercial lot may impact our property values.

>>

>> Please keep us posted on all meetings regarding this project.

>>

>>

>> Darren Diess 619-990-8871

>>

Aug. 18: The coronavirus test for the worker at the Maplecreek long-term-care facility came back positive.

Aug. 19: All Maplecreek residents and staff were tested for the coronavirus. The wedding reception as did 41% of inmates. The outbreak also spread to workers' homes, infecting 16 of their "household contacts."

The bulk of these cases — 76% — involved people ages 30 to 59. Although 83% of the staff members who became infected developed symptoms of COVID-19, only 23% of inmates became sick.

None of the people connected to the jail outbreak were hospitalized, and none died.

Sept. 11: The investigation at the Maplecreek long-term-care facility turned up coronavirus infections in 24 of the 44 residents (that's 55%) and in 14 out of 76 staffers (that's 18%).

Two-thirds of the facility's residents were at least 75 years old, and 88% of them had at least one preexisting medical condition that could have made them more vulnerable to the virus.

Six of the residents ultimately died of COVID-19. All of them were at least 60 years old and had at least one preexisting medical condition.

When all was said and done, 177 people were infected, and seven of them were dead.

To the Maine health officials who wrote the report, the lessons are clear: Wear a mask. Practice social distancing. And for goodness sake, don't go to work when you are sick.

"Community gatherings such as weddings, birthday parties, church events, and funerals have the potential to be SARS-CoV-2 super-spreading events," they reminded readers. And the risk is higher when people gather indoors, they added — something that is likely to occur over the winter holidays.

The findings appear in Friday's edition of the *Morbidity and Mortality Weekly Report*, a publication of the U.S. Centers for Disease Control and Prevention.

Aug. 18: The coronavirus test for the worker at the Maplecreek long-term-care facility came back positive.

Aug. 19: All Maplecreek residents and staff were tested for the coronavirus. The wedding reception as did 41% of inmates. The outbreak also spread to workers' homes, infecting 16 of their "household contacts."

The bulk of these cases — 76% — involved people ages 30 to 59. Although 83% of the staff members who became infected developed symptoms of COVID-19, only 23% of inmates became sick.

None of the people connected to the jail outbreak were hospitalized, and none died.

Sept. 11: The investigation at the Maplecreek long-term-care facility.

Aug. 21: The MeCDC launched an investigation of the Maplecreek long-term-care facility.

Sept. 1: By the time September began, 18 employees of the York County Jail joined the initial four staffers in testing positive for coronavirus infections. Forty-six inmates had tested positive for the virus as well.

Sept. 4: Officials from the MeCDC and the Maine Department of Corrections visited the York Jail and discovered that, despite the size of the outbreak, "the facility had not implemented daily symptom screening for staff members or enforced regular use of masks."

Aug. 16: The York County Jail employee showed up for an eight-hour shift despite having COVID-19 symptoms. It was the first of five consecutive days of work for the employee, who spent time at two separate "correctional facility housing units."

Aug. 17: Another school staffer was diagnosed with COVID-19.

All school employees who had been exposed to the moonlighting musician or musician subsequently infected went into quarantine or isolation. As a result, local schools had to push back their first day by two weeks.

Aug. 15: The York County Jail employee showed up for an eight-hour shift despite having COVID-19 symptoms. It was the first of five consecutive days of work for the employee, who spent time at two separate "correctional facility housing units."

Aug. 17: Another school staffer was diagnosed with COVID-19.

All school employees who had been exposed to the moonlighting musician or musician subsequently infected went into quarantine or isolation. As a result, local schools had to push back their first day by two weeks.

Aug. 18: The coronavirus test for the worker at the Maplecreek long-term-care facility came back positive.

Aug. 19: All Maplecreek residents and staff were tested for the coronavirus. The wedding reception as did 41% of inmates. The outbreak also spread to workers' homes, infecting 16 of their "household contacts."

The bulk of these cases — 76% — involved people ages 30 to 59. Although 83% of the staff members who became infected developed symptoms of COVID-19, only 23% of inmates became sick.

None of the people connected to the jail outbreak were hospitalized, and none died.

Sept. 11: The investigation at the Maplecreek long-term-care facility.

Aug. 21: The MeCDC launched an investigation of the Maplecreek long-term-care facility.

Sept. 1: By the time September began, 18 employees of the York County Jail joined the initial four staffers in testing positive for coronavirus infections. Forty-six inmates had tested positive for the virus as well.

Sept. 4: Officials from the MeCDC and the Maine Department of Corrections visited the York Jail and discovered that, despite the size of the outbreak, "the facility had not implemented daily symptom screening for staff members or enforced regular use of masks."

ROBERT F. BUKATY Associated Press



April 04, 2019, Thursday

Roy & Sheri Houghton
30202 Rainbow Crest Drive
Agoura Hills, California 91301
royed.houghton@gmail.com

Our Twin Peaks Address:
25811 Sunset Loop (AKA North Road)
Twin Peaks, California 92391

Reuben Arceo, Planner
Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415

Subject:

Arrowhead Pine Rose Cabins
Planning Project Notice, Dated: March 21, 2019
Assessor Parcel Number: 0334-391-01
Project Number: P201300207/CUP
Applicant: David Dufour
Land Use District (Zoning) LA/RM
Location: Twin Peaks

Dear Mr. Arceo

My wife and I have read the "Planning Project Notice" and are dismayed at the huge overall scope of a "Disneyland" type project to be established within our private residential neighborhood. These requests will have a large, negative impact on the enjoyment of our property and those of our neighbors as well.

Listed Below are some of the salient problems/concerns that the Dufour's have already inflicted illegally upon our neighborhood WITHOUT "Due Process" as required by the County Of San Bernardino Land Use requirements.

This Proposed Project by the Dufour's will now further amplify these problems as noted below.

- * We fail to understand how and why one person's business interests can have such a negative impact on so many property owners. Essentially "Greed".
- * This proposal is very vague in the overall design of the various proposed structures. No detail drawings or specifications are mentioned.
Who paid for the Environmental Impact Report/Study?
Was this an independent vendor or a vendor paid for by the Dufour's?
If the report was paid for by the Dufour's....then this report does not "pass the smell test" at all, and creates a distinct conflict of interest, and favoritism on behalf of the Dufours.
- * The Dufour's have been conducting weddings, social gatherings, business retreats and FUNERALS etc., without the required zoning changes or permits, within our private residential neighborhood.
- * We and our neighbors have experienced extremely loud music, particularly from weddings, with the use of a "DJ" and a bass (boom boom box).
Our cabins "air conditioning system" consists of opening our windows and turning on the ceiling fans. This total unacceptable invasion of loud music within our cabin is devastating.
Note: There is no such thing as a "quite wedding".
- * This proposal asks for the establishment of twelve (12) "Tree Houses". The expected noise, from an "elevated platform" of a tree house will certainly create more unacceptable noise for our private residential neighborhood. (Ground level noise and elevated noise.)
- * We have experienced weddings and social gatherings of 75 up to over 150 persons within one hundred feet (100) of our property.
Pine Rose Cabins and our property are not zoned for "commercial-business use. Why is Pine Rose Cabins allowed to do this?
- * There is a severe lack of vehicle parking for these events. Many times Pine Rose guests have parked their cars on our property and blocked our exit or entry. Cars are being parked along Grandview road blocking

visibility of anyone trying to exit Sunset Loop creating a huge traffic liability.

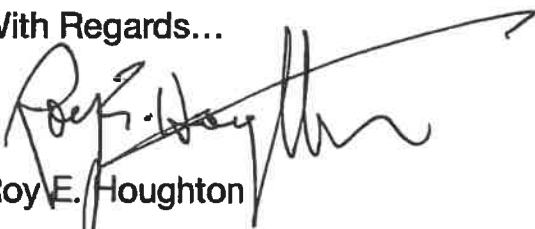
- * Some but not all of the various negative experiences we have had to contend with, particularly with weddings are: Excessive trash left on our property...plastic cups and glasses, wine and beer bottles, drug syringes and paraphernalia, paper plates and cigarette butts. Pine Rose guests have been seen trespassing on our property, utilizing our deck space and looking into our windows. Our neighbors telling us of "tuxedo dressed wedding guests" dancing on our cabins deck when we are not in residence. Intoxicated wedding guests yelling, screaming and cursing at all hours of the day or nite. Pine Rose has lighting that creates a "hallo" effect within our forest. Cater's unloading and loading their trucks at all hours of the day or nite. Cater's metal carts with metal wheels making noise as they are pushed across the pavement at all hours of the day or nite.
- * Pine Rose requires that guests of the wedding party must rent the adjacent cabins when they choose to use their wedding sites, which in turn, keeps the "wedding partying" going on until all hours of the night after the wedding has supposedly stopped for the night. These cabin renters continue partying and drinking well into the early morning hours, often outside due to the warm nights in Spring and Summer.
- * The illegal commercial business that the Dufour's are proposing is in total conflict with our Home Owners Association (HOA) Regulations and By-Laws.
- * The "Real Estate Value" of our property and our neighbors' property has suffered a negative impact due to the unacceptable Pine Rose business activity within our established private residential neighborhood.
- * Pine Rose wedding guests using their "car horn" to make excessive noise to celebrate the wedding at all hours of the day or nite.
- * We have observed intoxicated guests getting into their cars and driving away. Who is responsible should there should be an unfortunate accident? Pine Rose Cabins, our HOA or the County of San Bernardino? Since this business is being conducted on


property that is not zoned for this type of business.....I would venture a guess that the County of San Bernardino would be liable.

When we purchased our cabin in 1996, we found this area to be a quiet peaceful retreat-away from the hassle and stress of the everyday life we have on a day to day basis. We looked forward to having our family and friends come and stay with us on the weekends enjoying all that the forest and surrounding areas had to offer. The peaceful serenity was shattered when the Dufour's decided to renovate one of their cabins to accommodate and celebrate the marriage of their daughter. They then discovered how lucrative the wedding business was. Without any permits or environmental impacts, they have continued to expand and grow their business venture. We no longer have the peace and serenity we once enjoyed. Our friends and family no longer want to stay in the area due to the noise and stress a wedding celebration causes to everyone around. If we want to enjoy any semblance of peace and enjoyment of our cabin, we can only do this on a weekday, usually Tuesday thru Thursday morning, since they are also using Monday and Thursday nights as celebration dates at a "reduced rate".

Please help us, and those neighbors around us, return to the peaceful forest environment we all bought into before this illegal blight on our neighborhood began, by denying the Dufour's this proposal. With all due respect, we are sure that all persons reviewing this letter of concern would not want this type of commercial business activity next to their residence.

With Regards...


Roy E. Houghton


Sheri L. Houghton

Friday, April 23, 2021

RECEIVED

2021 APR 27 PM 2:45

LAND USE SERVICES
ADMINISTRATION

Roy E. Houghton
30202 Rainbow Crest Drive
Agoura Hills, California 91301
Telephone: 818-991-4128
eMail: royed.houghton@gmail.com
Owner Of Twin Peaks Property: 25811 Sunset Loop (AKA
North Road)

Reuben Arceo
San Bernardino County Government Center
Land Use Department
385 North Arrowhead Avenue
San Bernardino, California 92415

Subject: Ongoing Concerns Of Illegal Commercial Business
Activity Regarding Pine Rose Resorts/Cabins In
Twin Peaks

RECEIVED
2021 APR 26 PM 2:42
CODE ENFORCEMENT DIV.

Hello Reuben

Trust you and yours are well and safe. It certainly has been an
unforgettable past year.

With the relaxing of the COVID restrictions I am sure the
DuFours and the staff of Pine Rose Cabins will resume their
illegal business activity of weddings and other types of social
gatherings.

8/15/2021

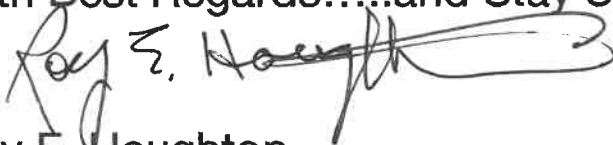
The DuFours continue to use issue “road block” schemes to prevent any resolution or public input of their ongoing illegal business activities.

It is my understanding that DuFour’s non-compliance of “building code” violations is totally unacceptable....why is it allowed for the DuFours to be non-compliant with these serious defects?

I know very well Reuben you are very knowledgeable of the ongoing Pine Rose issues...thus at this time I do not feel the need to re-establish my concerns....I know your file is full of my letters and other persons letters of complaints about Pine Rose illegal business.

I want to keep this issue active as well as our Home Owners Association members.

With Best Regards.....and Stay Safe !

A handwritten signature in black ink, appearing to read "Roy E. Houghton", with a stylized flourish at the end.

Roy E. Houghton

Wednesday, May 16, 2018

**Roy E. Houghton
30202 Rainbow Crest Drive
Agoura Hills, California 91301
eMail: royed.houghton@gmail.com
Telephone: 818-991-4128**

**Our Twin Peaks Address is:
25811 Sunset Loop (AKA North Road)
Twin Peaks, California 92391**

**Ruben Arceo
Code Enforcement, County Of San Bernardino
385 North Arrowhead Avenue
San Bernardino, California 92415**

**Subject:
Arrowhead Pine Rose Cabins
25994 California Highway 189
Twin Peaks, California 92391
Case Numbers: C20001200868 & C201200869**

Hi Ruben

First I want to thank you for your effort in helping our Home Owners Association and my wife and I on our several years long concern of Arrowhead Pine Rose Cabins being in total violation of many of San Bernardino County Code / Zoning requirements.

If I may, I would again like to recap some, but not all, of the salient unacceptable, unlawful concerns that "Pine Rose" owners and management have created within our community.

Of course "Pine Rose" owners (Mr. & Mrs. Dufour) and their management team continue to sell wedding and social gatherings within our community of single family residents properties that are NOT zoned for commercial or business use. We have had up to 300 wedding guests and cars within 100 feet of our property. Let me assure you there is "no such thing as a quiet wedding" !

The Dufour's created this "wedding business" totally without "due process" ...no permits, no zoning permits, no notification of adjacent property owners, no environment impact report, no sound impact report, no building permits, no car parking requirements.....and in total violation of many of our HOA requirements. And needless to say totally ruining our cabins real estate property value.

We continue to experience very loud DJ music, complete with the "boom boom box" evading our once peaceful cabin and of course followed up by extreme yelling and shouting by the "guests".

After these "gatherings" there is always an abundance of trash...ie plastic cups, empty liquor/beer bottles, paper plates and even syringes.....etc.

Of course now with the upcoming "wedding season" this totally unacceptable venue will again start anew.

I sincerely would like to again have a "sit-down" talk with you and your management team to review my many previous written complaints that you have on file about this "Pine Rose" concern. I feel this is the best way to express my frustrations as well as my fellow neighbors concerns.....there are just too many concerns/problems to document in this letter to you.

And of course I am trying my very best to not engage a property use lawyer to further pursue this long overdue, ignored concern that needs to come to a conclusion.

Best Regards

Roy Houghton,
Property Owner In Twin Peaks

A handwritten signature in dark ink, appearing to read 'Roy Houghton', with a long horizontal flourish extending to the right.

September 23, 2015

Mr. Ruben Arceo, Planner
San Bernardino County Land Use Services
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0187
Re: Assessor Parcel #334-391-10
Applicant: David Dufour

Dear Mr. Arceo:

My name is Frances James and my family and I have owned the property at 25825 Sunset Loop Road, Lot #174 in Twin Peaks, California since 1987. We have lived and worked in Los Angeles, and purchased our retreat in Twin Peaks to enjoy the peace and solitude of this mountain community. We are now retired and are spending even more time in this beautiful place.

But, we have noticed an obvious change in our mountain community, especially since the previous Arrowhead Road Resorts was purchase by Mr. David Dufour several years ago, renaming it the Pine Rose Cabins. Since that time, the nighttime quiet is invaded by loud music which blasts into all hours. Mr. Dufour has taken a large residential structure and converted it into a rental space for weddings, receptions and parties. It has come to my attention that he has conducted these affairs without the proper zoning changes required to convert a residential neighborhoods into a commercial business districts. This illegal change has been a source of irritation and concern for some time. It is now my understanding that he is petitioning to have the property in question, legally changed to commercial zoning, which includes increasing his capacity to 400 persons and adding 100 parking spaces.

My home is the first house located on the right side of Sunset Loop, right next to the resort's cabin #12. Renters from the resort have been seen stealing our firewood and trespassing on my property even though No Trespassing signs have been clearly posted for years. Several years ago, Mr. Dufour authorized a filming company to record a video on my property without my permission, for which he was compensated. One of my neighbors questioned the trespassers and was threatened with bodily harm. She immediately contacted the Sheriff's Department for assistance. The Sheriff was told that the company had permission from Mr. Dufour.

Many of the renters from the resort use our property as hiking trails, often with their pets, who defecate at liberty wherever they choose. Most pets are not on a leash. I recently decided to replace an old shed on my property and to erect a new shed. To make sure I did not infringe on the resort's property, I went about looking for the markers which outline my property boundaries. They could not be found. I was informed that employees from Pine Rose Cabins have removed my property markers in order to expand for more parking spaces. I am truly concerned that this expansion of his capacity will place his business closer than ever to my property.

Mr. Dufour apparently puts no restrictions on his renters. In fact, I understand he actually provides them with maps to trails which lead them through our property for hiking. I don't believe Mr. Dufour has an ounce of integrity. He is out to make a buck at the risk of turning our community into an

entertainment venue. He has shown our community that he had little regard for any inconvenience he may cause. I leave Los Angeles to get away from big and thoughtless businesses. I am now finding them in the very place that was at one time a peaceful community.

In your assessment of this issue, please help us to protect our wonderful mountain home, a place of peace and solitude.

Sincerely,

Frances R. James
25825 Sunset Loop Road
Twin Peaks, CA 92391
Lot # 174

Twin Peaks, California 92391

September 23, 2015

Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Assessor Parcel #: 0334-391-01
Applicant: David Dufour

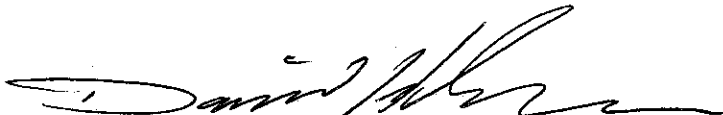
Dear Mr. Arceo:

We were made aware by the Executive Committee of the Board of Directors of the above notice by our homeowners association. As a property owner in Strawberry Flats Property Owners Association (SFPOA) I am writing to object to the proposed changes, submitted by Dave Dufour, to his properties in SFPOA. Pine Rose Resort has negatively affected our Association and property values due to the weddings and other events held at their residential venues. Many complaints have been lodged about these disturbances, but the county has done nothing about them. Now Pine Rose and Dave Dufour want to rezone their properties and have even larger, more disruptive events.

We object to the zoning changes as we purchased this property under the assumption that we would be living in a residential area. The CUP wants to accommodate 2 areas for weddings, receptions and similar functions for up to 400 people. We object to the party venues for many reasons--the noise, rowdy attendees, obstructive parking and guests trespassing on our properties when we are away.

Pine Rose has a negative impact on its neighbors, our Association, the wildlife of the area and the environment. Our property values are negatively affected as we must disclose this nuisance to prospective buyers.

We are entitled by law to THE PEACEFUL ENJOYMENT OF OUR PROPERTY. I believe the County has the responsibility and burden to support our right to peacefully enjoy our homes. Pine Rose should not be allowed to have ANY large and disruptive gatherings at all. These large and disruptive gatherings belong in a building with grounds to protect residents from the noise, drunkenness, obstructive parking and all of the disruptions such functions bring. Pine Rose exists in a quiet community of HOMES not a parking lot.



DAVID HUBLER

Twin Peaks, California 92391

September 23, 2015

Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Assessor Parcel #: 0334-391-01
Applicant: David Dufour


Dear Mr. Arceo:

We were made aware by the Executive Committee of the Board of Directors of the above notice by our homeowners association. As a property owner in Strawberry Flats Property Owners Association (SFPOA) I am writing to object to the proposed changes, submitted by Dave Dufour, to his properties in SFPOA. Pine Rose Resort has negatively affected our Association and property values due to the weddings and other events held at their residential venues. Many complaints have been lodged about these disturbances, but the county has done nothing about them. Now Pine Rose and Dave Dufour want to rezone their properties and have even larger, more disruptive events.

We object to the zoning changes as we purchased this property under the assumption that we would be living in a residential area. The CUP wants to accommodate 2 areas for weddings, receptions and similar functions for up to 400 people. We object to the party venues for many reasons—the noise, rowdy attendees, obstructive parking and guests trespassing on our properties when we are away.

Pine Rose has a negative impact on its neighbors, our Association, the wildlife of the area and the environment. Our property values are negatively affected as we must disclose this nuisance to prospective buyers.

We are entitled by law to THE PEACEFUL ENJOYMENT OF OUR PROPERTY. I believe the County has the responsibility and burden to support our right to peacefully enjoy our homes. Pine Rose should not be allowed to have ANY large and disruptive gatherings at all. These large and disruptive gatherings belong in a building with grounds to protect residents from the noise, drunkenness, obstructive parking and all of the disruptions such functions bring. Pine Rose exists in a quiet community of HOMES not a parking lot.


Christine Hubler

JOHN LEVY
25730 Middle Rd.,
Twin Peaks, CA 92391
Johnlevy42@gmail.com

To: Reuben Arceo
Reuben.arceo@lus.sbcounty.gov

Re: **Project No. 0334-391-01**
Parcel No. P201300207/CVP

Dear Mr. Arceo:

I strongly object to the proposed zoning changes as detailed in your document dated September 16, 2015.

The proposal will not only negatively impact the quality of life for residents on the adjacent Middle Road and surrounding areas with noise, additional traffic, crime as well as creating a dangerous environment for children living near this facility.

Furthermore, in the event of the need to evacuate this area due to the ever present danger of fire, Middle Road is a private single lane one-way road, incapable of supporting mass exodus of 4-500 people.

Finally, as well as increasing the demand for scarce water and power resources, together with vastly increased need for trash removal, allowing this change to proceed will destroy the peace and tranquility of the neighborhood for resident and visitors alike.

John Levy

cc: sfpoassoc@gmail.com



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

Referral Date:
September 16, 2015

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 September 30, 2015 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, Reuben Arceo at (909) 387-4374, by email at reuben.arceo@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0334-391-01

(See map below for more information)

PROJECT NUMBER: P201300207/CUP

* Multiple Parcel Associations *

APPLICANT: DAVID DUFOUR

LAND USE DISTRICT (ZONING): LA/RM

IN THE COMMUNITY OF: TWIN PEAKS/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: TWIN PEAKS

PROPOSAL:

Proposed General Plan Amendment to rezone the site from Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 Sq.Ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CM), and Conditional Use Permit (CUP) to permit the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 18 Cabin Units, two (2) areas to accommodate weddings, receptions and similar functions for up to 400 people, dba as Arrowhead Pine Rose Cabins in Twin Peaks.

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):

SEE ATTACHED

VICINITY MAP



Alma Paplauskas
ALMA PAPLAUSKAS

Stasys Paplauskas
STASY PAPLAUSKAS 9/28/15

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.

ALMA + STASY PAPLAUSKAS
26071 KILE PINE ROAD
Twin Peaks, California 92391
(818) 352-2832
September 28, 2015

Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415-0187

Re: Assessor Parcel #: 0334-391-01
Applicant: David Dufour

Dear Mr. Arceo:

We were made aware by the Executive Committee of the Board of Directors of the above notice by our homeowners association. As a property owner in Strawberry Flats Property Owners Association (SFPOA) I am writing to object to the proposed changes, submitted by Dave Dufour, to his properties in SFPOA. Pine Rose Resort has negatively affected our Association and property values due to the weddings and other events held at their residential venues. Many complaints have been lodged about these disturbances, but the county has done nothing about them. Now Pine Rose and Dave Dufour want to rezone their properties and have even larger, more disruptive events.

We object to the zoning changes as we purchased this property under the assumption that we would be living in a residential area. The CUP wants to accommodate 2 areas for weddings, receptions and similar functions for up to 400 people. We object to the party venues for many reasons--the noise, rowdy attendees, obstructive parking and guests trespassing on our properties when we are away.

Pine Rose has a negative impact on its neighbors, our Association, the wildlife of the area and the environment. Our property values are negatively affected as we must disclose this nuisance to prospective buyers.

We are entitled by law to THE PEACEFUL ENJOYMENT OF OUR PROPERTY. I believe the County has the responsibility and burden to support our right to peacefully enjoy our homes. Pine Rose should not be allowed to have ANY large and disruptive gatherings at all. These large and disruptive gatherings belong in a building with grounds to protect residents from the noise, drunkenness, obstructive parking and all of the disruptions such functions bring. Pine Rose exists in a quiet community of HOMES not a parking lot.

ATTACHMENT

Karen Knoche
Costa Mesa, California
Owner # 0334-381-03
25886 Sunset Loop, Twin Peaks
September 24, 2015

Ruben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Avenue, First Floor
San Bernardino, California 92415

Re: Assessor Parcel # 0334-391-01
Applicant David Dufour

Dear Mr. Arceo:

I was informed recently by my homeowner association of the application to change existing zoning for the benefit of Pine Rose Resort. This benefit is only for Pine Rose Resort. As a nearby property owner I strongly object to the proposed changes, as they will in turn affect me and my neighbors in Strawberry Flats. Over the years I have arrived at my cabin only to find beer cans, cigarette butts, and trash on my patio and scattered in my yard. My neighbors didn't do this. I know that complaints have been filed with Pine Rose and the County, yet nothing has been done to remedy the problem. Now if the CUP is granted there will be several hundred more people to spread trash, increase traffic, and increase the noise level for the Strawberry Flats community.

In the past, Pine Rose has had little regard for their neighbors. We have met with Dave Dufour at our Annual Meetings and expressed our concerns over the noise, the trespassing, and the general nuisance of his guests. Much is said but very little gets done.

My cabin gives me a legal right to a peaceful enjoyment of life! I am requesting the County to deny Pine Rose the expansion permit and to ensure me a peaceful enjoyment of my property.

Thank you for this consideration.

Karen Knoche

EXHIBIT C

Noise Assessment Study

14105ltr (rev.)

P.A. Penardi & Associates

Box 133035
223 Teakwood Dr.
Big Bear Lake, CA 92315-8914
Voice & FAX: (909) 585-2685
paulpenardi@charter.net

August 19, 2016

Arrowhead Pine Rose Cabins
PO Box 31
Twin Peaks, CA 92391
Attn.: David DuFour

Subject: Assessment of Environmental Noise Impacts From Wedding Receptions
at Arrowhead Pine Rose Cabins Resort.

Dear Mr. DuFour,

As you requested, and prompted by some complaints received from homeowners in the vicinity of the Arrowhead Pine Rose Cabins of noise from activities associated with outdoor wedding receptions, sound level measurements were made during weddings held on May 3, 2014; on October 26, 2015, November 7, 12, and 16, 2015 and on July 16, 2016. In all, activities from five weddings were observed at the larger Hidden Creek venue as well as a private party for employees held at the smaller Cedar Creek venue. The number of guests at the weddings varied from about 40 to 137. Celebrants at the private party numbered about 50.

The sound level measurements were made near the properties where complaints of noise were initiated by homeowners. To appease the complainants the resort had put in place certain remedial measures in the attempt to reduce the sound levels generated during the wedding receptions, as perceived on the surrounding residential properties. These efforts included in-house monitoring of the sound levels at the resort property lines, the employment of their own DJ and audio system for the playing of recorded music (no live bands) so as to maintain a sound level consistency between weddings; orientation of the audio system loudspeakers in such a manner as to focus the music on the dance floor and away from the surrounding residential neighborhoods; and maintaining a limit on the sound levels on the dance floor. Additional measures put in place include the construction of log and earth berms as sound barriers at the top of slope overlooking the wedding venue. These sound level mitigating measures serve to limit the audio levels at the resort property lines in the effort to assure compliance with the County of San Bernardino 2007 Development Code, Section 83.01.080, Noise.

As indicated previously, the sound level measurements were made primarily at locations where complaints had been received from homeowners of sound levels generated from activities associated with wedding receptions. The measurements were concentrated mostly at the south property line across from Lot 195 whose owner had generated most of the complaints. In all cases, for the six events observed, the sound levels at this "worst case" property line were in conformance with the County of San Bernardino noise ordinance for the daytime hours of 7 a.m.-10 p.m. by being less than 55 dB(A), Leq. Typical sound levels measured at the subject location during the loudest activities on the Hidden Creek venue were in the range of 48-50 dB(A). The ambient noise level in the absence of any sounds coming from the wedding venue was typically 40-45 dB(A) due to vehicular traffic on nearby roadways and frogs along the streams on the site.

In spite of being in compliance with the county noise code, and in the effort to be a good neighbor, the resort has installed a new audio system which allows for more precise control of sound levels on the Hidden Creek venue. The results are reduced sound levels intruding upon the surrounding residential properties. Additionally, an audio compressor/limiter will be installed in the system to prevent momentary audio peaks in the cases where the best man (or other celebrant) speaks too loudly into the house microphone.

Although the acoustical analysis has shown that the wedding venues are in compliance with the applicable county noise code, further sound level remedial measures are being considered which include the installation of sound barriers at key points on the property to further reduce sound levels intruding onto the adjoining residential properties.

I trust that this information will satisfy your requirements. Please contact me if there are any questions or if further information is needed.

Yours truly,

A handwritten signature in black ink, appearing to read "Paul A. Penardi". The signature is fluid and cursive, with the first name "Paul" being the most prominent.

Paul A. Penardi
Acoustical Consultant
Member, Acoustical Society of America

16120ltr

P.A. Penardi & Associates

Box 133035
223 Teakwood Dr.
Big Bear Lake, CA 92315-8914
Voice & FAX: (909) 585-2685
paulpenardi@charter.net

November 25, 2016

Arrowhead Pine Rose Cabins
PO Box 31
Twin Peaks, CA 92391
Attn.: David DuFour

Subject: Assessment of Environmental Noise Impacts From Wedding Receptions at Arrowhead Pine Rose Cabins Resort.

Dear Mr. DuFour,

As you requested, and prompted by some complaints received from homeowners in the vicinity of the Arrowhead Pine Rose Cabins of noise from activities associated with outdoor wedding receptions, sound level measurements were made during weddings held in May 2014; in October and November 2015, and in July, October, and November 2016. In all, activities from 10 weddings were observed at the larger Hidden Creek venue as well as a wedding rehearsal dinner and a private party for employees held at the smaller Cedar Creek venue. The number of guests at the weddings varied from about 40 to 143. Cedar Creek celebrants at the rehearsal dinner were about 60, and those at the private party numbered about 50. As will be seen in later discussion, the environmental noise impacts were relatively independent of the number of wedding guests

The sound level measurements were made near the properties where complaints of noise had been initiated by homeowners. To appease the complainants, the resort had put in place certain remedial measures in the attempt to reduce the sound levels generated during the wedding receptions as perceived on the surrounding residential properties. These efforts included:

- in-house monitoring of the sound levels at the resort property lines
- the employment of their own DJ and the installation of a new audio system for the playing of recorded music (no live bands) so as to maintain a sound level consistency between weddings
- orientation of the audio system loudspeakers in such a manner as to focus the music on the dance floor and away from the surrounding residential neighborhoods
- maintaining a limit on the sound levels on the dance floor, and

- installation of an audio compressor/limiter to control momentary audio peaks.

Additional measures put in place include the construction of log and earth berms as sound barriers at the top of slope overlooking the Hidden Creek wedding venue. Recent noise mitigation measures involved the installation of 7-foot high noise barriers, fabricated from straw bales, placed at strategic locations at tops of slope along the west and south sections of the property (further discussion regarding these barriers can be found later in this report). These sound level mitigating measures serve to limit the audio levels at the resort property lines in the effort to assure compliance with the County of San Bernardino 2007 Development Code, Section 83.01.080, Noise (see attachment).

As indicated previously, the sound level measurements were made primarily at locations where complaints had been received from homeowners of sound levels generated from activities associated with the wedding receptions. The measurements were concentrated mostly at the south property line across from Lot 195, and at the west property line across from Lots 175 and 176 whose owners had generated most of the complaints. The measurements were made with Bruel & Kjaer Type 1 Precision Sound Level Meters that were calibrated before each use. In all cases, for the 12 events observed, the sound levels at these “worst case” property lines were in conformance with the County of San Bernardino noise ordinance for the daytime hours of 7 a.m.-10 p.m. by being less than 55 dB(A) Leq (the applicable county noise standards are attached; Leq = Equivalent Continuous Sound Level). Typical sound levels measured at the subject locations during the loudest activities on the Hidden Creek venue were in the range of 45-50 dB(A) Leq with the sound barriers in place. The ambient noise level in the absence of any sounds coming from the wedding venue was typically 35-40 dB(A) without any vehicular traffic on nearby roadways. Appendix I, attached, lists the results and details of the noise level measurements made on site in 2014, 2015, and 2016. A list of representative environmental noise levels is also attached for reference.

The temperature and relative humidity on the test days were such that there was no significant noise attenuation due to environmental factors, i.e. the noise levels measured can be considered to be representative of worst case conditions. Also there was little or no wind on the test days. It is important to note that the county noise criteria involves a noise level integrated over some designated time period (Leq). For the subject wedding receptions, the Leq should perhaps be taken over the time period of the event from about 4:30 p.m. at the entrance of the bridal party to 10 p.m. at the conclusion of the reception. Since the announcements and the music are not continuous over this time period, there is frequent “down time” which would affect the Leq making it *lower* than it otherwise would be if the measurements were made just when the dance music was most constantly playing during the time period of about 8:30 – 10 p.m., as was done during the field measurements. In other words, the Leqs reported can be considered to be worst case noise levels which are in compliance with the applicable county noise level limit of 55 dB(A) for the daytime time period of 7 a.m. to 10 p.m. It should be noted that an attempt was made to integrate the noise levels from a wedding over a 4:30 – 10 p.m. period, but interference from people walking around the site and talking, and vehicular traffic on interior streets and exterior roadways made the task difficult, so the effort was terminated. For completion, it should be noted that vocal outbursts (cheers) and applause are typical during the weddings resulting in momentary peaks up to

60 dB(A) or so, but they are infrequent and short in duration such that they have no effect on the measured Leq.

As part of the environmental noise impact studies, some noise measurements were made on site using a "pink noise" source input to the house audio system. This produced an almost constant broadband noise level that is ideal for diagnostic purposes, as opposed to using recorded music which typically varies in level and tonal quality. The purpose was to quantify the noise levels at certain locations on the Hidden Creek area of the property, particularly at the south and west property lines, proximity to which complaints had been received from homeowners. In addition, a top of hill location overlooking the dance floor of the Hidden Creek venue was selected as a reference point for both the pink noise studies and the noise measurements of the actual wedding activities. The reason for the latter was that it would have been awkward to actually intrude upon a wedding event and perform noise measurements on the dance floor. With knowledge that venue staff were holding the maximum sound level on the dance floor to about 85 dB(A), as well as our holding the pink noise level there to 85 dB(A) during our testing, it allowed for the determination of noise level *differences* between different selected points on the property. The main reason for this effort was to assess a reduction in noise levels that might be obtained by installing temporary noise barriers at select locations on the site. Since time was short with regard to the installation of barriers using typical construction materials, as an interim measure it was decided to use straw bales stacked in a row to a height of about seven feet along the south edge of top of slope between the wedding venue and the south property line across from Lot 195 (see a Strawberry Flat Property Owners Association map attached). Using the pink noise source during the pre and post straw bale barrier installation for testing showed that an improvement of less than 2 dB resulted, which is not significant. The reason being that the elevated terrain (plus distance) between the Hidden Creek wedding venue and the south property line produces the major reduction in noise levels from the dance floor (about 40 dB) such that the addition of another seven feet in height to the top of slope had little effect.

Since complaints had been also received from residents located near the west property line, the straw bale barrier effort was duplicated along top of slope near the west property line. Since the terrain noise shielding is not as great in this area, as opposed to the southerly end of the site, using an actual wedding as the noise source, the straw bales resulted in an approximate 9 dB further reduction in noise levels, as opposed to the non-barrier condition. This is significant with the change in noise levels from weddings being subjectively perceived as an almost halving from the previous condition. The result is that with the straw bale barrier in place, the community noise levels from wedding receptions can be expected to be about the same at the west property line as those at the south property line, i.e. 45-50 dB(A) Leq in the worst cases, which is in conformance with the applicable San Bernardino Development Code. The residential properties west of the site, however, are more distant from the west property line than those south of the site are from the south property line. As a result, in addition to being lower in elevation than the west property line, noise levels can be expected to be lower than 45-50 dB(A) Leq on those lots.

Although the acoustical analysis has shown that the wedding venues are in compliance with the applicable county noise code, further sound level remedial measures are being considered


which include the installation of permanent sound barriers having more noise attenuating properties at key points on the property to further reduce sound levels intruding onto the adjoining residential properties.

With regard to noise levels from the smaller Cedar Creek venue, no weddings were scheduled there during our field investigations. As indicated previously, the facility was booked for two small parties. A private party for the employees of the resort was held as an appreciation gesture for their good work. There were about 50 people in attendance for dining and dancing. A DJ played some recorded music on the dance floor at the location of Lot 191 where the sound level was measured to be about 80 dB(A). Noise measurements were made at several locations in the vicinity of Cedar Creek with the details shown in the listing in Appendix I. The results showed compliance with the county noise criteria by noise levels being less than 55 dB(A). Noise levels on the subject Lot 195 were measured as a maximum of 50 dB(A) from yells, while the ambient noise level in the absence of any noise generation from Cedar Creek was observed to be about 45 dB(A).

The other event held at Cedar Creek was a wedding rehearsal dinner where about 60 people were counted as being in attendance at any one time. This was mostly a quiet affair until some testimonials were given when sound levels at the south side of Lot 195 were observed to be about 52 dB(A), maximum, resulting from cheers, laughter, and applause. An Leq level would be much lower than this and easily in conformance with the county noise criteria. Additional noise control measures are ongoing at the Cedar Creek venue including administrative efforts to direct patrons away from the north side of the venue and the installation of noise barrier fencing along the north side of the site to reduce potential environmental noise levels from future weddings.

I trust that this information will satisfy your requirements. Please contact me if there are any questions or if further information is needed.

Yours truly,



Paul A. Penardi

Acoustical Consultant

Member, Acoustical Society of America

Attachments

RESULTS OF NOISE MEASUREMENTS MADE AT ARROWHEAD PINE ROSE CABINS RESORT

1. 5/3/14: Wedding at Hidden Creek; 40 guests. At south property line: 48 dB(A). At top of hill: 65 dB(A). At stream along south side of dance floor: 75 dB(A)
2. 10/26/15: Wedding at Hidden Creek; 91 guests. At south property line: Ambient = 42 dB(A). Top of hill: Ambient = 50-52 (waterscape sounds). At south property line: 50 dB(A) during 1st dance; 48 dB(A) during dinner music; 46 dB(A) music. At west property line: 48 dB(A). At top of hill: 55 dB(A). Lot 176: 30-35 dBA) (ambient and music); Lot 178: 40-43 dB(A); Lot 180: 35-37 dB(A), ambient; wedding activity sounds not audible.
3. 11/7/15: Wedding at Hidden Creek; 124 guests. At south property line: 48 dB(A), 42 dB(A), ambient; 53 dB(A) max (yells). At approximate west property line: 48 dB(A).
4. 11/12/15: Wedding at Hidden Creek; 75 guests. At south property line: yells up to 60 dB(A). At top of hill: (1st and 2nd dance) 55 dB(A); announcement: 60 dB(A) max. At south property line: 45 dB(A) max.
5. 11/16/15: Private Party at Cedar Creek; 50 guests. 80 dB(A), music on dance floor (Lot 191). At south property line of Hidden Creek area across from Lot 195: yells, 50 dB(A); ambient, 45 dB(A); Lot 142 (no measurements-barely hear music); Lot 145: ambient, 45 dB(A); 50 dB(A) (max).
6. 7/16/16: Wedding at Hidden Creek; 118 guests. At south property line across from Lot 195: ambient, 38-40 dB(A); 52 dB(A) with music
7. 10/4/16: Pink noise tests at Hidden Creek; With 85 dB(A) on dance floor: 62-63 dB(A), top of hill; 45-46 dB(A) at south property line across from Lot 195.
8. 10/7/16: Wedding at Hidden Creek; 143 guests. At south property line: 49.5 dB(A) Leq after 9 pm-noise mostly constant from music and dance floor activities; shouts 58-63 dB(A). Lowest ambient without wedding: 38 dB(A).
9. 10/8/16: Wedding at Hidden Creek; 142 guests (straw bales noise barrier installed along south side of top of hill); At south property line across from Lot 195: 48.1 Leq long term at 9 pm; only 1.4 dB(A) increase in noise reduction from barrier re: previous condition, but reduced speech intelligibility (some lyrics not understandable).

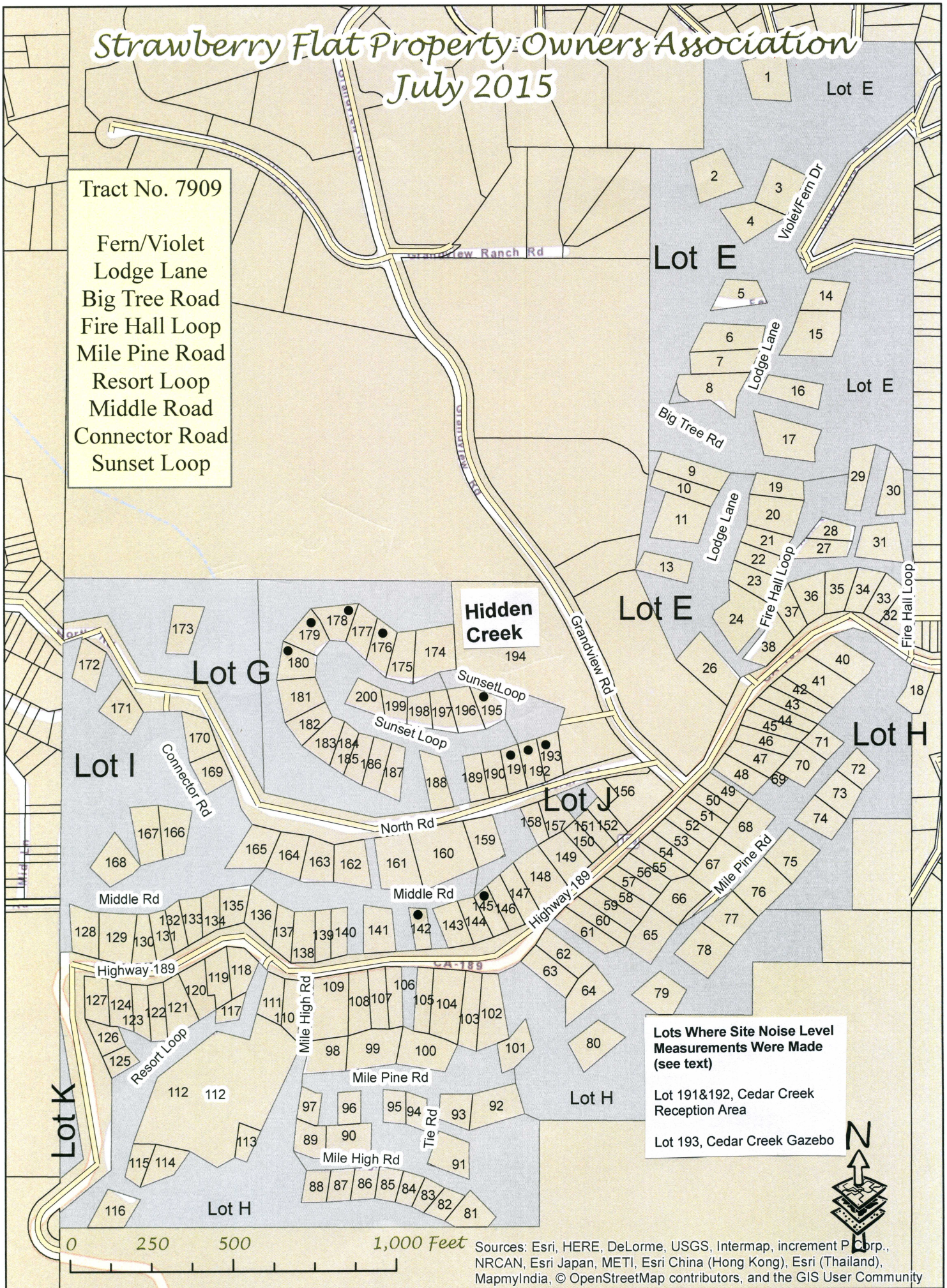
10. 10/18/2016: Pink noise tests at Hidden Creek (straw bales noise barrier installed along south side of top of hill). With 83 dB(A) on dance floor: 61 dB(A) at top of hill; 42 dB(A) at south property line across from Lot 195.
11. 10/29/16: Wedding at Hidden Creek; 100 guests (straw bales noise barrier along south side of top of hill extended further to west). At south property line across from Lot 195: rowdy music, 49.4 dB(A). At west property line: rowdy music, 52.9 dB(A).
12. 11/3/16: Wedding at Hidden Creek; 125 guests. Straw bales noise barrier installed along west side of venue; At top of hill: 61 dB(A). At south property line across from Lot 195: 45 dB(A). At west property line: approx. 46 dB(A).
13. 11/4/16: Wedding Rehearsal Dinner at Cedar Creek; 60 guests. At south property line: ambient, 41 dB(A) from 6:45-7 pm. At property line across from catering (south side of Lot 195): inside Cedar Creek area at other side of pond, 57 dB(A); At pool entrance off Hwy 189, 37 dB(A), ambient-can't hear patrons (7:45 pm). At property line across from catering (south side of Lot 195), 44 dB(A); 52 dB(A) max from cheers, laughter and applause (8:20 pm). Temporary barriers in place along north side of venue. Administrative controls in place to direct patrons away from the north and toward the east for entry and egress.

Strawberry Flat Property Owners Association

July 2015

Tract No. 7909

Fern/Violet
Lodge Lane
Big Tree Road
Fire Hall Loop
Mile Pine Road
Resort Loop
Middle Road
Connector Road
Sunset Loop



Lots Where Site Noise Level Measurements Were Made (see text)

Lot 191&192, Cedar Creek Reception Area

Lot 193, Cedar Creek Gazebo

Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

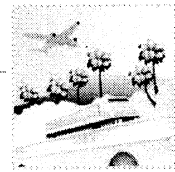


TABLE N-2
REPRESENTATIVE ENVIRONMENTAL NOISE LEVELS

Common Outdoor Activities	Noise Levels (dbA)	Common Indoor Activities
	110	Rock Band
Jet Fly-over at 1000 feet	105	
	100	
Gas Lawnmower at 3 feet	95	
	90	
	85	Food Blender at 3 feet
Diesel Truck going 50 mph at 50 feet	80	Garbage Disposal at 3 feet
Noisy Urban Area during Daytime	75	
Gas Lawnmower at 100 feet	70	Vacuum Cleaner at 10 feet
Commercial Area	65	Normal Speech at 3 feet
Heavy Traffic at 300 feet	60	
	55	Large Business Office
Quiet Urban Area during Daytime	50	Dishwasher in Next Room
	45	
Quiet Urban Area during Nighttime	40	Theater, Large Conference Room (background)
Quiet Suburban Area during Nighttime	35	
	30	Library
Quiet Rural Area during Nighttime	25	Bedroom at Night, Concert Hall (background)
	20	
	15	Broadcast/Recording Studio
	10	
	5	
Lowest Threshold of Human Hearing	0	Lowest Threshold of Human Hearing

Source: California Department of Transportation, Technical Noise Supplement, 1998.

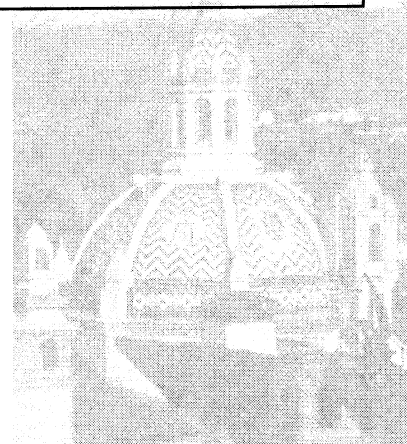


Table 83-2
Noise Standards for Stationary Noise Sources

Affected Land Uses (Receiving Noise)	7 am-10 pm Leq	10 pm-7 am Leq
Residential	55 dB(A)	45 dB(A)
Professional Services	55 dB(A)	55 dB(A)
Other Commercial	60 dB(A)	60 dB(A)
Industrial	70 dB(A)	70 dB(A)

Leq = (Equivalent Energy Level). The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period, typically 1, 8 or 24 hours.

dB(A) = (A-weighted Sound Pressure Level). The sound pressure level, in decibels, as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitivity range of the human ear.

Ldn = (Day-Night Noise Level). The average equivalent A-weighted sound level during a 24-hour day obtained by adding 10 decibels to the hourly noise levels measured during the night (from 10 pm to 7 am). In this way Ldn takes into account the lower tolerance of people for noise during nighttime periods.

(2) **Noise limit categories.** No person shall operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or otherwise controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated, to exceed any one of the following:

- (A) The noise standard for the receiving land use as specified in Subsection B (Noise-impacted areas), above, for a cumulative period of more than 30 minutes in any hour.
- (B) The noise standard plus 5 dB(A) for a cumulative period of more than 15 minutes in any hour.
- (C) The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour.
- (D) The noise standard plus 15 dB(A) for a cumulative period of more than one minute in any hour.
- (E) The noise standard plus 20 dB(A) for any period of time.

(d) **Noise standards for adjacent mobile noise sources.** Noise from mobile sources may affect adjacent properties adversely. When it does, the noise shall be mitigated for any new development to a level that shall not exceed the standards described in the following Table 83-3 (Noise Standards for Adjacent Mobile Noise Sources).

REFERENCE LIST

1. Pearsons, Karl S., et. al., Handbook of Noise Ratings, NTIS, U.S. Department of Commerce Document #N74-23275, prepared by Bolt, Beranek, and Newman for NASA, April 1974.
2. Beranek, Leo L., Noise and Vibration Control, Revised Edition, Institute of Noise Control Engineering, Washington, D.C., 1988.
3. Harris, Cyril M., Handbook of Acoustical Measurements and Noise Control, 3rd Edition, Acoustical Society of America, Woodbury, New York, 1998.
4. County of San Bernardino 2007 Development Code, Section 83.01.080, Noise; Adopted March 13, 2007, Effective April 12, 2007, Amended February 28, 2008.
5. Strawberry Flat Property Owners Association, Tract 7909 Map, July 2015.
6. City of Riverside General Plan 2025, Noise Element, Adopted November 2007.

EXHIBIT D

Initial Study/Mitigated Negative Declaration

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

This form and the descriptive information in the application package constitute the contents of Initial Study pursuant to County Guidelines under Ordinance 3040 and Section 15063 of the State CEQA Guidelines.

PROJECT LABEL:

APN: 0334-391-10
APPLICANT: David Dufour
COMMUNITY: Twin Peaks
LOCATION: 25994 Highway 189, Twin Peaks, CA 92391
PROJECT NO: PROJ-2020-00156 (CUP) and (GPA)
STAFF: Reuben J. Arceo
REP('S): David and Tricia Dufour
PROPOSAL: General Plan Amendment to rezone the site from Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 Sq.Ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CN) and Conditional Use Permit (CUP) to permit the operation of an existing 5 acre cabin/lodging resort consisting of 19 cabin units, 2 areas for wedding events, receptions and similar functions for up to 292 persons.

USGS Quad: Twin Peaks
T, R, Section: T02N R03W Sec. 19

Specific Plan: None
OLUD: FH23

Overlays: None

PROJECT CONTACT INFORMATION:

Lead agency: San Bernardino County
Land Use Services Department - Current Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0182

Contact person: Reuben J. Arceo, Contract Planner

Phone No: 909-387-4374

Fax No: 909-387-3249

E-mail: reuben.arceo@lus.sbcounty.gov

Project Sponsor: David Dufour
25994 Highway 189
Twin Peaks, CA, 92391

Consultant: KADTEC
Bryan Bergeson
Suite 'B' 26748 Highway 189 Blue Jay, CA, 92317
(909) 336-6970

PROJECT DESCRIPTION:

The proposed project currently consists of a General Plan Amendment (GPA) to rezone nine (9) parcels zoned Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 sq. ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CN), and a Conditional Use Permit (CUP) to allow the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 19 Cabin Units, and two (2) assembly areas to accommodate weddings, receptions and similar functions for up to 292 persons. Nine (9) cabins are exclusively assigned for use as part of the event programming. The remaining ten (10) cabins are rented for use that is separate from any on-site wedding

event. The total maximum occupancy when the 19 cabins are occupied and the two venues are operating is 292 persons. The site is located at 25994 Highway 189 in the community of Twin Peaks. Twin Peaks is centrally located between the communities of Lake Gregory to the west and Lake Arrowhead to the east. The community of Rim Forest lies to the southeast along Highway 18.

While a proposed expansion of the project had been proposed in 2019 to expand both the project area and number of lodge units consisting of tree houses and Hobbit Hollows, that expansion has been withdrawn.

As previously stated, the current Arrowhead Pine Rose Cabin (Pine Rose) site consists of nine (9) parcels as noted in Figure 1. The combined total square footage of the 9 parcels is approximately 220,328 square feet. The Pine Rose site is a component of the Strawberry Flat parcel subdivision, referenced as Tract Map No. 7909 as shown in Figure 2, which was recorded in 1969. The history of the area dates back to the early 1900s when the community of Twin Peaks was formally known as Strawberry Flats. A General Store and post office once operated on the grounds where the existing Pine Rose office facility is located. These structures were destroyed as a result of a fire in 1948. The existing cabins were constructed primarily during the 1960s. The applicant has owned the site since 1993 and has been a resident of the Twin Peaks area since 1979. The Applicant states that weddings have been held at the site since purchasing the property in 1993. The Hidden Creek assembly venue, constructed in 2007 was developed to accommodate the site's entertainment growth and demand for use of the grounds for activities such as weddings, assemblies and gatherings.

As a component of the Strawberry Flat's subdivision, the applicant's parcels were subject to the subdivision's Covenants, Conditions, and Restrictions (CC&Rs) which established both zoning and use classifications for various parcels, including development standards for building construction. All lots within the Strawberry Flat subdivision were to be used for residential purposes with the exception of the following lots noted in Table 1.

Table 1: Strawberry Flats Tract Use Restrictions

Lots	Land Use Operation
24 and 25	Church
26	Masonic Temple
32	Fire Station
69	Water Association
110, 111, and 112	Resort (R-3)
151, 152, 153, 154, 155, 156, and 193	Resort (R-3)
194	Trailer Park
Lots A to K	Common Area

The Tract's CC&R's remained in effect until 1987, at which time the specified zoning would automatically continue, unless the then owners of the lots desired the R-1 and R-3 Zoning classifications to be rezoned. At this time, property owners' within the Strawberry Flat's association can pursue the rezoning of their parcel. Tract 7909 also includes eleven lettered lots that function as common areas which are currently utilized as parking areas for guests or open

space for the Strawberry Flats subdivision. No property can maintain exclusive rights to these common parcels. The applicant's parcels that encompass the Project are referenced below in Table 2.

Table 2: Parcel Characteristics

Assessor Parcel No.	Land Use	Lot Square Footage	Cabin Square Footage
0334-391-10	LA/RM	154,202	N/A
0334-391-030	LA/RS-14M	7,980	1,073
0334-391-040	LA/RS-14M	8,479	1,080
0334-391-090	LA/14M	8,840	1,075
0334-392-180	LA/RS-14M	6,596	1,176
0334-392-190	LA/RM	6,848	990
0334-392-200	LA/RM	4,488	4,488
0334-392-210	LA/RM	14,395	1,729
0334-393-060	LA/RS-14M	8,500	1,848

The Project will operate within the existing cabins and assembly/stage areas, although walkways, creeks, and other design elements are an integral component of the aesthetic effect the site provides as noted in Figure 3. The site's two assembly venues are referred as Hidden Creek and Cedar Creek. The following are the site characteristics of the two venues.

Hidden Creek Event Site

- Rustic wedding venue situated within a forest setting
- Occupancy: 175 persons
- Wedding gazebo
- A special gazebo is available for the cake cutting ceremony and is located near the small streams
- Multi-tiered wooden amphitheater
- Portable seating arrangements
- Lower deck for dining and dancing
- Provisions for DJ music
- Parking area

Cedar Creek Event Site

- Occupancy: 50 persons
- Site is furnished with one gazebo
- Permanent bench seating for 50 guests
- Parking area

A total of 94 striped parking spaces are intended to accommodate both guests and employees. Approximately 52 parking stalls are required for cabin parking and 42 parking spaces for guests totaling 94 parking stalls as shown in Figure 4.

Approximately twelve (12) personnel operate and supervise events at the Pine Rose site which includes staff for parking control, event security and noise monitoring. Events are scheduled from Friday through Thursday during both the summer months and on weekends. At this time, events at the Hidden Creek Site, including music close at 10:00 PM on Fridays and Saturdays and 9:30 pm on Sunday through Thursday. Events at Cedar Creek shutdown at 9:30 pm on Fridays and Saturdays, and 9:00 pm from Sunday through Thursday.

While Arrowhead Pine Rose Cabins has been offering its services for a number of years, the assembly entertainment use at this time is inconsistent with the existing LA/RS-14M and LA/RM residential zoning classifications and has been operating without the required entitlements. The applicant is on notice from the County Building and Safety Division to address building code violations. A Notice of Violation was issued on March 4, 2015, and again on August 12, 2016 by the County Code Enforcement Division for Violations pertaining to substandard structures, faulty material and electrical wiring, construction and operating without the proper entitlements. A number of these structures are an integral part of the entertainment and assembly venues, specifically decking, a pedestrian bridge, walkways, canopy and other decorative on-site features as shown in Figure 3. The County has also received complaints from residents due to noise impacts generated by music bands, DJ's, the public announcement systems and other activities associated with event activities on site. The applicant has been working with Planning, Code Enforcement, and Building & Safety to address the infractions while awaiting final determination on the GPA and CUP.

In response to on-going noise complaints, the applicant has installed mitigation measures to address the noise impacts. The applicant is also proposing to rezone the property to correct the zoning inconsistency and obtain a CUP to permit the use. As the prescription to maintain the subdivision's zoning expired in 1987, Strawberry Flats homeowners are no longer prohibited by the tract's CC&R's from applying to the County for rezoning considerations.

The Neighborhood Commercial (CN) district zoning classification which the applicant proposes permits meeting facilities, public or private subject to approval of a CUP. The proposed CN district is compatible with existing CN districts located just north-east of the site along Highway 189 in Twin Peaks. Other CN zoned districts located along Highway 189 include Office Commercial (CO). In consideration of the proposed zoning district, the Lake Arrowhead Community Plan, Goal LA/LU 3, encourages the "availability of convenient commercial services to residents and visitors within the Lake Arrowhead Community Plan area". By extension, Policy LA/LU 3.1 infers that the goal's intent is to "provide for future establishment of Neighborhood Commercial zoning districts in close proximity to residential areas to provide convenient commercial services to residents and visitors".

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

The project site is currently developed with multiple cabins suites, two entertainment venues and one administrative/office cabin located within a highly forested area at the intersections of Highway 189, North Road, and Grandview Road in the community of Twin Peaks. Cabins units are located north, west and south of the project site which are zoned LA/RS-14M as noted in Table 4 below. The Twin Peaks County office Building and Safety office is located directly east of the site and is zoned Lake Arrowhead/Institutional (LA/IN). The project site and surrounding area is situated within a heavily forested and mountainous area dominated by Douglas Firs, Pines, White Fir and Cedars and large arrays of shrub and herb species. The project site is located within a Fire Hazard FS-1 overlay. The project site is not located within a geologic hazard overlay, earthquake fault zone or liquefaction zone.

Table 4: Adjacent Land Use Districts

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
SITE	Cabin Suites and Reception Venues	LA/RM (Lake Arrowhead Multiple Residential)
North	Light Industrial	LA/RS-14M (Lake Arrowhead/Single Residential Minimum Lot Size 14,000)
South	Cabins	LA/RS-14M (Lake Arrowhead/Single Residential Minimum Lot Size 14,000)
East	County Office Building	LA/IN (Lake Arrowhead/Institutional)
West	Cabins	LA/RS-14M (Lake Arrowhead/Single Residential Minimum Lot Size 14,000)

Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

Federal: None

State of California: None

County of San Bernardino: Land Use Services- Planning Division, Building & Safety Division, Land Development Division, and Code Enforcement Division; Environmental Health Services; Public Works, and; Fire.

Local: Crestline Lake Arrowhead Water Agency (CLAWA), Lake Arrowhead Community Services District (LACSD).

EVALUATION FORMAT

This initial study is prepared in compliance with the California Environmental Quality Act (CEQA) Guidelines. This format of the study is presented as follows. The project is evaluated based upon its effect on seventeen (17) major categories of environmental factors. Each factor is reviewed by responding to a series of questions regarding the impact of the project on each element of the overall factor. The Initial Study Checklist provides a formatted analysis that provides a determination of the effect of the project on the factor and its elements. The effect of the project is categorized into one of the following four categories of possible determinations:

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
--------------------------------------	---	--------------------------	--------------

Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

1. **No Impact.** Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. **Less Than Significant Impact.** Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. **Less Than Significant Impact with Mitigation.** Possible significant adverse impacts have been identified or anticipated and the following mitigation measures are required as a condition of project approval to reduce these impacts to a level below significant. The required mitigation measures are: (List mitigation measures)
4. **Potentially Significant Impact.** Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are: (List the impacts requiring analysis within the EIR).

At the end of the analysis the required mitigation measures are restated and categorized as being either self- monitoring or as requiring a Mitigation Monitoring and Reporting Program.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology /Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use/ Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION:

On the basis of this initial evaluation, the following finding is made

- ☐ The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ The proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Reuben J. Arceo

Signature (prepared by): Reuben J. Arceo, Contract Planner

8/18/2020

Date

Dave Prusch

Signature: Dave Prusch, Supervising Planner

8/18/2020

Date

APPENDICES

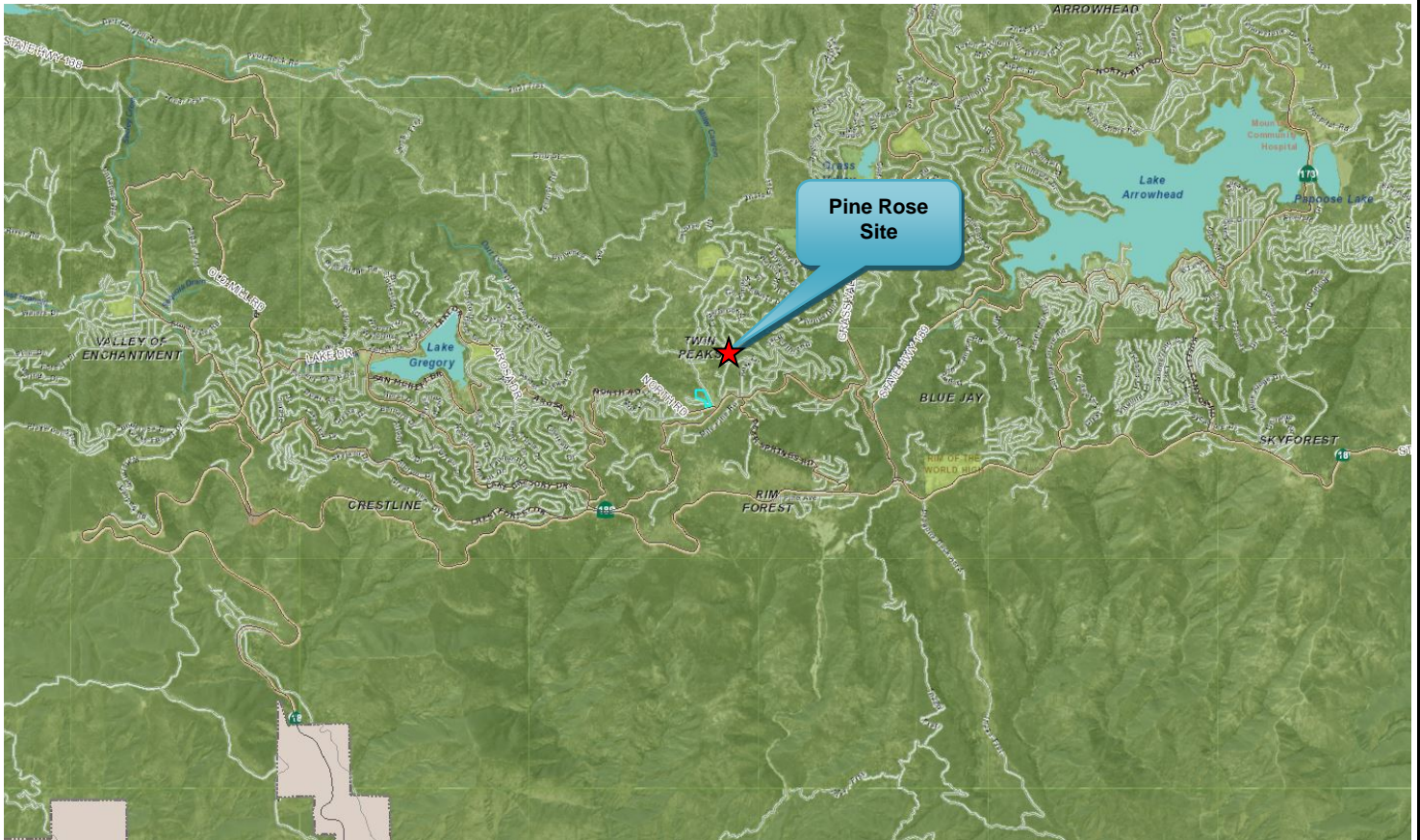
Kunzman Associates. Traffic Impact Analysis. June 16, 2016

P.A. Penardi & Associates Noise Study, November 25, 2016

One Systems Incorporated Full Line Catalog, Sound Suppression

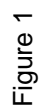
Leatherman BioConsulting, Inc. Habitat Assessment, dated September 27, 2013

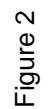
Vicinity Map



Project Site
Arrowhead Pine Rose Parcels











	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
I. AESTHETICS - Would the project				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check ☐ if project is located within the view-shed of any Scenic Route listed in the General Plan):

- I a) **Less than Significant Impact.** The subject project is not located within a designated State or local Scenic Corridor and will not have a substantial adverse effect on a scenic vista or other resources. A portion of State Route 189 between Blue Jay Cutoff and SR-173 is classified as a mountain major highway by the County. However this section of roadway does not fall within the project's operational area. The Lake Arrowhead Community Plan does not identify the project's existing cabin structures as historic. The applicant's administrative office building dates back to 1955 but is not registered as a historic building. There are no buildings identified within the general vicinity and neighborhood commercial areas as historic. Impacts will be less than significant.
- I b) **No Impact.** The project will not substantially damage scenic resources, including, but not limited to, rock outcroppings and historic buildings within a state scenic highway, because the site is not adjacent to a state scenic highway and there are no rock outcroppings, historic buildings, or other scenic features on the site. As the cabins are existing, no trees will be felled or area cleared for new cabin construction. The architectural theme of each cabin is uniquely designed for the forest environment. Consequently, no impacts are anticipated.
- I c) **Less Than Significant Impact.** The proposed project will not substantially degrade the existing visual character or quality of the site and its surroundings. The surrounding area is developed with similar cabin structures that are designed to architecturally blend with the mountain forested area as noted in Figure 5 on the following page. Various cabin themes include Christmas Cottage, Smokey Bear Ranger theme, Winter Ski Chalet, Fisherman's Hideaway, Storybook Cottage and Cedar Creek Cottage to cite a number of the cabin themes on site. No site or building expansion is proposed by this project and patrons and guests will

utilize the existing cabin site for personal accommodations. The Arrowhead Pine Rose Cabin site has been occupied since the early 1900's. The U.S. Forest Service operated on the project grounds in the early 1900s. Subsequently, a general store and post office, as noted in Figure 6, were constructed sometime around the 1930's. With regard to impacts on vistas, Impacts will therefore be less than significant.

- I d) **Less Than Significant Impact.** Proposed lighting will be designed in accordance with the development standards of the County Development Code. Adherence to these standards will ensure that the project will not create a new source of substantial light or glare by requiring lighting to be shielded or hooded and to prohibit light from spilling onto adjacent properties. The primary sources of lighting for events is incandescent lighting, in conjunction with string LED lighting as noted in Figure 7. No stage lighting or high intensity discharge lights are used. Lighting spillovers emanating from cabins, existing street lighting and vehicles function as additional sources of light that provide illumination for the area. The lighting effects from aggregate lighting emanating various elements however is not considered to create a substantial impact. Consequently, Impacts are expected to be less than significant.

Figure 5: Pine Rose Cabin Designs







Figure 6: U.S. Post Office and General Store



Retail Venues



Figure 7 String Lighting



Potentially
Significant
Impact

Less than
Significant with
Mitigation
Incorp.

Less than
Significant

No
Impact

II. AGRICULTURE AND FORESTRY RESOURCES -

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104 (g))? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Result in loss of forest land or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION (Check ☐ if project is located in the Important Farmlands Overlay):

- II a) **No Impact.** The project is situated in a residentially developed area of Twin Peaks at the intersection of Highway 189, North Road and Grandview Road. Other adjacent and nearby uses include neighborhood commercial uses and county building which is zoned Institutional. The site is situated within a heavily forested area of the San Bernardino National Forest. No

agriculture activity has occurred in this area and no conversion of farmland will result from the use. No Impacts will occur.

- II b) **No Impact.** The subject property is not designated or zoned for agricultural use and is not covered under a Williamson Act land conservation contract as noted in the 2015/2016 Williamson Act Map listed by the California Department of Conservation. No impact will occur.
- II c) **No Impact.** The site is not zoned as forest land or timberland by San Bernardino County or the State of California Department of Conservation. The area is urbanized land primarily with single family development and neighborhood commercial. No impact will occur.
- II d) **No Impact.** The Project will operate within the existing forest grounds that were initially cleared for the construction of the cabins in the 1950s and 1960s. The project will not require the felling of existing trees or result in the conversion of forest lands. The site was initially cleared of trees for development in the early 1900s and subsequent to that for a general store and U.S. Post Office. The forest within the general vicinity of the project has been semi-cleared to provide for housing development, infrastructure and neighborhood commercial uses. New tree and shrub outgrowth however has filled in the areas where trees were felled for construction of housing and cabins. No impacts to the forest will occur from the project.
- II e) **Less Than Significant Impact.** The project site is developed with cabins containing an average of 1,000 square feet located within a heavily forested area. No other agricultural uses are located in the vicinity that could be impacted by the project. The project will not convert existing forested areas to alternative uses other than what is proposed by the rezoning to permit the existing event operation. Impacts will be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
III. AIR QUALITY - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION *The following summaries are based in part from the Kunzman Traffic Impact Analysis, June 16, 2016, and GHG Impact Analysis, Lilburn Corporation, Green House Gas Emission Report, dated November 27, 2013*

- III a) **Less Than Significant Impact.** The Air Quality Management Plan (AQMP) for the South Coast Air Basin (SCAB) sets forth a comprehensive program that will lead the SCAB into compliance with all Federal and State air quality standards. AQMP control measures and related emission reduction estimates are based upon emissions projections for a future development scenario derived from land use, population, and employment characteristics defined in consultation with local governments. Accordingly, conformance with the AQMP for development projects is determined by demonstrating compliance with local land use plan and/or population projections.

Existing and probable future levels of air quality within the project area can be inferred from ambient air quality measurements conducted by the South Coast Air Quality Management District (SCAQMD). The data resource in closest proximity is the Crestline Monitoring

Station. Data for ozone and large particulates (PM-10) are available from this source. As Crestline is located within the Southern California inversion layer, it is likely that Twin Peaks experiences similar poor ozone air quality levels since the linear distances between the communities is approximately three (3) miles. Although attainment of every clean air standard is not yet imminent, the steady improvement trend suggests that such attainment could occur within the reasonably near future. Given the built out nature of the project site, it is anticipated that the project will not have any conflicts with applicable air quality plans in the area. Consequently, impacts will be less than significant.

- III b) **Less Than Significant Impact.** The Project is currently operating and proposes events and activities to accommodate approximately 292 persons. Of this number, approximately ten (10) persons are staff employees. The applicant proposes no construction to expand the operation or number of cabins as part of the Conditional Use Permit. Highway 189 is the primary arterial to the site, with Grandview Road, North Road and Sunset Loop Road providing paved secondary access to the project's 19 cabins located throughout the project site.

With the exception of the structural upgrades and modifications that the applicant is required to address per the Notice of Violations, no short-term criteria pollutant emissions will be generated. Existing emissions occur from the use are associated with equipment, workers, vendors, and vehicle trips from guests and residents living within the general vicinity of the site. Unpaved areas assigned for parking are coated with pea gravel or aggregate to minimize dust and particulates. Parking areas not paved with gravel shall be required to be coated to minimize dust particulates.

To account for pollutant emissions arising from the vehicle trips and truck catering services the project is estimated to generate, a worst case scenario that accounts for 193 trips per day at 100 miles Round Trip was estimated. The project is anticipated to produce 193 trips per day which accounts for both cabin and event guests on Fridays and Saturdays. Operational emissions will result from automobile, truck, and other vehicle sources associated with daily trips to and from the subject site.

Table 5: Criteria Pollutant Emissions in lbs/Day

	CO	NO_x	ROG	PM₁₀	PM_{2.5}
Emission per mile	0.007	0.0007	0.0007	0.00009	0.00006
Total Miles	x100	x100	x100	x100	x100
Sub Total	0.7	0.07	0.07	0.009	0.006
Trips per day	X193	X193	X193	X193	X193
Total	135	13.5	13.5	1.74	1.2
SCAQMD Threshold	550	55	55	150	55
Significant?	NO	NO	NO	NO	NO

Source: SCAQMD: Highest EMFAC2007, Emission Factors for On-Road Passenger Vehicles & Delivery Trucks.

Based on the results of the CalEEMod model, maximum daily operational emissions associated with the proposed use will not exceed the thresholds established by SCAQMD as summarized in Table 5 (Pollutant Daily Emissions (lbs/day)). Impacts will be less than significant.

- III c) **Less Than Significant Impact.** Cumulative short-term related emissions from the project will not contribute considerably to any potential cumulative air quality impact because short-term project emissions will be less than significant.

The SCAQMD CEQA Air Quality Handbook identifies methodologies for analyzing long-term cumulative air quality impacts for criteria pollutants for which the Basin is nonattainment. These methodologies identify three performance standards that can be used to determine if long-term emissions will result in cumulative impacts. Essentially, these methodologies assess growth associated with a land use project and are evaluated for consistency with regional projections. These methodologies are outdated, and are no longer recommended by SCAQMD. As discussed in Section III.a, subject to approval of the rezoning to Neighborhood Commercial and approval of the Conditional Use Permit, the project is not anticipated to conflict with applicable air quality plans in the area. Consequently, impacts will be less than significant.

- III d) **Less Than Significant Impact.** The project is an existing Cabin/Resort use that provides two venues for weddings, and other similar type events and ceremonies. With the exception of the material and structural upgrades required to be done, no new construction is proposed. The current operation consists of 19 cabins and two venues areas, advertised as the "Hidden Creek Event Site", which accommodates up to 175 occupants; and, "Cedar Creek Event Site", which accommodates up to 50 occupants. Both venues though separate can operate simultaneously. The Kunzman Associates Traffic Impact Analysis, dated June 16, 2016 estimated that the facility will generate a maximum 138 vehicle trips during the Friday evening peak hour and 193 vehicle trips during the Saturday mid-day peak hour. The maximum total number of trips for Saturday is based on 292 cabin and event guests.

The Sacramento Metropolitan Air Quality Management District (SMAQMD) developed a screening threshold (supported by SCAQMD) that states that any project involving an intersection experiencing 31,600 vehicles per hour or more will require detailed analysis. The project will not involve an intersection experiencing this level of traffic; therefore, the project passes the screening analysis and will not result in a CO hotspot. Impacts will be less than significant.

As part of SCAQMD's environmental justice program, attention has recently been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed

national and/or State air quality standards. As no construction is proposed, related criteria pollutant emissions and potentially significant localized impacts will not be potentially significant. Consequently Impacts will be less than significant.

- III e) **No Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.). The proposed use does not produce odors that would affect a substantial number of people. No impact will occur.

Potentially
Significant
Impact

Less than
Significant with
Mitigation
Incorp.

Less than
Significant

No
Impact

IV. BIOLOGICAL RESOURCES - Would the project:

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have substantial adverse effects, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc...) through direct removal, filling, hydrological interruption, or other means? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION Leathernman BioConsulting, Inc, Habitat Assessment, dated September 27, 2013

- IV a) **Less Than Significant.** The project site is located in a heavily forested area of Twin Peaks and is developed with low density mountain cabins and furnished with two entertainment

venues, including a pool. The dominant trees on site include mature incense cedars and black oak trees. White firs and yellow pines also occur throughout the site. The original understory associated with undeveloped forested lands in the region do not occur on the property. The understory vegetation has been cleared and removed when the property was developed, which dates back to the early 1900s when the site cleared to construct a post office and town store. The County GIS Biotic map identifies the Project site as within the Southern Rubber Boa overlay and Flying Squirrel Habitat overlay. Based on the Habitat Assessment conducted in September 2013, to assess the project's effects on the Southern Rubber Boa and the San Bernardino Flying Squirrel, the study concluded that given the current use of the property as a mountain resort, the project site is not conducive to the establishment of a population for either species. Consequently, the project will not affect any endangered species identified as a candidate in local or regional plans or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Based on this determination, impacts will be less than significant.

- IV b) **Less Than Significant Impact.** The developed characteristic of the site, including walking paths connecting to cabins, walking trails, two independent artificial meandering streams and existing public roads and private driveways to each of the facilities have erased any previous trace of riparian habitats that may have once existed. This issue is not unique to the project site itself but riparian losses may have occurred throughout the vicinity given the substantial housing and road construction currently in place in Twin Peaks. Although not specifically identified in the Habitat Assessment study, the Mountain Yellow-Legged Frog (MYLF) does populate the San Bernardino Mountains. The MYLF is found in high-elevation creeks, meadows and ponds that are fed by springs and/or snowmelt ranging from 1,200 to 7,500 feet. Twin Peaks is located at an elevation of approximately 5,400 feet. The MYLF is designated by the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service as endangered under the California Endangered Species Act and the federal Endangered Act, respectively. With the exception of the two artificial springs, the project will not affect any riparian habitat or other sensitive natural community identified in local or regional plans or policies. Moreover, in that there are no existing riparian habitats in the area, no impacts to the MYLF are expected to occur. Consequently, project impacts will be less than significant.
- IV c) **No Impact.** No surface water bodies exist on the project site and no wetlands as defined by Section 404 of the Clean Water Act are located on the site. The project is not anticipated to impact any protected wetlands.
- IV d) **No Impact** This project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors due to the extensive urban (cabin) development characteristic of the site and surrounding area. There are no permanent waterbodies on site that could serve as a waypoint for migratory fowl. The project will have no impact.

IV e) **No Impact.** This project will not conflict with the Lake Arrowhead Community Plan or ordinances protecting native trees. Section 88.01.070 (b) of the San Bernardino Development Code provides that native trees with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level can be removed with an approved Tree or Plan Removal Permit. The project proposes no tree removal. Consequently, No impact will occur.

IV f) **No Impact** This project will not conflict with the provisions of an adopted Habitat Conservation Plan, the Lake Arrowhead Community Plan Conservation element, or other approved local, regional, or state habitat conservation plan, because no such plan has been adopted in the area of the project site. Goal LA/CO 1 of the Conservation chapter of the Lake Arrowhead Community Plan cites the following:

- “Preserve the unique environmental features including native wildlife, vegetation, and scenic vistas.

The existing project comports with Goal LA/CO 1 in that the natural habitat and environment shall remain unmolested. No trees, brush or other native habitats will be disturbed. From a land use objective, the project is consistent with policy LA/LU 1.2, and LA/LU 1.5 per the following:

- The project preserves the rural and forest character of the area and will not affect the area’s natural resources in that the proposed use subject to approval of the GPA and CUP provides a unique commercial venue that is overall consistent with the area’s community and mountain character (LA/LU 1.2).
- The change subject to approval of the GPA and CUP given the site’s juxtaposition to Highway 189, Grandview Road and North Road does provide for a logical land use transition from residentially zoned property to Neighborhood Commercial (LA/LU 1.5) given the project’s existing location. The project site benefits from the Grandview Road, North Road and Highway 189 juncture given the extensive vehicle trips occurring at this intersection. Policy LA/LU 3.1, encourages the planning of uses in the Lake Arrowhead Community Plan area to provide for future establishment of Neighborhood Commercial zoning districts in close proximity to residential areas to provide convenient commercial services to residents and visitors. Moreover, the stretch of highway along Highway 189 between Sierra Vista Drive and Fernrock Drive is cited as a possible CN location in the Lake Arrowhead Community Plan. The policy however is not exclusive to this area and encourages the expansion of CN locations along Highway 189 where compatible.
- The County of San Bernardino has not adopted a Habitat Conservation Plan for the region. Likewise, there is no local, regional or state habitat conservation plan that governs the project site or vicinity. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
V. CULTURAL RESOURCES - Would the project				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION (Check if the project is located in the Cultural ☐ or Paleontologic ☐ Resources overlays or cite results of cultural resource review):

- V a) **No Impact.** The project site is currently operating as a cabin/resort use with two venues intended for social events, weddings, meetings and other assembly activities. The site has experienced development since the early 1900's. The project site experienced its first large scale planned development with the approval of Tract No. 7909 in 1969, for the subdivision of 194 parcels, referred also as the "Strawberry Flats" subdivision. Given the developed characteristic of the area, any cultural or prehistoric indigenous artifacts would have been disturbed due to previous grading and development activities. Although the Arrowhead Pine Rose Cabins site is unique due to the architectural and character of its cabins, the structures themselves are not registered as historical structures. Consequently the proposed use will have no impact to the existing structures currently in operation.
- V b) **Less Than Significant Impact.** This project will not cause a substantial adverse change in the significance of an archaeological resource, because no resources have been identified on the site. The County General Plan does not indicate the discovery of archaeological resources on the site. The project site is developed with single detached cabins; therefore, surface soils have previously been disturbed and any archaeological resources within a shallow depth have been discovered or destroyed. As no grading and development is proposed except for the tenant improvement upgrades mandated by the Notice of Violation, impacts to archaeological resources are not anticipated to occur. Should archaeological resources of significance be unearthed during maintenance activities, the project would be subject to the County's condition of approval regarding cultural resources that requires the applicant to contact the appropriate County Museum or Information Center for determination of an appropriate course of action in handling the discovery, such as the isolation of the

resource site, recovery of the item, and appropriate curation and documentation. Impacts to archaeological resources will be less than significant with implementation of standard conditions.

- V c) **Less Than Significant Impact.** The project site is currently developed. Any near-surface paleontological resources that may have underlain the project site would have been previously recovered or destroyed during previous construction activities. The proposed project includes no subsurface structures that would require grading beyond existing, disturbed surficial soils. Little to no excavation of the site is proposed that would disturb the underlying soil that has the potential for containing paleontological resources. This project is not anticipated to directly or indirectly destroy a unique paleontological resource, site, or unique geologic feature because the site and surrounding area consists of alluvial deposits of the Pliocene to Holocene era. Sediments from this more recent era of geologic activity do not typically contain fossil or other paleontological resources. While later aged sediments may exist beneath the surface deposits on the project site, the proposed use is not anticipated to disturb any potential paleontological resources that may exist beneath the surface. To further reduce the potential for impacts, the project will be subject to a condition that requires the developer to contact the appropriate County Museum or Information Center for a determination of the appropriate course of action if any discoveries are made during the uses operation. Impacts will be less than significant.
- V d) **Less Than Significant Impact.** This project is not likely to disturb any human remains including those interred outside of formal cemeteries, because no such burial grounds are known to exist on the project site and the project site has been previously developed. However, should any human remains be discovered during operation of the proposed use, the stipulations set forth in Section 21083.1 of the California Public Resources Code are required to be followed. All construction or excavation shall cease in the immediate area of the find(s) until the County Coroner, by law, has determined if the remains are human and/or archaeological in character. If the remains are human and archaeological, the landowner shall consult with a qualified archaeologist and a representative of the applicable Native American tribe. Impacts will be less than significant with implementation of existing regulations.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

VI. GEOLOGY AND SOILS - Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

ii. Strong seismic ground shaking?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

iii. Seismic-related ground failure, including liquefaction?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

iv. Landslides?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

b) Result in substantial soil erosion or the loss of topsoil?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	--------------------------	-------------------------------------

SUBSTANTIATION (Check ☐ if project is located in the Geologic Hazards Overlay District):

The following summaries are based in part on the National Resources Conservation Service Soil Survey.

ai) **No Impact.** The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, because the project site lies outside of any Alquist-Priolo Special Studies Zone. The project site is not located within a County fault hazard overlay or on any known fault. No impact will occur.

a ii) **Less Than Significant Impact.** While the applicant is mandated to address specific building infractions associated with construction undertaken without building permits, the project as a whole will not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking. Although the entirety of the County is subject to strong ground shaking, the project will be reviewed and approved by County Building and Safety with appropriate seismic standards implemented. Adherence to standards and requirements contained in the building and fire code for the design of the proposed structures will ensure that structures do not collapse during strong ground shaking. Impacts will be less than significant with implementation of existing regulations.

a iii) **No Impact.** The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving seismic-related ground failure, including liquefaction. The County Geologic Hazard Map indicates that the site has no susceptibility to liquefaction. No impact will occur.

a iv) **No Impact.** The project will not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving landslides, because the project site and surrounding area is relatively flat. No impact will occur.

VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil, as the use is existing and currently operating as a cabin resort facility. No enlargement of the cabins or expansion of the use is proposed. Hence, no erosion control plans will be required to be submitted, approved, and implemented. In the event future construction is contemplated, measures to reduce and control erosion of soil for future construction is required by SCAQMD through its Rule 403 for control of fugitive dust, the Santa Ana Regional Water Quality Control Board (RWQCB) under administration of the State's General Construction Permit, and the County of San Bernardino Public Works Department through its Storm Water Management Program. Implementation of requirements under SCAQMD Rule 403 for control of fugitive dust will reduce or eliminate the potential for soil erosion due to wind. Therefore, impacts will be less than significant.

VI c) **No Impact.** The project is not located on a geologic unit or soil identified as being unstable or having the potential to result in or off-site landslide, lateral spreading, subsidence, and liquefaction or collapse because the Natural Resources Conservation Service (NRCS). Soil

Survey data does not identify any development restrictions associated with the potential for ground failure. No impact will occur.

- VI d) **No Impact.** The project site is not located in an area that has been identified by the NRCS Soil Survey data as having the potential for expansive soils. No impact will occur.
- VI e) **No Impact.** The project is served by the Los Angeles County Sanitation District (LACSD). No septic systems are proposed. No impacts will occur.

Potentially
Significant
Impact

Less than
Significant with
Mitigation
Incorp.

Less than
Significant

No
Impact

VII. GREENHOUSE GAS EMISSIONS - Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION *The following summaries are based in part from the Kunzman Traffic Impact Analysis, June 16, 2016, and GHG Impact Analysis, Lilburn Corporation, Green House Gas Emission Report, dated November 27, 2013, County of San Bernardino Greenhouse Gas Emissions Development Review Process, updated March 2015*

- VII a) **Less Than Significant Impact.** The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

In 2007, the California State Legislature adopted Senate Bill 97 (SB97) requiring that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts. The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency

adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG plan.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects which reduce GHG emissions. All new development is required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year is used to identify and mitigate project emissions. Based on a CalEEMod statistical analysis, projects that exceed 53,000 square feet typically generate more than 3,000 MTCO₂e. As the project's contains a total square footage of 14,574 square feet, it is not anticipated that MTCO₂e will exceed 3,000 metric tons.

For projects exceeding 3,000 MTCO₂e per year of GHG emissions, the developer may use the GHG Plan Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points in the Screening Tables do not require quantification of project-specific GHG emissions. The point system was devised to ensure project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those from existing development, will allow the County to meet its 2020 target and support longer-term reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions.

Based on 193 trips generation the use is anticipated to produce, the greenhouse gas emission based on 193 trips will be below the San Bernardino County threshold as noted in Table 6 below.

Table 6: GHG Emission in Lbs/Day

	CO₂	N₂O¹	CH₄
Emission per mile	1.10	0.000	0.000
Total Miles	x100	x100	x100
Sub Total	110	0.0	0.0
Trips per day	x193	X193	X193
Sub Total lbs/per day	21,230	0.0	0.0
Total CO ₂ e	8.4	0.0	0.0
Subtotal	8.4		
San Bernardino County Threshold	3,000 CO ₂ e		
Significant?	NO		

Source: SCAQMD: Highest EMFAC2007, Emission factors for On-Road Passenger Vehicles & Delivery Trucks
1: California Climate Action Registry General Reporting Protocol, 2009I; Table A9-8-C SCAQMD Handbook;
Climate Leaders EPA, Section 3, Table 2.

-
- VII b) **Less Than Significant Impact.** Subject to approval of the zone change and CUP, the proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In January of 2012, the County of San Bernardino adopted a Greenhouse Gas Emissions Reduction Plan (GHG Plan). The proposed project is consistent with the GHG Plan in that CO2 emissions are below the San Bernardino County Threshold of 3,000. Consequently, impacts will be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS -

Would the project:

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

-
- VIII a, b, c) **Less Than Significant Impact.** Hazardous Material means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to hazardous substances and hazardous waste. The project provides cabin accommodations and two venue sites for entertainment, the Hidden Creek Event site which accommodates 175 people and Cedar Creek can accommodate up to; 50 persons. Project events will only occur within the two designated event areas. The project does not involve the construction of new structures or operations that involved significant amounts of hazardous materials. Consequently the project will not generate hazards. Impacts are therefore anticipated to be less than significant.
- VIII d) **No Impact.** Based on the Cortese, Hazardous Waste and Substances Site List webpage, maintained by the California Environmental Protection Agency, accessed on February 8, 2016, the project site is not included on the list of hazardous materials sites compile in accordance with Government Code No. 65962.5. No impacts will occur.
- VIII e) **No Impact.** Based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan, the project site is not located within an Airport Safety Review Area. No impacts.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. No impact will occur.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan as the project has adequate access from two or more directions. No impacts will occur.
- VIII h) **Less than Significant Impact.** The project is located within a Fire Safety (FS) Overlay District, based on the Hazards Overlay Maps contained in the County of San Bernardino General. The general area is developed primarily with single family housing, cabin units, and neighborhood commercial uses. Although the project proposes no construction or expansion, with regard to any future construction that the applicant may contemplate, the construction as with any structure in the Fire Safety Overlay District shall meet the requirements of the County Fire Department and shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards (such as use of specific building materials, fuel modification areas, building separations, etc.). These requirements will reduce fire hazard risk to below a level of significance. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

		Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
IX.	HYDROLOGY AND WATER QUALITY - Would the project:				
a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- | | | | | |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Place within a 100-year flood hazard area structure that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- IX a) **Less Than Significant Impact.** The project will not violate any water quality standards or waste discharge requirements. The project provides two venues for outdoors events. Events will occur within these two venues, referenced as Hidden Creek Event site which can accommodate up to 175 people and Cedar Creek Event site which accommodate 50 persons. Both sites are existing venues. The Pine Rose Cabins are primarily serviced by septic tank systems with the exception of the Ponderosa Lodge located on Lot 54. The Twin Peaks cabin receives sewer service from the Lake Arrowhead Community Service District (LACSD). As no expansion of the site's septic systems is proposed and the septic systems are in operation, impacts will be less than significant. Water Service to the entire site is provided by Crestline Lake Arrowhead Water Agency (CLAWA). Impacts to groundwater levels will be less than significant.
- IX b) **Less Than Significant Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by an existing water purveyor (CLAWA) with sufficient capacity in the existing water system to serve the anticipated needs of this project. Impacts to groundwater levels will be less than significant.
- IX c) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project does not affect any existing drainage pattern, stream or river and the project is not required to submit and implement an erosion control plan as no grading is contemplated. Impacts will be less than significant.
- IX d) **No Impact.** No on-site grading is proposed. The applicant is not proposing to alter existing drainage patterns, therefore no impacts will result.
- IX e) **No Impact.** Existing drainage will remain unaltered given the existing urban development of the site. The applicant proposes no grading that would alter the landscape. No impact will occur.
- IX f) **No Impact.** The project will not otherwise substantially degrade water quality. No impact will occur.

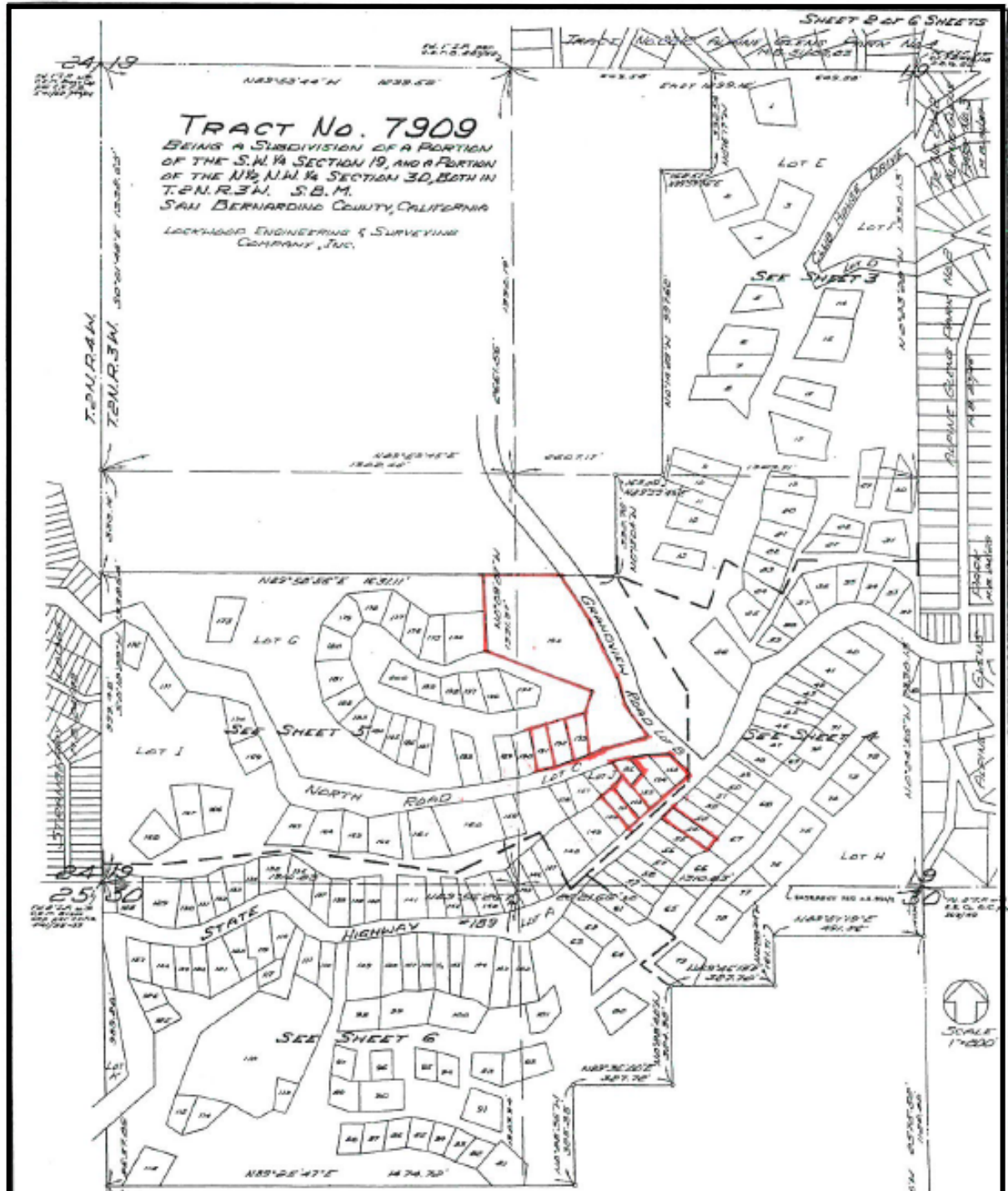
-
- IX g) **No Impact.** The project will not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project does not propose any housing. No impact will occur.
- IX h) **No Impact.** The project will not place any structure within a 100-year flood hazard area structures that could impede or redirect flood flows, because the site is not within an identified FEMA designated flood hazard area. No impact will occur.
- IX i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation. No impact will occur.
- IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water or within an area subject to the potential of seiche or tsunami. Based on the responses to Sections VI.a and VI.b of this Initial Study, the project site is not located in an area prone to landslides. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
X. LAND USE AND PLANNING - Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

SUBSTANTIATION

- X a) **Less Than Significant Impact.** The general area where the project site is located is zoned for single and multiple residential. Other zoning districts in the vicinity include Institutional (IN) and Neighborhood Commercial (CN). The applicant is proposing a GPA to rezone the site to Neighborhood Commercial to provide zoning consistency with the proposed use. The rezoning will not physically divide the community as the applicant's nine parcels constitute only 4.5% of the original Strawberry Flats 200 lot subdivision as noted in Figure 8. The project itself is nested within a unique quarter of the subdivision named Sunset Loop. Within this loop, there are approximately 25 residential dwelling units and/or cabins.

Figure 8
Strawberry Flats Subdivision

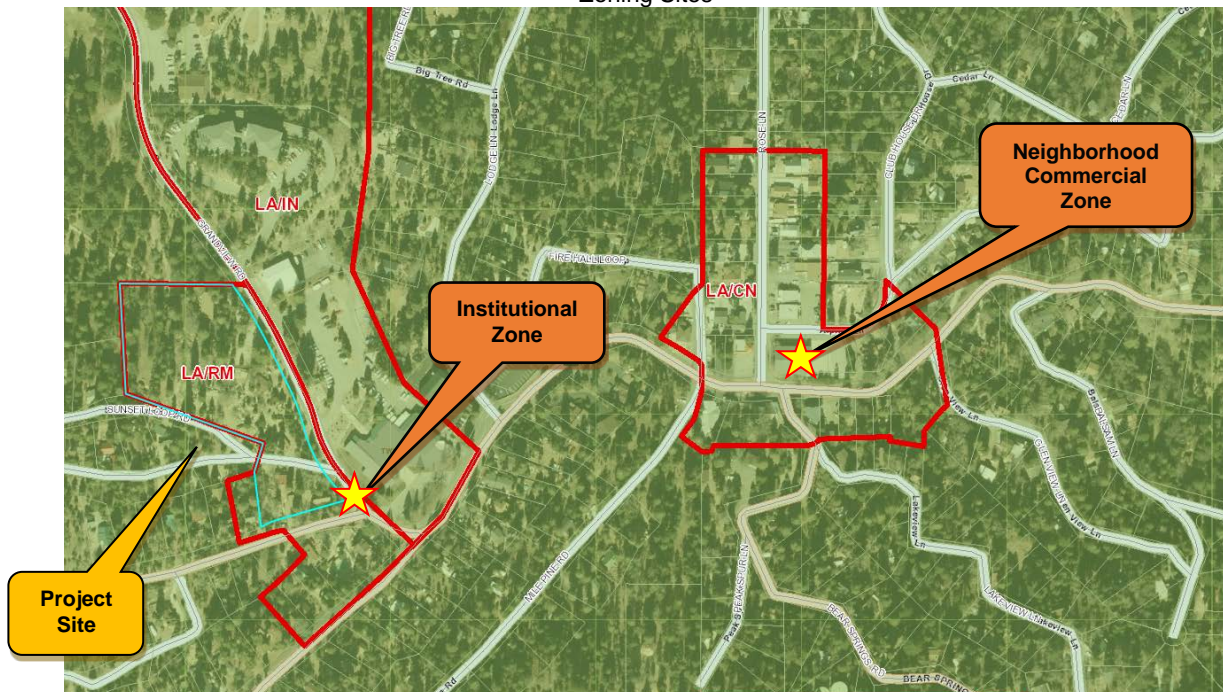


The CC&R's adopted with TTM 7909 restricted rezoning until 1987. At which time the "zoning would automatically continue unless the then owners of the lots desire it to be changed". Subject to approval of the rezoning, the proposed Pine Rose use as currently operated is not consistent with the Residential Zoning designations in which the subject site is located. Operated without the necessary mitigation to effectively address noise, crowds, traffic, and parking impacts, the operation has affected property owners' quality of life primarily within the Sunset Loop neighborhood.

As shown in Figure 9 below, the Applicant's proposed CN zoning district is consistent with existing Neighborhood Commercial sites located approximately a quarter of a mile east of the project along Highway 189 that serve the neighborhood area. The CN designation would make the property compatible for the proposed use and is a less intensive commercial designation than the General Commercial (GG) zoning district. Current uses operating in this CN zoning district include a neighborhood market, church, restaurant, U.S. Post Office and specialty service uses. The project's proposed CN designation would not be incompatible with the adjacent "Institutional" county zoned property located directly across from the site. The County service building provides building plan check and inspection services. The building also houses the Twin Peaks San Bernardino County Sheriff Station and County Assessor satellite office. The building was constructed in the 1970's to provide County services to Twin Peaks and other underlying areas.

The original Strawberry Flats subdivision as shown in Figure 10 on the following page denotes the specific lots set aside for alternate uses as was described in Table 1.

Figure 9
Zoning Sites

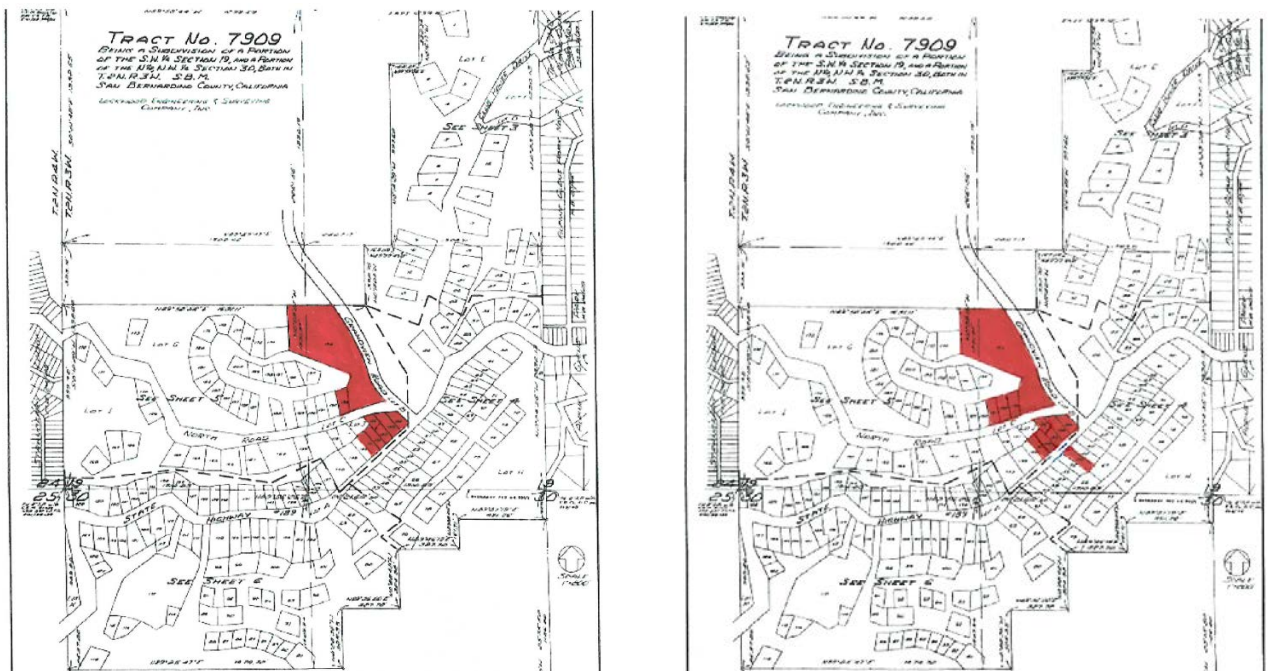


These lots benefited from the advantages provided by the intersection of Highway 189 and Grandview Road. Lots 151 through 193 and 194 as shown in Red were set aside for a resort and a trailer park use in the Original Strawberry Flats configuration.

Original Strawberry Flats Lots
for Resort Uses

Proposed Use Configuration

Figure 10



As noted in the proposed site configuration to the right, the applicant's project area with the exception of two new parcels is a mirror image of the original lots set aside for special uses. From a land use and development perspective, it is not unreasonable to consider the advantages the site's location commercially provides where Highway 189 and Grandview Road intersect. Vehicular access, visibility and ease of circulation are components that were and remain important when considering commercializing properties fronting Highway 189 or Grandview Road. The same development considerations are apparent where the County Building is established.

The Lake Arrowhead Community Policy LA/LU3.1 recommends "the establishment of Neighborhood Commercial (CN) zoning districts in close proximity to residential areas to provide convenient commercial services to residents and visitors". Given the heightened sensitivity of dwellings in the mountain areas however, this cannot be achieved without the adequate mitigation to address impacts associated with locating commercial uses within close

proximity of residential dwellings or neighborhoods. Consequently, considerable effort has been made to minimize the impacts the proposed use generates. Subject to the mitigation the applicant is required to implement to reduce noise impacts, traffic, and parking, as cited in the Noise, and Traffic/Circulation elements in the Initial Study, the proposed project will not divide an established community. Impacts will be less than significant with mitigation incorporated.

- X b) **Less Than Significant.** The project includes no amendment or design feature that would circumvent County policies and standards designed to protect the environment. Pursuant to the Lake Arrowhead Community Plan (LACP), the project will comply with the plan's land use regulations designed to protect the environment. The purpose of the LACP is to guide the future use and development of land within the LACP in a manner that preserves the character and independent identity of the individual communities, including the Twin Peaks cabin. The primary community issues the LACP identifies are: 1) The preservation of community character and 2) Infrastructure. Architecturally, the cabins and event sites are consistent with the forest and mountain setting of the area. A number of the cabin sites, such as the Hidden Creek Lodge have been operating since 1920's. Both the lodge and cabins are pine, fir or cedar log construction and reflect a rustic look that fits into the forest setting. Any new or future expansion of cabins sites will be consistent with the existing theme.
- X c) **Less Than Significant.** Based on Habitat Assessment conducted in September 2013, to assess the project's effects on the Southern Rubber Boa and the San Bernardino Flying Squirrel, the study concluded that given the current use of the property as a mountain resort, the project site is not conducive to the establishment of a population for either species. Based on the conclusion of the Habitat Assessment study, and the existing built out characteristic of the site, the project will not affect species identified as an endangered candidate in local or regional plans or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Consequently, impacts will be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XI. MINERAL RESOURCES - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XI a) **No Impact.** The project site is located within an area where the significance of mineral resources has been undetermined (MRZ-3). Mining would be incompatible with the area's current and future land uses. No mining operations are currently located on site or in the project vicinity. No impact will occur.
- XI b) **No Impact.** The County of San Bernardino General Plan does not identify any locally important mineral resources in the area. No impact will occur.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XII. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

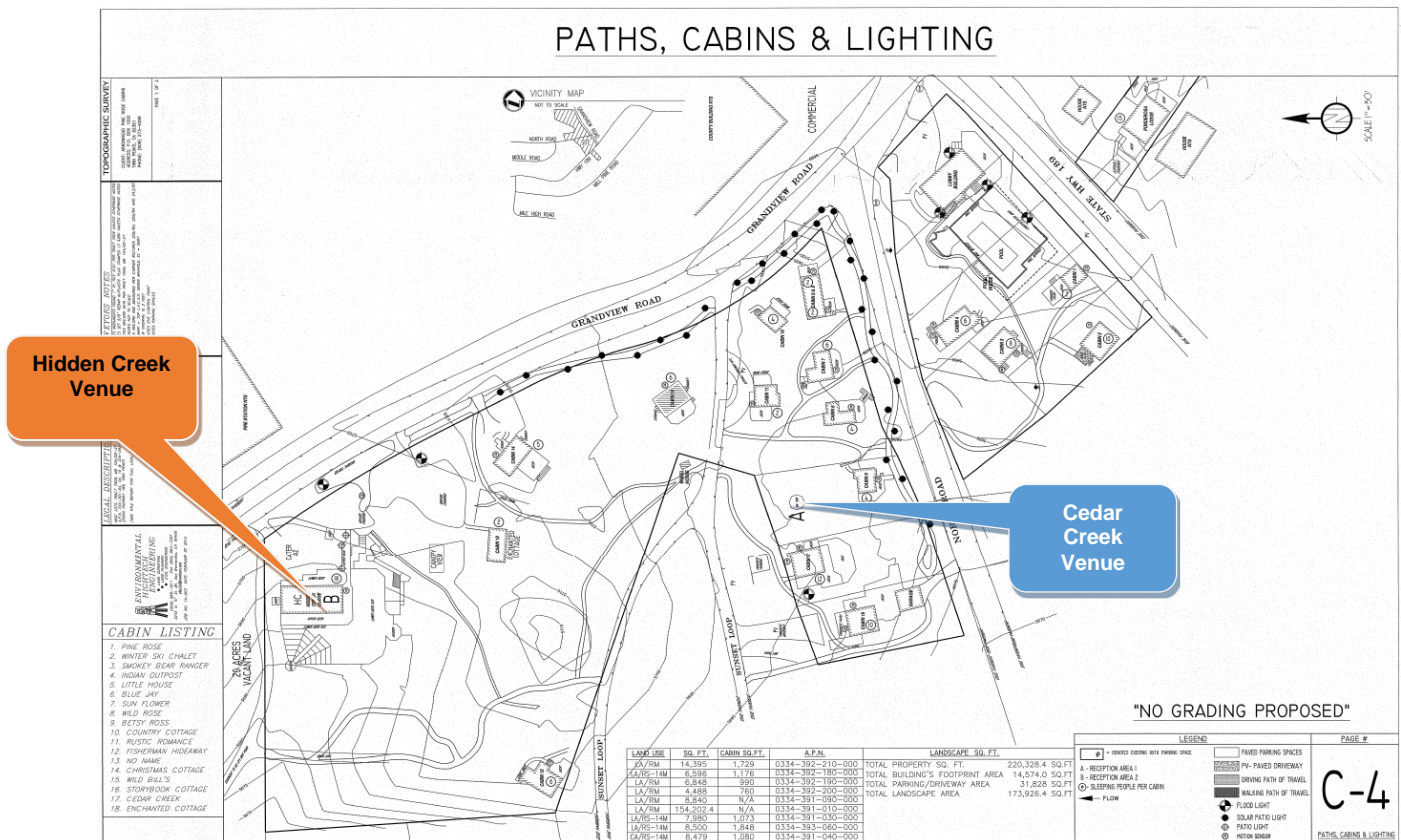
SUBSTANTIATION *The analysis provided in this section is based in part on the Noise Study by P.A. Penardi & Associates, dated November 25, 2016. Sound Fighter Systems, Absorptive Noise Barriers, www.soundfighter.com, accessed April 2017; Acoustical Surfaces Inc. www.acousticalsurfaces.com, accessed April 2017*

- XII a) **Less than Significant With Mitigation Incorporated.** As shown in Table 6, the County's ambient noise standards in residentially zoned property from stationary noise sources is 55 dB(A) from 7 am to 10 pm and drops to 45 dB(A) from 10 pm to 7 am. The noise issues associated with the project primarily arise from two stationary entertainment nodes, identified in Exhibit 11. The two venues are:

- Hidden Creek Event Site – This venue accommodates approximately 175 persons. The venue includes lodging accommodations, dining area, dance floor, and other miscellaneous design elements for enhancing the venue's effect.
- Cedar Creek Event Site – This site accommodates approximately 50 persons. The venue's focal point is a gazebo element that serves for weddings, award ceremonies and for other assemblies. Benches provide seating and lodging quarters consist of Cabins 16 and 17 that are available for rental as part of the arrangement ceremonies. The venue provides dining, DJ and dance facilities.

Exhibit 11
Pine Rose Entertainment Venues

PATHS, CABINS & LIGHTING



The County Development Code, Section 83.01.080 (c)(2) prohibits persons to operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or controlled by the person, which causes the noise level, when measured on another property, either incorporated or unincorporated to exceed any of the following categories:

(A)The noise standard for the receiving land use as specified in Subsection B (Noise-impacted areas) for a cumulative period of more than 30 minutes in any hour.

- (B) The noise standard plus 5 dB(A) for a cumulative period of more than 15 minutes in any hour.
- (C) The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour.
- (D) The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour.
- (E) The noise standard plus 20 dB(A) for any period of time.

Table 6

Noise Standards for Stationary Noise Sources		
Affected Land Uses (Receiving Noise)	7 am-10 pm Leq	10 pm-7 am Leq
Residential	55 dB(A)	45 dB(A)
Professional Services	55 dB(A)	55 dB(A)
Other Commercial	60 dB(A)	60 dB(A)
Industrial	70 dB(A)	70 dB(A)
Leq = (Equivalent Energy Level). The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period, typically 1, 8 or 24 hours.		
dB(A) = (A-weighted Sound Pressure Level). The sound pressure level, in decibels, as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitivity range of the human ear.		
Ldn = (Day-Night Noise Level). The average equivalent A-weighted sound level during a 24-hour day obtained by adding 10 decibels to the hourly noise levels measured during the night (from 10 pm to 7 am). In this way Ldn takes into account the lower tolerance of people for noise during nighttime periods.		

Although the applicant has made substantial efforts to minimize noise impacts and has installed mitigation measures and sound attenuation devices to reduce and maintain noise levels at or below the County Residential noise threshold, there have been substantial complaints from residents concerning noise impacts and its effects to the area's quality of life. Noise complaints have been levied against the following activities arising primarily from the Hidden Creek Venue, but, include the Cedar Creek site.

- Live Rock Band or Music Band Artists (base sounds and high pitched sounds);
- DJ Music Noise Impacts;
- Public Announcement System;
- Assembly and crowd noises (i.e., clapping, laughter, singing, talking, etc.);
- After effects from crowd and vehicle noises late into the night;
- Substandard monitoring and minimal crowd and vehicle control;
- Inefficient follow through on complaints from staff and management.

The Planning Division has logged complaint letters received from 2012 to 2016. The overall complaints concern noise impacts as cited above, but concerns have been raised regarding the proposed rezoning of the property to Neighborhood Commercial to accommodate the proposed use, parking impacts from the use of the common area for overflow parking, trespassing, unruly guests and other nuisance violations.

The applicant, as a corporate policy has implemented the following measures to address noise and crowd control as a result of the complaints.

Corporate Measures:

Every event will be required by Arrowhead Pine Rose Cabins to enter into a signed and legally binding contract for each event. No function will take place without a legal contract. Each contract will state the following:

- a) All event vendors must be approved by Arrowhead Pine Rose Cabins in order to provide services at an event.
- b) The event contract shall inform guest that the Event Manager will be responsible for assigning staff to supervise and oversee all events at Hidden Creek and Cedar Creek during scheduled events.
- c) An after-hours response phone number will be provide by Arrowhead Pine Rose Cabins. The contact number will be displayed on the website, in the event contract, and on signage posted outside of the Pine Rose lobby. Arrowhead Pine Rose Cabins will provide round-the-clock staff that is responsible for addressing issues and complaints quickly and responsibly.
- d) The contract shall inform guests that event parking is strictly prohibited in unassigned areas and adjacent properties.
- e) The contract shall inform guests that amplified music, bands and outside DJs are prohibited from operating on Arrowhead Pine Rose Cabins, property. Only acoustical instruments are allowed and pre-approved DJs. All music is to be broadcasted through Arrowhead Pine Rose Cabin's sound system.
- f) Sound times, both beginning and ending times, will be clearly listed in all event contracts and on signage at the event venue.
- g) Arrowhead Pine Rose Cabin's website will clearly state that guests are prohibited from arranging events on Arrowhead Pine Rose Cabin's property without Arrowhead Pine Rose Cabin's approval.

Noise Measures:

- Innkeeper is available 24 hours per day to address after hour noise issues that arise.
- Earth and wood barriers have been erected to minimize and absorb sound within the two entertainment venues.
- Isolated sound tunnels have been identified where sound carries further than the normal areas and guests are now prohibited from entering.
- Invested in a high quality sound system that has reduced the decibel volume lower than the previous sound system.

-
- Outside DJ's are no longer permitted. Applicant has hired a designated DJ who is mindful of the decibel levels and county standards.
 - Event staff measure and record decibel readings to verify County noise standards are not exceeded.
 - For the Cedar Creek venue, the applicant has reduced guest count from 100 to 49. A sound wall will be constructed and Bose Sound System has been installed to minimize sound impacts.

Security and Monitoring Measures:

- Parking attendants available at all events.
- An additional event manager now staffs and monitors events

An Assessment of Environmental Noise Impacts (Noise Study) occurring from Wedding Receptions at Arrowhead Pine Rose Cabins Resort was completed on November 25, 2016 by P.A. Penardi & Associates, attached as Appendix A. The intent of the Noise Study was to analyze and determine whether the County's ambient noise thresholds were being exceeded, and, to recommend mitigation measures above what the applicant has implemented to minimize noise levels arising from the Hidden Creek Venue given the venue's larger size, guest accommodations, and, entertainment/dance floor noise potential to affect residences located east of the site.

As noted in Exhibit 12, there are approximately twenty (20) residential lots located within 500 feet or less of the Hidden Creek Venue. Sound measurements were taken at ten (10) locations as identified by the black dots in Exhibit 12. As a point of reference, the exhibit does not show the area's mountainous topography or reflects the substantial changes in grade and undulations throughout the area and between the Hidden Creek Venue and residential lots. Exhibit 13 provides a photo depiction of the slope changes at the intersection of Grandview Road and North Road. Changes in topography can vary up to 35 feet as noted in Exhibit 13 which depicts the grade changes at the Hidden Creek venue.

Exhibit 12
Residential Sites

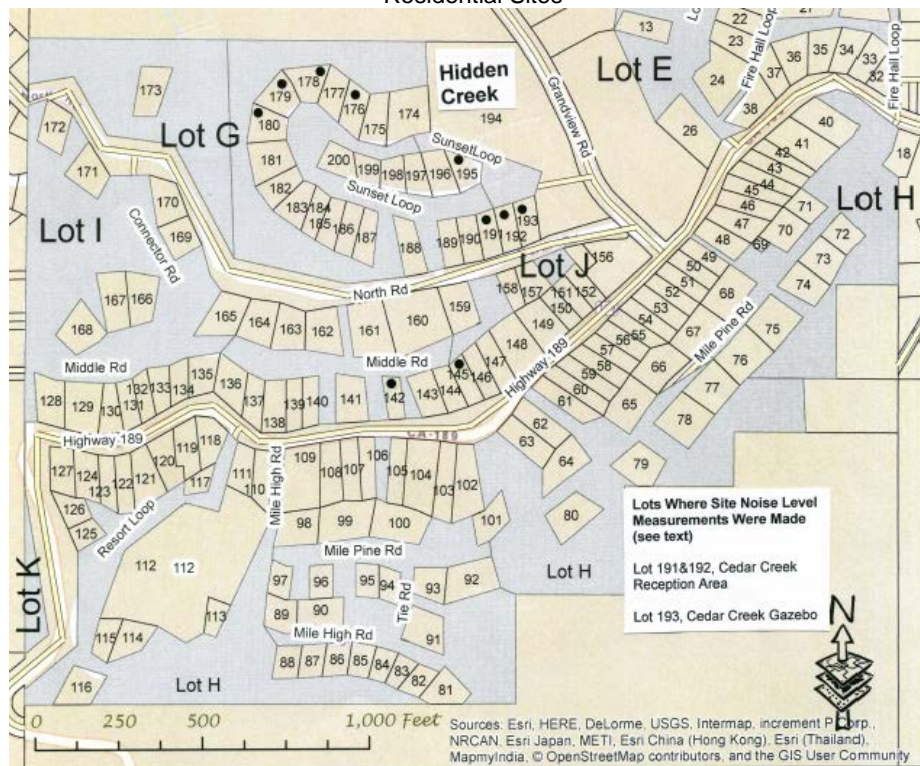


Exhibit 13
North Road and Grand View Road Intersection
Grade Changes



Exhibit 13
Hidden Creek Venue Grade Changes



Sound level measurements were taken by the sound engineer near properties where noise complaints had occurred. To paraphrase the report, measurements were concentrated predominately at the south property line across from Lot 195 and at the west property line across from Lots 175 and 176.

For the twelve (12) events the sound engineer observed, the sound levels at these “worst case” property lines were in conformance with the County of San Bernardino noise standards for the daytime hours of 7 a.m. to 10 p.m. The sound measurements were less than the 55 dB(A) Leq during the hours from 8:30 p.m. to 10:00 p.m. Typical sound levels measured at the subject locations during the loudest activities on the Hidden Creek venue were in the range of 45 to 50 dB(A) Leq with the sound barriers in place. The ambient noise level in the absence of any sounds coming from the wedding venue was typically 35-40 dB(A) without any vehicular traffic on nearby roadways. As a matter of background, the Noise Study cites that the temperature, relative humidity and minimal winds on the test days had no effect on the testing. Consequently, noise levels measurements can be considered to be representative of worst case conditions. Vocal outburst (i.e., cheers and applause) were typical during the weddings and resulted in momentary peaks up to 60 dB(A), but were infrequent and short in duration such that the noise had no effect on the measured Leq over the designated period of time when the noises measurements were being under taken.

Based on the findings from the Noise Study, with some exceptions, such as cheers, applause and laughter at scheduled events on the Arrowhead Pine Rose Cabins property, noise levels did not exceed the County noise threshold when measured on another property line during those dates and time periods when measurements where undertaken as the lists shows in Table 7.

Table 7
Noise Measurements Results

Site	Date	Description	Time/Period Mitigation	dB(A)	
Hidden Creek	5/3/2014	Wedding, 40 guests.		At south property line (PL)	48 dB(A)
				At top of hill	65 dB(A)
				At stream along south side of dance floor	75 dB(A)
	10/26/2015	Wedding, 91 guests		South PL	42 dB(A)
				Top of Hill	50-52 Ambient
				South PL	50 dB(A)
					1 st Dance
					48 dB(A)
					During Dinner Music
					46 dB(A) Music
				West PL	48 dB(A)
				Top of Hill	55 dB(A)
				Lot 176	30-35 dB(A) ambient & music
				Lot 178	40-43 dB(A)
				Lot 180	35-37 dB(A) ambient wedding sounds
	11/7/2015	Wedding, 124 Guests		South PL	48 dB(A)
					42 dB(A) Ambient
					53 dB(A) (yells)
				West PL	48 dB(A)
	11/12/2015	Wedding, 75 guests		South PL	60 dB(A) w/yells
				Top of Hill	55 dB(A) 1 st dance & 2 nd Dance
					60 dB(A) announcement
				South PL	45 dB(A)

Hidden Creek	7/16/2016	Wedding, 118 guests		South PL across Lot 195	38-40 dB(A) ambient 50 dB(A) w/music
	10/4/2016	Wedding, 143 guests		Dance floor	85 dB(A)
				Top of Hill	62-63 dB(A)
				South PL across Lot 195	45-46 dB(A)
	10/7/2016	Wedding, 143 guests	After 9 PM- noise constant from music/dance floor activities	South PL	49.5 dB(A)
					58-63 dB(A) shouts
					38 dB(A) Low ambient w/out wedding
	10/8/2016	Wedding, 142 guests	At 9 PM only, straw bales installed	South PL across Lot 195	48.1 Leq
				Straw bale mitigation lyrics not understandable	1.4 dB(A) increase in noise reduction from straw bales
	10/18/2016	Pink Noise Test	Straw bales installed along south side top of hill	Dance floor	83 dB(A)
				Top of Hill	61dB(A)
				South PL across from Lot 195	42 dB(A)
	10/29/2016	Wedding, 100 guests	Straw bales noise barrier along south side top of hill extended further west	South PL from Lot 195	49.4 dB(A) Rowdy Music
				West PL	52.9 dB(A) Rowdy Music
	11/3/2016	Wedding, 125 guests	Straw bales installed along west side of venue	Top of Hill	61 dB(A)
				South PL across Lot 195	45 dB(A)
				West PL	46 dB(A)
	11/16/2015	Private Party, 50 guests		Dance Floor	80 dB(A)
				South PL of Hidden Creek Area across Lot 195	50 dB(A) Yells; ambient 45 dB(A)

Cedar Creek	11/4/2016	Rehearsal Dinner, 60 guests	6:45-7 pm	Lot 142	Minimal audible
				Lot 145	45 dB(A) Ambient 50 dB(A) max
				South PL	41 dB(A) Ambient
				PL from catering, south of Lot 195, inside Cedar Creek area	57 dB(A)
				Pool entrance, Off Hwy 189	37 dB(A)
				PL across from catering, south side of Lot 195	44 dB(A) ambient 52 dB(A) max from cheers and laughter @ 8:20 pm

The study recognizes that certain external sounds such as cheers, applause, laughter, deep bass music sounds cannot be entirely eliminated whereby only the ambient noises from the area is heard. Staff has received videos from property owners as evidence of these external sound generations during daylight and nighttime hours. In the absence of any noise emanating from the venues, the Noise Study cites that the ambient noise level without any vehicular traffic on nearby roadways ranged from 35-40 dB(A). This noise level would be expected to increase even without events based on the normal activity occurring within the area given the development characteristic of Sunset loop.

Notwithstanding the noise thresholds, the County must strive to preserve and maintain the quiet environment of the Mountain Region, pursuant to the County General Plan Goal N/N.1. Based on the developed characteristic of the area and heavy vehicular circulation from guests and residents, this is often a “moving target” since ambient noises levels change continually during the day depending on general activities in the area. The Twin Peaks region is described as a “highly urbanized” area and is home to approximately 1,200 regular residents, which can swell to twice that number during weekends and holidays. Representative noise levels for “quiet urban area during daytime ranges between 45 to 50 dB(A). During nighttime periods, the ambient noise is approximately 40 dB(A).

To ensure the Pine Rose operations meets the requirements of the County Ambient noise standards and maintain the quiescence of the Mountain Region as per the County General Plan Goal M/N.1, the following mitigation, which includes the current corporate and operating

policy the applicant has instituted is mandated to reduce and maintain noise impacts to less than significant.

Operating Policy:

NO. 1. Events shall only be permitted to function at the Hidden Creek and Cedar Creek venues. Any expansion of these sites or proposed alternative site shall be prohibited.

NO.2. Entertainment activities (i.e., dancing, DJ, Band music, PA system) at the Hidden Creek venue shall conclude on Fridays and Saturdays at 10:00 pm. All assembly activities associated with the event shall conclude at 10:00 p.m. Music entertainment activities on Sundays and during the week shall conclude at 9:30 p.m. and assembly activities associated with the event shall conclude at 9:30 p.m.

NO.3. During all events, a trained DJ shall be responsible for maintaining decibel levels between 80 to 82 dB(A) on the dance floor to ensure that the ambient noise standards at the property line do not exceed the Residential ambient noise standards of 55 dB(A) between the hours of 7 am to 10 pm. These ambient values shall be verified on an hourly basis by the event's on-site monitor.

NO.4. During events at either Hidden Creek or Cedar Creek, noise spot checks shall be conducted on an hourly basis or as needed within any sixty (60) minute period to assess and verify that noise impacts do not exceed the Residential ambient noise standards of 55 d(B)A between the hours of 7 am to 10 pm.

NO.5. A minimum of two parking attendants shall be stationed to manage and direct traffic for events held at the Hidden Creek venue, and, and one parking attendant for events at Cedar Creek. Parking attendants shall be present during opening and closing periods of events.

NO. 6. Event parking shall only be permitted on-site. The event manager shall ensure that parking is contained on site and does not over flow onto adjacent properties.

NO. 7. Responsive personnel shall be present at all events either during the weekday or weekend and responsive to complaints or activities that encroach outside the operating limits of the Hidden Creek or Cedar Creek venues. Responsive personnel shall ensure that individuals or group activities occurring after the closure of events at both venues are dispersed to mitigate noise and other activity impacts.

Corporate Policy:

NO.8 Every event will be required by Arrowhead Pine Rose Cabins to enter into a signed and legally binding contract for each event. No function will take place without a legal contract. Each contract will state the following:

- a) All event vendors must be approved by Arrowhead Pine Rose Cabins in order to provide services at an event.***
- b) The event contract shall inform guest that the Event Manager will be responsible for assigning staff to supervise and oversee all events at Hidden Creek and Cedar Creek during scheduled events.***
- c) An after-hours response phone number will be provide by Arrowhead Pine Rose Cabins. The contact number will be displayed on the website, in the event contract, and on signage posted outside of the Pine Rose lobby. Arrowhead Pine Rose Cabins will provide round-the-clock staff that is responsible for addressing issues and complaints quickly and responsibly.***
- d) The contract shall inform guests that event parking is strictly prohibited in unassigned areas and adjacent properties.***
- e) The contract shall inform guests that amplified music, bands and outside DJs are prohibited from operating on Arrowhead Pine Rose Cabins, property. Only acoustical instruments are allowed and pre-approved DJs. All music is to be broadcasted through Arrowhead Pine Rose Cabin's sound system.***
- f) Sound times, both beginning and ending times, will be clearly listed in all event contracts and on signage at the event venue.***
- g) Arrowhead Pine Rose Cabin's website will clearly state that guests are prohibited from arranging events on Arrowhead Pine Rose Cabin's property without Arrowhead Pine Rose Cabin's approval.***

Land Use: Structural Mitigation

NO. 9. A sound absorbent barrier, not less than six (6) feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound Engineer to mitigate noise impacts emanating from the Hidden Creek venue. The applicant shall initiate construction of the sound barrier promptly.

No. 10. A sound absorbent barrier, not less than six (6) feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound engineer to mitigate noise impacts emanating from the Cedar Creek venue and to function as a barrier to prevent guests from encroaching onto adjacent properties.

NO. 11. The applicant shall install elements, (i.e., signs, lighting) that direct visitors, customers and other patrons to each venue from parking areas to prevent persons from encroaching onto other private properties in the vicinity. Monitors and/or security shall be on-site to ensure that individuals or crowds do not wander.

XII b) **Less Than Significant Impact with Mitigation.** Noise complaints raised about the activity at the two assembly venues were generally associated with loud music emanating from music bands, DJ sound systems, and high pitched PA singing, clapping, yelling or vocals. The same complaints and others however included the impacts associated with bass music. Deep rhythmic bass sounds is noted for its capacity to cause ground or airborne vibrations. The resonance of bass frequencies tend to be low and consequently the bass waves are better at triggering resonance in the walls. The lower the bass, the larger the wave which is known to penetrate windows, doors and enter back in through another window in a different room. Bass waves can create resonance with large objects such as walls, which permits the wave to go around walls and corners as the wall facilitates the wave by matching its frequency.

Table 8 as shown below and cited in the P.A Penardi & Associates Noise Study reveals that the noise levels from rock bands ranges about 110 dB(A) but can rise to as high a 115 dB(A) Crowd noises associated with concerts ranges between 70 to 80 dB(A).

Table 8: Outdoor Noise Values

Common Outdoor Activities	Noise Levels dB(A)	Common Indoor Activities
	110	Rock Band
Jet Fly-over at 1000 feet	105	
	100	
Gas Lawnmower at 3 feet	95	
	90	
	85	Food Blender at 3 feet
Diesel Truck going 50 mph at 50 feet	80	Garbage Disposal at 3 feet
Noisy Urban Area/Daytime	75	
Quiet Urban Area/Daytime	50	
Quiet Urban Area/Nighttime	40	

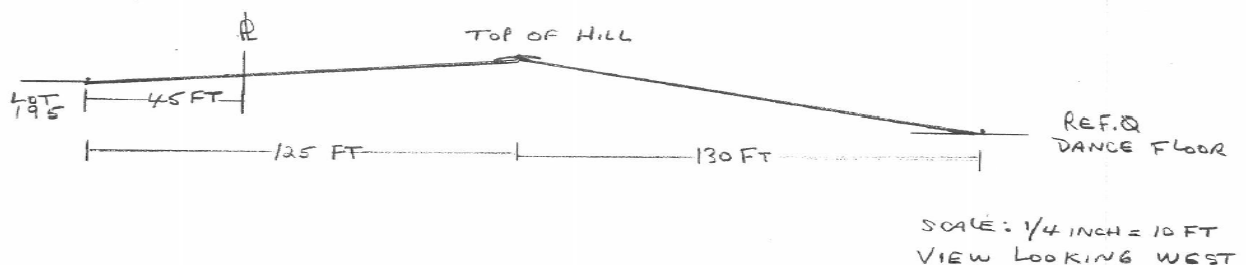
To address both bass and high amplitude sound impacts, a high quality sound system has been installed and live bands are no longer permitted. The three components of this sound system include:

1. Zone Mix 761 – the portion of the sound system is devoted to paging and background music control. The system delegates areas by zones and allows the use of certain zones that are active. Other features include:
 - One mic input for ceremony and one output to the ceremony area only.
 - For the reception, only one mic input for the toast and three different reception zones for the output so as to adjust for varying sizes as needed.
 - For the celebration area, a single DJ input and only the output directly on the celebration area while turning down, the reception area to a very low level output.

- The Digital Signal Processor (DSP) increases user satisfaction while decreasing overall volume output.
- 2. One system's unique speakers: the "103 IM".
 - The 103IM is designed to provide excellent sound quality and flexibility in a small format, direct-weather capable speaker system that is optimal for distributed systems or background music applications. The system is used in small format background music application for the reception area, which reduces overall output.
- 3. And the "108 CIM" – is a compact 8-inch two-way coaxial speaker system that features a medium,-format compression driver.
 - The 108 CIM system 70 by 70 degree conical coverage pattern works will in near field outdoor venues and allows to "point" the sound in only the direction where it's needed on the dance floor. This directional "pointing" mitigates sound bleed over. Due to the speaker's system exceptional good intelligibility, it permits output decibels to be lowered by a full 5 dB(A) from 85 to 87 dB(A) to 80 to 82 dB(A).

The venue's audio system loudspeakers have been oriented to focus the music on the dance floor to minimize sound transmission and away from the surrounding residential neighborhoods. Acoustically, the recommendation by the Sound Engineer is to maintain the ambient noise level at 82 dB(A) on the dance floor or lower to minimize bass and other sound effects. Sound readings recorded on the dance floor measured at the Hidden Creek site on October 4, 2016, with approximately 143 guests in attendance revealed dance floor readings at 85 dB(A). The noise readings at the top of the hill ranged between 62-63 dB(A) as shown in Figure 14 below. Readings at the property line across from Lot 195 ranged between 45-46 dB(A), which is below the County Residential noise threshold of 55 dB(A) between the hours of 7 am to 10 pm.

Figure 14
Site Representation



P.A. PENARDI
9/29/16

Noise readings taken on October 18, 2016, using a “pink noise” source input to the house audio system also revealed the noise threshold at 42 dB(A) at the south property across from Lot 194 which is below the Residential noise threshold at 55 dB(A) from 7 am to 10 pm when the noise readings on the dance floor were at 83 dB(A). Temporary straw bales as shown in Figure 15 below, approximately seven (7) feet in height which were placed along the south side of the Hidden Creek venue on top of the hill had in all probability led to a reduction in the ambient noise levels in contrast to the readings taken on October 4, 2016, which ranged from 45 to 46 dB(A). The straw bales will be replaced with permanent sound absorbent walls as part of the Project’s permanent noise mitigation.

Figure 15
Sound Wall Hay Bales





Sound absorption is defined as the incident sound that strikes a material that is not reflected back (Acoustical Surfaces, Inc. 2017). Absorbent sound walls unlike reflective sound walls incorporate multiple elements engineered to dampen incoming sound waves. Most common wall materials such as wood, metal and masonry have hard surfaces and thus reflect sound. Consequently, when sound strikes the surface of a reflective barrier, some energy is transmitted through the wall but the bulk is reflected back in the general direction of the noise source. Depending upon the roughness and shape of the wall surface, the sound may be fractured in different directions, up to and including the sound waves traveling around the ends and over the top of the sound barrier. The key noise mitigating factor of sound walls is the mass of the wall structure. It must be sufficiently dense to eliminate sound waves from traveling through it.

As an example, when a sound wave strikes an acoustical material the sound wave causes the fibers or particle makeup of the absorbing material to vibrate. This vibration causes tiny amount of heat due to the friction and thus sound absorption is accomplished by way of energy to heat conversion. The more fibrous a material is the better the absorption and less refraction occurs as Figure 16 depicts; conversely denser materials (i.e., block walls) are less absorptive as noted in Figure 17.

Figure 16
Sound Absorbing Material

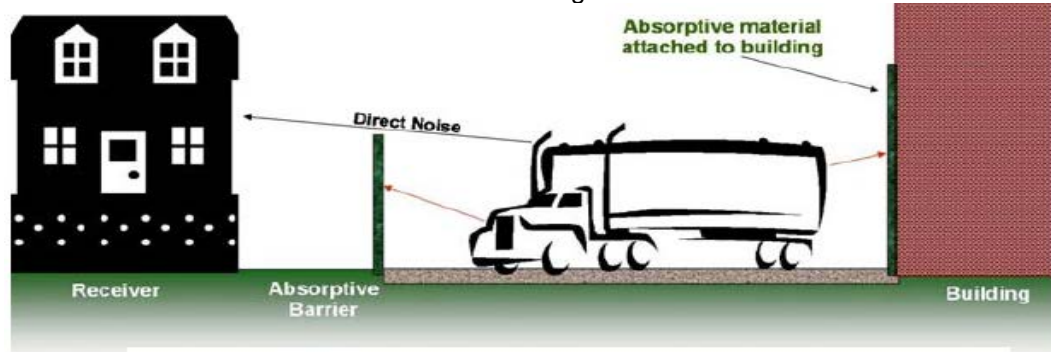
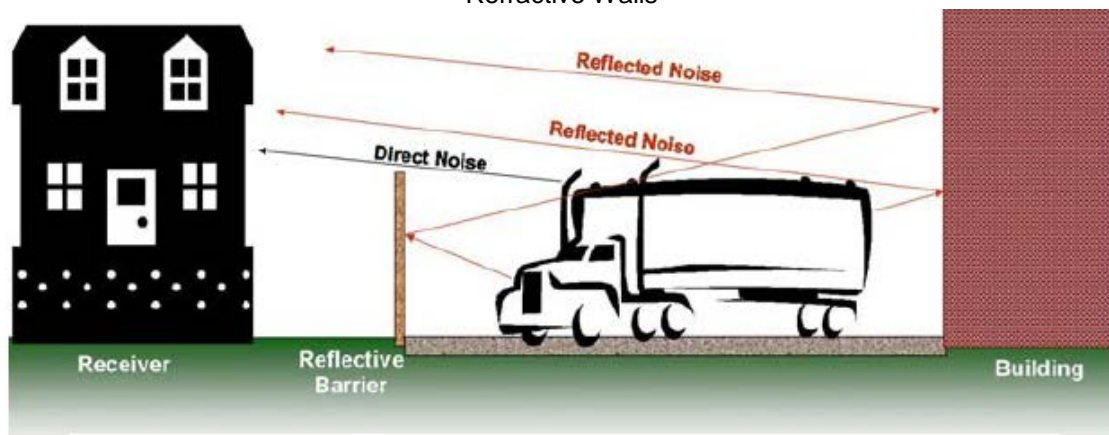


Figure 17
Refractive Walls



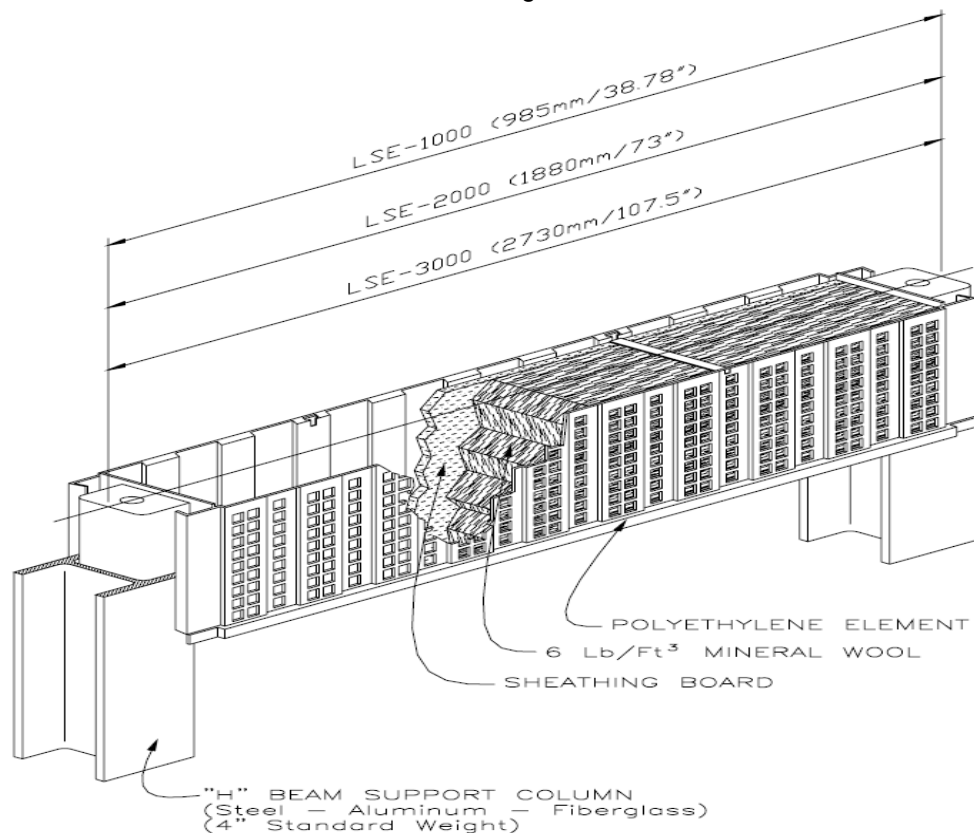
Block walls for use in the project area however is not aesthetically attractive and incongruent with the forest environment. Wood framed sound absorbent walls lack the density and given the site's location could be a fire hazard.

Acoustical absorptive material can provide significant amount of sound absorption on a wide frequency range, with 2 inch to 4 inch thickness as shown in Figure 18. The amount of lower frequency sound absorption increases with increased thicknesses. The majority of absorptive material make use of fibrous material such a fiberglass and mineral wool. The material shown in Figure 18 uses a combination polyethylene element and mineral wool and sheathing board. These products will not "wick or wet" and retain moisture. Thus even when rained upon the surface will dry.

The use of acoustical absorptive sound barriers is effective to reduce reverberant and reflective sound in order to maximize overall noise mitigation. It is anticipated that the

absorbent walls the applicant intends to install will range in height from 6 feet to 8 feet to minimize the noise impacts from the Hidden Creek venue and provide equivalent if not greater sound attenuation than the absorbent hay bales used as testing devices; and which were significantly thicker than the absorbent walls that are proposed. The absorbent wall which can be designed in a variety of colors to fit the environment.

Figure 18
Absorbent Designed Walls



To mitigate the effects of audio peaks in the case where the best man (or other celebrant) speaks too loudly into the house microphone, which is an issue that has been raised in complaint letters, an audio compressor has been installed in the system to prevent momentary audio peaks. The audio compressor's aim is to:

- Control the energy of a signal.
- Control the peak levels of a signal.
- Reduce the dynamic range on a signal.

Appendix B provides greater detail into the mechanics on how the compressor functions and operates under specific settings or circumstances. In conclusion, it is anticipated that with the

application of Mitigation Measures NO.3 NO.4 and NO.11 and NO. 12, noise impacts will be less than significant with mitigation incorporated.

- XII c) **Less Than Significant Impact with Mitigation** The ambient noise levels within quiet urban areas in the daytime is approximately 50 dB(A) as indicated in Table 8 of the initial study. The ambient noise level in the absence of any sounds coming from the wedding venue as reported in the Noise Study was typically 35-40 dB(A) without any vehicular traffic on nearby roadways. Noise measurements taken mostly at the south property line across from Lot 195, and at the west property lines across from Lots 175 and 176 revealed that in all cases, from the 12 events observed, the sound levels at these “worst case” property lines were in conformance with the County noise ordinance for the daytime hours of 7 am to 10 pm by being less than 55 d(A) Leq. Typical sound levels measured at the subject locations during the loudest activities on the Hidden Creek venue were in the range of 45-50 dB(A) with the sound barriers in place. The findings from the Noise Study reveals that the proposed use does not result in a substantial permeant increase in ambient noise levels above levels existing without the project. With mitigation measures NO. 2, 3, 4 and NO. 11 and NO. 12, noise levels are not anticipated to rise substantially above levels existing without the Project and impacts are anticipated to be Less than Significant with Mitigation incorporated.
- XII d) **Less Than Significant Impact with Mitigation.** As reported in the Noise Study, Temporary noise spikes resulting from vocal outburst (cheers) and applause resulted in momentary peaks up to 60 dB(A) or so, but were infrequent and short in duration such that the temporary spike had no effect on the measured Leq (Equivalent Continuous Sound Level = Leq). With the application of Mitigation measures NO. 3, 4, 9,10 and 11 impacts from temporary noise spikes will be less than Significant.
- XII e) **No Impact.** The project site is not located within the noise contours of any airport nor is located within the boundary of a County Airport Safety Review Area as designated by the San Bernardino County Land Use Plan Hazard Overlay. No impact will occur.
- XII f) **No Impact.** The project is not located within two miles of a private airstrip and therefore will not expose persons to excessive noise levels from aircraft operations from private airstrips.

Potentially
Significant
Impact

Less than
Significant
with Mitigation
Incorp.

Less than
Significant

No
Impact

XIII. POPULATION AND HOUSING - Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☒ ☐
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The intent of the project is to provide temporary lodging accommodations for visitors and guests planning to use the site for personal events. Since the accommodations are temporary, the project will not lead to population growth either directly or indirectly. The total occupancy load when the nineteen (19) cabins are rented is 124 persons. Of the 19 cabins, 9 cabins are set aside when both the Hidden Creek and Cedar Creek venues are simultaneously scheduled. The total occupancy load when the 9 cabins are occupied is 66 persons. The 66 persons are incorporated into the total occupancy of 224 persons when both venues are rented. When the 10 on-site personnel and security are included, the occupancy load during “events” is 234 persons. For the remaining balance of cabins, 10 cabins are set aside for “non-event” visitors who are interested in lodging and are not attending events. The occupancy load for the 10 cabins is 58 persons. Based on the highest occupancy scenario, total occupancy when both venues are used, including lodging is 292 persons. Please note the breakdown as shown in Table 9 below.

Table 9: Arrowhead Pine Rose Occupancy Scenario

OCCUPANCY			
Non-Event Cabins 1 – 4; 6-10 and & Ponderosa Lodge	58 Occupancy	Hidden Creek Event Site ‘B’ 175 Cedar Creek Event Site “A” + 49 Total Event Occupancy 224	224 Occupancy
Event Cabins 5; 11-18; Hidden Creek (9 Total Cabins)	66 Occupants	Security and On-Site Personnel	10 Occupancy
		Non-Event Cabins	58 Occupancy
Total Cabin Occupancy	124	Total Max. Resort Occupancy	292

In that the project is only providing temporary lodging accommodations and will not inducing population growth in the area or new housing, impacts will be less than significant.

- XIII b) **No Impact.** The project site is currently developed with cabins and lodging quarters. No housing will be removed to accommodate the project. No impact will occur.
- XIII c) **No Impact.** The project site is currently developed with cabins and lodging quarters. No people would be displaced to accommodate the project. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XIV. PUBLIC SERVICES

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

Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

XIV a) No Impact

The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities.

Fire Protection

The project site is served by the San Bernardino County Fire Station No. 26. County Fire Station No. 26, located at 737 Grandview Road in Twin Peaks. The station houses a Type 1 Fire Engine Truck and paramedic/ambulance truck. Station No. 26 is located in Division 4 district. Division 4 encompasses the Mountain area of the San Bernardino National Forest area. Division contains 13 fire stations and services 630 square miles. Station No. 26 lies adjacent to the project site and thus would benefit from an immediate response from the station should a physical or fire situation occur on the site. Given the location of the fire station, the use will not require new fire services no hamper response times from fire. .

Police Protection

The County of San Bernardino Sheriff Station located at 26010 Highway 189 in Twin Peaks is located in the County Building and Safety facility directly across from the project site. In conjunction with community policing and crime enforcement, the Twin Peaks Station provides search and rescue, marine enforcement and probation services.

Schools

The proposed use provides temporary living quarters for guests and tourists. The use provides no permanent living accommodations for its patrons. Consequently, the project will have no impacts to schools.

Parks

The Twin Peaks area and communities of Lake Gregory and Lake Arrowhead offer substantial recreational amenities for both the community, visitors and tourists given the mountain resort characteristics of these locations. These amenities include such activities as snow and water skiing, fishing, hiking, camping, sports, including group activities as biking, running events, etc. The project indirectly supports such activities since cabins are available for persons utilizing the site for its special event accommodations and tourists visiting the San Bernardino National Forest. As previously mentioned, ten (10) cabins are rented for use that is separate from any on-site wedding event. Given the temporary lodging characteristics of the project, no impacts to parks or similar facilities are anticipated.

Other Public Facilities

The project is an existing use containing 19 cabins, which, prior to the proposed use functioned as both temporary and permanent housing accommodations. With the exception of the Ponderosa Cabin, all other Pine Rose cabins are serviced by septic systems. The Twin Peaks cabin is serviced by the Lake Arrowhead Community Service District (LACSD) for sewer service and by the Crestline Lake Arrowhead Water Agency (CLAWA) for water service. Approximately 90 percent of the communities within the Lake Arrowhead Community Plan receive sewer service from LACSD. The remaining 10% are exempt. In that the proposed project is an existing use, no impacts to other public facilities are anticipated to arise from the project.

Based on the Project's use assessment on Public Services no impacts will result.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	--	--------------------------	--------------

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XV a) **Less Than Significant Impact.** The proposed project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the any one facility would occur or be impacted as a result of the project. The use is located within the San Bernardino National forest and patrons and visitors to the site benefit from the forest environment where the use is located. The use does provide a pool for guests and visitors. Existing hiking trails are located nearby for use by any visitor to the area. As is typical for patrons attending weddings and other events, it is not expected that existing hiking trails will be impacted by large number of persons visiting the site. Consequently, impacts will be less than significant.
- XV b) **No Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	---	--------------------------	--------------

XVI. TRANSPORTATION/TRAFFIC - Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION *The following summaries are based in part on the project Traffic Study prepared by Kunzman Associates in June 16, 2016.*

- XVI a) **Less Than Significant Impact.** Primary access to the project site is from State Route 189. The east-west roadways which will be most affected by the project are Sunset Loop, North Road, and State Route 189. The north-south roadway which will be most affected by the project is Grandview Road. State Route 189 is classified as a Major Arterial Highway. Grandview Road and North Road are classified as Mountain Secondary Highways. The County Congestion Management Program (CMP) level of service (LOS) standard requires

all CMP segments to operate at LOS E or better. Level of Service E are roadways at or near capacity levels of comfort and convenience.

Trip generation data obtained from Arrowhead Pine Roads Cabins are based on the maximum utilization of the project site. Daily trip generation numbers is based on the maximum cabin occupancy, a vehicle occupancy of 2 persons per vehicle, and a total of 7 trips per day per vehicle. Daily trip generation for the special events is based on the maximum special event occupancy, a vehicle occupancy of 2 persons per vehicle, and a total of 2 trips per day per vehicle As noted in Table 10 below, cabin occupancy is divided between Non-Event and Event occupancy.

Table 10: Cabin Occupancy

Cabin Occupancy	
Non-Event Cabins 1 ~4; 6 ~ 10; and Ponderosa Lodge	58 Occupancy
Event Cabins 5; 11 ~ 18: Hidden Creek(9 cabins total)	66 Occupancy
Total Cabins Occupancy	124

For the cabins, the Friday evening peak hour is 12% of the daily traffic with a 50% Inbound/50% Outbound split and the Saturday mid-day peak hour is 25% of the daily traffic with a 50% Inbound/50% Outbound split. For the special events, the Friday evening peak hour is 50% of the daily traffic with a 90% inbound/10% Outbound split and the Saturday mid-day peak hour is 50% of the daily traffic with an 80% Inbound /20% Outbound split.

Based on the estimates, the existing facility is projected to generate a maximum of approximately 138 vehicle trips during the Friday evening peak hour and 193 vehicle trips during the Saturday mid-day peak hour. The Project Trip Generation is noted on Table 11 below.

Table 11: Trip Generation

Description	Guests		Friday Evening			Saturday Mid-Day		
	Friday	Saturday	Inbound	Outbound	Total	Inbound	Outbound	Total
Maximum Cabin Guests ^{2,4,5}		124	26	26	52	54	54	108
Maximum Special Event Guests ^{3,6,7}		171	77	9	86	68	17	85
Maxium Total		295	103	35	138	122	71	193
Cabins Guests During Count ^{2,4,5,8}	88	105	-18	-18	-36	-46	-46	-92
Special Event Guests During Count ^{3,6,7,9}	20	117	-9	-1	-10	-47	-12	-59
Existing Guests Total	108	222	-27	-19	-46	-93	-58	-151
Cabin Subtotal			8	8	16	8	8	16
Special Event Subtotal			68	8	76	21	5	26
Total			76	16	92	29	13	42

The conclusions of the Traffic Study determined that the existing use plus project traffic conditions are projected to operate within acceptable LOS during the peak hours. For the

opening year 2018 with project traffic conditions, the study area intersections are projected to operate within acceptable LOS during the peak hours.

Based on the findings from the June 16, 2016, Kunzman Traffic Study, the project is not anticipated to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system subject to the mitigation cited below.

TR-1. On-site improvement and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.

TR-2. On-site traffic signing and striping shall be required in conjunction with detailed construction plans for the project.

TR-3. Site shall provide sufficient on-site parking spaces to meet County of San Bernardino parking code requirements in order to service on-site parking demand. Adjacent properties not owned by the applicant are prohibited from being used for spill-over parking.

TR-4. Applicant shall participate in the phased construction of off-site traffic signal through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

As to the project's on-site parking requirements, the site is required to provide 94 parking stalls. Approximately 52 parking stall are required for staffing purposes and 42 parking spaces for events. The number of parking spaces derived for wedding purposes is based on four occupants per vehicle.

The total number of stalls required is therefore 52 plus 42 equals 94 parking stalls.

Parking will be prohibited for event parking in the common areas of the Strawberry Flats association. These common areas are identified as Lot J and Lot G. The common areas shall remain open for visitors and guests renting the cabins. To mitigate parking impacts and parking overflow onto adjacent areas, mitigation measures NO. 5 and NO. 6 cited below will ensure that parking compliance is maintained during events.

NO.5 A minimum of two parking attendants shall be stationed to manage and direct traffic for events held at the Hidden Creek venue, and, and one parking attendant for events at Cedar Creek. Parking attendants shall be present during opening and closing periods of events.

NO. 6 Event parking shall only be permitted on-site. The event manager shall ensure that parking is contained on site and does not over flow onto adjacent properties.

Similarly with regard to on-site parking, Mitigation Measure TR-1 requires the development of on-site parking and vehicular circulation improvements that meet the County development requirements. With these measures and mitigation, impacts will be less than significant.

- XVI b) **Less Than Significant Impact With Mitigation Incorporated.** Within San Bernardino County, the San Bernardino Associated Governments (SANBAG) was designated as the Congestion Management Agency (CMA). Through this program SANBAG can monitor regional transportation facilities and catalog their daily operating Levels of Service in an effort to identify existing travel patterns and better plan for future transportation improvements in response to shifting travel patterns. State Route 189 is a roadway that has been designated as Congestion Management Program (CMP) facility.

The County of San Bernardino Congestion Management Program, 2009 Update established a Level of Service (LOS) E, or the current level, whichever is farthest from LOS A, as the LOS standard for intersections or segments on the Congestion Management Program system of roadways. The analysis presented under Issue XVI (a) concluded that with the incorporation of Mitigation Measures TR-1 through TR-4, impacts would be less than significant and LOS will not be affected.

- XVI c) **No Impact.** Based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan, the project site is not located within an Airport Safety Review Area. Therefore the project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks
- XVI d) **Less Than Significant Impact.** Although Mitigation Measure TR-4 does require consideration for off-site improvements, the off-site improvements or roadway construction will not result in hazardous travel conditions. Prior to the initiation of any off-site improvements, the applicant shall be required to inform County Public Works Traffic and Caltrans to obtain the necessary clearances and permits. There are no incompatible uses proposed by the project that could impact surrounding land uses. Impacts will be less than significant.
- XVI e) **No Impact.** The project will not result in inadequate emergency access because existing emergency access is provided via State Highway 189, North Road, Grandview Road and through Sunset Loop to access each cabin and assembly venue. Moreover, County Fire Department Station No. 26. In addition, the San Bernardino County Sheriff Station is located directly across from the project site in the County Building grounds. No impact will occur.
- XV f) **Less Than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The project is not located adjacent to or near an existing bike path or pedestrian facilities, nor does the

County have adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities that apply to the proposed project site. Impacts will be less than significant.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

SUBSTANTIATION

- XVII a) **Less Than Significant Impact.** The proposed project is a cabin and lodging facility that generates low wastewater usage from restrooms, kitchens, and showers. No commercial wastewater will be discharged from the facility that would require special permitting or treatment facilities. The project is not subject to individual Wastewater Discharge Requirements (WDR) by the State Water Resources Control Board (WRCB). The applicant would be required to submit a Form 200 application to the WRCB to address waste discharge issues should events change resulting in discharges of wastewater. Wastewater service is provided by the Lake Arrowhead Community Services District (LACSD). Sewage is collected

by the LACSD and treated based on two drainage basin areas –Willow Creek and Grass Valley Wastewater treatment plants. Treated effluent is transported from the Willow Creek plan to the Grass Valley plant for transport and disposal through a 10 mile outfall down the mountain to a percolation site near Hesperia. The LACSD Grass Valley Wastewater Treatment Plant is current permitted to treat 2.5 million gallons per day. Approximately 70 percent of the available sewer connections have been used within the Lake Arrowhead Community Plan with 30 percent remaining. Based on the LACSD's capacity, It is not expected that the wastewater yields from the project will have a significant impact to treatment facilities.

- XVII b) **Less Than Significant Impact.** The project will not require construction of any new water service mains or sewer to serve the project since the majority of the project site utilizes on-site septic. Typical water service connections may be required resulting in the need for nominal trenching, pipe installation, and connections for water features and possibly landscaping. Impacts will be less than significant.
- XVII c) **Less Than Significant Impact.** The project is not anticipated to prompt the construction of new storm water drainage facilities or expansion of existing facilities as no expansion of the existing use is proposed. Moreover, the general area is not serviced by storm drain systems. Water is carried along natural culverts located along the roadway or percolates into the ground. The area receives substantial snowfall during the winter period and the melting snow water travels along paths of least resistance. Substantial open space exists to capture rainwater and runoff during high periods of snowfall or rains. As no expansion of the use is proposed, the impacts will be less than significant.
- XVII d) **Less Than Significant Impact.** The water purveyor for the site is Crestline Lake Arrowhead Water Agency (CLAWA). CLAWA is a wholesale water purveyor selling water to approximately 25 smaller water purveyors in the area. CLAWA distributes water from the State Water project and pumps the water from Lake Silverwood. CLAWA's boundary area is approximately 50,000 acre-feet per year from the State Water Project. With peak year usage at 3.00 acre-feet, CLAWA utilized 52 percent of their total water capacity. In that CLAWA has excess capacity to serve residents in the Lake Arrowhead Community Plan Area, Impacts from the project will be less than significant.
- XVII e) **Less Than Significant Impact.** As cited in XVII a), the LACSD currently maintains excess capacity to treat waste water for residents in the Lake Arrowhead Community Plan. As previously cited, approximately 70 percent of the available sewer connections have been used within the Lake Arrowhead Community Plan with 30 percent remaining. However, since 95 percent of the project site utilizes on-site septic systems , it is not expected that the project will burden the existing ability of LACSD to treat wastewater. Consequently, impacts from the proposed use are expected to be less than significant.
- XVII f) **Less Than Significant Impact.** Athens Services handles solid waste for the Twin Peaks area. Solid waste are sorted at the Heaps Peak Transfer Station in Running Springs. Athens

then trucks the residue to various landfills throughout the county. As the use is existing, it is not anticipated that the project will produce excess solid waste and impacts will be less than significant.

- XVII g) **No Impact.** The proposed project will comply with all pertinent federal, state, and local statutes and regulations related to solid waste and includes no policy or design feature that would conflict with implementation of such requirements. No impact will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
--------------------------------------	---	--------------------------	--------------

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	-------------------------------------	--------------------------

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

- c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly?

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------	--------------------------

SUBSTANTIATION

XVIII a) **Less Than Significant Impact.** The project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat identified as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during project construction, the project is conditioned to stop and identify appropriate authorities, who would properly record and/or remove any such finds for classification.

XVIII b) **Less Than Significant With Mitigation Incorporated.** The project does not have impacts that are individually limited, but cumulatively considerable. The projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts. In addition, the analysis

in this Initial Study Checklist demonstrated that the project is in compliance with all applicable regional plans including but not limited to, water quality control plan, air quality maintenance plan (with mitigation incorporated), and plans or regulations for the reduction of greenhouse gas emissions. Compliance with these regional plans serves to reduce impacts on a regional basis so that the project would not produce impacts, when considered with the effects of other past, present, and probable future projects, would be cumulatively considerable.

- XVIII c) **Less Than Significant With Mitigation Incorporated.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

Increases in noise and traffic will be created by the implementation of the project. These potential impacts have been thoroughly evaluated and impacts related to air quality, noise, and traffic were determined to be less than significant with adherence to mandatory requirements and incorporation of mitigation measures.

Implementation of mitigation measures and adherence to mandatory requirements and standard conditions will ensure that impacts from the project are neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region.

XIX. MITIGATION MEASURES

(Any mitigation measures, which are not 'self-monitoring', shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

XII. Operating Policy

NO.1 Events shall only be permitted to function at the Hidden Creek and Cedar Creek venues. Any expansion of these sites or proposed alternative site shall be prohibited.

NO.2 Entertainment activities (i.e., dancing, DJ, Band music, PA system) at the Hidden Creek venue shall conclude on Fridays and Saturdays at 10:00 pm. All assembly activities associated with the event shall conclude at 10:00 p.m. Entertainment activities on Sundays shall conclude at 9:30 p.m. and activities associated with the event shall conclude at 9:30 p.m.

NO.3 During all events, a Trained DJ shall be responsible for maintaining decibel levels to ensure that the ambient noise standards at the property line adhere do not exceed the Residential ambient noise standards of 55 dB(A) between 7 am to 10 pm.

NO.4 During events at either Hidden Creek or Cedar Creek, noise spot checks shall be conducted on an hourly basis or as needed within any sixty (60) minute period to assess and verify that noise impacts do not exceed the Residential ambient noise standards of 55 d(B)A between the hours of 7 am to 10 pm.

NO.5 A minimum of two parking attendants shall be stationed to manage and direct traffic for events held at the Hidden Creek venue, and, and one parking attendant for events at Cedar Creek. Parking attendants shall be present during opening and closing periods of events.

NO. 6 Event parking shall only be permitted on-site. The event manager shall ensure that parking is contained on site and does not over flow onto adjacent properties.

NO. 7 Security personal shall be present at all events either during the weekday or weekend and responsive to complaints or activities that encroach outside the operating limits of the Hidden Creek or Cedar Creek venues. Security personal shall ensure that individuals or group activities occurring after the closure of events at both venues are dispersed to mitigate noise and other activity impacts.

Corporate Policy:

NO.8 Every event will be required by Arrowhead Pine Rose Cabins to enter into a signed and legally binding contract for each event. No function will take place without a legal contract. Each contract will state the following:

-
- a) ***All event vendors must be approved by Arrowhead Pine Rose Cabins in order to provide services at an event.***
 - b) ***The event contract shall inform guest that the Event Manager will be responsible for assigning staff to supervise and oversee all events at Hidden Creek and Cedar Creek during scheduled events.***
 - c) ***An after-hours response phone number will be provide by Arrowhead Pine Rose Cabins. The contact number will be displayed on the website, in the event contract, and on signage posted outside of the Pine Rose lobby. Arrowhead Pine Rose Cabins will provide round-the-clock staff that is responsible for addressing issues and complaints quickly and responsibly.***
 - d) ***The contract shall inform guests that event parking is strictly prohibited in unassigned areas and adjacent properties.***
 - e) ***The contract shall inform guests that amplified music, bands and outside DJs are prohibited from operating on Arrowhead Pine Rose Cabins, property. Only acoustical instruments are allowed and pre-approved DJs. All music is to be broadcasted through Arrowhead Pine Rose Cabin's sound system.***
 - f) ***Sound times, both beginning and ending times, will be clearly listed in all event contracts and on signage at the event venue.***
 - g) ***Arrowhead Pine Rose Cabin's website will clearly state that guests are prohibited from arranging events on Arrowhead Pine Rose Cabin's property without Arrowhead Pine Rose Cabin's approval.***

Land Use: Structural and Noise Mitigation

NO. 9. A sound absorbent barrier, not less than six (6) feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound Engineer to mitigate noise impacts emanating from the Hidden Creek venue. The applicant shall initiate construction of the sound barrier promptly.

No. 10. A sound absorbent barrier, not less than six (6) feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound engineer to mitigate noise impacts emanating from the Cedar Creek venue and to function as a barrier to prevent guests from encroaching onto adjacent properties.

NO. 11. The applicant shall install elements, (i.e., signs, lighting) that direct visitors, customers and other patrons to each venue from parking areas to prevent persons from encroaching onto other private properties in the vicinity. Monitors and/or security shall be on-site to ensure that individuals or crowds do not wander.

XVI Traffic Mitigation

TR-1. On-site improvement and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.

TR-2. On-site traffic signing and striping shall be required in conjunction with detailed construction plans for the project.

TR-3. Site shall provide sufficient parking spaces to meet County of San Bernardino parking code requirements in order to service on-site parking demand. A total of 94 parking stalls are required as per Figure 4.

TR-4. Applicant shall participate in the phased construction of off-site traffic signal through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

GENERAL REFERENCES: (List author or agency, date, title)

California Department of Conservation. Alquist-Priolo Special Studies Zones Map (Redlands Quadrangle).

California Department of Conservation Farmland Mapping & Monitoring Program. San Bernardino County Important Farmland (Sheet 2 of 2).

California Department of Conservation. Land Conservation (Williamson Act) Maps San Bernardino County (Sheet 2 of 2).

California Department of Conservation. Open File Report 94-08. Mineral Land Classification of a Part of San Bernardino County: The San Bernardino Valley Area, California.

California Department of Fish & Wildlife. California Natural Diversity Database. Accessed February 2016.

California Department of Fish & Wildlife. Natural Community Conservation Planning Maps & California Regional Conservation Plans Map. Accessed February 2016.

California Department of Forestry & Fire Protection. Fire Hazard Severity Zone Map. Accessed January 2017.

California Department of Resources Recycling and Recovery (CalRecycle). Disposal Reporting System. Accessed February 2016.

CEQA Guidelines

County of San Bernardino Development Code, Adopted 2007 and Revised 2013. Accessed October 2016.

County of San Bernardino. County of San Bernardino General Plan. Adopted 2007 and Amended 2013.

County of San Bernardino Land Use Services Planning Department. Zoning & Hazard Overlay Maps. Accessed February 2016.

County of San Bernardino. Land Use Zoning Districts Map. Accessed February 2016.

APPENDICES: PROJECT SPECIFIC STUDIES:

Kunzman Associates. *Traffic Impact Analysis*. June 16, 2016

P.A. Penardi & Associates Noise Study, November 25, 2016

One Systems Incorporated Full Line Catalog, Sound Suppression

Leathernman BioConsulting, Inc, Habitat Assessment, dated September 27, 2013

EXHIBIT E

Findings

Arrowhead Pine Rose Cabins

PROJ-2020-00156

APN: 0334-391-03, -04 -09, and -10; 0334-392-18, -19, -20, and -21; 0334-393-06

Planning Commission Hearing: June 3, 2021

PROJECT FINDINGS

The following findings are for (1) a Policy Plan Amendment to change the Land Use Category from Low Density Residential (LDR) to Commercial (C) for three of nine of the subject parcels (APNs 0334-391-03, -04, and 0334-393-06); (2) Zoning Amendment to change the land use zoning district from Single Residential, Minimum Lot Size 14,000 Sq.Ft. (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) nine parcels consisting of 5 acres; and (3) Conditional Use Permit (CUP) to permit the operation of an existing 5-acre cabin/lodging resort consisting of 19 cabin units, two areas for wedding events, receptions and similar functions for up to 292 persons (collectively the "Project").

Policy Plan and Zoning Amendment

[Countywide Policy Plan and County Development Code Section 86.12.060]

1. THE PROPOSED AMENDMENT IS INTERNALLY CONSISTENT WITH ALL OTHER PROVISIONS OF THE RESPECTIVE PLAN, THE POLICY PLAN OR AN APPLICABLE SPECIFIC PLAN;

The amendment is consistent with and will further the objectives, goals and policies of the County POLICY PLAN and will not obstruct their attainment as indicated below and based on the evidence contained in the Project's supporting documents.

- **GOAL LU 2.1:** We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed to not hinder the viability and continuity of existing conforming nonresidential development.

Consistency: The Project seeks an amendment to the Project Policy Plan from Low Density Residential (LDR) to Commercial (C), and a Zoning Amendment from Single Residential, Minimum Lot Size 14,000 Sq.Ft. (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) of the 5-acre site. In accordance with Goal LU 2.1, the design and layout of the cabins and assembly areas are secluded from the highway and surrounding land uses, which protects the mountain atmosphere of the area and retains sufficient buffering. Likewise, the existing cabin elements and other structural assembly features are architecturally compatible with existing cabin structures in the area, and forest ambiance and complementary of the mountain alpine character of the Twin Peaks community. Although the commercial wedding facility is not solely a retail commercial use, the use provides a unique commercial service and venue, supported within mountain communities.

2. THE PROPOSED AMENDMENT WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR WELFARE OF THE COUNTY;

Approval of the Policy Plan Amendment would change the Land Use Category designation from Low Density Residential (LDR) to Commercial (C), and Zoning Amendment would change the land use zoning district from Single Residential, Minimum Lot Size 14,000 Sq.Ft. (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN). The Project represents a fiscally viable commercial use in order to legalize the existing resort that capitalizes on its mountain location, juxtaposed by Highway 189, and transected by Grandview Road and North Road. Moreover, the proposed use does not conflict with commercial businesses in the nearby commercial shopping district of Twin Peaks, located approximately one to two miles north of the Project or adjacent

Arrowhead Pine Rose Cabins

PROJ-2020-00156

APN: 0334-391-03, -04 -09, and -10; 0334-392-18, -19, -20, and -21; 0334-393-06

Planning Commission Hearing: June 3, 2021

Institutional zoned parcels. The Project is compatible with surrounding land uses, despite low density residential uses located nearby and meets locational and development standards to ensure compatibility of the new development with adjacent land uses and community character. Noise levels have been measured to demonstrate the operation's compliance with the San Bernardino County Development Code (Development Code) ambient noise standards as indicated in the Project's Noise Study. Coupled with the restricted hours of operation and shutdown of both assembly venues after 10:00 p.m., on either weekends, or weekdays, will help to ensure quiet time is maintained in the evening.

3. THE PROPOSED POLICY PLAN AND LAND USE ZONING DISTRICT CHANGE IS IN THE PUBLIC INTEREST, THERE WILL BE A COMMUNITY BENEFIT, AND OTHER EXISTING AND ALLOWED USES WILL NOT BE COMPROMISED;

The proposed Project has been conditioned to meet all applicable countywide development standards in order to ensure the proposed use is compatible and harmonious with surrounding properties, as well as a fiscally viable commercial facility that meets the general social and economic needs of the Twin Peaks residents. The use proposed with the policy plan and zoning amendment does not conflict with surrounding land uses, which is primarily mountainous and is compatible with the forest and mountain character, and meets the needs of local residents and visitors. The site currently operates as a resort, and once operated commercially. Noise levels are restricted to meet Development Code standards, and hours of operation are conditioned to meet quiet time evening curfews (10 PM). Adequate parking is available onsite. The design and layout of the facility protects the mountain feel of the region. The facility is located on undulating mountain topography and its two primarily facility/assembly venues are visually secluded from the street. The overall facility functions as a tourism draw to the community and complements the rural character of the region and capitalizes on the natural beauty and mountain characteristic of the Twin Peaks area.

4. THE PROPOSED POLICY PLAN AND LAND USE ZONING DISTRICT CHANGE WILL PROVIDE A REASONABLE AND LOGICAL EXTENSION OF THE EXISTING LAND USE PATTERN IN THE SURROUNDING AREA;

The proposed Policy Plan and Zoning Amendment will facilitate development and expansion of an existing resort center and private facilities operation, located on an arterial corridor with a full array of services available. Therefore, no detrimental effects to the public interest, health, safety, convenience or welfare are anticipated. Further, the compatibility of the proposed resort and private facilities operation was evaluated in the Project's Initial Study (IS), which concluded that if the Project was developed in accordance with applicable countywide standards and appropriate mitigation measures, there would be no significant Project-related environmental impacts and the site would be suitable as proposed. In addition, the Project will promote Policy Plan goals and policies that support commercial development in proximity to highway 189 to serve the surrounding area.

5. THE PROPOSED POLICY PLAN AND LAND USE ZONING DISTRICT CHANGE DOES NOT CONFLICT WITH PROVISIONS OF THIS DEVELOPMENT CODE;

The proposed Policy Plan and Zoning Amendment is the continuation and logical extension of an existing successful resort operation that supports the community of Twin Peaks and brings benefit to the surrounding area. The Zoning Amendment will not compromise existing or other commercial uses, but enhances the goal of establishing Twin Peaks as a community tourist destination, without conflicting with other nearby commercial facilities. Despite residential uses within the vicinity, noise levels have been measured to demonstrate the operation's compliance with Development Code

Arrowhead Pine Rose Cabins

PROJ-2020-00156

APN: 0334-391-03, -04 -09, and -10; 0334-392-18, -19, -20, and -21; 0334-393-06

Planning Commission Hearing: June 3, 2021

ambient noise standards as indicated in the Project's Noise Study The Neighborhood Commercial land use zoning district is intended to provide sites for commercial and personal services, lodging services, office and professional services, including Meeting Facilities, public or private.

6. THE PROPOSED POLICY PLAN AND LAND USE ZONING DISTRICT CHANGE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON SURROUNDING PROPERTY; AND

Adequate public services and facilities are provided in accordance with the Project's recommended conditions of approval and mitigation measures. Approval of the proposed Project will not result in a reduction of such public services to properties in the vicinity, to the detriment of public health, safety and welfare.

7. THE AFFECTED SITE IS PHYSICALLY SUITABLE IN TERMS OF DESIGN, LOCATION, SHAPE, SIZE, OPERATING CHARACTERISTICS, AND THE PROVISION OF PUBLIC AND EMERGENCY VEHICLE (E.G., FIRE AND MEDICAL) ACCESS AND PUBLIC SERVICES AND UTILITIES (E.G., FIRE PROTECTION, POLICE PROTECTION, POTABLE WATER, SCHOOLS, SOLID WASTE COLLECTION AND DISPOSAL, STORM DRAINAGE, WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL, ETC.), TO ENSURE THAT THE PROPOSED OR ANTICIPATED USES AND/OR DEVELOPMENT WOULD NOT ENDANGER, JEOPARDIZE, OR OTHERWISE CONSTITUTE A HAZARD TO THE PROPERTY OR IMPROVEMENTS IN THE VICINITY IN WHICH THE PROPERTY IS LOCATED.

The Project has been evaluated and conditioned to provide a safe and accessible site for the proposed operation. Fire and police protection will be provided by the San Bernardino County Fire Protection District and the San Bernardino County Sheriff's Department and appropriate emergency vehicle access has been incorporated into the site design. All cabins utilize on-site septic systems, except for the Ponderosa Lodge, which is connected to the sewer line, serviced by Lake Arrowhead Community Services District (LACSD). Water service to the project site is provided by the Crestline Lake Arrowhead Water Agency (CLAWA). The County has evaluated all aspects of the Project and determined that the Project does not constitute a hazard to neighboring properties.

CONDITIONAL USE PERMIT

[SBCC 85.06.040]

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application.** The 5.0-acre site contains ample area necessary for site improvements. Appropriate onsite modifications have been incorporated into the site design including pedestrian walkways and emergency vehicle access. The Project as proposed satisfies all applicable standards and requirements of the San Bernardino County Development Code (Development Code).
- 2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.** The Project is located on Highway 189, in Twin Peaks a County-maintained road, which provides adequate legal and physical access to the Project site. No changes will occur to the existing parking facility, nor to its entry and exit points.
- 3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic,**

Arrowhead Pine Rose Cabins

PROJ-2020-00156

APN: 0334-391-03, -04 -09, and -10; 0334-392-18, -19, -20, and -21; 0334-393-06

Planning Commission Hearing: June 3, 2021

vibration, lighting, glare, or other disturbance. The Project has sufficiently demonstrated compliance with the appropriate site design requirements and development standards such as setbacks, wastewater improvements, and off-street parking. Compliance with these requirements, as well as all applicable conditions of approval, will ensure that the Project will have no substantial adverse effect upon abutting properties. Additionally, the use will not interfere with the present or future ability to use solar energy systems.

4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Policy Plan and any applicable Community or Specific Plan.** The Project is consistent with the Countywide Plan, Policy Plan. The Project specifically implements the following goals and policies of the Policy Plan, as described below:

Goal LU-2 Land Use Mix and Compatibility

The proposed use provides an arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial development, and protects the value of the natural environment.

Policy LU-2.1 Compatibility with existing uses

The Project is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. With the incorporation of mitigation measures, the Project is scaled, buffered, and designed to not hinder the viability and continuity of existing conforming nonresidential development.

Policy LU-2.3 Compatibility with natural environment

The Project comports with Policy LU-2.3 in that the use is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.

Policy LU-4.1 Context-sensitive design in the Mountain/Desert regions

The Project comports with Policy LU-4.1 because it employs site and building design techniques and uses building materials that reflect the natural mountain environment and preserves scenic resources.

Goal and Policy Implementation: The proposed Project meets both the purpose and the locational criteria of the Neighborhood Commercial (CN) land use zoning designation in the Countywide Plan, Policy Plan. It represents a commercial use that capitalizes on its rural and mountain location, intersected by Highway 189, Grandview Road and is located along a major thoroughfare. Moreover, it does not conflict with commercial areas in the nearby commercial core of Twin Peaks, one to two miles north. It is compatible with surrounding land uses, despite low density residential uses located nearby. Noise levels have been measured to demonstrate the operation's compliance with Development Code ambient noise standards as indicated in the Project's Noise Study. Coupled with the restricted hours of operation and shutdown of both assembly venues after 10:00 p.m., on either weekends, or weekdays, the Project's conditions of approval will help to ensure quiet time is maintained in the evening.

Moreover, the Project meets the criteria of being a compatible and harmonious, fiscally viable commercial facility that meets the general and economic needs of the Twin Peaks area. The use, subject to the conditions of approval and mitigation measures, does not conflict with surrounding land uses, which is primarily mountainous. Despite residential uses located within vicinity of the Project,

Arrowhead Pine Rose Cabins

PROJ-2020-00156

APN: 0334-391-03, -04 -09, and -10; 0334-392-18, -19, -20, and -21; 0334-393-06

Planning Commission Hearing: June 3, 2021

noise levels have been measured to demonstrate the operation's compliance with Development Code ambient noise standards as indicated in the Noise Study. Adequate parking is also available onsite. The design and layout of the facility protects the mountain feel of the region. The facility is located on undulating mountain topography and its two primary facility/assembly venues are visually secluded from the street. The overall facility functions as a tourism draw for the Twin Peaks community and complements the mountain character of the region and capitalizes on the natural beauty and mountain characteristic of the Twin Peaks area.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels.** Infrastructure, including street improvements, can sufficiently accommodate the development proposal pursuant to the requirements of the Development Code. Following review of the Project's site plan and supporting documents, the County has concluded that adequate services levels for infrastructure will be maintained when considering the development as proposed.
6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare.** All conditions are proposed to implement requirements of the Development Code and ensure the safe and orderly development of the Project.
7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.** The orientation and design of the proposed structures may take advantage of passive solar heating capabilities, should future projects be approved. There is ample area with sun exposure available on the site at full build out of the Project.

ENVIRONMENTAL FINDING

In conformance with the requirements of the California Environmental Quality Act (CEQA), an Initial Study (IS) was prepared to evaluate the environmental impacts of the proposed Project. The IS was posted for the thirty (30) day review and comment period from May 21, 2017 through June 20, 2017, and a second 30-day review period from August 27, 2020 through September 28, 2020. Mitigation measures were incorporated as part of the Project's conditions of approval, reducing the impacts to less than significant and justifying a Mitigated Negative Declaration (MND) as appropriate for adoption. Based on the review of the MND, the County finds that the Project will not have a significant adverse impact on the environment with the implementation of the required mitigation measures. The IS/MND adopted for this Project represent the independent judgment of the County acting as lead agency for the Project.

EXHIBIT F

Conditions of Approval

CONDITIONS OF APPROVAL

Arrowhead Pine Rose Cabins
Conditional Use Permit

GENERAL REQUIREMENTS

Ongoing and Operational Conditions

LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311

1. Project Approval Description. A Conditional Use Permit to permit the operation of an existing 5-acre cabin/lodging resort consisting of 19 cabin units, 2 areas for wedding events, receptions and similar functions for up to 292 persons.

This CUP is approved in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g., elevations).

The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project Site with APN's: 0334-391-10,03,04,09; 0334-392-18-19,20,21, 0334-393-06 Project No. PROJ-2020-00156.

2. Project Location. The Project site is located at 25994 Highway 189, Twin Peaks, CA 92391
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
5. 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.

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156

Planning Commission: June 3, 2021

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.

6. Expiration. This project permit approval shall expire and become void if it is not "exercised" within **three (3)** years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either:
- a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
 - c. Occupancy of approved land use occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
 - Construction permits for all or part of the project are not issued, or the construction permits expire before the structure is completed and the final inspection is approved.
 - The land use is determined by the County to be abandoned or non-conforming.
 - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.
- PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.
7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. Project Account. The Project account number is PROJ-2020-00156. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
9. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall comply with all of the conditions for each of the respective stages of development. The developer shall obtain written clearance (email is ok) that all of the conditions have been satisfied prior to issuance of any permits.

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156
Planning Commission: June 3, 2021

10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
11. Additional Permits. The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
 - a. FEDERAL: N/A;
 - b. STATE: California Department of Fish and Wildlife, Caltrans
 - c. COUNTY: Land Use Services – Building and Safety/Code Enforcement/Land Development, County Fire/HazMat; Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor, and
 - d. LOCAL: N/A
12. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
 - a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
 - b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
 - c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
 - d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. “No Trespassing”) in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
 - j) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and “No Parking”, “Carpool”, and “Fire Lane” designations.
 - k) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including “No Parking” designations and “Fire Lane” designations.

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156
Planning Commission: June 3, 2021

13. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.

14. Mitigation Measures:

Operating Policy

- *Events shall only be permitted to function at the Hidden Creek and Cedar Creek venues. Any expansion of these sites or proposed alternative site shall be prohibited.*
- *Entertainment activities (i.e., dancing, DJ, Band music, PA system) at the Hidden Creek venue shall conclude on Fridays and Saturdays at 10:00 pm. All assembly activities associated with the event shall conclude at 10:00 p.m. Entertainment activities on Sundays shall conclude at 9:30 p.m. and activities associated with the event shall conclude at 9:30 p.m.*
- *During all events, a Trained DJ shall be responsible for maintaining decibel levels to ensure that the ambient noise standards at the property line adhere do not exceed the Residential ambient standards of 55 dB(A) between 7 am to 10 pm.*
- *During events at either Hidden Creek or Cedar Creek, noise spot checks shall be conducted on an hourly basis or as needed within any sixty (60) minute period to assess and verify that noise impacts do not exceed the Residential ambient noise standards of 55 d(B)A between the hours of 7 am to 10 pm.*
- *A minimum of two parking attendants shall be stationed to manage and direct traffic for events held at the Hidden Creek venue, and, and one parking attendant for events at Cedar Creek. Parking attendants shall be present during opening and closing periods of events.*
- *Event parking shall only be permitted on-site. The event manager shall ensure that parking is contained on site and does not overflow onto adjacent properties.*
- *Security personnel shall be present at all events either during the weekday or weekend and to complaints or activities that encroach outside the operating limits of the Hidden Creek or Cedar Creek venues. Security personnel shall ensure that individuals or group activities occurring after the close re of events at both venues are dispersed to mitigate noise and other activity impacts.*

Corporate Policy

- *Every event will be required by Arrowhead Pine Rose Cabins to enter into a signed and legally binding contract for each event. No function will take place without a legal contract. Each contract will state the following:*
 - *All event vendors must be approved by Arrowhead Pine Rose Cabins in order to provide services at an event.*
 - *The event contract shall inform guests that the Event Manager will be responsible for assigning staff to supervise and oversee all events at Hidden Creek and Cedar Creek during scheduled events.*
 - *An after-hours response phone number will be provided by Arrowhead Pine Rose Cabins. The contact number will be displayed on the website, in the event contract, and on signage posted outside of the Arrowhead Pine Rose Cabins lobby. Arrowhead Pine Rose Cabins will provide round-the-clock staff that is responsible for addressing issues and complaints quickly and responsibly.*
 - *The contract shall inform guests that event parking is strictly prohibited in unassigned areas and adjacent properties.*

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156

Planning Commission: June 3, 2021

- ***The contract shall inform guests that amplified music, bands and outside DJs are prohibited from operating on Arrowhead Pine Rose Cabins, property. Only acoustical instruments are allowed and pre-approved DJs. All music is to be broadcasted through Arrowhead Pine Rose Cabin's sound system.***
 - ***The starting and ending times for use of the sound system for both playing music speaking shall be clearly listed in all event contracts and on signage at the event venue.***
 - ***Arrowhead Pine Rose Cabin's website will clearly state that guests are prohibited from arranging events on Arrowhead Pine Rose Cabin's property without Arrowhead Rose Cabin's approval.***
15. Traffic Control. The applicant shall utilize a security service to provide parking and traffic control and prevent vehicles from parking in common areas of the Arrowhead Pine Rose Cabins' site.
16. Annual Noise Studies. The applicant shall conduct two (2) annual (comprehensive noise studies) undertaken by a certified and registered noise engineer and/or technician. The findings and recommendations from the study shall be submitted to the County Code Enforcement and Planning Division for review and consideration.
17. Noise Complaints. The applicant shall report back to Code Enforcement citing how the infraction and/or impact has been addressed within 3 working days). Failure to follow through on noise measurements and reporting on a timely basis shall constitute a violation of the project's conditions of approval and warrant consideration for rescinding the Project CUP.
18. Noise Findings. Noise measurements shall be reported to County Code Enforcement on a monthly basis. The findings report will include the time and day and location where the noise measurement was conducted and the type of noise measured (i.e., DJ, PA system, group noises such as clapping, yelling, singing etc.). The report shall provide recommendations to address noise incidents and impacts.
19. Complaint Contact. The applicant shall maintain 24-hour on-site management and security to address any complaints arising from events and issues associated with entertainment events on-site.
20. Lighting. Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
21. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90-degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
22. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified, and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

23. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
24. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
25. Construction Noise. The following measures shall be adhered to during the construction phase of the project:
- All construction equipment shall be muffled in accordance with manufacturer's specifications.
 - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
 - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.
26. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
- a. Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
 - b. Vehicle Trip Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
 - c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval.
 - d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

LAND USE SERVICES DEPARTMENT– Code Enforcement Division (909) 387-8311

27. Enforcement. If any County enforcement activities are 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. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.
28. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156
Planning Commission: June 3, 2021

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

29. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
30. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
31. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
32. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

PUBLIC HEALTH - Environmental Health Services (800) 442-2283

33. Refuse Storage/Removal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least **1** time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least **2** times per week, or as often, if necessary, to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: (800) 442-2283.
34. Septic System Maintenance. The septic system shall be properly maintained, not create a public nuisance, and be serviced by a DEHS permitted sewage pumper.
35. Noise. Noise level(s) shall be maintained at or below County Standards, Development Code §83.01.080.

DEPARTMENT OF PUBLIC WORKS – Traffic Division (909) 387-8186

36. Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

37. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
38. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
39. Mandatory Trash Service. Franchise Hauler Service Area – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste dba Mountain Disposal).

Mitigation Measures Shown in Bold and Italics

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156
Planning Commission: June 3, 2021

40. Mandatory Organics Recycling. As of April 2016, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate eight (8) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction's franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction's franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics though not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149

41. Survey Monumentation. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).
- Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
 - Monuments set to mark the property lines.
 - Pursuant to applicable sections of the Business and Professions Code.

COUNTY FIRE DEPARTMENT–Community Safety Division (909)386-8465

42. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the developer shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
43. Additional Requirement. In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
44. Construction Permits. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

**PRIOR TO ISSUANCE OF GRADING PERMITS
OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT– Planning Division (909) 387-8311

45. GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:
- Implement the approved Coating Restriction Plans.
 - Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
 - Grading contractor shall provide and implement the following when possible:
 - training operators to use equipment more efficiently.
 - identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions.
 - replacing older, less fuel-efficient equipment with newer models.
 - use GPS for grading to maximize efficiency.
 - Grading plans shall include the following statements:
 - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
 - Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
 - Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
 - The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
59. Air Quality. Although the Project does not exceed Southcoast Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the Southcoast Air Basin is in non-attainment status for ozone and suspended particulates [PM₁₀ and PM_{2.5} (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:
- The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.

Mitigation Measures Shown in Bold and Italics

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156

Planning Commission: June 3, 2021

2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.

b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO_x and PM₁₀ levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements:

1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

60. **Diesel Regulations.** The operator shall comply with all existing and future California Air Resources Board and Southcoast Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. Southcoast Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

LAND USE SERVICES DEPARTMENT – Building and Safety Division (909) 387-8311

61. **Retaining Wall Plans.** Submit plans and obtain separate building permits for any required walls or retaining walls.
62. **Geotechnical (Soil) Report:** A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.
63. **Grading Plans.** Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance of more than 50 Cu Yards.
64. **NPDES Permit.** An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
65. **Erosion & Sediment Control Plan.** An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
66. **Erosion Control Installation.** Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
67. **Demolition Permit Required Before Building.** Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back filled and inspected before covering.

68. Construction Plans. Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

69. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
70. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
71. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
72. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
73. Drainage Improvements. A Registered Civil Engineer shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval.
74. FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C7955H dated 8/28/2008. Flood Hazards are undetermined in this area but possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
75. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
76. Regional Board Permit. Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
77. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
78. Grading Plans. Grading plans shall be submitted for review and approval obtained. An \$806 deposit for grading plan review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
79. Project specific Drainage Condition. California Department of Fish and Wildlife must be notified per Fish and Game code number 1602. A streambed alteration agreement shall be provided prior to grading.
80. On-site Flows. On-site flows need to be directed to the nearest drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

81. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code.
82. Fire Fee. The required fire fees are due at time of submittal; and paid to the San Bernardino County Fire Department/Community Safety Division. This fee is in addition to fire fees that are paid to other City or County offices.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

LAND USE SERVICES DEPARTMENT – Planning (909) 387-8311

83. Architecture. Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
84. Land Use: Structural and Noise Mitigation.
- ***A sound absorbent barrier, not less than six (6) feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound engineer to mitigate noise impacts emanating from the Cedar Creek and Hidden Creek venues and to function as a barrier to prevent guests from encroaching onto adjacent properties. The applicant shall initiate construction of the sound barrier promptly.***
 - ***The applicant shall install elements, (i.e., signs, lighting) that direct visitors, customers and other patrons to each venue from parking areas to prevent persons from encroaching onto other private properties in the vicinity. Monitors and/or security shall be on-site to ensure that individuals or crowds do not wander.***
85. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.
86. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.
87. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
- Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design

Mitigation Measures Shown in Bold and Italics

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156

Planning Commission: June 3, 2021

features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended:

- Incorporate dual paned or other energy efficient windows,
- Incorporate energy efficient space heating and cooling equipment,
- Incorporate energy efficient light fixtures, photocells, and motion detectors,
- Incorporate energy efficient appliances,
- Incorporate energy efficient domestic hot water systems,
- Incorporate solar panels into the electrical system,
- Incorporate cool roofs/light colored roofing,
- Incorporate other measures that will increase energy efficiency.
- Increase insulation to reduce heat transfer and thermal bridging.
- Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- Plumbing. All plumbing shall incorporate the following:
 - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- Lighting. Lighting design for building interiors shall support the use of:
 - Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
- Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
- A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
- Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- Building Design. Building design and construction shall incorporate the following elements:
 - Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156

Planning Commission: June 3, 2021

shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.

88. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:

- a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
- b. All sign lighting shall not exceed 0.5 foot-candle.
- c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
- d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

LAND USE SERVICES DEPARTMENT – Building and Safety (909) 387-8311

89. Construction Plans. Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

90. Permits. Obtain permits for all structures located on site and all work done without a permit.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

91. Road Dedication. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications. These shall be submitted to the Land Use Services Department, located at 385 N. Arrowhead Ave, San Bernardino CA 92415-0187. Phone: (909) 387-8178.

- **North Road (Mountain Secondary – 60')** Road Dedication. A grant of easement is required to provide a half-width right-of-way of 30 feet. Where the project fronts more than one side of North Road, a grant of easement is required to provide a full-width right-of-way of 60 feet.
- **State Highway 189 (Mountain Secondary – 60')** Road Dedication. A grant of easement is required to provide a half-width right-of-way of 30 feet.

92. Caltrans Review. Obtain comments from Caltrans for access requirements and working within their right-of-way.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

93. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156

Planning Commission: June 3, 2021

94. **Fire Flow.** Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied, or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety.
95. **Water System Certification.** The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.
96. **Water System Commercial.** A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred [300] feet from any portion of a structure. [F54]
97. **Access.** The development shall have a minimum 1 point of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1 Single Story Road Access Width: All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
98. **Access - 150+ feet.** Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. Standard 902.2.1
99. **Combustible Protection.** Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. Access - 150+ feet. Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. Standard 902.2.1
100. **Combustible Vegetation.** Combustible vegetation shall be removed as follows: " Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. " Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586
101. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1
102. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1

103. Fire Alarm. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F62A]
104. Access - 30% slope. Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department. Standard 902.2.1 [F46].
105. Standard A-1 FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE. This standard shall apply to the design, construction and maintenance of all new fire apparatus access roads within the jurisdiction, as well as fire apparatus access roads at existing facilities when applied at the discretion of the fire code official.
106. Fuel Modification Zone. A Fuel Modification Zone (FMZ) plan designed specifically for the subject project is required and shall be designed by a consultant approved by the Fire Department. The FMZ plan shall be submitted to the Fire Department for review and approval in compliance with County standards. [F53]

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

107. Construction and Demolition Waste Management Plan (CDWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from demolition. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at www.sbcounty.gov/dpw/solidwaste. An approved CDWMP Part 1 is required before a demolition permit can be issued.

Upon completion of demolition, the developer shall complete SWMD's CDWMP Part 2 and shall provide documentation of diversion of materials including but not limited to receipts, invoices or letters showing material type(s) and weights or volume from diversion facilities or certification of reuse of materials on site. An approved Part 2 of the CDWMP is required prior to issuance of building permits.

PUBLIC HEALTH – Environmental Health Services (800) 442-2283

108. Water Purveyor. Water purveyor shall be DEHS approved. (i.e. approved water agency/district, water source and/or well). Applicant shall procure a verification letter from the water agency with jurisdiction. The letter shall state whether or not water connection and service shall be made available to the project by the water agency. The letter shall also reference the project name and assessor's parcel number. For projects with a current active water connection, a copy of the water bill with project address may suffice. For more information contact DEHS.
109. Onsite Wells. If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to DEHS standards, properly sealed and certified as inactive OR (3) constructed to DEHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
110. Water System Permit. If an approved water company cannot service the project a water systems permit will be required. The source of water shall meet water quality and quantity standards pursuant to Title 22 Drinking Water Standards. For more information contact DEHS Drinking Water Section.

Mitigation Measures Shown in Bold and Italics

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156

Planning Commission: June 3, 2021

111. RWB. Written clearance shall be obtained from the designated California Regional Water Quality Control Board and a copy forwarded to DEHS: Lahontan Region, 14440 Civic Drive, Suite 200, Victorville, CA 92392 (760) 241-6583.
112. Sewer Purveyor. Method of sewage disposal shall be Lake Arrowhead CSD Muni Agency, or, if not available, EHS approved onsite wastewater treatment system (OWTS). Applicant shall procure a verification letter from the sewerage agency with jurisdiction. The letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. The letter shall also reference the project name and assessor's parcel number. For projects with a current active sewer connection, a copy of the sewer bill with project address may suffice. For information, call DEHS/Plan Check at: 1-800-442-2283.
113. Existing onsite wastewater treatment system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
114. OWTS. If sewer connection and/or service are unavailable, Onsite Wastewater Treatment System(s) (OWTS) may then be allowed under the following conditions: A percolation report shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For more information, contact DEHS Wastewater Section.
115. Acoustical Study. Preliminary acoustical information must be submitted demonstrating that the proposed project maintains noise levels at/or below County Noise Standard(s), San Bernardino Development Code (§ 83.01.080, 87.0905). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to DEHS for review and approval. For more information and request an acoustical checklist contact DEHS. (800) 442-2283
116. Recycling Center. The refuse generated shall comply with San Bernardino County Code §33.0801 et. seq. The recycling center shall maintain an amount of less than 10% residual solid waste (by weight) from the separated waste and less than 1% putrescible waste (by weight) from the separated waste material pursuant to the Transfer/Processing Regulatory Requirements of Title 14 CCR (§17402.5). If the facility exceeds the above stated limitations, a Solid Waste Facility Permit will be required. For more information, contact DEHS Local Enforcement Agency (LEA).
117. Food Establishment Plan Checks. Plans for food establishments shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at: 1-800-442-2283.
118. Vector Control Requirement. The project area has a high probability of containing vectors. EHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to EHS/Land Use. For information, contact Vector Control at (800) 442-2283.

DEPARTMENT OF PUBLIC WORKS – TRAFFIC DIVISION (909) 387-8186

Traffic Mitigation

119. ***TCR-1 On site improvement and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.***
120. ***TCR-2 On-site traffic signing and striping shall be required in conjunction with detailed construction plans for the project.***

Mitigation Measures Shown in Bold and Italics

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156

Planning Commission: June 3, 2021

121. ***TCR-3 Site shall provide sufficient parking spaces to meet County of San Bernardino parking code requirements in order to service on-site parking demand. A total of 94 parking stalls are required as per approved site plan.***
122. ***TCR-4 Applicant shall participate in the phased construction of off-site traffic signal through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.***
123. The total fair share contribution for this project is required based on the traffic report dated 05/21/2018 from Kunzman Associates, Inc. The fair share breakdown for these improvements is shown below:

INTERSECTION	ESTIMATED COST	FAIR SHARE PERCENTAGE	ESTIMATED CONTRIBUTION
Grandview Rd. (NS) at State Route 189 (EW)	Right Turn lane		Right Turn lane
	\$10,000		\$2,550
	Left Turn Lane		Left Turn Lane
	\$50,000		\$12,750
	Traffic Signal		Traffic Signal
	\$250,000		\$63,750
Intersection Total	\$ 310,000.00	25.5%	\$ 79,050.00
		Total Fair Share	\$ 79,050.00

The total fair share contribution will be based on the fair share percentages listed above and the estimated construction costs at the time of application for a building permit and shall be paid to the Department of Public Works - Traffic Division. At the present time, the estimated cost is **\$79,050.00**. This amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index.

PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

LAND USE SERVICES DEPARTMENT – Planning Division (909) 387-8311

124. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2020-00156
125. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
126. Occupancy. Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate verification from each reviewing agency.
127. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
128. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
129. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
130. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:
- a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent.
 - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
 - c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

LAND USE SERVICES DEPARTMENT – Land Development Division – Drainage Section (909) 387-8311

131. Drainage Improvements. All required drainage improvements if any shall be completed by the applicant. The private registered engineer shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

LAND USE SERVICES DEPARTMENT – Land Development Division – Road Section (909) 387-8311

132. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156
Planning Commission: June 3, 2021

133. Caltrans Approval. Obtain approval from Caltrans for access requirements and working within their right-of-way.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

134. Commercial Addressing. Standard B-1 premise and building identification and addressing. This standard applies to the marking of all buildings with address numbers for identification.
135. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]
136. Extinguisher. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
137. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4
138. Inspection by the Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for the "fire final".
139. Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the California Fire Code.

DEPARTMENT OF PUBLIC WORKS – Solid Waste Management – (909) 386-8701

140. C&D Plan – Part 2. The developer shall complete SWMD's C&D Plan Part 2". This summary shall provide documentation of actual diversion of materials including but not limited to receipts or letters from diversion facilities or certification reuse of materials on site. The C&D Plan – Part 2 shall provide evidence to the satisfaction of County Solid Waste that demonstrates that the project has diverted from landfill disposal materials for reuse or recycling by a minimum of 50 percent of total volume of all construction waste.

END OF CONDITIONS

EXHIBIT G

Caltrans Comment Letter

DEPARTMENT OF TRANSPORTATION

OFFICE OF LOCAL DEVELOPMENT-INTERGOVERNMENTAL REVIEW
DISTRICT 8, PLANNING
464 W. 4TH STREET, 6TH FLOOR MS-725
SAN BERNARDINO, CA 92401
PHONE (909) 806-3923
TTY 711
www.dot.ca.gov/dist8



*Making Conservation
a California Way of Life.*

October 28, 2020

File: 08-SBd-189-PM 1.6
Cross Street: Grandview Road
Case #: Proj-2020-00156

Reuben Arceo
County of San Bernardino – Land Use Services
385 North Arrowhead Avenue
San Bernardino, CA 92415

Site Plan, Arrowhead Pine Rose Cabins

Dear Mr. Arceo,

The California Department of Transportation (Caltrans) has completed the review of the Site Plan for the Arrowhead Pine Rose Cabins. The proposed project is located on the northwest corner of State Route 189 (SR-189) and Grandview Road. The project does not propose any expansion or addition to the existing number of cabins. The project proposes to utilize existing cabins and event spaces for special events, such as banquets and weddings, accommodating up to a maximum of 171 patrons.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when a proposed development may impact our facilities. As a responsible agency as defined by the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of San Bernardino, due to the project's potential impact to the State facilities, it is also subject to the policies and regulations that govern the SHS. We offer the following comments:

- 1) Business parking within or backing out onto the state highway right-of-way is prohibited.
- 2) We recommend that the applicant pay their fair share towards the needed improvements, including the recommended left-turn and right-turn lanes for the intersection of Grandview Road and State Route 189; and the traffic signal warrant met for Year 2040 with project at the Grandview Road and State Route 189 intersection.

Mr. Ruben Arceo
October 28, 2020
Page 2

In the event an encroachment into State Right-of-Way is undertaken at time of development, issuance of a Caltrans Encroachment Permit will be required. For information regarding the Encroachment Permit application and submittal requirements, contact:

Caltrans Office of Encroachment Permits
464 West 4th Street, Basement, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

These comments result from a review of the documents provided for our evaluation. All comments should be addressed prior to proceeding with the Encroachment Permit Process. If you have any questions regarding this letter, please contact Jacob Mathew at (909) 806-3928 or me at (909) 806-3923.

Sincerely,



ROSA F. CLARK
Office Chief
Local Development-Intergovernmental Review (LD-IGR)