



**LAND USE SERVICES DEPARTMENT  
CURRENT PLANNING DIVISION  
PLANNING COMMISSION STAFF REPORT**



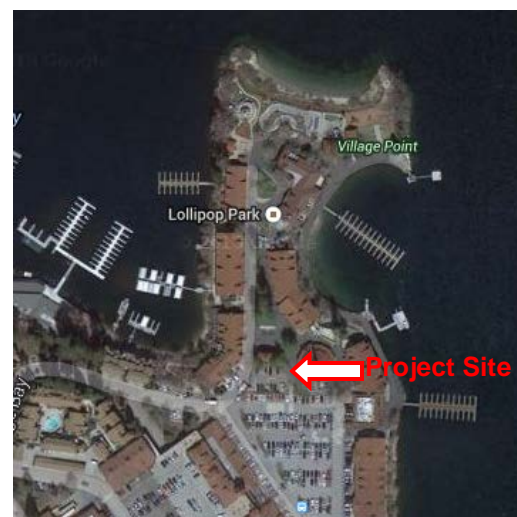
**HEARING DATE: APRIL 17, 2014**

**AGENDA ITEM # 3**

Vicinity Map

**Project Description**

**APN:** 0335-101-49  
**APPLICANT:** LAKE ARROWHEAD INVESTORS, LLC  
**COMMUNITY:** LAKE ARROWHEAD  
 2<sup>ND</sup> SUPERVISORIAL DISTRICT  
**LOCATION:** HIGHWAY 173, NORTH SIDE, HIGHWAY 189 EAST OF  
**PROJECT NO:** P201300079  
 CONDITIONAL USE PERMIT  
**CONTRACT**  
**STAFF:** REUBEN J. ARCEO  
**REP(S):** VICKIE GOODGLICK, MARKETING/EVENTS MANAGER  
 LAKE ARROWHEAD VILLAGE  
**PROPOSAL:** REVISION TO AN APPROVED ACTION TO PERMIT  
 MULTIPLE EVENTS WITHIN THE LAKE ARROWHEAD  
 VILLAGE COMMERCIAL CENTER TO INCLUDE THE  
 SUMMER CONCERT SERIES, OKTOBERFEST,  
 FARMER'S MARKET, VEHICLE, MOTORCYCLE AND  
 BOAT SHOWS AND OTHER ENTERTAINMENT  
 VENUES



453 Public Hearing Notices Sent: 4/3/2014  
 PC Field Inspection: TBD

Report Prepared By: Reuben J. Arceo, RPG, Inc.  
 Inspected By: Commissioner

**SITE INFORMATION:**

**Parcel Size:** 15.4 Acres

**Terrain:** Commercial Town Center adjacent to Lake Arrowhead and surrounded by forested area.

**Vegetation:** Landscaping throughout Town Center.

**SURROUNDING LAND DESCRIPTION:**

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Commercial Center	General Commercial (LA/CG)
North	Retail/Lake	Floodway (FW)
South	Retail	General Commercial (LA/CG)
East	Retail Lake	Single-Residential and Floodway (RS-14M and FW)
West	Condominiums/retail	General Commercial (LA/CG)

**AGENCY**

City Sphere of Influence:  
 Water Service:

Sewer Service:

**COMMENT**

Unincorporated  
 Lake Arrowhead,  
 Community Services District  
 Lake Arrowhead Community  
 Services District.

Not Within City Sphere  
 Existing

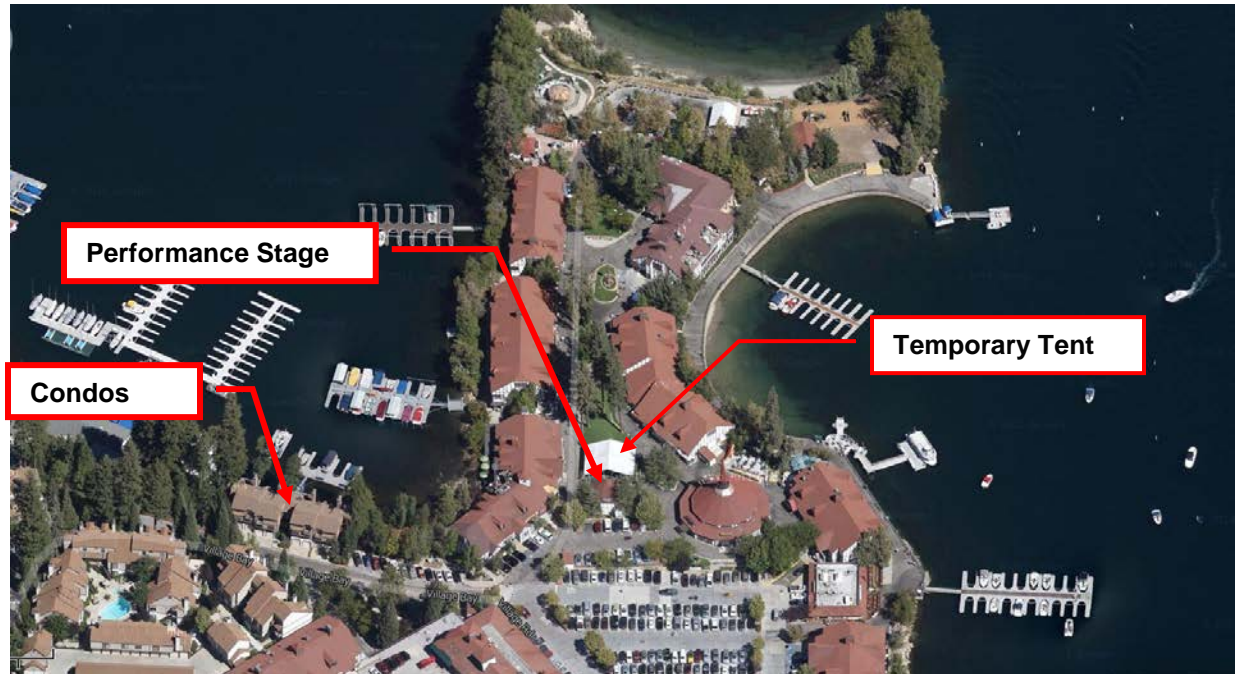
Existing

**STAFF RECOMMENDATION:** That the Planning Commission **APPROVE** the Conditional Use Permit subject to the attached Conditions of Approval, **ADOPT** the Findings, and **FILE** a Notice of Determination.





**Figure 2**  
**Project Site Overhead View**



## **SUMMARY & BACKGROUND**

The applicant, Lake Arrowhead Investors LLC, is requesting a revision to an approved action which requires entitlement approval of a Conditional Use Permit (CUP) to permit entertainment functions and other amusement activities hosted within the Lake Arrowhead Village Commercial Center to operate annually on property zoned Lake Arrowhead Community Plan/General Commercial (LA/CG) as noted in Figure 1. These events consist of summer concerts; Oktoberfest festivities; Farmer's Market Night; car, motorcycle and boat shows; Halloween entertainment; holiday concerts; and other similar events as noted in the attachment cited as Exhibit "C".

### **Lake Arrowhead Village Commercial Center**

Lake Arrowhead Village (Village), as noted in Exhibit "D" and the photo perspective in shown in Figure 2, is located at the fork of Highway 189 and 173 North. The fifteen (15) acre commercial site whose early commercial origins date back to the 1930s was reconstructed in the 1980's after the original village was demolished in 1979. The Village is an important commercial, retail and entertainment venue that services the Lake Arrowhead community, which based on the 2010 Census, contains a population of 12,424 persons. As an indication of the site's appeal, of the four million visitors to the Lake Arrowhead area, it is estimated that sixty-eight (68) percent or 2.1 million visitors toured the Village (Estimates based on Caltrans Trip counts in 2000 and Lake Arrowhead Village Agency).

The Village contains approximately fifty retail/service shops and galleries, twelve eating establishments and entertainment venues totaling 126,890 feet of gross retail floor area, and

33,166 square feet of storage space. Per the Development Code parking requirements, a total of 690 parking stalls are provided.

Situated at an elevation of 5,108 feet, the 782 acre lake provides venues for boating, water skiing, fishing and swimming. A major attraction of the Village is the Summer Concert Series on Center Stage, which is annually held from May through September. Free to the public, the events entertain thousands of visitors at more than forty free concerts each Friday, Saturday and Sunday and holidays throughout the year and have been occurring for ten years. The Village also celebrates many special events that include Easter, the 4<sup>th</sup> of July, Oktoberfest and Christmas, hosting live music and other entertainment activities.

As noted on page M-1 of Exhibit "D", music and entertainment is conducted on the Village's 800 square foot Performance Stage which is centered between the Village retail shops and borders the upper half of the Village which is separated by a grade differential of approximately 15 feet between the lower half of the Village and upper area where the stage is located. Pedestrian access to the area is facilitated by two stairwells as noted in page M-1. The area fronting the stage is covered by a 50-foot long and 40-foot wide tent, under which are picnic tables available for seating and dining. A raised astro turf area situated behind the picnic tables is available for seating that extends in a series of broken islands situated along the Village's pedestrian corridor.

#### Summer Concert

The Summer Concert Series (Concert Series) weekend events are primarily planned for Fridays and Saturdays from 6:30 PM to 8:30 PM and begin the second weekend of May through Labor Day. The Saturday and Sunday Concert Series start the last weekend in September and continue through the final weekend of October where the music starts at 1:00 PM and concludes at 6:00 PM on Saturdays and at 5:00 PM on Sundays. Attendance at these concerts as indicated in Exhibit "C" varies per event but ranges from 150 persons to as high as 2,000 for events such as the Earth Day Expo. Both private security, Citizens on Patrol and personnel from the San Bernardino County Sheriff's Department provide event security, including parking and vehicle circulation control. When attendance exceeds the Village's parking capacity, additional parking is available off-site at a Presbyterian Church parking lot located approximately 100 yards from the Village's main entrance on Hwy 173. On busy holidays, a shuttle service is offered to employees for off-site parking at Rim of the World High School.

### **ANALYSIS**

#### Temporary Use Permit

Pursuant to the Development Code Section 85.15, Temporary Use Permits (TUP) function as an entitlement to provide regulations for the establishment, operation, removal, and cleanup of temporary uses that do not constitute a "land use" of sufficient magnitude or longevity to require permanent land use approval. Hence the Temporary Use Permit which is approved by the Director is effective for a specific time period and must be renewed annually.

Temporary Use Permits must comply with the California Environmental Quality Act (CEQA). If the special event has the potential to cause adverse environmental impacts, an environmental review of the proposed event must be conducted in compliance with the County Development Code and CEQA. Based on the findings of the environmental determination and other factors, the Director may require a CUP to address any potential environmental impacts and or longevity of the use.



For several years, a TUP was issued to permit the Village to hold its events. The Applicant received TUP approval from staff on May 4, 2012, for the 2012 Summer Concert Series, on April 12, 2013, for the 2013 Concert year, and August 8, 2013, for a special TUP event. However, in view that the Concert Series has become a permanent part of the Village's tourist land use attraction, as evidenced by the Village's web site advertisement and use of other media to market the Concert Series and increasing growing attendance, the event no longer meets the provisions of a TUP. Consequently, the applicant was informed by Planning Staff that a CUP would be required to address the event as a permanent land use issue associated with the Lake Arrowhead Village. On February 25, 2013, the Applicant submitted an application to initiate a revision to an approved action for a CUP to permanently-allow the series of annual outdoor concerts and events at the Village.

#### Development Code (Noise)

In considering a project, the initial study requires that the project address potential impacts as to air quality, traffic, land use, biological resources, etc. The primary impact after full evaluation of each factor associated with the project concerned noise. The County Development Code, Section 83.012.080 contains noise standards for the regulation of potential noise impacts. As noted in Table 1 below, noise from stationary sources cannot exceed the noise threshold associated with the type of land use in operation.

**Table 1: 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.

Noise from stationary sources is measured in decibels, indicated as dB(A). Decibels can range from 1 to above 140 dB(A). At levels above 115 decibels hearing protection is required. A person exposed to decibels greater than 140 will experience immediate hearing loss. Even with decibels as low as 85 for long periods of time a person will gradually experience hearing loss. Examples of the amount of decibels: back hoe 85-95 decibels, chain saw 110 decibels, gunshot 140 decibels, lawn mower 90 decibels, tractor 95-105 decibels and circular saw 90-100 decibels.

With regard to the music concerts which occur between 6:30 PM and 8:30 PM, the baseline daytime (7:00 AM to 10:00 PM) limit is 55 dB(A), as measured at any residential property line. The County Noise ordinance allows for higher noise levels if the durations are sufficiently short, but the baseline limit is taken as the "trigger" point with regard to acceptable noise threshold.

In an effort to address noise complaints raised by various property owners, the Applicant contracted the services of a sound engineer to conduct noise measurements and provide recommendations for mitigating noise impacts to ensure that noise levels were maintained below the County's residential noise standards. An ambient noise survey was conducted by

*P.A. Penardi & Associates* and environmental noise measurements were performed on several occasions during the summer of 2012 and 2013 both in the Village and in the vicinity of the Village. The measurements were performed at four locations near residential structures using a Bruel & Kjaer 2218 Type 1 Precision Integrating sound level meter during concerts when the bands were playing and during their breaks, and with and without power boat activity on the lake. Monitoring locations are shown in Figure 3.

Dates and approximate times that noise measurements were taken by the sound engineer are noted in Table 2.

**Table 2: Noise Measurement Data**

Date	Time Length	Location
August 4, 2012	2 Hours	Measured on lake at two locations.
August 25, 2012	1. 5 Hours	Measured at condos and single family residence.
September 3, 2012	1 Hour	Measured at condos and single family residence.
September 30, 2012	1 Hour	Measured at condos.
May 11, 2013	1 Hour	Measured at condos.
May 23, 2013	1 Hour	Measured at condos using pink noise.
August 14, 2013	1 Hour	Measured at condos using pink noise (post sound curtain installation).

Table 3 lists the locations and noise measurement findings.

**Table 3: Location of Noise Measurements and Noise Levels**

Site No.	Description	Noise Measurement
1	A condominium complex located approximately 130 feet west of the Center Stage bandstand.	In excess of 55 dB(A) (58 to 62 dBA)
2	A single-family residence located approximately 1,500 feet north of the Center Stage bandstand, across the lake north of the Village.	46 dB(A), 48 dB(A) and 52 dB(A) with band playing
3	A single-family residence located approximately 4,000 feet north the Center Stage bandstand, across the lake in the North Bay area.	50 dB(A) with band playing
4	A 2-story single-family residence located approximately 640 feet south of the Center Stage bandstand.	48 dB(A) with band playing.

Source: P.A. Panardi & Associates, Acoustical Consultant, March 6, 2014.

As shown on Table 3, the sound levels generated by outdoor concert events exposed the nearest sensitive receptor (condominium located 130 feet west of the Center Stage bandstand) during some events. The noise measurements were often difficult to isolate due to the interference from miscellaneous sources such as boat and vehicular activity within the vicinity. Measurements only proceeded when extraneous noise interruptions ceased.

Additional acoustical studies were conducted by P.A. Panardi & Associates in the effort to further reduce the sound levels in the vicinity of the Center Stage bandstand. In May 2013, an

electronic pink-noise source fed through the house audio system verified that the sound path to the condominium complex traveled through a pedestrian “corridor” located along the westerly retail structures as noted in Figure 4. Since pink noise is a relatively constant source in contrast to a live band, it allowed P.A. Panardi & Associates to “calibrate” the system and confirm the conclusion that, if the sound level at the house mixer location were to be held to a level not exceeding 85 dB (A), the sound level at the condominium complex would be no greater than 55 dB(A) in accordance with Residential 55 dB(A) threshold. Penardi Associates recommended the following mitigation measures to minimize impacts to less than significant.

#### On-Stage Noise Control Monitoring

Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall control the sound level as measured at the mixing console in the audience area under the tent to 85 dB (A) to ensure that the sound level at the nearest sensitive receptor (condominium complex located 130 feet west of the Center Stage bandstand) shall be no greater than the 55 dB (A) applicable limit.

#### Acoustical Curtains

To mitigate noise impacts to the adjacent condominium complex, the noise consultant recommended placing acoustical absorptive curtains prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area. The operator of the event shall install acoustically absorptive curtains on the exterior walls of the two buildings that form the sound “corridor” (as shown on Figure 4) to the condominium complex located 130 feet west of the Center Stage bandstand area.

In conjunction with the mitigation necessary to reduce noise impacts, the Village proposed an “Acoustic Mitigation Plan” (Plan) for 2014. The Plan outlines steps the Village will consider to further mitigate the sound from concerts and events. The Plan is intended to be on-going and flexible in order to address noise issues through various mechanisms that are cost effective. Noise attenuating devices under consideration include:

- On-Stage Drum Shields: ClearSonic Panels provide acoustic separation between instruments on stage or in the studio. The shields help reduce drum bleed into vocal or instrument microphones and lowers stage volume so that hearing is possible.
- On-Stage Amp Shields: Enclosures used in different combinations of plexiglass and absorbent panels to reduce reflected sound and tame amp volume;
- Baffles: Absorption panels that can be hung from the interior of the tent, from trees and lines between structures as required.
- Baffle Dividers: Absorption Dividers or partitions, functioning as temporary walls that can be placed in various locations on the peninsula to absorb sound waves that bounce off building surfaces.

#### Overview

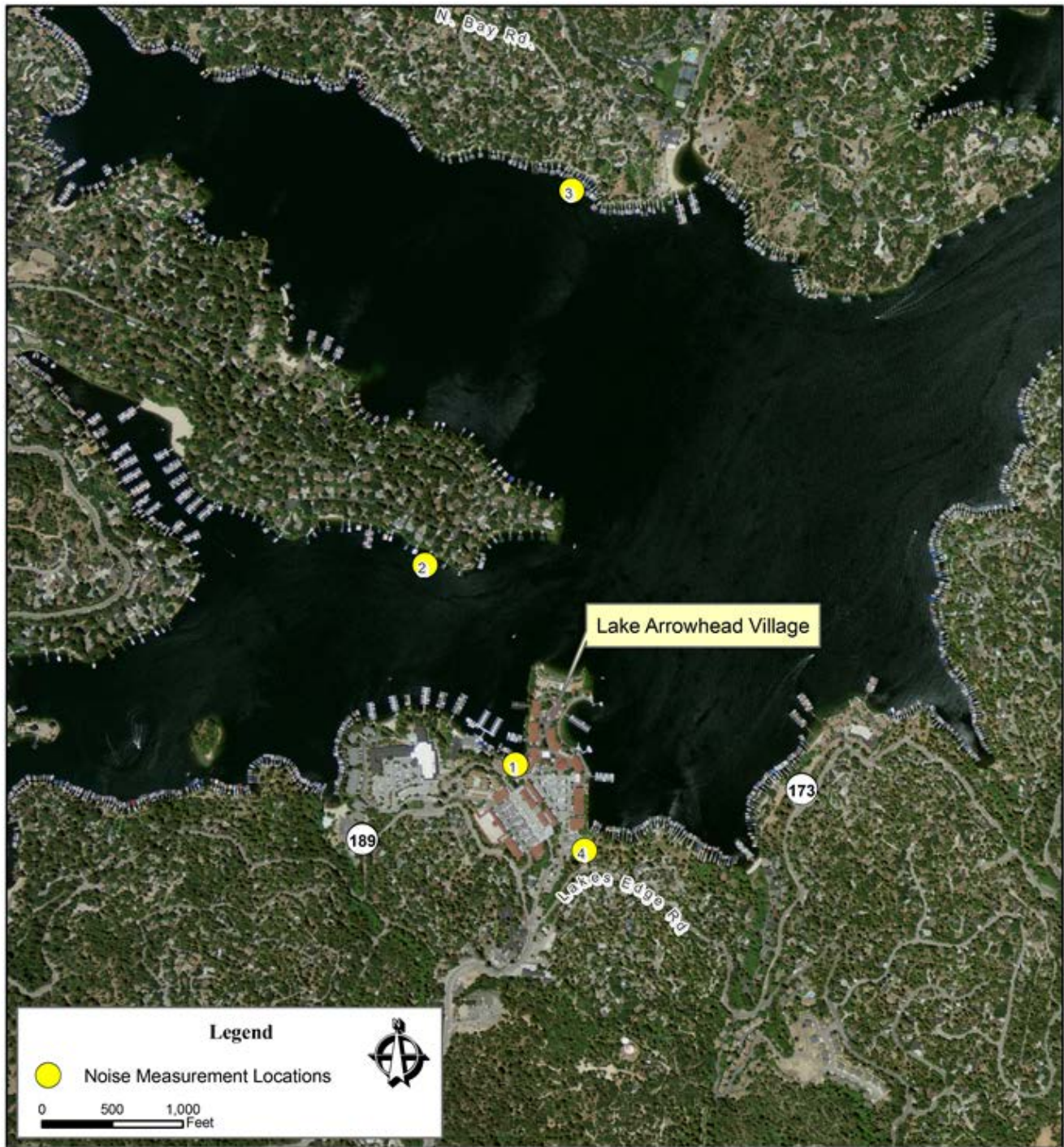
The Village is acutely aware of the area’s unique natural attributes that have drawn thousands to reside within proximity of the Village and Lake Arrowhead. The Village’s “Alpine” feature design is an integral part of the area’s history and growth, which is successfully marketed as a tourist and entertainment venue that services its residents and attracts tourist and businesses. The Concert Series, as a function of the site’s growing attraction, has ultimately evolved into the venue it is today, and by extension of its success benefited the area’s business community as evidenced by the letters of support for the project, attached as Exhibit “E”. While especially appreciative of the many support letters, the Village is respectful of the quality of life that



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residents, including the Village wish to preserve and protect. Consequently, the Village has exercised considerable effort and cost to mitigate the noise impacts to address the complaints,

**Figure 3**  
**Noise Measurement Locations**





**Figure 4**  
**Sound Path to Condominiums**



attached as Exhibit “F,” to insure that noise arising from the concerts adheres to the County’s noise standards.

The Village’s commitment to address the complaints is demonstrated by the multiple noise measurements the Village directed the noise engineer to perform to evaluate the noise generated during performances. The difficulties experienced by the noise engineer in obtaining measurements, are cited in the letter dated March 6, 2014 (attached as Exhibit “G”), including the many mechanical and ambient noise intrusions arising within the surrounding area affecting the readings. Moreover, the County, in requiring a CUP and preparing an initial study (attached as Exhibit “H”), recognized that the attraction had grown beyond the limits of the TUP to effectively regulate, and in accordance with its mandate, to protect the public health, safety, comfort, convenience and general welfare of residents and businesses.

In conclusion, the County recognizes that substantial efforts have been expended by the Applicant to mitigate the noise impacts to address noise complaints. While the County acknowledges the economic and entertainment benefits the events produce, the County also recognizes its obligation to be responsive to persons potentially affected by noise. In accordance with Goal N 2 of the Noise Element of the General Plan, “The County will strive to preserve and maintain the quiet environment of ‘mountain’, desert and other rural areas,” and in accordance with its land use authority, will require appropriate and feasible on-site noise attenuating measures that may include conditioning noise walls, enclosures of noise generating equipment, site planning sources away from sensitive receptors and compatible measures (N2.1 General Plan Policy).

The Initial Study and corresponding reports undertaken to address the noise issues is consistent with the previously stated Goals and Policies of the General Plan and consequently the proposed use with mitigation and conditioning will not have a significant effect on the environment, and a Mitigated Negative Declaration is recommended. This proposed determination represents the independent judgment of the County. All mitigation measures are included in the Conditions of Approval and are implemented through the post approval review.

## **PUBLIC NOTICES**

The County Planning Division sent out 453 public notices to surrounding property owners within the required 1,300-foot radius prior to the April 17, 2014, Planning Commission hearing, in compliance with the 10-day public hearing notification requirements. In addition, a legal ad was published in the San Bernardino Sun on Sunday, April 6, 2014, and in The Mountain News Paper on Thursday, April 3, 2014. Staff received written response letters and email transmittals during the initial study review period and prior to the hearing, copies of which are attached as Exhibit “H”.



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**RECOMMENDATION: That the Planning Commission:**

- 1) **ADOPT** the Mitigated Negative Declaration based on a finding that the Initial Study was completed in compliance with CEQA, that it has been reviewed and considered prior to approval of the project, and that the Initial Study/Mitigated Negative Declaration and supporting documents reflects the independent judgment of the County of San Bernardino; only.
- 2) **ADOPT** the Findings as attached with this Staff Report (Exhibit A);
- 3) **ADOPT** the Conditions of Approval attached with this Staff Report (Exhibit B)
- 4) **FILE** the Notice of Determination.

**Attachments:**

EXHIBIT A: Findings  
EXHIBIT B: Conditions of Approval  
EXHIBIT C: Lake Arrowhead Village Event Summer Concert Series Program  
EXHIBIT D: Lake Arrowhead Village Site Plan  
EXHIBIT E: Proponent letters and email transmittals of support (provided on CD)  
EXHIBIT F: Opponent response letters (provided on CD)  
EXHIBIT G: Penardi and Associates letter dated March 6, 2014  
EXHIBIT H: Initial Study/Mitigated Negative Declaration/Comments

## **EXHIBIT A**

### **Findings**

## EXHIBIT A. FINDINGS FOR CONDITIONAL USE PERMIT- P201300079(CG)

**(1) The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features pertaining to the application.**

**FACTS:** The 15.4 acre site is sufficiently large to accommodate the Summer Concert Series Events (Concert Series) which have occurred for the past ten years. The site is an established commercial center containing approximately 126,890 square feet of retail, office and restaurant space and 690 parking spaces. During special concert events, the Lake Arrowhead Village Commercial Center (Village) has provisions to provide off-site parking and shuttle service as warranted. The Summer Concert series event is consistent with the Village's appeal and attraction in that the commercial site is a tourist venue, which based on estimates from the Village, receives approximately 2 million visitors annually. For crowd and vehicle control, the Village provides its own security and contracts with both private security and the Sheriff's Department.

**(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.**

**FACTS:** The Village is located at the juxtaposition of Highway 173 North and Highway 189 which serves the Village and the Lake Arrowhead community at large, which contains a population of over 12,000 residents. The Village site has a long-standing history as a tourist spot given its Alpine design and location on Lake Arrowhead, which based on Village estimates, receives 2 million visitors annually. Given its tourist appeal, the site contains sufficient areas for parking, vehicle circulation and space for seating, outdoor dining and other services as the demands of each Concert Series and other events warrant. Accommodations for off-site parking and shuttle service are also available. Music and band concerts occur on the 800 square foot Center Stage. The stage is located on the upper half of the grade separation that divides the concert locale from the lower retail and parking portion of the Village. The upper portion of the Village limits vehicle traffic and is primarily pedestrian oriented, which uniquely facilitates the concert operations.

**(3) The proposed use will not have a substantial adverse effect on abutting property or the allowed use of the abutting property, which means that the use will not generate excessive noise, traffic, vibration, or other disturbance. In addition, the use will not substantially interfere with the present or future ability to use solar energy systems.**

**FACTS:** The Village obtained the services of a Noise Engineer to assess the noise impacts affecting surrounding land uses. Extensive measurements were performed in 2012 and 2013 to obtain noise measurements to verify whether the Concert Series and other event noise was exceeding the County's residential noise standards. The noise measurements determined that the noise impacts exceeded the residential noise levels and thus were considered to be impacting adjacent residents. The project does incorporate mitigation which will reduce the noise impacts to adjacent residents below the level of significance. Moreover, as part of the project's condition, the Applicant is required to monitor each event to ensure that the noise levels do not exceed the County's standards. As this project is for approval of the Concert Series, solar energy systems are not applicable to this project.

**(4) The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the General Plan and any applicable community or specific plan.**

**FACTS:** The project is consistent with the following General Plan goal:

Goal LU 1, which states that *"the County will have compatible and harmonious arrangement of land uses by providing a type and mix of functionally well-integrated land uses that are fiscally viable and meet general social and economic needs of residents."*



Goal Implementation: Based on the large volume of email transmittals and letters of support, the Concert Series and other events benefit the public entertainment needs and are a source of business revenue for the Village and Lake Arrowhead community.

Goal N1, which states that *“the County will abate and avoid excessive noise exposures through noise mitigation measures incorporated into the design of new noise-generating and new noise-sensitive land uses, while protecting areas within the County where the present noise environment is within acceptable limits.”*

Goal Implementation: Based on the findings of the initial study, the Applicant shall be required to provide mitigation to reduce the noise impacts to a level less than significant. With the noise mitigation in effect, the noise generated by the concerts will be within the County's acceptable noise limits.

Goal ED 9, which states that *“the County will promote increased capacity to serve tourists within the County's established tourist attractions to bring more destination spending in San Bernardino County.”*

Goal Implementation: It is estimated that approximately two million visitors visit the Village annually. The Concert Series and other events have been a factor in helping promote tourism to the Village and as a by-product helps generate revenue for businesses in the area. The county received numerous support letters and emails supporting the events.

**(5) There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels.**

**FACTS:** The existing Village commercial center is uniquely designed to accommodate large gatherings and crowds. The Village contains amenities, services and infrastructure to safely and efficiently operate the Concert Series events. The approval of the Conditional Use Permit (CUP) will not have any effect on the Village's existing service levels as such systems are in place and designed to expand as the needs warrant.

**(6) The lawful conditions stated in the approval are deemed reasonable and necessary to protect the public health, safety, and general welfare.**

**FACTS:** The conditions of approval reflect development standards of the County Development Code, the California Building Code, 2013, and the California Fire Code, 2013, to properly address the public health, safety, and general welfare.

**(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.**

**FACTS:** The project cannot feasibly implement solar energy systems and passive or natural heating and cooling opportunities due to the nature of the use as an outdoor concert or event venue. Therefore, there is no practical manner to implement such opportunities on this facility.

**(8) There are no circumstances that would result in standards or conditions not being able to adequately mitigate environmental impacts.**

**FACTS:** An initial study/mitigated negative declaration was prepared in accordance with CEQA. The Initial Study was posted on the County's website for the twenty-day review from March 20, 2014 through April 9, 2014. Based on the mitigation and conditioning required for this project, the noise impacts associated with concerts will be less than significant.

**(9) The project is planned for immediate development and does not include a phased development.**

**FACTS:** Phasing is not proposed and is not applicable to this project. The Village does provide a schedule of Concert and Holiday events that are held annually but the events are not phased.

**(10) The project is not likely to result in controversy. If the proposed project fails to satisfy any of the findings identified in this Subsection, it shall only be processed as a Conditional Use Permit in compliance with this Chapter.**

**FACTS:** The County has received noise complaints from residents for past concerts and events. However, with review of the CUP application, a noise analysis was completed and specific mitigation measures for noise abatement are included in the permit. The County has received a high volume of comments on the proposal both in favor and in opposition. The Village has exercised considerable effort and expense to mitigate the noise impacts and were notified by the County that given the scope and magnitude of the Concert events that a Temporary Use Permit could no longer be obtained and to continue with the program a CUP would be required in conjunction with an initial study. The findings of the initial study determined that subject to the conditions of approval and proposed mitigation that the noise impacts would be less than significant.

## **EXHIBIT B**

### **Conditions of Approval**



## **EXHIBIT B. Conditions of Approval for Conditional Use Permit P201300079(CG)**

### **GENERAL REQUIREMENTS**

#### **PROCEDURAL OR OPERATIONAL CONDITIONS**

##### **LAND USE SERVICES – Planning (909) 387-4115**

1. Project Approval Description. A Conditional Use Permit (CUP), Project No. P201300079 is conditionally approved to permit multiple events within the Lake Arrowhead Village commercial center subject to the conditions of approval and mitigation to include the Summer Concert Series; Oktoberfest; Farmer's Market Night; the Car. Motorcycle and Boat Shows; Halloween entertainment; holiday concerts; and other similar recurring events. The project does not require the Village to initiate any expansion or construction of new facilities or provisions for parking necessary as the Village is an existing facility.
2. 'Developer' Defined. The project proponent/developer (Developer) as used in these conditions of approval for this project and for any development of this project site, includes all of the following: the applicant, the property owner and any lessee, tenant or sub-tenant, operator and/or any other agent or other interested party of the subject project and/or project site and/or any heir or any other successor in interest in the project site or project land use by sale or by lease of all or of a portion of the project site or project land uses and/or any other right given to conduct any land use in any or all of the project structures or any area on the project site.
3. Project Location. The project site is located at Highway 173, North Side, Highway 189 East within the Lake Arrowhead Community, 2<sup>nd</sup> Supervisorial District.
4. Development Standards/LA/CG The project site zoning designation is General Commercial and is subject to the Lake Arrowhead Community Plan. The complete County of San Bernardino Development code can be found at:  
<http://www.co.san-bernardino.ca.us/landuseservices/devcode.htm>
5. 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 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)
6. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions,

including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

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

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

7. 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.
8. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner or developer shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees.
9. 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.
10. 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).
11. Project Account. The Job Costing System (JCS) account number is P20130079. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency

staff. Upon notice, the developer shall deposit additional funds to maintain or return the account to a positive balance. The developer is responsible for all expenses 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 \$1000.00 shall be in the project account at the time of project approval and the initiation of the Condition Compliance Review. Sufficient funds shall remain in the account to cover all estimated charges that may be made during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and/or operation of each approved use in each approved structure or land use activity area. There shall be sufficient funds (\$500.00) remaining in the account at the time final/occupancy permits are issued to properly fund file closure and any other required post-occupancy compliance review and inspection requirements (e.g. landscape performance).

12. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and tenant occupancy for each approved building, the developer shall process a Condition Compliance Release Form (CCRF) for each respective building and/or phase of the development through County Planning in accordance with the directions stated in the Approval letter. County Planning shall release their holds on each phase of development by providing to County Building and Safety the following:
  - Final Occupancy - a copy of the signed CCRF for final Certificate of Occupancy inspection after an on-site compliance inspection by County Planning.
13. **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: None
  - b. STATE: None identified
  - c. COUNTY: Land Use Services – Building and Safety/Code Enforcement, County Fire, Public Works – Land Development and Traffic, County Surveyor, and
  - d. LOCAL: None identified
14. Continuous Maintenance. The project developer shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on- and off-site users and surrounding properties and residences. The developer shall ensure that all facets of the development are regularly inspected, maintained and repaired in a timely fashion. Elements to be maintained are but are not limited to:
  - a. Annual maintenance and repair inspections shall be conducted for all structures, fencing/walls, walks, parking area, driveways, and signs to assure proper structural, electrical and mechanical safety and a properly operating irrigation system.
  - b. Graffiti and debris shall be removed immediately with monthly maintenance.
  - c. Landscaping shall be maintained in a continual healthy thriving manner at proper height for required screening if applicable.
  - d. Erosion control measures shall be maintained to reduce water runoff, siltation, and promote slope stability.
  - e. Architectural controls shall be enforced by the developer to maintain compatibility of with the project approval.
  - f. External Storage, the Applicant shall maintain the current, loading, recycling and trash practices.
  - g. Signage shall be in accordance with the County's Sign Development Standards and Lake Arrowhead Community Plan.
  - h. Parking shall be maintained in accordance with the County's parking development standards.
15. 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.

16. Lighting. The glare from any luminous source, including on-site lighting shall not exceed one-half (0.5) foot-candle at property line. All lighting shall be limited to that necessary to the site's concert operation, buildings and parking maintenance activities and security purposes. No light shall project onto adjacent roadways in a manner that interferes with traffic.
17. Operational Security. The Applicant shall maintain Concert security resources as indicated in their Lake Arrowhead Village Summer Concert Series Program, attached as Exhibit "C".
18. Access. The access point to the facility shall remain unobstructed at all times, except driveway access gated areas which may be closed after normal working hours.

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

19. Weed Abatement. The developer shall comply with San Bernardino County weed abatement regulations [SBCC§ 23.031-23.043] and periodically insure that the site is clear all non-complying vegetation and debris.
20. Enforcement. If any County agency is required to enforce compliance with the conditions of approval, the property owner and "developer" shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. 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<sup>3</sup>, Title 8 – Development Code; Division 6 – Administration, Chapter 86-09 – Enforcement.

#### PUBLIC WORKS – Land Development – Drainage (909) 387- 8145

21. 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.
22. FEMA Flood Zone. The project is located within Flood Zone "D" according to FEMA Panel Number 7240H dated August 28, 2008. Flood Hazards are undetermined in this area but possible.
23. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
24. 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.

#### PUBLIC WORKS – Land Development – Roads (909) 387-8145

25. Transitional Improvements. Right-of-way and improvements (including off-site) to transition traffic and drainage flows from proposed to existing shall be required as necessary.
26. Caltrans Approval. Obtain comments, approval and permits from Caltrans for access requirements and working within their right-of-way.

27. 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.(F01).
28. 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 within 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.
29. Additional Requirements. 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. (F01A)
30. 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(F93)
31. Commercial Addressing. Commercial and industrial developments of 100,000 sq.ft. or less shall have the street address installed on the building with numbers that are a minimum six (6) inches in height and with a three quarter (3/4) inch stroke. The street address shall be visible from the street. During the hours of darkness, the numbers shall be electrically illuminated (internal or external). Where the building is two hundred (200) feet or more from the roadway, additional non-illuminated contrasting six (6) inch numbers shall be displayed at the property access entrance. Standard 901.4.4(F82)
32. Noise. The Developer shall submit to County Planning a written statement indicating that the following mitigation measure is agreed to and that all construction contracts and sub-contracts for the project contain provisions that require adherence to the following standards to reduce potential impacts caused by noise. During construction, each contractor and subcontractor shall implement the following as applicable:
  1. Exterior construction activities shall be limited between 7 a.m. and 7 p.m. There shall be no exterior construction activities on Sundays or National Holidays.
  2. Construction equipment shall be muffled per manufacturer's specifications.
  3. All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors nearest the project site.



### **PRIOR TO ISSUANCE OF BUILDING PERMITS**

#### **The Following Shall Be Completed:**

#### **LAND USE SERVICES – Building and Safety (760) 995-8140**

33. Plan Check Review. Any building, sign temporary power poles, grandstands or platforms over 30 feet above grad constructed or located on site will require professionally prepared plans approved by the Building and Safety Division

#### **LAND USE SERVICES – Planning (760) 995-8140**

34. Plans. Any building, sign, or structure to be constructed, renovated or expanded on site will require professionally prepared plans approved by the Building and Safety Division.
35. Disabled Path of Travel. The path of travel for the disabled shall remain unobstructed in accordance with the Project Master Plan.
36. Parking Distribution. Parking shall be provided in accordance with the approved Master Plan.

#### **LAND USE SERVICES – Environmental Health Services (800) 442-2283**

37. Water. Water purveyor shall be EHS approved.
38. Sewage. Method of sewage disposal shall be EHS approved.
39. Acoustical. Submit preliminary acoustical information demonstrating that the proposed project maintains levels at or below San Bernardino County Noise Standards (s) San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information; to the Costs Department of Environmental Health Services for review and approval. For information and acoustical checklist, contact DEHS at 1-800-442-2283.
40. Permit. Each year applicant shall obtain an annual event organizer permit from DEHS. As part of the application, applicant shall provide DEHS with a list of all food vendors that will be utilized for all events held at Lake Arrowhead Village. All food vendors must have a valid annual temporary food facility permit. For information, call DEHS at 1 800-442-2283.
41. Restrooms. All food vendors must operate within 200 feet of an approved restroom. If portable toilets are needed to meet this requirement, the applicant must provide DEHS with contract service provider. For information, call DEHS at 1 800-442-2283.
42. Vendors. No less than two weeks prior to each event, the applicant shall provide DEHS with a list of food vendors for the event. For information, call DEHS at 1 800-442-2283.
43. Fees. Any additional work not covered by approved fee schedule will be charted at the processional rate.
44. Noise Levels. Noise level shall be maintained at or below County Standards, Development Code Section 83.010.080.

45. Refuse. 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 one (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 twice (2) 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, call DEHS at 1 800-442-2283.

### **PRIOR TO FINAL INSPECTION OR OCCUPANCY**

#### **The Following Shall Be Completed:**

#### **LAND USE SERVICES – Planning (909) 387-4115**

46. Mitigation Measures NOI-1. On-Stage Noise Control Monitoring: Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall control the sound level as measured at the mixing console in the audience area under the tent to 85 dB (A) to ensure that the sound level at the nearest sensitive receptor (condominium complex located 130 feet west of the Center Stage bandstand) shall be no greater than the 55 dB (A) applicable limit.
47. Mitigation Measures NOI-2. Acoustically Absorptive Curtains: Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall install acoustically absorptive curtains on the exterior walls of the two buildings that form the sound “corridor” (as shown on Exhibit 4 of the Initial Study document) to the condominium complex located 130 feet west of the Center Stage bandstand area.
48. Traffic Mitigation TR-1. Fifteen (15) calendar days prior to the commencement of any event, the operator of the event shall contact the California Highway Patrol to inform them of the event(s) and schedule in order to determine if temporary traffic control measures are required.
49. Planning Approval. Prior to occupancy, all Planning Division requirements and sign-offs shall be completed.

#### **End of Conditions**

## **EXHIBIT C**

# **Lake Arrowhead Village Event Summer Concert Series Program**

# EXHIBIT C

## *Lake Arrowhead Village*

### **Event: Summer Concert Series**

**Description:** Free to the public, these concerts feature both local/regional and national music acts who perform on our Center Stage. We provide a professional sound engineer, sound equipment and P.A. system. The area directly in front of the stage is covered by a large tent, under which are 25 picnic tables available for open seating. We offer Reserved Seating for a nominal fee (\$50 for a half table or \$100 for a whole table). There is also a raised/AstroTurf area behind the picnic tables where the public can place blankets or lawn chairs at no charge. Friday and Saturday nights feature national original acts, regional or national tribute bands. Sunday afternoon concerts feature mellower music such as jazz, classical or acoustic acts.

On Friday nights from Memorial Day through Labor Day, the concerts coincide with our Farmer's Market from 2pm to 8pm. (**See Farmers Market details.**)

**Dates & Times:** 2<sup>nd</sup> weekend in May through Labor Day. Fridays 6-8:30pm; Saturdays 6-8:30pm, Sundays 4-7pm

**Expected Attendance:** 200-800 per concert

**Beer Garden:** The "Beer Garden" structure is located next to the stage and houses a refrigerated trailer and a counter that holds cash registers and serves as a place for patrons to line up and purchase refreshments and merchandise. It opens a half-hour prior to the start of the concerts where patrons can purchase beer, wine, soda or water and branded merchandise such as t-shirts and/or beer mugs and closes at 8:45pm.

**Food:** There is also one contracted food vendor with a pop-up and permitted setup within the concert venue area serving hot food.

**Security:** There are barriers around the concert venue with two openings for entrance/exit gates with signs posted prominently to indicate "No Alcohol Beyond This Point" and "No Dogs Allowed." There are four gate-staff attending the gates and checking bags and purses, plus five Security personnel on staff during all concerts. When needed, such as when we have a very popular band for which we expect to have a capacity crowd, we will acquire extra security via our on call-Security, local "Citizens on Patrol" or hire extra staff through the Sheriff's Department.

## *Lake Arrowhead Village*

### **Event: Farmers' Market Night**

**Description:** The Village hosts a Farmers' Market on Fridays from 2pm to 8pm from Memorial Day through the end of October. Various types of vendors that sell nuts, produce and flowers, to local arts & crafts and face-painters, set up their booths throughout the Village. The number of vendors varies from 10-40 and can be expanded up to 100.

**Dates & Times:** Fridays from 2pm to 8pm, Memorial Day through October. The Farmer's Market Night is combined with the Friday night Summer Concerts and Oktoberfest's.

**Expected Attendance:** 300-1000/day

**Security:** The Village has at least five Security personnel on staff during all Farmers' Market hours.

**Vendor Placement:** See plot map. All vendor spaces take into consideration the required 8 feet necessary for fire safety on all walkways.



## *Lake Arrowhead Village*

### **Event: Halloween**

**Description:** Our shops and eateries welcome Trick-or-Treaters from 2-5:30pm. At Center Stage, we feature kids' music and entertainment, contests and prizes and dance numbers by our local dance troupes. We also host a concert at Center Stage in the evenings from 6:30-8:30pm accompanied by an open Beer Garden from 6-8:45pm. After the concert, we invite patrons to follow a map and make their way through the Village on a Ghost Walk from 8:45-9:45pm where they hear various ghost stories told by ghouls and goblins in specific spots in the Village at certain times (see Ghost Walk map.) Ghost Walk maps are available all day in the Village shops and eateries and at Center Stage.

We also invite our Farmer's Market vendors to sell throughout the Village during the Halloween festivities (**see Farmer's Market description.**)

**Dates & Times:** Thursday, October 31<sup>st</sup>; Trick or treating 2-5:30; Concert 6:30-8:30pm

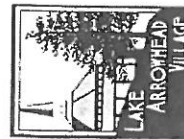
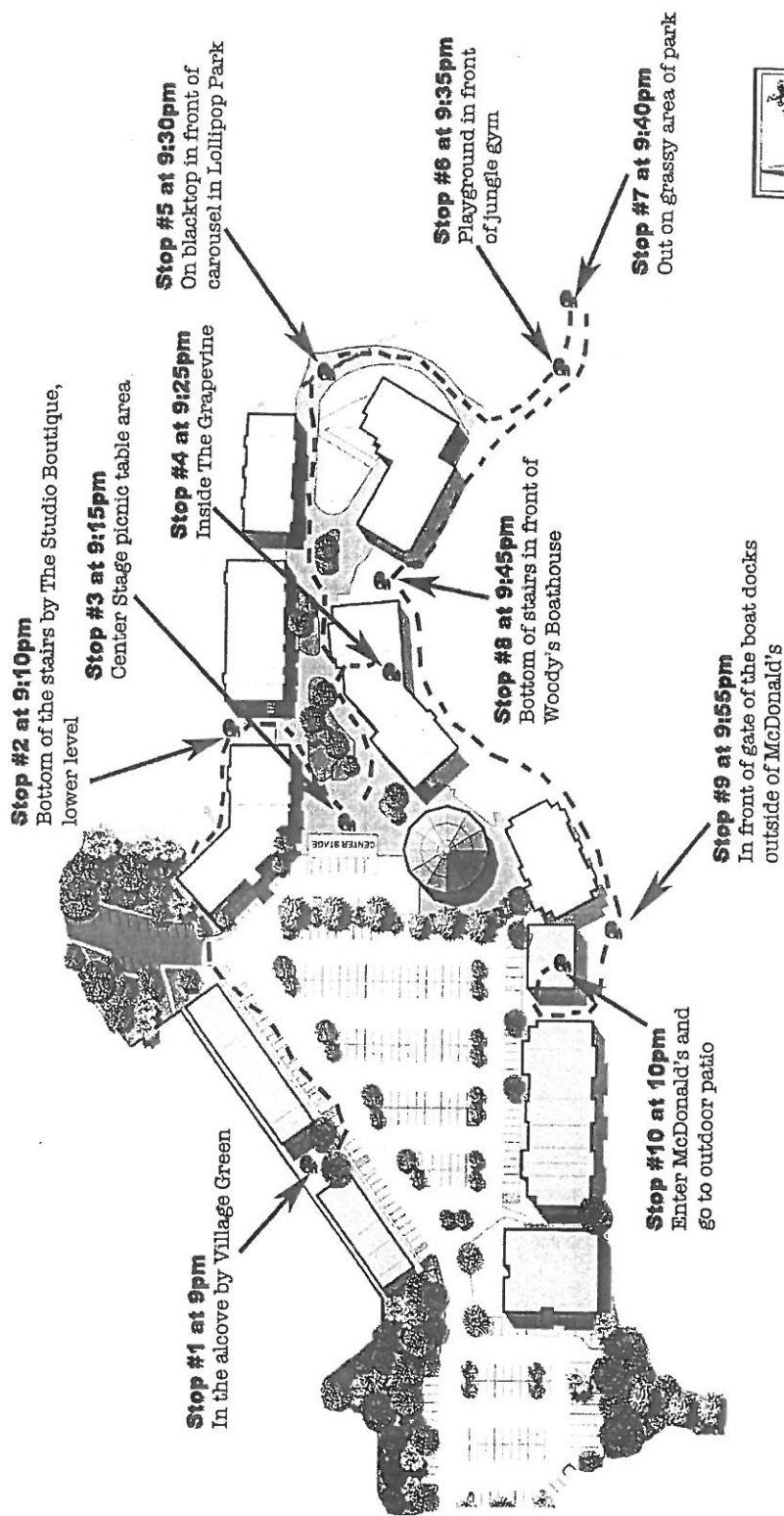
**Expected Attendance:** 300-600

**Beer Garden:** Open from 6-9pm, the "Beer Garden" structure is located next to the stage and houses a refrigerated trailer and a counter that holds cash registers and serves as a place for patrons to line up and purchase refreshments and merchandise. Patrons can purchase beer, wine, soda or water and branded merchandise such as t-shirts and/or beer steins.

**Food:** N/A

**Security:** There are 3 security personnel on duty from 10am to 3pm. There will be 5 security personnel on duty from 3-10pm. During concert hours (6-9pm), there are also four gate-staff attending the concert venue gates who check bags and purses. In addition, there will be extra security personnel (2-4 additional) provided by our local "Citizens on Patrol" from 6-10pm. There are barriers around the concert venue with two openings for entrance/exit gates with signs posted prominently to indicate "No Alcohol Beyond This Point" and "No Dogs Allowed".

# LAKE ARROWHEAD HAUNTED VILLAGE GHOST WALK MAP



*TheLakeArrowheadVillage.com*

GHOST STORIES COURTESY OF  
LAKE ARROWHEAD REPERTORY THEATRE COMPANY  
<http://www.lakearrowheadrep.org>

## *Lake Arrowhead Village*

### **Event: Annual Firefighter's Bonfire**

**Description:** San Bernardino County Firefighters take over the lower parking lot, from the first row of parking along the retaining wall through the next 4 rows of parking 300' South. They bring the materials necessary and set up the bonfire. Santa attends this event as well and the firefighters serve free hot cocoa and hot dogs to the local community. The event is free. Unwrapped toy donations are requested for Spark of Love Toy Drive for the mountain community.

**Dates & Times:** First Monday in December, 6-9:30pm; Clean-up done by 11pm.

**Expected Attendance:** 600-1000

**Beer Garden:** N/A

**Food:** hot cocoa and hot dogs provided by the local Firefighters

**Security:** There will be 5 security staff on hand, plus an additional 4 security personnel hired from the Sherriff's Dept. for 4 hours.

## *Lake Arrowhead Village*

### **Event: Home Improvement Expo**

**Description:** Free to the public and hosted by the Chamber of Commerce, this expo features from 30-50 vendor booths throughout the Village.

**Dates & Times:** Last Saturday in June, Saturday and Sunday, 10am-4pm; event coincides with the evening's Summer Concert (**See Summer Concert Series.**)

**Expected Attendance:** 1500-2000

**Beer Garden:** N/A

**Food:** N/A

**Security:** 3 Security personnel are on-hand during all event hours.

## *Lake Arrowhead Village*

### **Event: Black Friday & Old-Fashioned Tree Lighting**

**Description:** Black Friday is the biggest shopping day of the year in the U.S. Lake Arrowhead Village's shops extend their hours this day from 8am to 8pm for this occasion.

In addition, this is the day that Santa arrives in the Village for our annual Old-Fashioned Christmas Tree Lighting ceremony. Lake Arrowhead Village will be transformed into Santa's Village for Santa's Arrival at 6pm. Santa arrives on the top of a fire engine courtesy of our local Fire Station 91. He circles the peninsula atop the fire engine on his way to Center Stage where he lights the tree and sits upon his special chair to take photos with kids until 9pm.

Local bands and The Fife & Drum corps perform Christmas music in front of the Center Stage area and throughout the Village. Music will be acoustic---no amplification will be permitted.

**Dates & Times:** Day after Thanksgiving; shopping 8am-8pm; Santa photos lighting 6-9pm, tree lighting at 6pm.

**Expected Attendance:** 600-1200

**Beer Garden:** Hot cocoa and cider are served from the Beer Garden stand by the Tea & Coffee Exchange.

**Security:** 3 Security personnel are on-hand from 8am-3pm; 5 security personnel are on-hand from 3pm-9pm. Plus, we will have four gate-staff assisting Santa with the photos from 6-9pm.

## *Lake Arrowhead Village*

### **Event: Easter Celebration**

**Description:** The Village hosts an Easter Egg Hunt from noon-1:30pm. The Easter Bunny arrives at noon to take pictures with the kids on Center Stage until 4pm.

**Dates & Times:** Easter weekend, Saturday and/or Sunday, noon-4pm

**Expected Attendance:** 200-400

**Beer Garden:** N/A

**Food:** N/A

**Security:** Regular weekend security personnel (3).



## *Lake Arrowhead Village*

### **Event: Earth Day Expo**

**Description:** Free to the public and hosted by the Chamber of Commerce, this expo features 30-50 appropriate vendor booths throughout the Village. (**See Farmer's Market map for booth placement.**)

**Dates & Times:** Weekend before or after Earth Day (Earth Day is Monday 4/22/2013)

**Expected Attendance:** 1000-2000

**Beer Garden:** N/A

**Food:** N/A

**Security:** 5 Security personnel will be on-hand on patrol throughout the Village and parking areas.

## *Lake Arrowhead Village*

### **Event: St. Patrick's Day**

**Description:** Free to the public, the St. Patrick's day celebration features an Irish-themed concert on our Center Stage. We provide a professional sound engineer, sound equipment and P.A. system. The area directly in front of the stage is covered by a large tent, under which are 25 picnic tables available for open seating. We offer Reserved Seating for a nominal fee (\$50 for a half table or \$100 for a whole table). There is also a raised area behind the picnic tables where the public can place blankets or lawn chairs at no charge.

**Dates & Times:** Sunday, March 17<sup>th</sup>, 6-8:30pm

**Expected Attendance:** 200-500 per concert

**Beer Garden:** The "Beer Garden" structure is located next to the stage and houses a refrigerated trailer and a counter that holds cash registers and serves as a place for patrons to line up and purchase refreshments and merchandise. It opens a half-hour prior to the start of the concerts where patrons can purchase beer, wine, soda or water and branded merchandise such as t-shirts and/or beer mugs.

**Food:** There is also one contracted food vendor with a popup and Permitted setup within the concert venue area serving hot food.

**Security:** There are barriers around the concert venue with two openings for entrance/exit gates with signs posted prominently to indicate "No Alcohol Beyond This Point" and "No Dogs Allowed". There are four gate-staff attending the gates and checking bags and purses, plus five Security personnel on staff during all concerts. Three extra security personnel will be on-hand via our local "Citizens on Patrol".

## *Lake Arrowhead Village*

### **Event: Chamber of Commerce Tour de Lake Arrowhead**

**Description:** Lake Arrowhead Village is the starting and ending spot for one of the mountains most popular events, the Tour de Lake Arrowhead bike race. Organized by the Lake Arrowhead Chamber of Commerce and the Rim of the World Recreation and Parks District, cyclists meet to ride one of three different loops, all beginning and ending at Lake Arrowhead Village where registration and awards take place. Sponsors and appropriate booths will be set up throughout the Village as well.

**Dates & Times:** Saturday, August 24<sup>th</sup>, 2013 (3<sup>rd</sup> or 4<sup>th</sup> Saturday in August) or 7am – 3pm

**Expected Attendance:** 600-1000

**Beer Garden:** N/A

**Food:** N/A

**Security:** Five Security personnel will be on-hand.

## *Lake Arrowhead Village*

### **Event: Native American Day**

**Description:** Native American music and dancing take place near Center Stage and on the Peninsula.

**Dates & Times:** September 27<sup>th</sup>, 2013, 9am to 8:30pm; **coincides with Farmer's Market and the evening's Summer Concert Series.**

**Expected Attendance:** 150-300

**Beer Garden:** N/A

**Food:** N/A

**Security:** 5 Security personnel will be on-hand on patrol throughout the Village and parking areas.

## *Lake Arrowhead Village*

### **Event: Annual Art Show**

**Description:** Art show to benefit the Mountain Arts Network Scholarship Fund. Artists display their work throughout the Village. (See Farmer's Market map for placement.)

**Dates & Times:** Friday, May 3<sup>rd</sup>, 2013, 5-8pm; Saturday, May 4<sup>th</sup>, 2013, 10am-7pm; Sunday, May 5<sup>th</sup>, 2013, 10am-6pm (or Friday, Saturday and Sunday of Mother's Day weekend)

**Expected Attendance:** 500-800

**Expected Artist-participants:** 40-60 (expansion possible up to 100)

**Beer Garden:** N/A

**Food:** N/A

**Security:** 3 Security personnel will be on-hand on patrol throughout the Village and parking areas.

## *Lake Arrowhead Village*

### **Event: Band & Choir Concerts**

**Description:** School and church choirs perform free concerts on Center Stage for the public either as fund-raising events featuring raffles, toy or food drives, or as competitions.

#### **Dates & Times:**

Saturday, May 18<sup>th</sup>, 2013: 1pm-2pm; Faith Baptist Schools; attendance 50-100

Sunday, June 9<sup>th</sup>, 2013: 3pm-6pm; Nurturing Crusades all mountain churches; attendance 300-500

**(Coincides with our Summer Concert Series).**

**Expected Attendance:** 200-800 per concert

**Beer Garden:** N/A

**Food:** N/A

**Security:** Five Security personnel



## *Lake Arrowhead Village*

### **Event: Rotary Art & Wine Event**

**Description:** The Rotary Art & Wine Festival uses two dock slips on the public dock adjacent to McDonald's each date. The Rotary sets up a 10'x10' canopy/booth adjacent to the dock ramp to sell tickets to the festival prior to transporting guests across the lake to the Tavern Bay Beach Club. The Rotary provides full-time dock hands to assist people on and off the boats. For transportation, they will have 4 boats available skippered by the boat owners.

**Dates & Times:** Saturday, June 22<sup>nd</sup> 10am-7pm; Sunday, June 23<sup>rd</sup> 11am-4pm; **coincides with the evening Summer Concert Series.**

**Expected Attendance:** 40-70

**Beer Garden:** N/A

**Food:** N/A

**Security:** 3 security personnel

## *Lake Arrowhead Village*

### **Event: Independence Day/4<sup>th</sup> of July**

**Description:** Free to the public, this concert features a concert on our Center Stage after the fireworks display over Lake Arrowhead by the Arrowhead Lake Association. We provide a professional sound engineer, sound equipment and P.A. system. The area directly in front of the stage is covered by a large tent, under which are 25 picnic tables available for open seating. We offer Reserved Seating for a nominal fee (\$50 for a half table or \$100 for a whole table). There is also a raised area behind the picnic tables where the public can place blankets or lawn chairs at no charge. **(See Summer Concert Series.)**

**Dates & Times:** July 4<sup>th</sup>, 6pm-8:30pm; coincides with a Farmer's Market **(See Farmer's Market Night.)**

**Expected Attendance:** 200-800 per concert

**Beer Garden:** The "Beer Garden" structure is located next to the stage and houses a refrigerated trailer and a counter that holds cash registers and serves as a place for patrons to line up and purchase refreshments and merchandise. It opens a half-hour prior to the start of the concerts where patrons can purchase beer, wine, soda or water and branded merchandise such as t-shirts and/or beer mugs.

**Food:** There is also one contracted food vendor with a popup and Permitted setup within the concert venue area serving hot food.

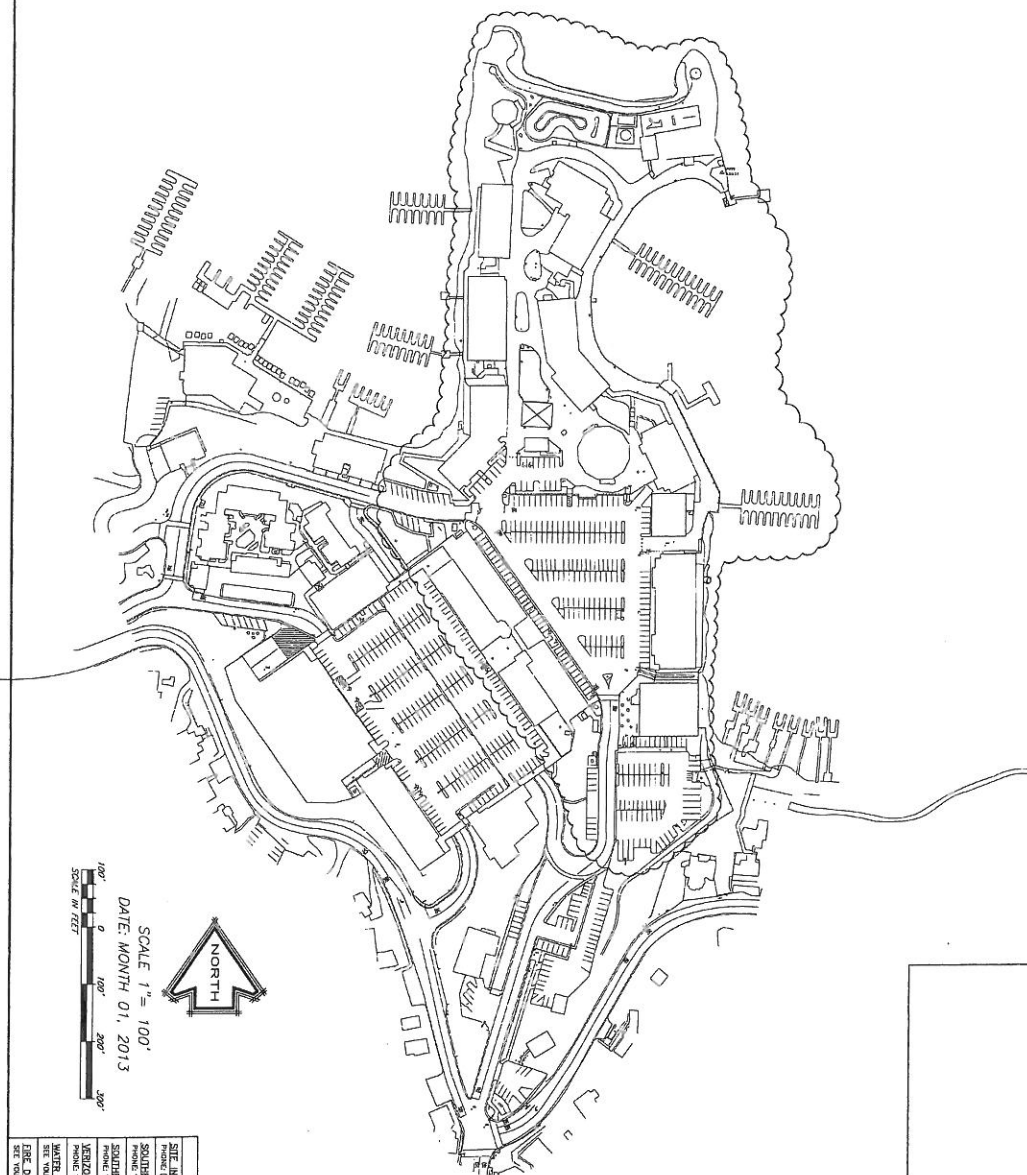
**Security:** There are barriers around the concert venue with two openings for entrance/exit gates with signs posted prominently to indicate "No Alcohol Beyond This Point" and "No Dogs Allowed". There are four gate-staff attending the gates and checking bags and purses, plus five Security personnel on staff during all concerts. When needed, such as when we have a very popular band for which we expect to have a capacity crowd, we will acquire extra security via our local "Citizens on Patrol" or hire extra staff through the Sheriff's office.

## **EXHIBIT D**

### **Lake Arrowhead Village Site Plan**

" LOWER LAKE ARROWHEAD VILLAGE "

OFFICIAL USE ONLY



**LOCAL SERVICES**

**SITE INSPECTION APPOINTMENTS**  
Phone: (909) 331-9141

**SOUTHERN CALIFORNIA Edison**  
Phone: 1-800-855-4355

**SOUTHERN CALIFORNIA GAS**  
Phone: 1-800-427-2200

**VERIZON CALIFORNIA**  
Phone: 1-800-432-4350

**WATER / SEWER COMPLAINTS**

SEE YOUR LOCAL WHITE PAGES FOR CONTACT INFORMATION

**ERG DEPARTMENTS**

SEE YOUR LOCAL WHITE PAGES FOR CONTACT INFORMATION

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SCALE:	1"=100'
DRAWN BY:	
ADAN RODRIGUEZ	
JOB NO.:	1209
TITLE	
TITLE PAGE	
SHEET NO.	
C-1	

LOT:	11
TRACT:	10908
BLOCK:	0
A.P.N.:	0335-101-4

**PROJECT:**  
Name: LAKE ARROWHEAD VILLAGE  
Address: 28200 HIGHWAY 189  
City: LAKE ARROWHEAD, CA. 92352  
CONTRACTOR: -  
CONTR. PHONE: -

**OWNER:**  
Name: PACIFIC CAPITAL MANAGEMENT  
Address: P.O. BOX 640  
City: LAKE ARROWHEAD, CA. 92352  
PHONE: (909) 337-2533  
E-Mail: jhiller@pac-cap.com

**KADTEC**  
**DRAFTING & DESIGN**  
SUITE 'B' 26748 HIGHWAY 189  
BLUE JAY, CA. 92317  
( 909 ) 336-6970 ( VOICE )  
( 909 ) 337-3311 ( FAX )

**Bryant R. Bergeson**  
**CONSULTING ENGINEER**  
( RCE 48805 )  
P.O. BOX 6885  
CRESTLINE, CA. 92325

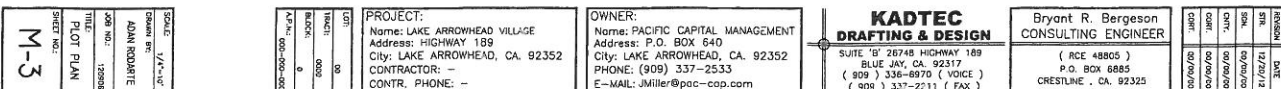
REVISION	DATE
SIR.	12/20/12
SCN.	00/00/00
CNTY.	02/19/13
CORT	00/00/00
CORT.	00/00/00



## WILF 2



## MAP 3

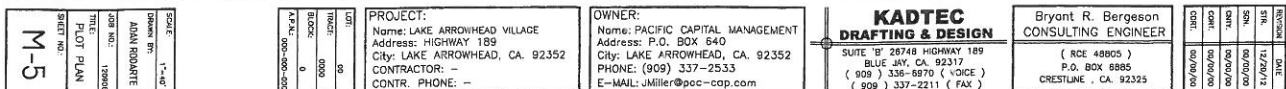








## MMP-3



**Bryant R. Bergeson**  
**CONSULTING ENGINEER**  
( RCE 48005 )  
P.O. BOX 6885  
CRESTLINE, CA. 92325

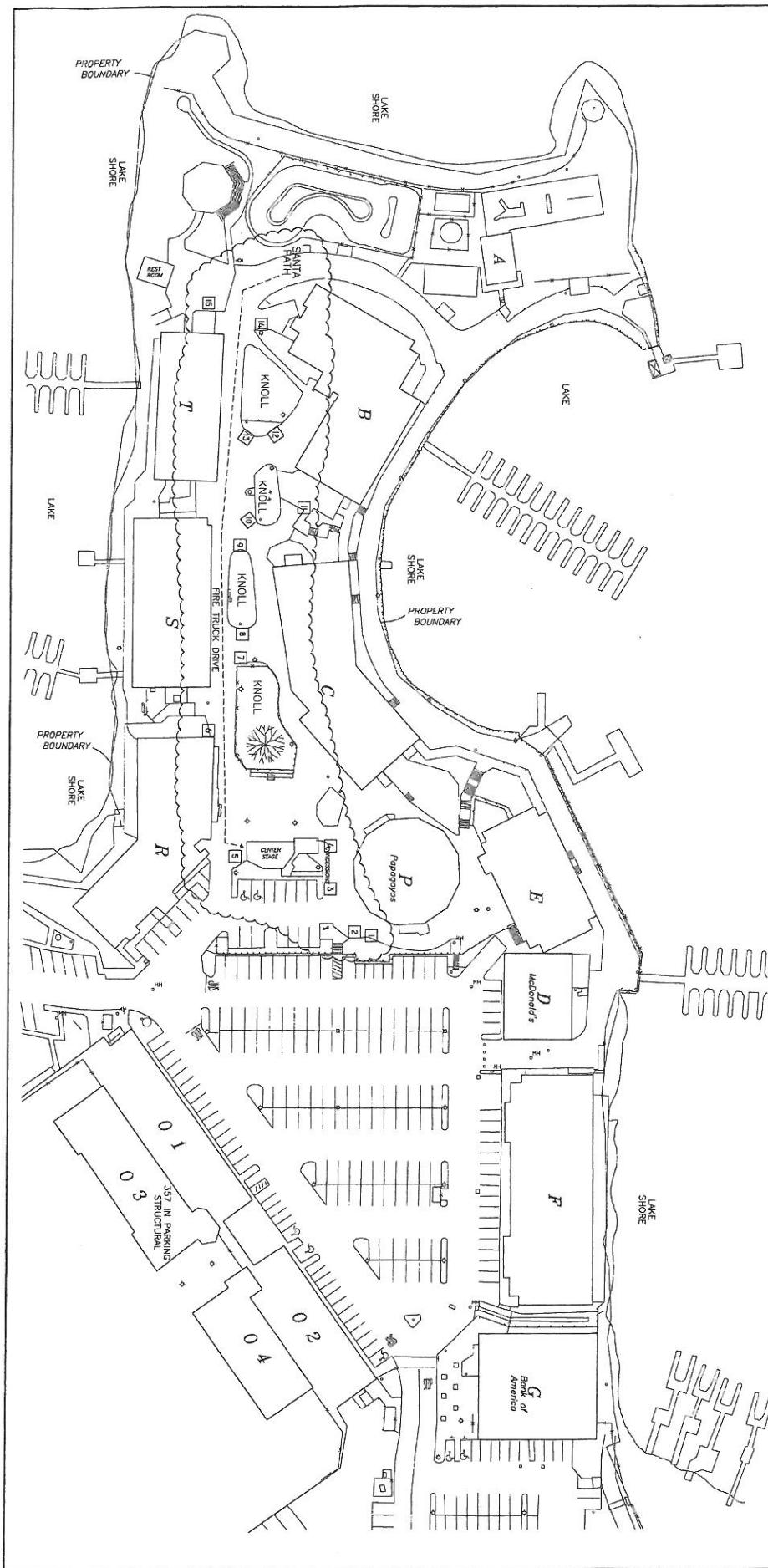
**KADTEC**  
**DRAFTING & DESIGN**  
SUITE 'B' 26748 HIGHWAY 189  
BLUE JAY, CA. 92317  
( 909 ) 336-6970 ( VOICE )  
( 909 ) 332-2211 ( FAX )

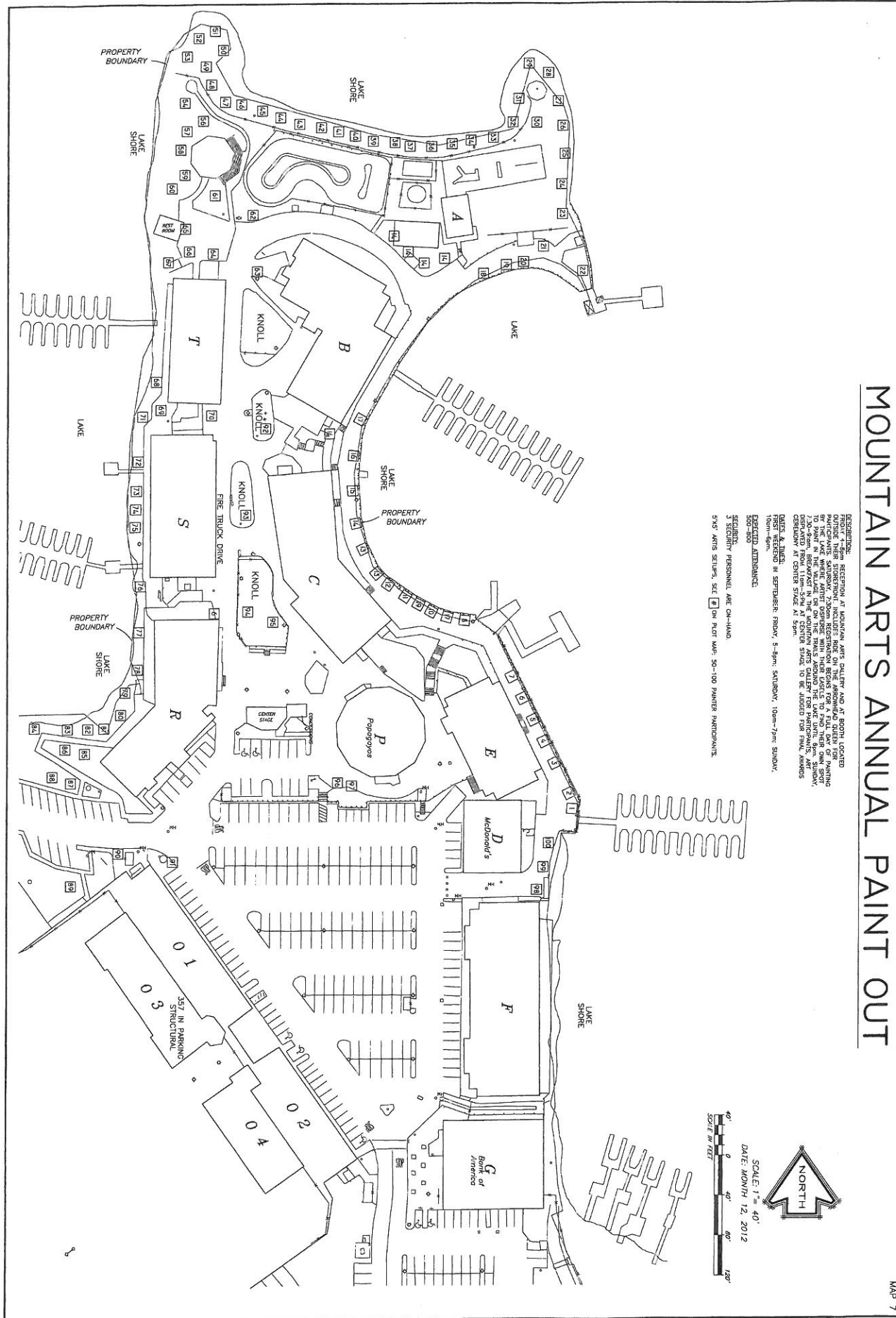
**OWNER:**  
Name: PACIFIC CAPITAL MANAGEMENT  
Address: P.O. BOX 540  
City: LAKE ARROWHEAD, CA. 92352  
PHONE: (909) 337-2533  
E-MAIL: JMiller@pac-cap.com

**PROJECT:**  
Name: LAKE ARROWHEAD VILLAGE  
Address: HIGHWAY 189  
City: LAKE ARROWHEAD, CA. 92352  
CONTRACTOR: -  
CONTR. PHONE: -

TRACT:	00
BLOCK:	0000
A.P.N.:	000-000-00

SCALE:	1/4"=10'
DRAWN BY:	
ADIAN RODARTE	
JOB NO.:	12090
TITLE:	
PLOT PLAN	
SHEET NO.:	M-6





SCALE 3/4"=1'-0"	ADJ. NO. 128000	TITLE PLOT PLAN	SHEET NO. M-7	PROJECT:	OWNER:	<b>KADTEC</b> <b>DRAFTING &amp; DESIGN</b> SUITE "B" 28748 HIGHWAY 189 BLUE JAY, CA 92305 (909) 338-8970 (PHONE) (909) 337-2211 (FAX) E-MAIL: jmliller@pcc-cop.com	Bryant R. Bergeson CONSULTING ENGINEER (RCE 48005) P.O. BOX 6885 CRESTVIEW, CA 92325
				Name: LAKE ARROWHEAD VILLAGE Address: HIGHWAY 189 City: LAKE ARROWHEAD, CA. 92352 CONTRACTOR: - CONTR. PHONE: -	Name: PACIFIC CAPITAL MANAGEMENT Address: P.O. BOX 640 City: LAKE ARROWHEAD, CA. 92352 PHONE: (909) 337-2533 E-MAIL: jmliller@pcc-cop.com		

## **EXHIBIT E**

**Proponent letters and emails transmittals of support  
(Provided on CD)**

## **EXHIBIT F**

**Opponent response letters  
(Provided on CD)**

## **EXHIBIT G**

**Penardi and Associates letter dated March 6, 2014**

# EXHIBIT G

14100ltr

## **P.A. Penardi & Associates**

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

March 6, 2014

Reuben Arceo  
County of San Bernardino  
Land Use Services Department, Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

Subject: Recap of Acoustical Analyses Performed For The Lake Arrowhead Village Administration Regarding Summer Concerts at The Center Stage Venue in The Village.

Dear Mr. Arceo,

The county noise control criteria applicable to the Lake Arrowhead Village concert series project is the San Bernardino County Title 8 Development Code; Chapter 83.01; General Performance Standards; Section 83.01.080, Noise. This is the criteria for evaluating noise from stationary noise sources like the musical instruments and audio equipment associated with the Center Stage concert venue in Lake Arrowhead Village. With regard to applicability to the music concerts which take place between 6:30 p.m. and 8:30 p.m., the baseline daytime (7 a.m. to 10 p.m.) limit is 55 dB(A), as measured at any residential property line. The ordinance allows for higher noise levels if the durations are sufficiently short, but the baseline limit was taken to be the "trigger" point with regard to acceptability of the concert series project.

For non-stationary noise sources like aircraft, trains, or vehicular traffic, the Noise Level Standards outlined in the State of California General Plan Guidelines (which have been incorporated into the San Bernardino General Plan) are to be applied with regard to the acceptability of new projects with respect to their being impacted by these transportation noise sources. The metric is Ldn or CNEL<sup>1</sup>

<sup>1</sup> CNEL (Community Noise Equivalent level) is the 24-hour time-average A-weighted energy equivalent continuous sound level in decibels, including a weighting penalty of +5 dB for events occurring between 7 pm and 10 pm, and a weighting penalty of + 10 dB for events occurring between 10 pm and 7 am. Ldn (Level Day-Night) is similar with the exception that there is no weighting penalty for the 7-10 pm time period.

The acoustical study for the Lake Arrowhead Village concert series was initiated in August 2012 and environmental noise measurements were performed on several occasions during the summer of 2012 and 2013 both in the Lake Arrowhead Village and in the vicinity of the Village. The measurements were performed at four locations near residential structures using a Bruel & Kjaer 2218 Type 1 Precision Integrating sound level meter during concerts when the bands were playing and during their breaks, and with and without power boat activity on the lake.

Site 1: A 2-story residence at the south end of the Village (see site location on the attached overall Google Earth image on Sheet A and on a more detailed image on Sheet B). The ambient noise level was 48 dB(A) with band playing. The band was barely audible above the ambient noise level even in absence of noise generated by vehicular traffic in the parking lot. This was expected since the Center Stage opening faces the north, away from this measurement location. It was decided that no further study was required at this location because the level was sufficiently below the 55 dB(A) "trigger" level.

Site 2: A location on a land spit at the residence nearest to the Center Stage bandstand, across the lake north of the Village. (see site location on the Attached Google Earth image on Sheet A and on a more detailed image on Sheet C). Note that the noise measurements were made in a boat dockside to facilitate access to this residential area. On the three occasions of measurements in this area, the sound levels while the bands were playing were 46 dB(A), 48 dB(A) and 52 dB(A) during the rare times that boats were not cruising the lake. It should be noted that it was very difficult to obtain measurements of sound levels from the bands because of the incessant noise from power boats and the resultant boat-generated waves slapping against our anchored boat. For reference, the ambient noise level at this measurement position on one occasion was 50-52 dB(A) without the band playing and no boat activity.

Site 3: A location on the land spit at a residence farthest from the Center Stage bandstand, across the lake to the north (see site location on the attached Google Earth image on Sheet A and on a more detailed image on Sheet C). The highest sound level measured at this site was 50 dB(A) with the band playing. Again, it was very difficult to obtain meaningful measurements because of the boat activity. Also, the music was barely audible above the ambient, even without boat activity.

Site 4: The condominium complex located west of the Village (see site location on the attached Google Earth image on Sheet A and on a more detailed image on Sheet B). Measurements were made at the condo nearest the bandstand since this area would be considered to be representative of the "worst case" due to its proximity to the bandstand. Since sound levels measured at the other residential locations were in compliance with the noise ordinance, further study was considered to be not necessary. On the other hand, measurements were made on several occasions at this location because it was found that with certain bands, sound levels were in excess of the applicable 55 dB(A) limit of the noise

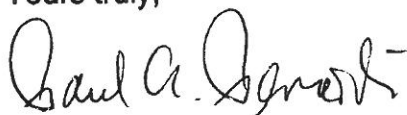


ordinance. Through experimentation during live concerts, it was found that holding the sound level as measured at the mixing console in the audience area under the tent to about 85 dB(A), the sound level at the subject condo would be no greater than the 55 dB(A) applicable limit. The Association has since purchased a sound level meter that is being used during concerts to assure that the sound levels at the mixing console do not exceed 85 dB(A). Note that, by default, the sound levels at the other measured residential locations would be comfortably below the 55 dB(A) limit.

Since the Lake Arrowhead Village Administration is very much concerned that the summer concert series continue, not only for enjoyment of the patrons of the concerts, but for the benefit of the merchants in the Village, additional acoustical studies were requested in the effort to further reduce the sound levels in the vicinity of the Center Stage venue. In May 2013, an electronic pink-noise source fed through the house audio system verified that the sound path to the condos was, as suspected, down through the "corridor" between the Basix building and the one to the south. Since pink noise is a relatively constant source, as opposed to a live band, it allowed us to "calibrate" the system and confirm our original conclusion that, if the sound level at the house mixer location were to be held to a level not exceeding 85 dB(A), the sound level at the condos would be no greater than 55 dB(A), in keeping with the county criteria. While on site, other remedial measures were discussed including the installation of acoustically absorptive curtains on the exterior walls of the two subject buildings that form the sound "corridor" to the condos. These curtains were subsequently installed and in August 2013 the pink-noise measurements were repeated to assess the results. With the pink-noise level held at 85 dB(A) at the location of the mixing console, the noise level at the subject condo was measured to be 50 dB(A), a 5 dB reduction over the previous untreated measurement. This is a noticeable improvement. The end result is that there is now a 5 dB "cushion" in the assurance that the sound level at the "worst case" residential building will not exceed the mandated 55 dB(A) limit if the average sound level from concert bands, as measured at the audio mixing console, is held to 85 dB(A).

Please contact me if you have any questions or if you would like to explore this issue further.

Yours truly,



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



Google earth

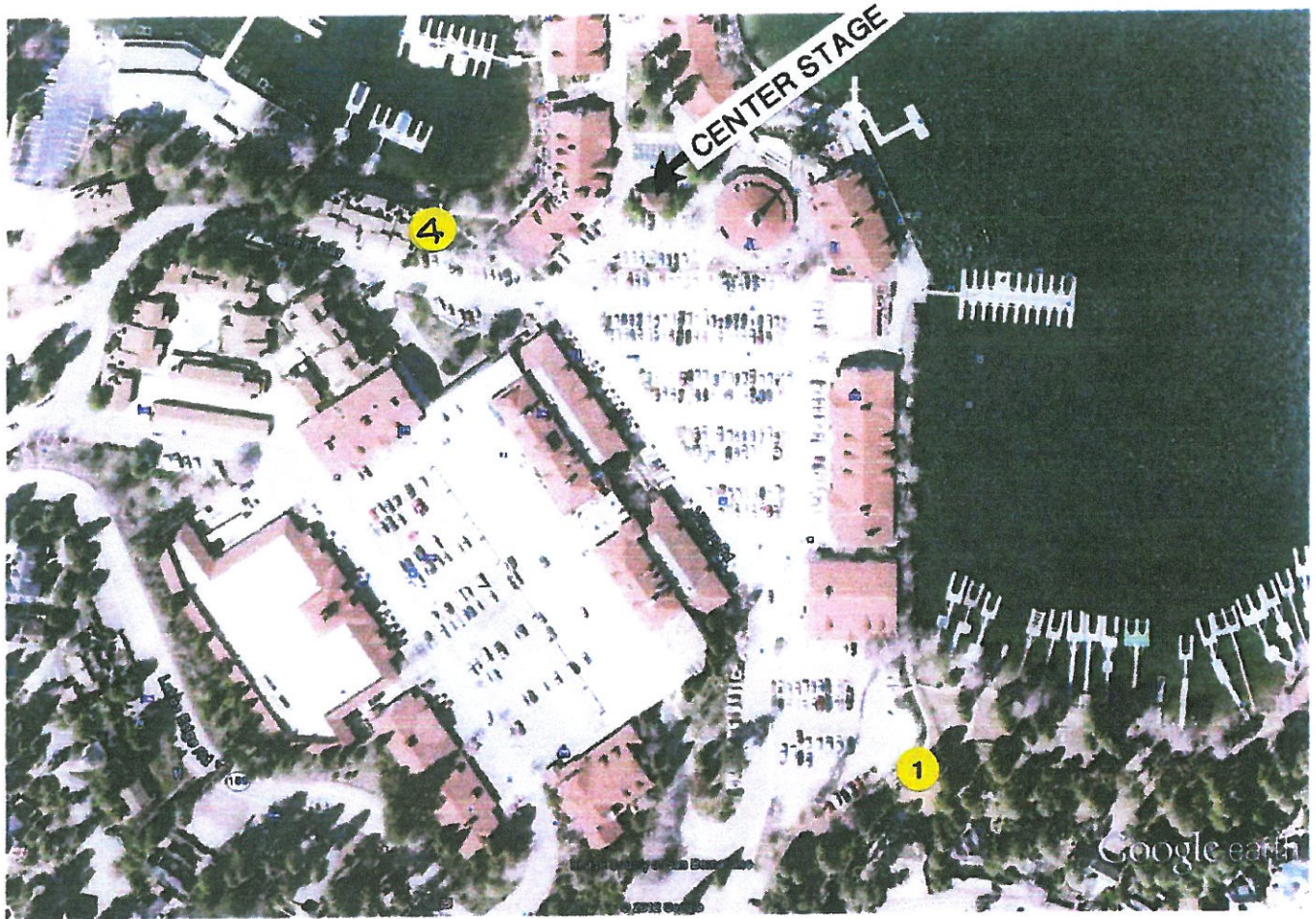
feet 3000  
km 1



NOISE MEASUREMENT LOCATIONS (SEE TEXT AND SHEETS B & C)

SHEET A

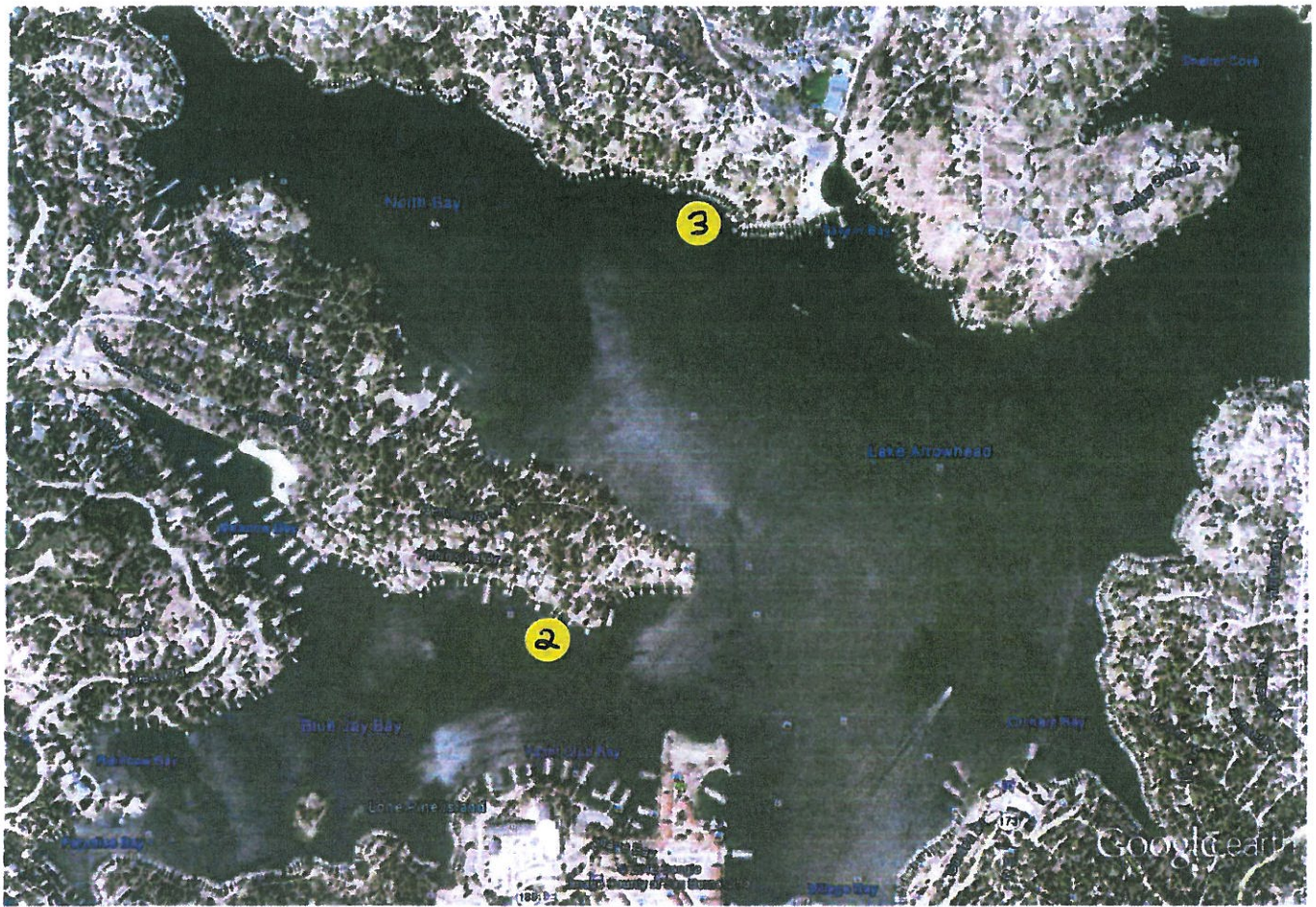




1 & 4 NOISE MEASUREMENT LOCATIONS (SEE TEXT)

SHEET B





Google earth

feet  
km



2 & 3 MEASUREMENT LOCATIONS (SEE TEXT)

SHEET C

## **EXHIBIT H**

### **Initial Study/Mitigated Negative Declaration/ Comments**

# EXHIBIT H



**COUNTY OF SAN BERNARDINO  
NOTICE OF AVAILABILITY (NOA) AND NOTICE OF INTENT (NOI) TO ADOPT  
A MITIGATED NEGATIVE DECLARATION  
FOR A CONDITIONAL USE PERMIT ON AN APPROVED ACTION  
TO PERMIT MULTIPLE EVENTS WITHIN THE LAKE ARROWHEAD VILLAGE  
COMMERCIAL CENTER**

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, County Staff prepared a Draft Initial Study / Mitigated Negative Declaration (IS/MND) that identifies and evaluates the environmental impacts of the project described below:

**Project Title:** CONDITIONAL USE PERMIT TO PERMIT MULTIPLE ENTERTAINMENT EVENTS WITHIN THE LAKE ARROWHEAD VILLAGE CENTER

**Project No.:** P201300079

**Project Location:** HIGHWAY 173, NORTH SIDE, HIGHWAY 189 EAST SIDE

**Project Description:** REVISION TO AN APPROVED ACTION TO PERMIT MULTIPLE EVENTS WITHIN THE LAKE ARROWHEAD VILLAGE COMMERCIAL CENTER TO INCLUDE SUMMER CONCERTS, FARMERS MARKET, OKTOBERFEST, HALLOWEEN ENTERTAINMENT, HOLIDAY CONCERTS, MOTORCYCLE AND BOAT SHOWS AND OTHER SIMILAR EVENTS.  
ASSESSOR PARCEL NUMBERS: 0335-101-49

**Environmental Review and Public Comment:** The Draft Initial Study is available for the twenty-day (20) review period at: <http://cms.sbcounty.gov/lus/Planning/Environmental/Mountain.aspx> and the following locations:

County of San Bernardino Government Center  
Land Use Services / Planning Division  
385 N. Arrowhead, First Floor  
San Bernardino, CA 92415

San Bernardino Government Center  
Clerk of the Board  
385 N. Arrowhead Avenue, Second Floor  
San Bernardino, CA 92415

The comment period commences on **March 20, 2014** and closes on **April 9, 2014, at 5:00 PM**. Please submit comments to [reuben.arceo@lus.sbcounty.gov](mailto:reuben.arceo@lus.sbcounty.gov) or to:

Reuben Arceo, Contract Planner  
County of San Bernardino Land Use Services Department  
Planning Division  
385 N. Arrowhead, First Floor  
San Bernardino, CA 92415

**Public Hearing:** County Staff will schedule a public hearing to consider adoption of the Final IS/MND at a future date. In advance of the hearing date, Staff will distribute a separate notice regarding that hearing.





San Bernardino County Land Use Services Department, Planning Division

## MITIGATED NEGATIVE DECLARATION PLANNING COMMISSION ACTION

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

### Project Description

APN#0335-101-49

### Vicinity Map

Applicant:	Kadtec-Adam Phillips
Proposal:	Revision to an approved action to approve a conditional use permit to allow multiple entertainment events within the Lake Arrowhead Village Commercial Center
Project No.	P201300079
Community:	Lake Arrowhead/2 <sup>nd</sup> Supervisorial District
Location:	Highway 173, North Side; Highway 189 East of



**May 2, 2014**

**Effective date of Mitigated Negative Declaration**

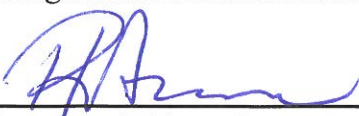
**(After 10-day appeal period)**

Plans and specifications for the referenced project are available for public inspection in the San Bernardino County Land Use Services Department, Planning Division.

Pursuant to provisions of the California Environmental Quality Act and the San Bernardino County Environmental Review Guidelines, the above referenced project has been determined not to have a significant effect upon the environment. An Environmental Impact Report will not be required.

Reasons to support this finding are included in the written Initial Study prepared by the San Bernardino County Land Use Services Department, Planning Division.

The decision may be appealed by any aggrieved person, organization or agency to the County Board of Supervisors. Appeals shall be filed before the effective date of the Mitigated Negative Declaration listed above. The Notice of Appeal shall be in writing and shall be filed with the appropriate fee at the San Bernardino County Government Center Public Information Counter during normal business hours.

  
Signature and Title: Reuben J. Arceo, Contract Planner  
Land Use Services Dept, Planning Division

  
Date of Determination

## 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:**

<b>APN:</b>	0335-101-49
<b>APPLICANT:</b>	KADTEC-ADAM PHILLIPS
<b>COMMUNITY:</b>	LAKE ARROWHEAD, 3 <sup>RD</sup> SUPERVISORAL DISTRICT
<b>LOCATION:</b>	NORTHSIDE OF HIGHWAY 73, EAST OF HIGHWAY 189 (LAKE ARROWHEAD VILLAGE)
<b>PROJECT No:</b>	P201300079/CUP
<b>STAFF:</b>	REUBEN ARCEO, CONTRACT PLANNER
<b>REP(S):</b>	JULIE MILLER AND VICKIE GOODGLICK
<b>PROPOSAL:</b>	CONDITIONAL USE PERMIT TO ALLOW A SERIES OF OUTDOOR CONCERTS/EVENTS AT LAKE ARROWHEAD VILLAGE

**USGS Quad:** Lake Arrowhead  
**T, R, Section:** T2N R3W Section 22  
**Thomas Bros.:** Page: 518 Grid: A1  
**Planning Area:** Lake Arrowhead  
**Overlays:** None

### **PROJECT CONTACT INFORMATION:**

**Lead agency:** County of San Bernardino  
 Land Use Services Department – Current Planning  
 385 North Arrowhead Avenue  
 San Bernardino, CA 92415-0182

**Contact person:** Reuben Arceo, Contract Planner  
**Phone No:** (909) 387-4374  
**E-mail:** Reuben.arceo@lus.sbcounty.gov

**Fax No:** (909) 387-3223

**Project Sponsor:** Lake Arrowhead Village  
 c/o Kadtec-Adam Phillips  
 P.O. Box 640  
 Crestline, CA 92325  
**Phone No:** (909) 336-6970

### **PROJECT DESCRIPTION:**

The project provides a venue for various temporary outdoor events including outdoor music concerts; farmers market; car, motorcycle & boat show; expos; dog shows; amateur boxing; art shows; and community events. All events will take place within the boundaries of the Lake Arrowhead Village commercial center which is a 15.4 acre site located on the north side of Highway 173 and east of Highway 189.

The outdoor music concerts and events that use a stage are conducted on the Center Stage area located on the eastern portion of the Lake Arrowhead Village commercial center. (See Exhibit 2). This area consists of the following components:

- 800 square foot stage;
- 2,000 square foot area covered by an open sided tent structure accommodating picnic tables;
- 3,400 square foot grassy knoll seating area; and
- Concession area for beer, wine, food, and merchandise sales.

*Note; Square footage is approximate.*



Other events such as the farmers market; car, motorcycle & boat show; expos; dog shows; amateur boxing; art shows; and community events will take place throughout the Lake Arrowhead Village commercial center but are primarily held near the vicinity of the Center Stage area.

The number of events per calendar year varies. The Summer Concert Series music concerts are to be held primarily on Friday nights from 6:30pm to 8:30pm from Memorial Day through Labor Day with some music performances to be held on holidays that fall on a weekday. Other music concerts are proposed to be held Saturday and Sundays from Noon to 5pm beginning the weekend of September through the last weekend of October.

Attendance varies depending on the event but ranges from 150 persons per day to 2,000 persons per day. The hours range from 9am to 9pm (except for concerts which end at 8:30pm) depending on the event.

#### **ENVIRONMENTAL/EXISTING SITE CONDITIONS:**

The project site consists of a portion of the Lake Arrowhead Village commercial center which is a 15.41 acre site located on the north side of Highway 173 and east of Highway 189 as noted in Exhibit 1. The site is developed with a shopping center and includes retail and restaurant uses. It is estimated that of the 4 million visitors to; the mountain region, approximately sixty eight percent (68%) or 2.1 million visit the village<sup>1</sup>. All existing improvements are constructed to serve the center including improved roadways, driveways, parking areas, lighting, landscaping, drainage facilities and similar infrastructure improvements. The proposed project does not involve the construction of new permanent improvements or structures.

1. Estimates from Lake Arrowhead Village Marketing.

**Table 1. Existing Land Use and Zoning**

AREA	EXISTING LAND USE	OFFICIAL LAND USE DISTRICT
Site	Commercial Center	General Commercial (LA/CG)
North	Retail/Lake	Floodway (FW)
South	Retail	General Commercial (LA/CG)
East	Retail/Lake	Single-Residential and Floodway (RS-14M and FW)
West	Condominiums/Retail	General Commercial (LA/CG)

**APN: 0335-101-49**

Initial Study

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Lake Arrowhead Village Conditional Use Permit

Project No: P201300079/CUP

March 17, 2014

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

Federal: None:

State of California:

County of San Bernardino: Land Use Services- Building and Safety, Public Works, Environmental Health

Local: None

**APN: 0335-101-49**

Initial Study

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Lake Arrowhead Village Conditional Use Permit

Project No: P201300079/CUP

March 17, 2014

**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 Incorporated	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. Therefore, no impacts are identified or anticipated and no mitigation measures are required.
2. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.
3. 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. Significant adverse impacts have been identified or anticipated. An Environmental Impact Report (EIR) is required to evaluate these impacts, which are (Listing 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.

APN: 0335-101-49

Initial Study

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Lake Arrowhead Village Conditional Use Permit

Project No: P201300079/CUP

March 17, 2014

**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 Resources              | <input type="checkbox"/> Air Quality            |
| <input type="checkbox"/> Biological Resources          | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology /Soils         |
| <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:** (To be completed by the Lead Agency)

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.

  
Signature: Ruben Arceo, Contract Planner

  
Date

  
Signature: Dave Prusch, Supervising Planner

  
Date



**APN: 0335-101-49**

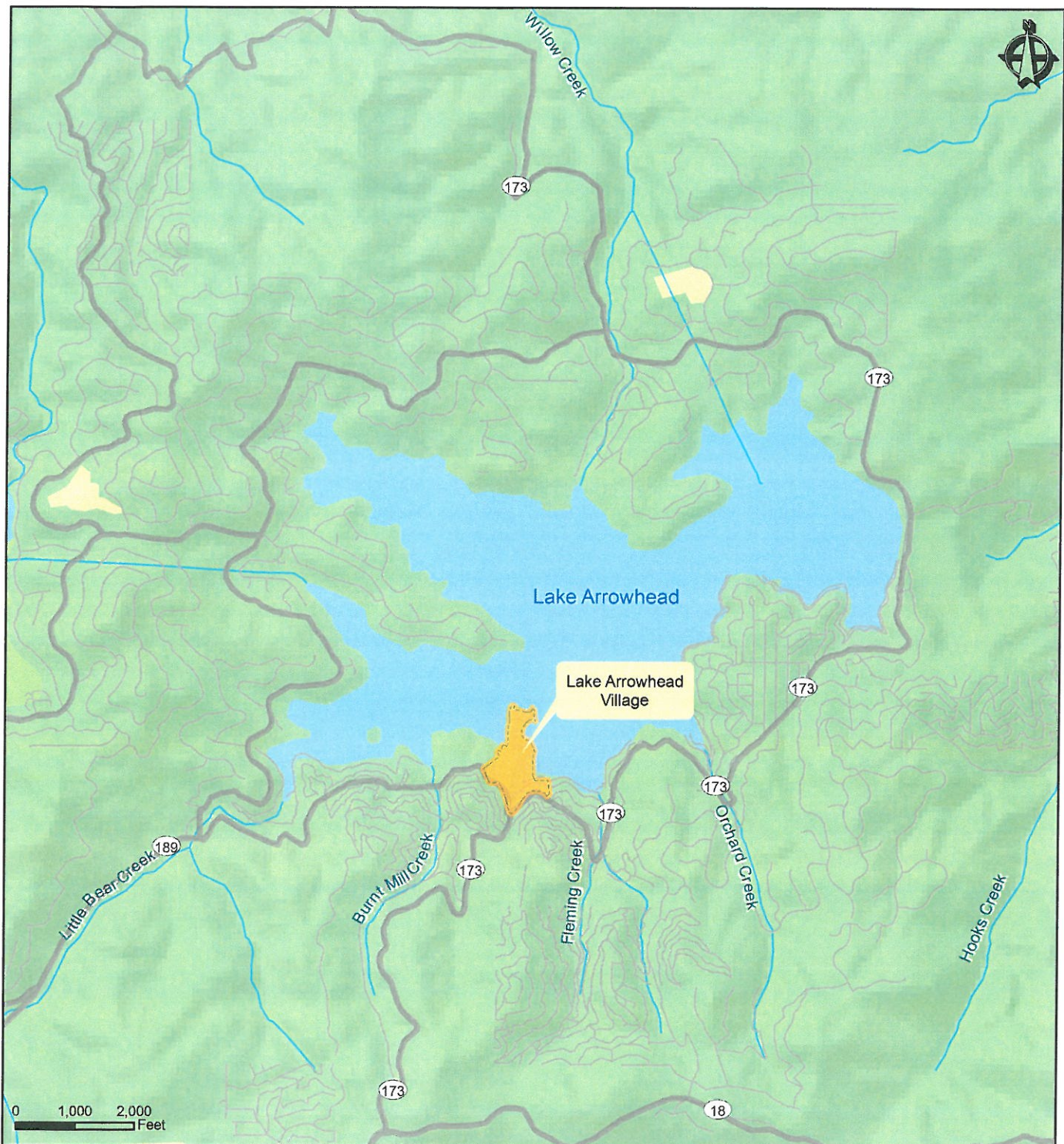
Initial Study

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Lake Arrowhead Village Conditional Use Permit

Project No: P201300079/CUP

March 17, 2014

**Vicinity Location Map****Exhibit 1**

Source: CA National Atlas, ESRI 2014



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Initial Study

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Lake Arrowhead Village Conditional Use Permit

Project No: P201300079/CUP

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## Site Plan

**Exhibit 2**

APN: 0335-101-49

Initial Study

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Lake Arrowhead Village Conditional Use Permit

Project No: P201300079/CUP

March 17, 2014

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>I. AESTHETICS</b> - 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 checked="" type="checkbox"/>	<input 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.** According to San Bernardino County General Plan Policy OS 5.1, features meeting the following criteria will be considered for designation as scenic resources (i.e. scenic vista):

- A roadway, vista point, or area that provides a vista of undisturbed natural areas.
- Includes a unique or unusual feature that comprises an important or dominant portion of the viewshed (the area within the field of view of the observer).
- Offers a distant vista that provides relief from less attractive views of nearby features (such as views of mountain backdrops from urban areas).

Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The Lake Arrowhead Village commercial center is not considered a scenic vista. Therefore, the project will have a less than significant impact on a scenic vista.

I b) **Less Than Significant Impact.** Highway 173 is eligible for designation as a scenic highway by the State but has not been officially designated. However, the County General Plan does designate the highway as a County Scenic Route.

Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore, the project will have a less than significant impact on scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.

I c) **Less Than Significant Impact.** A project is generally considered to have a significant impact on visual character if it substantially changes the character of the project site such that it becomes visually incompatible or visually unexpected when viewed in the context of

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its surroundings. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore, the project will not substantially change the visual character of the area.

- I d) **Less Than Significant Impact.** Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center which has existing lighting. The project will not add new sources of light or glare. In addition, project activities are required to comply with the mandatory requirements of the County Development Code Chapter 83.07 "Glare & Outdoor Lighting" standards.



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<b>II. AGRICULTURE and FORESTRY RESOURCES -</b> 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in the Forest Protocols adopted by the California Air Resources Board.				
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)) or timberland (as defined in Public Resources Code section 4526)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the 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 nonforest use.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- II a-e) **No Impact.** Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The subject property is not identified or designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. There are no agricultural uses, forest land, or timberland on the site. Therefore, the project would have no impact on any of the resources described in Section II a-e above.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>III. AIR QUALITY</b> - 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 checked="" type="checkbox"/>	<input type="checkbox"/>

## SUBSTANTIATION

- III a) **Less Than Significant Impact.** The project site is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is responsible for updating the Air Quality Management Plan (AQMP). The AQMP was developed for the primary purpose of controlling emissions to maintain all federal and state ambient air standards for the District. A project is non-conforming if it conflicts with or delays implementation of any applicable attainment or maintenance plan. A project is conforming if it complies with all applicable District rules and regulations, complies with all proposed control measures that are not yet adopted from the applicable plan(s), and is consistent with the growth forecasts in the applicable plan(s) (or is directly included in the applicable plan). Conformity with growth forecasts can be established by demonstrating that the project is consistent with the land use plan that was used to generate the growth forecast.

The project site is designated as General Commercial by the County General Plan and has a zoning classification of Lake Arrowhead Community Plan/General Commercial LA/CG. These land use designations have not changed since the adoption of the 2012 Air Quality Management Plan. Therefore, the project will not be in conflict with or obstruct implementation of the 2012 AQMP.

III b-d) **Less Than Significant Impact.** The CEQA Guidelines indicate that a significant impact would occur if the project would violate any air quality standard or contribute significantly to an existing or projected air quality violation. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed so there will be no construction related air emissions.

Operational emissions would primarily be from vehicle emissions entering and exiting the site for events. Attendance varies depending on the event but ranges from 150 per day to 2,000 per day. However, attendance is staggered over a period of time as events can range from 9am to 9pm. The project would not result in potentially significant CO "hot spots." A project-specific carbon monoxide (CO) "hot spots" analysis was not needed to reach this conclusion. It has long been recognized that CO exceedances ("hot spots") are caused by vehicular emissions, primarily when idling at intersections. Vehicle emissions standards have become increasingly more stringent in the last twenty years.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. The analysis prepared for CO attainment in the South Coast Air Basin by the SCAQMD can be used to assist in evaluating the potential for CO exceedances in the South Coast Air Basin. CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan (2003 AQMP) and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan).

As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the South Coast Air Basin are due to unusual meteorological and topographical conditions, and not due to the impact of particular intersections. Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of 1992 CO Plan and subsequent plan updates and air quality management plans as recently as 2012.

The analysis contained in the above mentioned air quality plans even very busy intersections (e.g. 100,000 vehicles per day) do not result in exceedances of the CO standard. Reflecting these results, the South Coast Air Basin has been designated as attainment for CO since 2007 (SCAQMD 2007).

III e) **Less Than Significant 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 project provides a venue of outdoor events and is not considered an odor producer.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>IV. BIOLOGICAL RESOURCES - Would the project:</b>				
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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** (Check if project is located in the Biological Resources Overlay or contains habitat for any species listed in the California Natural Diversity Database ☐)

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<b>V. CULTURAL RESOURCES - Would the project</b>				
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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-d) **No Impact.** Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. As such, the project would have no impact on any of the resources described in Section V a-d above.

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>VI. GEOLOGY AND SOILS - Would the project:</b>				
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? Refer to Division of Mines and Geology Special Publication 42	<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 type="checkbox"/>	<input checked="" type="checkbox"/>

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- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| 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 type="checkbox"/> | <input checked="" 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):

- VI a-e) **No Impact.** Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures. As such, the project would have no impact on any of the resources described in Section VI a-e above.



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**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.        | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 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"/> |

**SUBSTANTIATION**

- VII a) **Less Than Significant Impact.** In December 2011, the County of San Bernardino adopted the "Greenhouse Gas Emissions Reduction Plan" ("GHG Plan"). Section 5.6 of the GHG Plan identifies the procedures for reviewing development projects for consistency with the GHG Plan. The GHG Plan has been designed in accordance with Section 15183.5 of the State CEQA Guidelines which provides for streamline review of climate change issues related to development projects when found consistent with an applicable greenhouse gas emissions reduction plan. The GHG Plan includes a two-tiered development review procedure to determine if a project could result in a significant impact related greenhouse gas emissions or otherwise comply with the Plan pursuant to Section 15183.5 of the state CEQA Guidelines.

The initial screening procedure is to determine if a project will emit 3,000 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>E) per year or more. Projects that do not exceed this threshold require no further climate change analysis, but must comply with mandatory Performance Standards contained in the GHG Plan

According to the GHG Plan screening table, the project will emit less than 3,000 MTCO<sub>2</sub>E per year and is thus below the threshold.

- VII b) **Less Than Significant Impact.** As analyzed and discussed in Section VII a), the project will not exceed the 3,000 MTCO<sub>2</sub>E/YR screening threshold identified in the GHG Plan; therefore, the project is consistent with the GHG Plan pursuant to Section 15183.5 of the State CEQA Guidelines and is therefore consistent with adopted plans, policies, and regulations.



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Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**VIII. HAZARDS AND HAZARDOUS MATERIALS –**

Would the project:

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

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## SUBSTANTIATION

- VIII a-c) **No 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 a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures or operations that involve significant amounts of hazardous materials. As such, the project would not create hazards related to any of the topics described in Section VIII a-c above
- VIII d) **No Impact.** Based on the *Cortese List Data Resources* webpage maintained by the California Environmental Protection Agency accessed on March 11, 2013, the project site is not included on the list of hazardous materials sites compiled in accordance with Government Code No. 65962.5.
- 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.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan, because the project has adequate access from two or more directions.
- VIII h) **No Impact.** The project site is not located in a Fire Safety Area based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>IX. HYDROLOGY AND WATER QUALITY - Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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, which 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, which 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"/>

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j) Inundation by seiche, tsunami, or mudflow? ☐ ☐ ☐ ☒

## SUBSTANTIATION

- IX a) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures or operations that will violate any water quality standards or waste discharge requirements, because the existing Lake Arrowhead Village commercial center incorporates design features to diminish impacts to water quality from surface runoff to an acceptable level as required by state and federal regulations.

The project site is currently served by the Lake Arrowhead Community Services District for potable water services which is subject to independent regulation by local and state agencies that ensure compliance for water quality standards which is subject to independent regulation by local and state agencies that ensure compliance for water quality standards.

The project site is currently served by the sewer system operated by the Lake Arrowhead Community Services District which is subject to independent regulation by local and state agencies that ensure compliance for water quality standards which is subject to independent regulation by local and state agencies that ensure compliance for waste discharge standards.

- IX b) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures. As such, groundwater recharge areas will not be impacted.
- IX c) **No 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 propose any substantial alteration to a drainage pattern, stream or river and the Project is required to submit and implement a Water Quality Management Plan and a Storm Water Pollution Prevention Plan as discussed in Subsection IXa above.
- IX d) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures. As such, the project will not substantially alter any 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 which would result in flooding on-or off-site because the project does not propose any alteration to a drainage pattern, stream or river.
- IX e) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. The project does not involve the construction of new structures so surface runoff will not be increased. The existing Lake Arrowhead Village commercial center incorporates design features to diminish impacts to water quality from surface runoff to an acceptable level as

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required by state and federal regulations.

IX f) **No Impact.** See Response IXIII a) above.

IX g-j) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore, 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.

IX h) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore, the project will not place within a 100-year flood hazard area structures which would impede or redirect flood flows.

IX i) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. 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 a dam inundation of flood hazard area as identified by the Hazards Overlay Maps contained in the County of San Bernardino General Plan.

IX j) **No Impact.** The project area does not appear on the Tsunami Inundation Maps prepared by the California Department of Conservation, therefore there are no impacts from tsunamis forecasted to occur.

Based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan, the project site is not located in an area prone to landslides, soil slips, or slumps. Therefore, the proposed project would have no impact from mudflow.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>X. LAND USE AND PLANNING - Would the project:</b>				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

- X a) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. As such, the project will not physically divide an established community.
- X b) **Less Than Significant Impact With Mitigation Incorporated.** The analysis contained in this Initial Study Checklist addresses the potential conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. Based on this analysis, it is determined that the project will not have a significant impact on any of the environmental resources described in this Initial Study with implementation of the mitigation measures set forth in this Initial Study Checklist.
- X c) **No Impact.** The project will not conflict with any applicable habitat conservation plan or natural community conservation plan, because there is no habitat conservation plan or natural community conservation plan within the area surrounding the project site.

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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>XI. MINERAL RESOURCES</b> - 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** (Check ☐ if project is located within the Mineral Resource Zone Overlay):

- XI a-b) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. As such, the project will not result in the loss of availability of a known mineral resource that will be of value to the region and the residents of the state.



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	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
<b>XII. NOISE - Would the project:</b>				
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 groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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** (Check if the project is located in the Noise Hazard Overlay District ☐ or is subject to severe noise levels according to the General Plan Noise Element ☐):

The information contained in this section is based in part on information provided by *P.A. Penardi & Associates. Acoustical Consultant*, Member of Acoustical Society of America,



- XII a) **Less Than Significant Impact With Mitigation Incorporated.** The project has the potential to expose persons to or generate noise levels in excess of standards established in the County's General Plan, Noise Ordinance, or applicable standards of other agencies as a result of outdoor music concerts held on the Center Stage bandstand of the project site.

### Overview of the Existing Noise Environment

The primary existing noise sources in the project area are traffic noise (generated by engine vibrations, the interaction between the tires and the road, and the exhaust system) from Highway 173 and Highway 189 near the project site as well as boating activities. Noise levels on and in the vicinity of the project site will change as a result of the outdoor music concerts.

### Ambient Noise Levels

An ambient noise survey was conducted by *P.A. Penardi & Associates* was initiated in August 2012 and environmental noise measurements were performed on several occasions during the summer of 2012 and 2013 both in the Lake Arrowhead Village and in the vicinity of the Village. The measurements were performed at four locations near residential structures using a Bruel & Kjaer 2218 Type 1 Precision Integrating sound level meter during concerts when the bands were playing and during their breaks, and with and without power boat activity on the lake. Monitoring locations are shown in Exhibit 3.

Dates and approximate times noise measurements were taken are described as follows:

- 8/4/12: 2 hours, measured on lake at two locations.
- 8/25/12: 1.5 hours, measured at condos and SF residence.
- 9/3/12: 1 hour, measured at condos and SF residence.
- 9/30/12: 1 hour, measured at condos.
- 5/11/13: 1 hour, measured at condos.
- 5/23/13: 1 hour, measured at condos using pink noise.
- 8/14/13: 1 hour, measured at condos using pink noise (post sound curtains installation).

It's important to note that the environmental noise measurements often were not made continuously during the site visits because of interference from miscellaneous sources e.g., boats on the lake and vehicular traffic in the Village. The collection of sound data was interrupted during these extraneous events so that only the sounds of interest were integrated.

Table 2 lists the locations and noise measurements.

**Table 2. Location of Noise Measurements and Noise Levels**

Site No.	Description	Noise Measurement
1	A condominium complex located approximately 130 feet west of the Center Stage bandstand.	In excess of 55 dB(A) (58 to 62 dBA)
2	A single-family residence located approximately 1,500 feet north of the Center Stage bandstand, across the lake north of the Village.	46 dB(A), 48 dB(A) and 52 dB(A) with band playing
3	A single-family residence located approximately 4,000 feet north the Center Stage bandstand, across the lake in the North Bay area.	50 dB(A) with band playing
4	A 2-story single-family residence located approximately 640 feet south of the Center Stage bandstand.	48 dB(A) with band playing.
Source: P.A. Panardi & Associates, Acoustical Consultant, March 6, 2014.		

As shown on Table 2, on one occasion the sound levels exceeded the 55 dB (A) threshold at Site #4.

## County of San Bernardino Noise Standards

### General Plan

The County has adopted a Noise Element (2007) in its General Plan. One of the general goals of the County Noise Element is to develop and adopt specific policies and an effective implementation program to abate and avoid excessive noise exposures in the County by requiring that effective noise mitigation measures be incorporated into the design of new noise-generating and new noise-sensitive land uses. Specific policies have been adopted by the County to accomplish the goals of the Noise Element, including the following as summarized below:

- The County will abate and avoid excessive noise exposure through noise mitigation measures incorporated into the design of new noise-generating and new noise-sensitive land uses, while protecting areas within the County where the present noise environment is within acceptable limits (Goal N1).
- When industrial, commercial, or other land uses, including locally regulated noise sources, are proposed for areas containing noise-sensitive land uses, noise levels generated by the proposed use will not exceed the performance standards listed in Chapter 83.01, Table 83-2 of the County's Development Code at the boundary of areas planned or zoned for residential or other noise-sensitive land uses (Goal N1.3).

### Development Code

Table 3 (Noise Standards for Stationary Noise Sources) describes the noise standard for emanations from a stationary noise source, as it affects adjacent properties:

**Table 3. Noise Standards for Stationary Noise Sources**

<b>Affected Land Uses (Receiving Noise)</b>	<b>7 am-10 pm Leq</b>	<b>10 pm-7 am Leq</b>
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.		
Source: Table 83-2 of County of San Bernardino Development Code		

## Impact Analysis

As shown on Table 2, the sound levels generated by outdoor concert events would expose the nearest sensitive receptor (condominium located 130 feet west of the Center Stage bandstand) during some events. Additional acoustical studies were conducted by P.A. Panardi & Associates in the effort to further reduce the sound levels in the vicinity of the Center Stage bandstand. In May 2013, an electronic pink-noise source fed through the house audio system verified that the sound path to the condominium complex traveled through the “corridor” between the Basix building and the one to the south (See Exhibit 4). Since pink noise is a relatively constant source, as opposed to a live band, it allowed P.A. Panardi & Associates to “calibrate” the system and confirm the conclusion that, if the sound level at the house mixer location were to be held to a level not exceeding 85 dB (A), the sound level at the condominium complex would be no greater than 55 dB (A). Therefore, the following mitigation measure is required to reduce impacts to less than significant.

***NOI 1. On-Stage Noise Control Monitoring: Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall control the sound level as measured at the mixing console in the audience area under the tent to 85 dB (A) to ensure that the sound level at the nearest sensitive receptor (condominium complex located 130 feet west of the Center Stage bandstand) shall be no greater than the 55 dB (A) applicable limit.***

In addition, in order to mitigate impacts to the maximum extent feasible, the following mitigation measure is required:

***NOI-2. Acoustically Absorptive Curtains: Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall install acoustically absorptive curtains on the exterior walls of the two buildings that form the sound “corridor” (as shown on Exhibit 4 of this Initial Study document) to the condominium complex located 130 feet west of the Center Stage bandstand area.***

With respect to "intermittent single events", these type of events would be indicative of noise events such as aircraft over flights, train passages, or power boat activity. The sounds generated by the concerts are not considered "intermittent single events." However, if the highest sound level measured on the Lake at Site #2 (52 dBA on one occasion before the introduction of remedial measures), the intrusive interior sound level within that residence are estimated to be no greater than approximately 32 dBA (assuming closed windows) which is well below the typically recommended limit of 45 dBA (individual maximum or Ldn/CNEL).

With respect to sleep disturbance, the concerts are held from 6:30-8:30 p.m. which are not typical sleeping hours. Additionally, there is evidence that there is little sleep disturbance if noise from single events are less than 40 dBA.

- XII b) **Less Than Significant Impact.** Common sources of ground-borne vibration are trains, buses on rough roads, and construction activities such as blasting, pile-driving and operating heavy earth-moving equipment. The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed. Therefore, the project will not expose persons to or generate excessive groundborne vibration or groundborne noise.
- XII c) **Less Than Significant Impact With Mitigation Incorporated.** As discussed above under Issue XII (a), noise levels could exceed County thresholds during some concerts. Although the concerts are only held during certain days of the year and are not continuous, the project could be considered to contribute to a permanent increase in ambient noise levels as the approval of the Conditional Use Permit would allow concerts to occur on an on-going long term basis as long as the Conditional Use Permit remains active. The analysis presented under Issue XII (a) concluded that with the incorporation of Mitigation Measures NOI-1 and NOI-2 impacts would be less than significant.
- XII d) **Less Than Significant Impact With Mitigation Incorporated.** As discussed above under Issue XII (a), noise levels could exceed County thresholds during some concerts resulting in temporary or periodic noise impacts. The analysis presented under Issue XII (a) concluded that with the incorporation of Mitigation Measures NOI-1 and NOI-2 impacts would be less than significant.
- XII e) **Less Than Significant Impact.** The project site is located more than two (2) miles from the Lake Arrowhead Airport. Therefore the project will not expose persons to excessive noise levels from aircraft operations from public use airports.
- XII e) **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.



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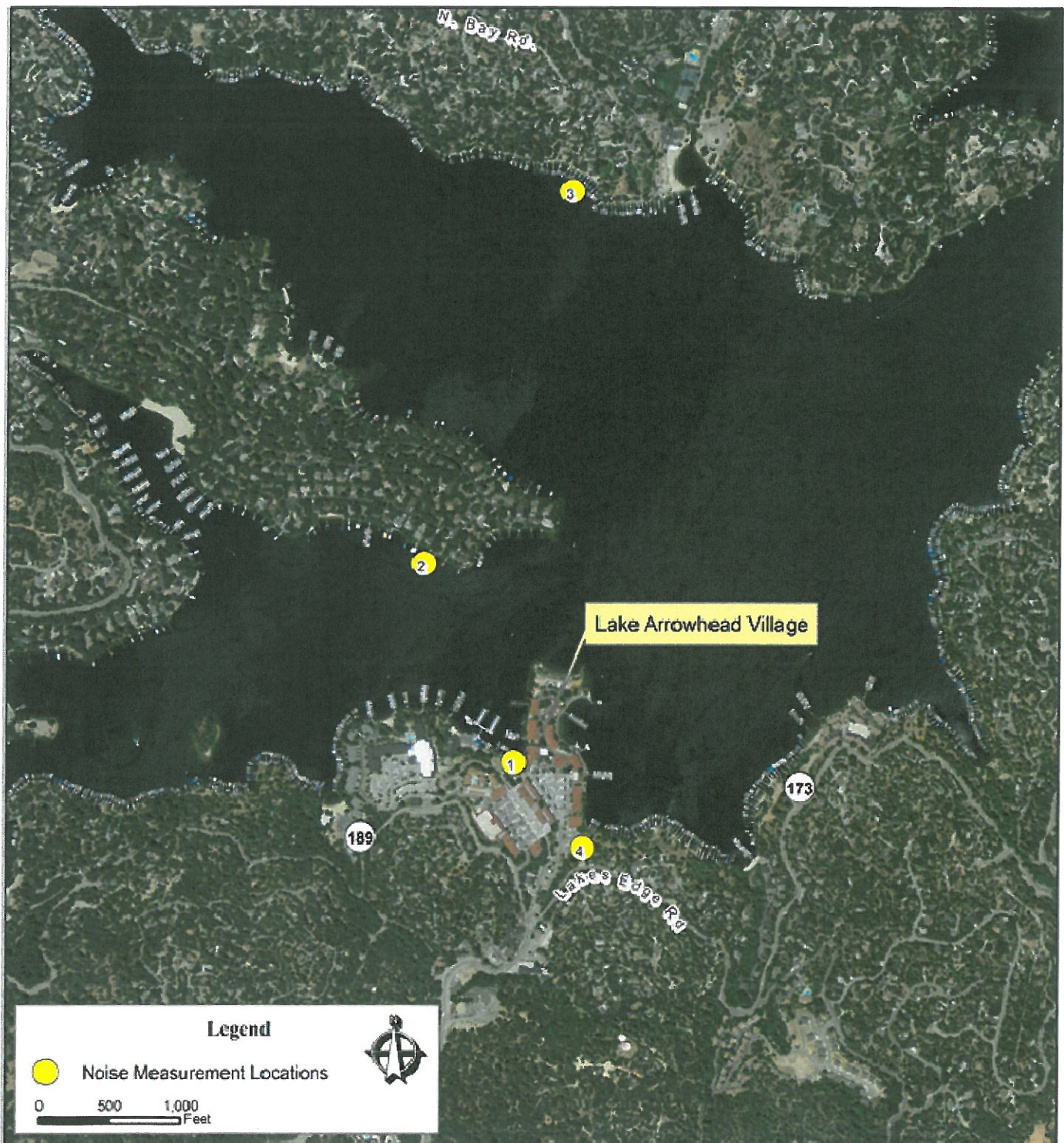
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### Noise Measurement Locations

**Exhibit 3**

Source: Google Earth, CA Atlas, and ESRI 2014



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Sound Path to Condominiums

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Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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### 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)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |

### SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed. Therefore, the project will not Induce substantial population growth in the area
- XIII b) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore there will be no displacement of a substantial numbers of existing housing units
- XIII c) **No Impact.** The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. Therefore there will be no displacement of a substantial numbers of people.

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Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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**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 checked="" type="checkbox"/>	<input type="checkbox"/>
Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other Public Facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION****XIV a) Less Than Significant Impact.**

The 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 service 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 provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction will occur. As such the project will not generate a need for additional fire suppression services. The most likely service need will be for paramedic services. The nearest fire station serving the project site is County Fire Station No. 91 located at 301 S. State Hwy 173, Lake Arrowhead.

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Police Protection

The Sheriff's Department will impose standard conditions of approval on the project to ensure that events will not require diversion of so great a number of Sheriff's deputies to ensure that an event(s) interfere with normal protection to the rest of the area.

Schools

The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction will occur. As such, no impacts to schools will occur.

Parks

The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction will occur. Therefore, the proposed project is not expected to result in the substantial physical deterioration of existing neighborhood and regional parks or recreational facilities.

Other Public Facilities

The project provides a venue for outdoor events. Project activities will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction will occur. Therefore, the proposed project is not expected to result in the substantial physical deterioration of existing neighborhood and regional parks or recreational facilities

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<b>XV. RECREATION</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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"/>

**SUBSTANTIATION**

- XV a) **Less Than Significant Impact.** This project will not 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, because the project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center..
- XV b) **Less Than Significant Impact.** The project does not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment, because the project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center.

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<b>XVI. TRANSPORTATION/TRAFFIC - Would the project:</b>				
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

**SUBSTANTIATION**

- XVI a) **Less Than Significant Impact With Mitigation Incorporated.** Primary access for the project site is from Highway 173 And Highway 189. Highway 73 and Highway 189 are classified as two-lane mountain major highway by the Lake Arrowhead Community Plan. Future 2030 conditions for the Lake Arrowhead Community Plan area indicate that both State Highways within the plan area are projected to experience more congestion than existing conditions but are projected to remain at acceptable Levels of Service. (Ref. Lake Arrowhead Community Plan Table 4).

During events traffic volumes will increase temporarily as vehicles enter and exit the project site. Attendance varies depending on the event but ranges from 150 per day to 2,000 per day. The hours can range from 9am to 9pm on a worst case scenario (assuming events start at 9am and end at 9pm). But the traffic is dispersed throughout the day and patrons can attend multiple events without leaving the site. The majority of retail stores during the summer months close at 8pm while restaurants remain open until 10 or 11pm. Given the alternating exchange of traffic throughout the day, therefore, traffic congestion is not anticipated to have a significant impact. However, because traffic impacts are directly affected by the number, duration, and mix of events on a given day, the following mitigation measure is required.

***TR-1. Fifteen (15) calendar days prior to the commencement of any event, the operator of the event shall contact the California Highway Patrol to inform them of the event(s) and schedule in order to determine if temporary traffic control measures are required.***

- 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. Both Highway 173 and Highway 189 are roadways that have been designated as Congestion Management Program (CMP) facilities.

*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 impacts would be less than significant.

- XVI c) **Less Than Significant 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.** The project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center. No roadways will be altered as a result of the project. There are no incompatible uses, such as agricultural uses, that will result in the roadways being used by farm equipment or other similar vehicles.
- XVI e) **Less Than Significant Impact.** The project will not result in inadequate emergency access, because the project has sufficient access point from two or more directions.
- XVI f) **No Impact.** The project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center. No roadways will be



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altered as a result of the project. Pedestrian and bicycles will be able to use the existing roadways for access.

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<b>XVII. UTILITIES AND SERVICE SYSTEMS - Would the project:</b>				
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**SUBSTANTIATION**

XVII a) **Less Than Significant Impact.** The project site is currently served by the sewer system operated by the Lake Arrowhead Community Services District which is subject to independent regulation by local and state agencies that ensure compliance for water quality standards which is subject to independent regulation by local and state agencies that ensure compliance for waste discharge standards mandated by the Lahontan Regional Water Quality Control Board. Therefore, the project will not exceed wastewater treatment requirements of the Lahontan Regional Water Quality Control Board.

XVII b) **No Impact.** The project site is currently served by the sewer system operated by the Lake Arrowhead Community Services District. The project is not proposing the construction of new

water or wastewater treatment facilities or expansion of existing facilities.

- XVI lc) **No Impact.** As discussed in Section VIII, *Hydrology and Water Quality*, the proposed project will not increase storm flow rates from the site and will therefore not create any additional impacts on downstream storm drain facilities that will necessitate expansion of existing facilities or construction of new facilities.
- XVII d) **Less Than Significant Impact.** The project site is currently served by the Lake Arrowhead Community Services District for potable water services. The project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed. As such, no permanent land uses that generate the need for water will occur (i.e. restaurants, shops, etc.) During events, bottled water is available for patrons..
- XVI le) **Less Than Significant Impact.** The project site is currently served by the sewer system operated by the Lake Arrowhead Community Services District. The project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed. As such, no permanent land uses that generate the need for wastewater treatment will occur (i.e. restaurants, shops, etc.). Therefore, the project will not result in the need for additional capacity to treat wastewater.
- XVII f) **Less Than Significant Impact.** The project provides a venue for outdoor events that will occur within portions of the fully developed Lake Arrowhead Village commercial center. No new construction is proposed. As such, no permanent land uses that generate solid waste will occur (i.e. restaurants, shops, etc.). Solid waste generated by an event will be picked up by Burrtec and most likely taken to the San Timoteo Sanitary Landfill in Redlands, which has a remaining capacity of 13,605,488 CY and an estimated closure date of 2043. (Ref. Cal Recycle Webpage accessed on March 11, 2014). As such, the proposed project would not adversely affect the ability of existing landfills to meet projected demands.
- XVII g) **Less Than Significant Impact.** The proposed project is required to comply with federal, state, and local statutes and regulations related to solid waste, therefore any impact will be less than significant.

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**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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**SUBSTANTIATION**

- XVII a) **Less Than Significant With Mitigation Incorporated:** All impacts to the environment, including impacts to habitat for fish and wildlife species, fish and wildlife populations, plant and animal communities, rare and endangered plants and animals, and historical and pre-historical resources were evaluated as part of this Initial Study Checklist. Throughout this Initial Study Checklist, where impacts were determined to be potentially significant, mitigation measures have been imposed to reduce those impacts to less-than-significant levels. Accordingly, with incorporation of the mitigation measures imposed throughout this Initial Study Checklist, the project would not substantially degrade the quality of the environment and impacts would be less than significant.
- XVII b) **Less Than Significant impact:** The analysis in this Initial Study Checklist demonstrated that the project is in compliance with all applicable mitigation plans including but not limited to, water quality control plan, air quality maintenance plan, integrated waste management plan, and plans or regulations for the reduction of greenhouse gas emissions such as AB 32 and SB 375.

In addition, the project would not produce impacts, that considered with the effects of other past, present, and probable future projects, would be cumulatively considerable because potential adverse environmental impacts were determined to be less than significant with

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implementation of mitigation measures identified in this Initial Study Checklist.

- XVII c) **Less Than Significant Impact With Mitigation incorporated:** The project's potential to result in environmental effects that could adversely affect human beings, either directly or indirectly, has been discussed throughout this Initial Study Checklist. In instances where the project has potential to result in direct or indirect adverse effects to human beings, including impacts related to Noise and Traffic, mitigation measures NOI-1, NOI-2, and TR-1 have been applied to reduce the impact to below a level of significance. With required implementation of mitigation measures identified in this Initial Study Checklist, the project would not involve any activities that would result in environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly.

## **XVIII. 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)

**SELF MONITORING MITIGATION MEASURES:** (Condition compliance will be verified by existing procedure): None

### **Mitigation Measures**

***NOI 1. On-Stage Noise Control Monitoring: Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall control the sound level as measured at the mixing console in the audience area under the tent to 85 dB (A) to ensure that the sound level at the nearest sensitive receptor (condominium complex located 130 feet west of the Center Stage bandstand) shall be no greater than the 55 dB (A) applicable limit.***

***NOI-2. Acoustically Absorptive Curtains: Prior to the commencement of any concert or event that generates sound from the Center Stage bandstand area, the operator of the event shall install acoustically absorptive curtains on the exterior walls of the two buildings that form the sound "corridor" (as shown on Exhibit 4 of this Initial Study document) to the condominium complex located 130 feet west of the Center Stage bandstand area.***

***TR-1. Fifteen (15) calendar days prior to the commencement of any event, the operator of the event shall contact the California Highway Patrol to inform them of the event(s) and schedule in order to determine if temporary traffic control measures are required.***



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**GENERAL REFERENCES:**

California Environmental protection Agency, Cortese List Data Resources website accessed March 11, 2014.

Cal Recycle website accessed March 11, 2014.

CEQA Guidelines, Appendix G

County of San Bernardino Development Code, April 12, 2007.

County of San Bernardino General Plan, March 13, 2007.

Lake Arrowhead Community Plan, April 12, 2007.

**PROJECT SPECIFIC REFERENCES:**

Vickie Goodglick, Marketing & Events Manager, Lake Arrowhead Village, Email transmittals Dated March 13, 2014

Noise Information, P.A. Penardi & Associates

14100ltr

**P.A. Penardi & Associates**

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

March 6, 2014

Reuben Arceo  
County of San Bernardino  
Land Use Services Department, Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0182

Subject: Recap of Acoustical Analyses Performed For The Lake Arrowhead Village Administration Regarding Summer Concerts at The Center Stage Venue in The Village.

Dear Mr. Arceo,

The county noise control criteria applicable to the Lake Arrowhead Village concert series project is the San Bernardino County Title 8 Development Code; Chapter 83.01; General Performance Standards; Section 83.01.080, Noise. This is the criteria for evaluating noise from stationary noise sources like the musical instruments and audio equipment associated with the Center Stage concert venue in Lake Arrowhead Village. With regard to applicability to the music concerts which take place between 6:30 p.m. and 8:30 p.m., the baseline daytime (7 a.m. to 10 p.m.) limit is 55 dB(A), as measured at any residential property line. The ordinance allows for higher noise levels if the durations are sufficiently short, but the baseline limit was taken to be the "trigger" point with regard to acceptability of the concert series project.

For non-stationary noise sources like aircraft, trains, or vehicular traffic, the Noise Level Standards outlined in the State of California General Plan Guidelines (which have been incorporated into the San Bernardino General Plan) are to be applied with regard to the acceptability of new projects with respect to their being impacted by these transportation noise sources. The metric is Ldn or CNEL<sup>1</sup>

<sup>1</sup> CNEL (Community Noise Equivalent level) is the 24-hour time-average A-weighted energy equivalent continuous sound level in decibels, including a weighting penalty of +5 dB for events occurring between 7 pm and 10 pm, and a weighting penalty of + 10 dB for events occurring between 10 pm and 7 am. Ldn (Level Day-Night) is similar with the exception that there is no weighting penalty for the 7-10 pm time period.

The acoustical study for the Lake Arrowhead Village concert series was initiated in August 2012 and environmental noise measurements were performed on several occasions during the summer of 2012 and 2013 both in the Lake Arrowhead Village and in the vicinity of the Village. The measurements were performed at four locations near residential structures using a Bruel & Kjaer 2218 Type 1 Precision Integrating sound level meter during concerts when the bands were playing and during their breaks, and with and without power boat activity on the lake.

Site 1: A 2-story residence at the south end of the Village (see site location on the attached overall Google Earth image on Sheet A and on a more detailed image on Sheet B). The ambient noise level was 48 dB(A) with band playing. The band was barely audible above the ambient noise level even in absence of noise generated by vehicular traffic in the parking lot. This was expected since the Center Stage opening faces the north, away from this measurement location. It was decided that no further study was required at this location because the level was sufficiently below the 55 dB(A) "trigger" level.

Site 2: A location on a land spit at the residence nearest to the Center Stage bandstand, across the lake north of the Village. (see site location on the Attached Google Earth image on Sheet A and on a more detailed image on Sheet C). Note that the noise measurements were made in a boat dockside to facilitate access to this residential area. On the three occasions of measurements in this area, the sound levels while the bands were playing were 46 dB(A), 48 dB(A) and 52 dB(A) during the rare times that boats were not cruising the lake. It should be noted that it was very difficult to obtain measurements of sound levels from the bands because of the incessant noise from power boats and the resultant boat-generated waves slapping against our anchored boat. For reference, the ambient noise level at this measurement position on one occasion was 50-52 dB(A) without the band playing and no boat activity.

Site 3: A location on the land spit at a residence farthest from the Center Stage bandstand, across the lake to the north (see site location on the attached Google Earth image on Sheet A and on a more detailed image on Sheet C). The highest sound level measured at this site was 50 dB(A) with the band playing. Again, it was very difficult to obtain meaningful measurements because of the boat activity. Also, the music was barely audible above the ambient, even without boat activity.

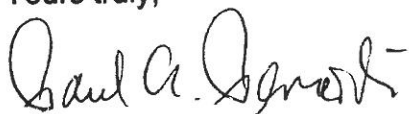
Site 4: The condominium complex located west of the Village (see site location on the attached Google Earth image on Sheet A and on a more detailed image on Sheet B). Measurements were made at the condo nearest the bandstand since this area would be considered to be representative of the "worst case" due to its proximity to the bandstand. Since sound levels measured at the other residential locations were in compliance with the noise ordinance, further study was considered to be not necessary. On the other hand, measurements were made on several occasions at this location because it was found that with certain bands, sound levels were in excess of the applicable 55 dB(A) limit of the noise

ordinance. Through experimentation during live concerts, it was found that holding the sound level as measured at the mixing console in the audience area under the tent to about 85 dB(A), the sound level at the subject condo would be no greater than the 55 dB(A) applicable limit. The Association has since purchased a sound level meter that is being used during concerts to assure that the sound levels at the mixing console do not exceed 85 dB(A). Note that, by default, the sound levels at the other measured residential locations would be comfortably below the 55 dB(A) limit.

Since the Lake Arrowhead Village Administration is very much concerned that the summer concert series continue, not only for enjoyment of the patrons of the concerts, but for the benefit of the merchants in the Village, additional acoustical studies were requested in the effort to further reduce the sound levels in the vicinity of the Center Stage venue. In May 2013, an electronic pink-noise source fed through the house audio system verified that the sound path to the condos was, as suspected, down through the "corridor" between the Basix building and the one to the south. Since pink noise is a relatively constant source, as opposed to a live band, it allowed us to "calibrate" the system and confirm our original conclusion that, if the sound level at the house mixer location were to be held to a level not exceeding 85 dB(A), the sound level at the condos would be no greater than 55 dB(A), in keeping with the county criteria. While on site, other remedial measures were discussed including the installation of acoustically absorptive curtains on the exterior walls of the two subject buildings that form the sound "corridor" to the condos. These curtains were subsequently installed and in August 2013 the pink-noise measurements were repeated to assess the results. With the pink-noise level held at 85 dB(A) at the location of the mixing console, the noise level at the subject condo was measured to be 50 dB(A), a 5 dB reduction over the previous untreated measurement. This is a noticeable improvement. The end result is that there is now a 5 dB "cushion" in the assurance that the sound level at the "worst case" residential building will not exceed the mandated 55 dB(A) limit if the average sound level from concert bands, as measured at the audio mixing console, is held to 85 dB(A).

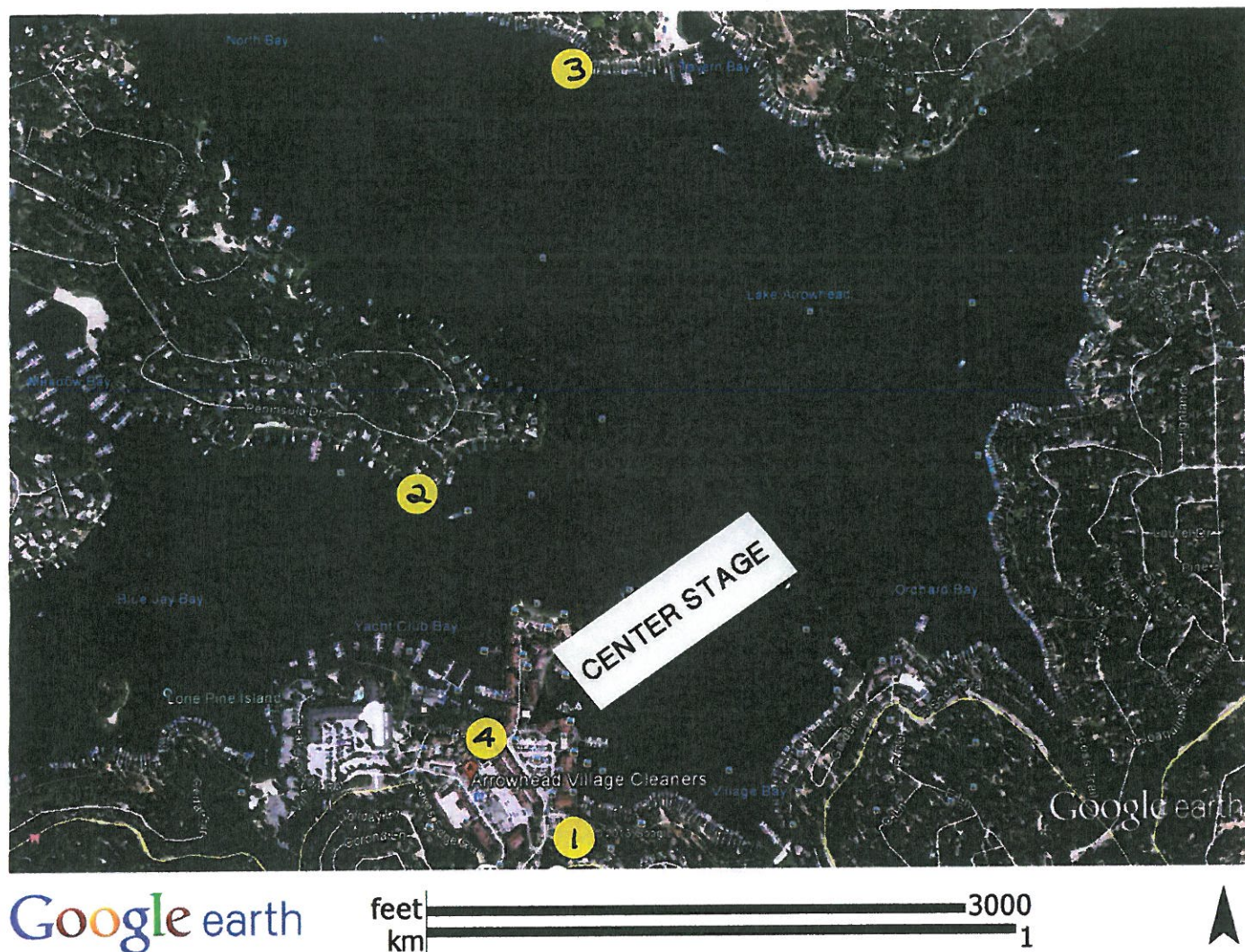
Please contact me if you have any questions or if would like to explore this issue further.

Yours truly,



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

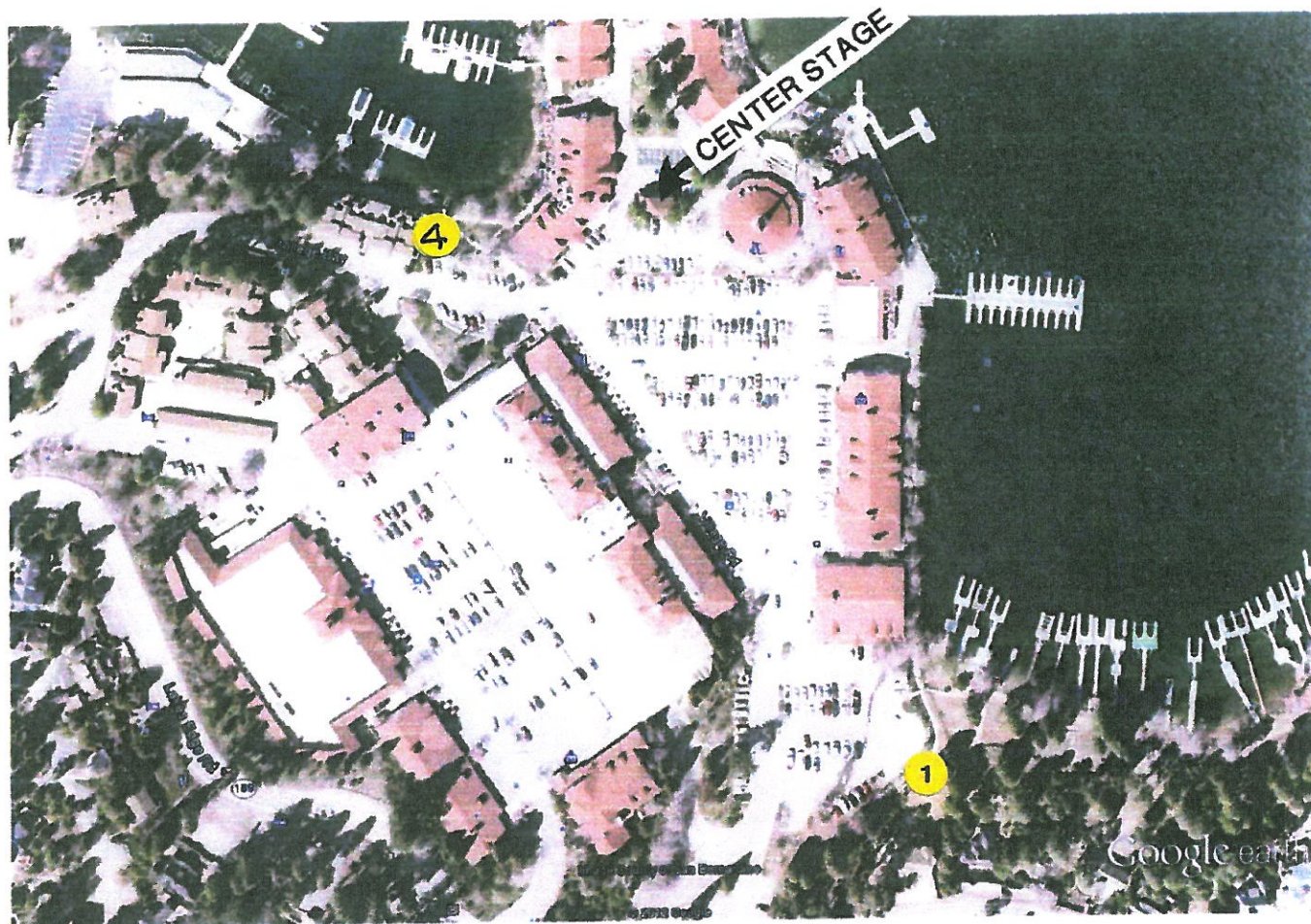




NOISE MEASUREMENT LOCATIONS (SEE TEXT AND SHEETS B & C)

SHEET A





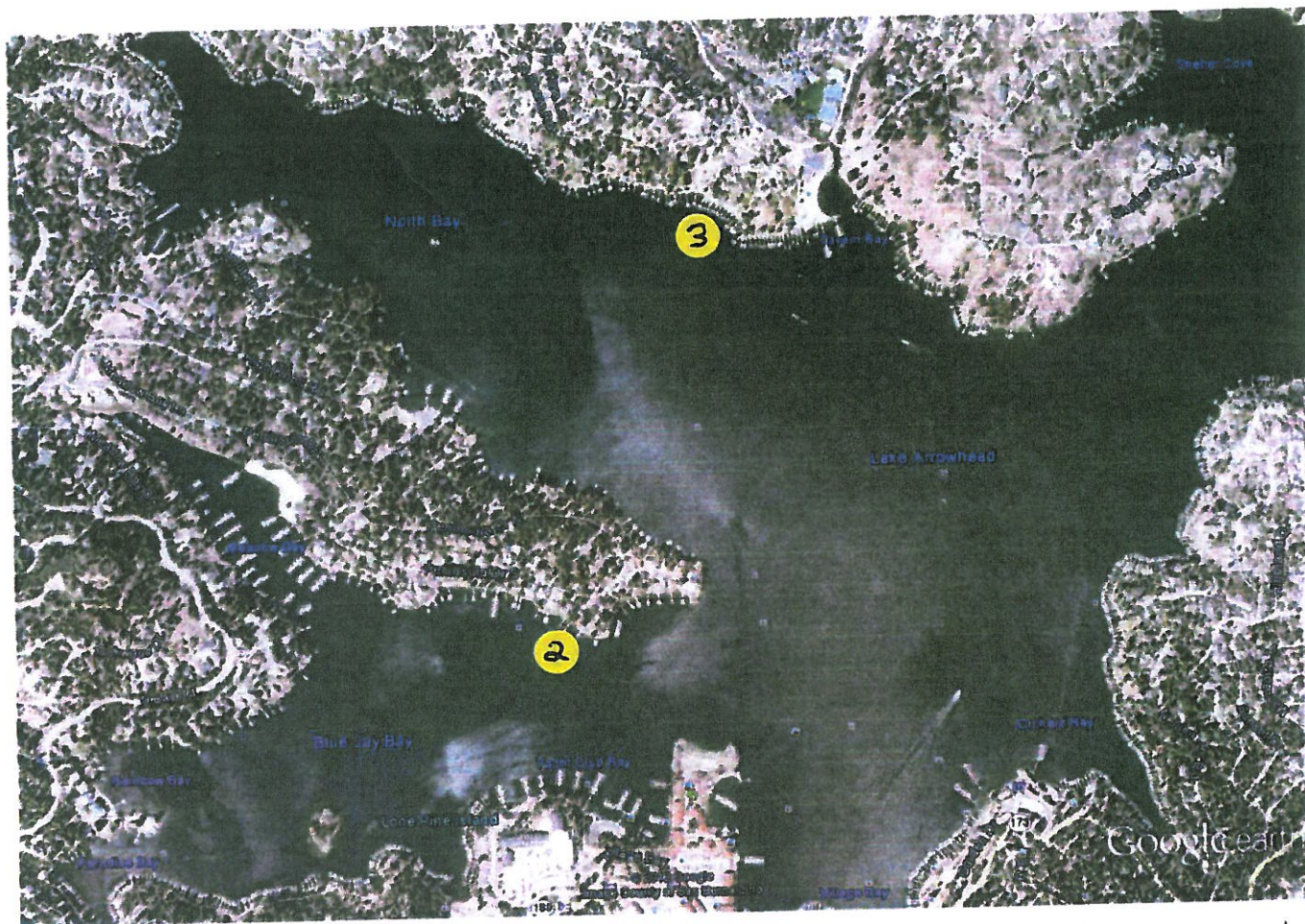
Google earth

feet  
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200

1 & 4 NOISE MEASUREMENT LOCATIONS (SEE TEXT)

SHEET B





Google earth

feet  
km

4000  
1



2 & 3 MEASUREMENT LOCATIONS (SEE TEXT)

SHEET C

**Arceo, Reuben**

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**From:** rogersvolvos@yahoo.com  
**Sent:** Thursday, March 27, 2014 9:51 AM  
**To:** Arceo, Reuben  
**Subject:** Concerts

It would be a total shame to end the summer concerts. Its brings the mountain comunity together. If you have ever been to a concert you would see how all the people get along and have so much fun. It also helps the owners of the business on the mountain as more people are able to purchase goods from the stores which inturn helps with the taxes for the county.

Roger and Heather Fritch.  
20 year properry owner of Lake Arrowhead

Sent from my Verizon Wireless 4G LTE smartphone

**Arceo, Reuben**

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**From:** Trevor Connell <trevor@dryagain.com>  
**Sent:** Wednesday, March 26, 2014 1:18 PM  
**To:** Arceo, Reuben  
**Subject:** Concerts

To whom it may concern, we need people visiting our small community. The concerts generate a lot of income for local businesses such as mine.

The lady that is complaining is only one out thousands that doesn't enjoy music, fun and a festive atmosphere conducive to inter-commerce and tax income so that our infrastructure can be maintained.

I think since she is the only one complaining -her campaign to ruin our needs and wants in our income dependent community should be ignored and over ruled.

Thank you,

Trevor Connell



Note: All communications with DryAgain are recorded and become a permanent part of our claim file.

AAA Mountainview Restoration Services Inc.  
DBA DryAgain

PO Box 1299  
Lake Arrowhead, CA 92352

Voice: (909) 337-7900

Fax: (909) 458-0393

[trevor@dryagain.com](mailto:trevor@dryagain.com)

WTR MOLD (CMP) FRST LEAD CERTS  
CSLB 975695

**Arceo, Reuben**

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**From:** kathi rothner <kathipr@gmail.com>  
**Sent:** Wednesday, March 26, 2014 3:24 PM  
**To:** Arceo, Reuben  
**Subject:** Lake Arrowhead Permit for OUtdoor Concerts

Dear Mr. Arceo,

My family has owned a LAKEFRONT home in Lake Arrowhead for the past 5 years. We spend every summer weekend at the house, on the dock, or in the boat.

Last summer we could not hear the concerts from the balcony nor from the lakeside dock. The whole family loves the outdoor music and so do our guests. We try to attend many.

It is sad to see the concerts end so early, however, I understand the extraordinary mitigation measures Lake Arrowhead Village has applied in the past and is proposing to do just to satisfy the few. I applaud the Lake Arrowhead Village for their continued diligence to the concerns of residents and visitors alike. Please approve the permit.

Please feel free to email or call if you have any questions,

Kathi Rothner and family ( Kurt, Amy, Colleen, Bella & Mia)  
310.625.5644



**Arceo, Reuben**

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**From:** SARAHDISPENZA@aol.com  
**Sent:** Thursday, March 20, 2014 2:21 PM  
**To:** Arceo, Reuben  
**Subject:** Lake Arrowhead Village Conceerts

Dear Reuben,

I am a merchant/store owner in Lake Arrowhead Village. The Village is struggling as it is due to all the competition for the consumer's attention and discretionary dollars. If the concerts are discontinued, Lake Arrowhead Village will die on the vine, shrivel up and blow away. The Lake is private so the only attraction we have to offer is the summer concerts. The concerts are free admission, so no one is excluded from attending for lack of a ticket price.

The Village Ownership and Management have worked very hard to mitigate the loudness of the concert music and have changed the hours so that the concerts end promptly at 8:30pm, so it can't be said that concert music is keeping people awake at nights.

There are a few lakeshore homeowners in the area that are not satisfied with a lower decibel of sound - they only want their needs considered and have no desire to weigh the needs of both sides and try to reach an amicable solution. The only sounds they want to hear in the evenings are crickets chirping and the lake water slapping the shore.

If the concerts are consistently complying with the acceptable and permitted decibel levels, I urge you to make a decision in favor of the concerts. Lake Arrowhead needs the summer concerts to remain a viable shopping/dining venue in the area.

Thanks for your time in reading my remarks.

Best Regards,

Sarah Dispenza  
Owner - Just Browsing Gift Store  
Lake Arrowhead Village, CA

**Arceo, Reuben**

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**From:** Scott Pearce <sc.pearce@yahoo.com>  
**Sent:** Friday, March 21, 2014 4:40 AM  
**To:** Arceo, Reuben  
**Subject:** Lake Arrowhead Summer Concerts

The summer events in Lake Arrowhead should continue! They do everything possible to accommodate the locals requests. I have had a place in Lake Arrowhead since the 1960's and believe that the summer events are one of the best family outings that the mountain, or other areas, have. I live 3/10ths of a mile from the village and noise has never been a problem!

Scott Pearce  
251 S. State HWY 173  
Lake Arrowhead, CA 92352-0007

Thanks.

**Arceo, Reuben**

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**From:** gnollau1@netzero.net  
**Sent:** Saturday, March 22, 2014 9:27 PM  
**To:** Arceo, Reuben  
**Subject:** Lake Arrowhead Village Concerts - The only thing left to do on weekend s I can afford

Hello Ruben. I am a 41 year resident of Crestline CA and am a single mom of 3 children, one remaining at home, the other two grown and on their own now. I work for the Forest Service and have tried hard to be a good mom to my kids. After paying all my bills, buying food, and paying the mortgage, I don't have very much money left to do anything fun. I go to the Village concerts 4 or 5 times during the summer as it is free and enjoyable for me. Please don't take this away from me. I don't see how loud music is a problem till 830pm or even 10pm for that matter. I really hope you support the free concerts so that the locals on the Mountain can continue to enjoy life in the summertime at a not so high cost. Thank you!

**Arceo, Reuben**

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**From:** Gary Shel <alwaysseemtobeworking@gmail.com>  
**Sent:** Sunday, March 23, 2014 11:01 AM  
**To:** Arceo, Reuben  
**Subject:** Project No. P201300079

I have searched and searched online without success for the Initial Study relating to the Conditional Use Permit for the Lake Arrowhead Village Center.

Since I can not read the Study, I can only comment on the my past impressions of the the events and the management of same.

I believe the management of the events is done very well and I have no negative comments regarding the events held in the Lake Arrowhead Village.

Gary Shelford  
Property owner in Arrowhead Woods.  
0335-371-39

**Arceo, Reuben**

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**From:** John Wurm <jwurm@linkline.cm>  
**Sent:** Sunday, March 23, 2014 9:12 PM  
**To:** Arceo, Reuben  
**Cc:** vgoodglick@pac-cap.com  
**Subject:** Lake Arrowhead Village Concerts

I fully support the concerts at the Village. We boat over to the village to enjoy the music. They're a big part of our summer and necessary to our economy which is in the tank because of no snow this winter and looking bleak because of the low lake level.

John Wurm



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.



**Arceo, Reuben**

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**From:** Brian Conley <prof.brianconley@gmail.com>  
**Sent:** Tuesday, March 25, 2014 6:10 PM  
**To:** Arceo, Reuben  
**Subject:** SUPPORT FOR THE ARROWHEAD VILLAGE SUMMER CONCERT SERIES

To whom it may concern,

We have fully enjoyed the Arrowhead Village Concert Series for the last 5 years. We, as residence of Lake Arrowhead, look forward in the yearly summer concert series. We feel it benefits our community, the small business, restaurants, and hotels in our area. It brings positive publicity to the mountain communities and to the county. We support the series and wish it to continue.

Brian E. Conley  
Margaret A. Conley

PO Box 766  
Lake Arrowhead, CA 92352

**Arceo, Reuben**

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**From:** radiken16@aol.com  
**Sent:** Wednesday, March 26, 2014 11:15 AM  
**To:** Arceo, Reuben  
**Subject:** Lake Arrowhead summer concert series

Good morning Ruben

This email is in support of the summer concert series. This event is unique to the LA village which drives revenue to SB country. Being a home owner in LA I feel it would be devastating to the community of LA not to continue the village summer concert series.....this will impact revenue generated funds for SB county, but also lose village retail revenue from sales. Then let's look at property values, the amenities of the concert series enhances the high end weekenders that drives the economy.

I urge you to keep the concert series going to help the raising economy in the LA village.

*Kind regards,*

*Kenneth J. Williams, RN, CVT*  
*Senior Territory Manager*  
*Corporate Sales Trainer*  
*Masters Club Associate*  
*AngioScore*