



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: March 3, 2016

AGENDA ITEM #:2

Project Description

Vicinity Map

APN:	323-201-10
Appellant:	CATHERINE RINGSTAD, JAMES CLAYON
Applicant	FOREST HOME CHRISTIAN CONFERENCE CENTER
Community:	FOREST FALLS/ 3RD SUPERVISORIAL DISTRICT
Location:	NORTH SIDE OF VALLEY OF THE FALLS DR. APPROX. 2 MILES EAST OF HIGHWAY 38
Project No:	P201500507
Staff:	KEVIN WHITE, SENIOR PLANNER
Applicant Rep:	SITETECH DESIGN – BERNIE MAYER
Proposal:	APPEAL OF STAFF REVISION TO AN APPROVED ACTION TO DEMOLISH 17 SINGLE STORY CABINS WITH A FOOTPRINT TOTALING 10,580 SQ. FT. AND CONSTRUCT 9 NEW TWO STORY CABINS WITH A FOOTPRINT TOTALING 12,642 SQ. FT (24,497 SQ. FT. GROSS FLOOR AREA) ON 39.86 ac.



64 Hearing Notices Sent On: February 5, 2016

Report Prepared By: Kevin White

SITE INFORMATION

Parcel Size: 39.86 Acres
 Terrain: Gently sloping
 Vegetation: Ornamental Trees, grass, weeds

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
Site	Camp	Special Development- Residential (SD-RES) / Multiple Residential (RM)
North	Camp	Special Development- Residential (SD-RES)
South	Camp	Special Development- Residential (SD-RES)
East	Residential	Multiple Residential (RM)
West	Camp	Special Development- Residential (SD-RES)

AGENCY

COMMENT

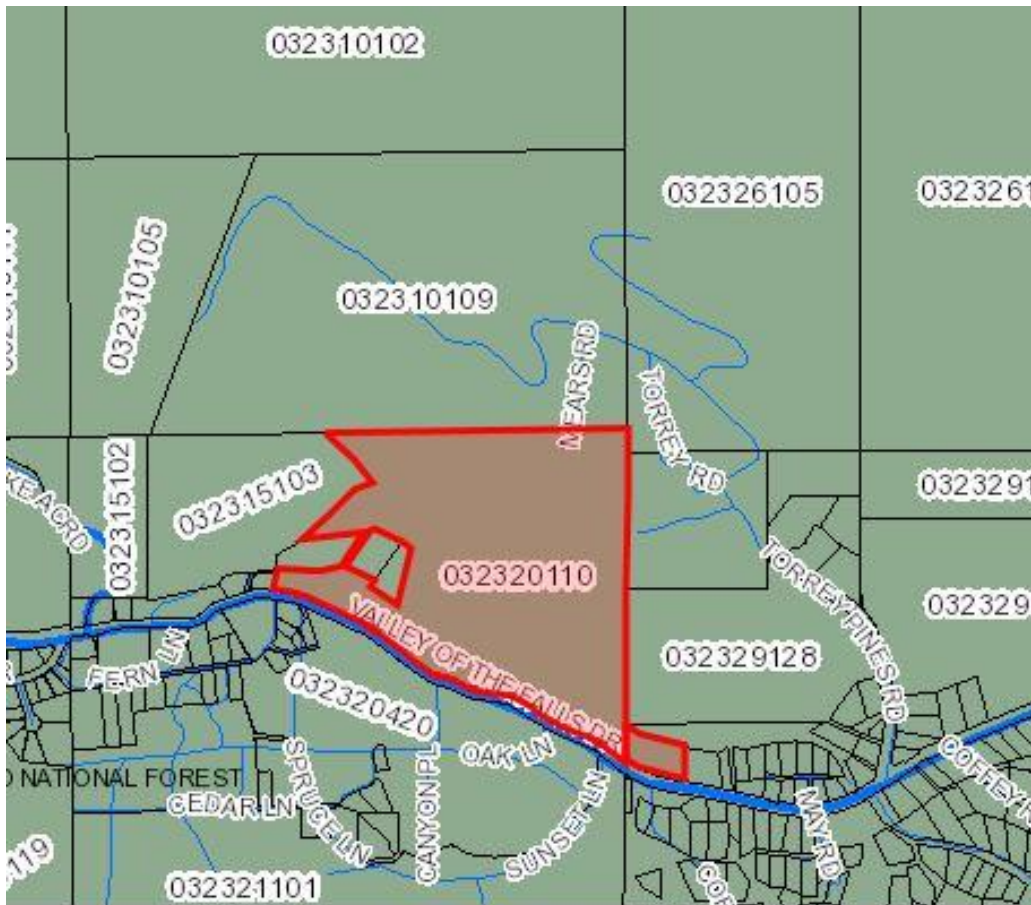
City Sphere of Influence	N/A	N/A
Water Service	Onsite Well	Presently Served
Sewer Service	Onsite Treatment	Presently Served

STAFF RECOMMENDATION: That the Planning Commission **DENY** the appeal and **APPROVE** the Revision to the Forest Home Christian Conference Center Project based on the recommended findings and relying on the certified Environmental Impact Report, subject to the conditions of approval.

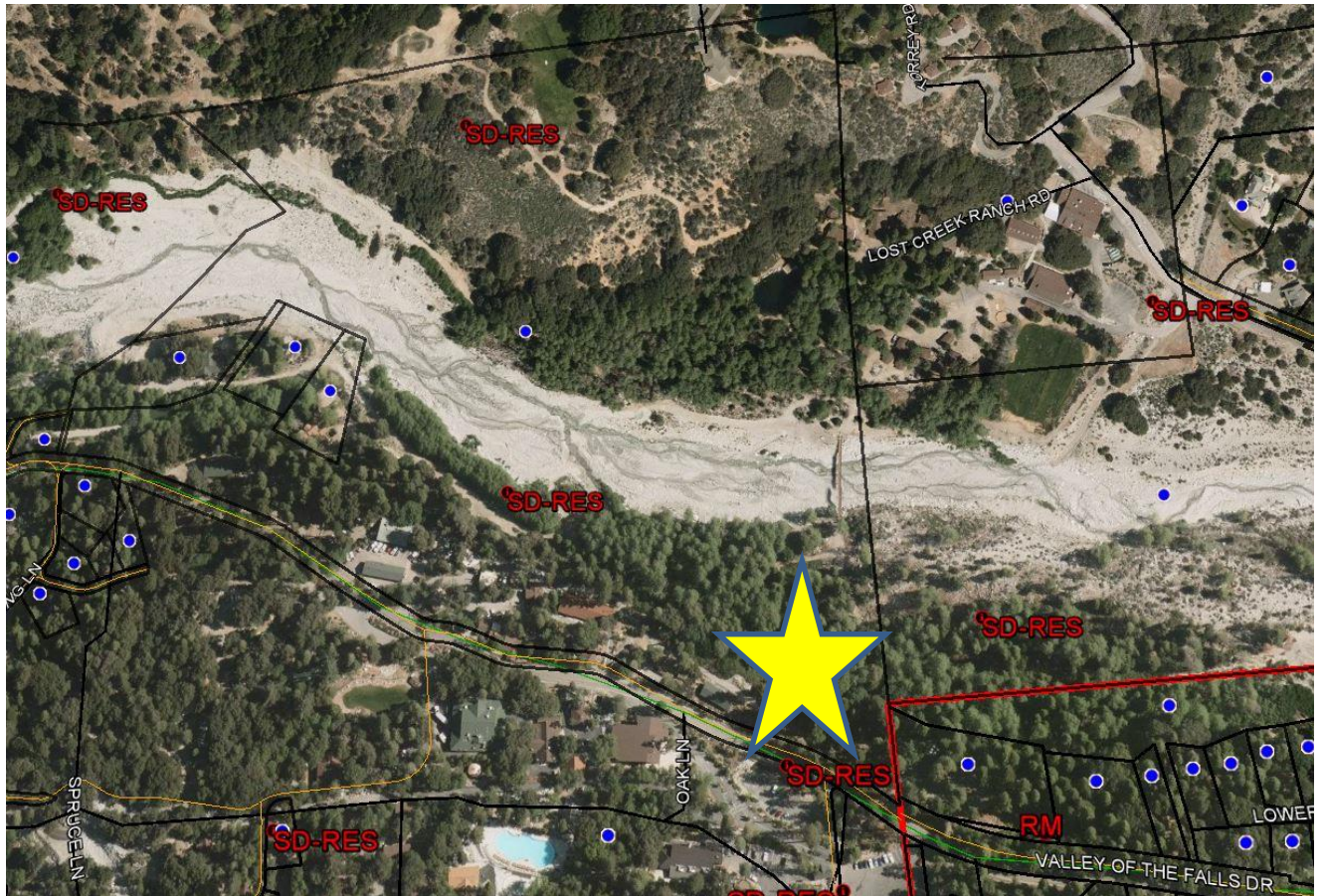
In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors.

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PARCEL MAP



LAND USE DISTRICT MAP



Building Rendering



SITE PHOTOS



View of the site from Valley of the Falls Drive looking northwest



View of the site from Valley of the Falls Drive Looking Northeast.

PROJECT DESCRIPTION AND BACKGROUND:

On February 9, 2015, Forest Home Christian Conference Center Inc. (Applicant) submitted a Revision to an Approved Action (Revision) to revise a project approved by the Board of Supervisors in 1995 (Project). The Project approval included a Preliminary Development Plan to allow the following:

- a) A thirty (30) year master plan for expansion and enhancement of an existing 488.2 acre conference center and organizational camp, that is separated into five planning areas,
- b) A maximum 26 acres of impervious surface area, including 13,470 lineal feet of roadway,
- c) A minimum of 450.5 acres of natural open space, and 7.5 acres of developed open space,
- d) A maximum of 244 buildings occupying a maximum 333,500 sq. ft. of building area,
- e) A maximum occupancy of 1,799 overnight guests and resident staff,
- f) A maximum occupancy of 2,575 daytime conference center staff, guests and other visitors,
- g) The demolition of 55,920 sq. ft. of the existing 187,050 sq. ft. of buildings,
- h) The construction of new water tanks, road, storm drain and sewage treatment facilities,
- i) The grading of a maximum of 75,636 cubic yards,
- j) The removal of native regulated trees as approved in an implementing Final Development Plan and as recommended by a Registered Professional Forester [RPF].

The applicant's proposed Revision to the Project would allow the construction of 9 new two story cabins, to be named the Cedar Ridge Studios and Suites (Cedar Ridge), with a footprint totaling 12,642 sq. ft. (24,497 sq. ft. gross floor area) on 39.86 acres. To accomplish this construction the applicant demolished 13 existing cabins (four additional cabins would be demolished in the future). The proposed revision does not exceed any of the maximum development parameters approved for the Project in 1995, and the proposed revision affects a very small portion (less than 10%) of the developed area of the camp and conference center. The Revision application was approved by staff on October 14, 2015. That staff action was appealed to the Planning Commission on October 26, 2015.

The Project site is located on north side of Valley of the Falls Drive, approximately 2 miles east of Highway 38. The area subject to the Revision has previously been improved with cabins. Additionally, the site includes passenger vehicle parking, hardscape areas, as well as native trees and vegetation. On-site camping started at the site in the late 1880's. The current Camp owner and operator, Forest Home, established the camp facility in 1938, before the County required development permits for campground land uses. The site has terrain that is moderately sloping. The Project site

has an elevation between 5080 feet and 5214 feet msl, with a decrease in elevation from the southeast to the northwest.

PROJECT DESIGN:

The construction of Cedar Ridge involves the removal of existing cabins constructed in the 1950's, and replacing them with nine new cabins that are designed to be not only more environmentally friendly than the old structures, but also compliant with current building codes. The new cabins will be constructed behind a berm, utilizing materials to blend with both the natural forest environment and the adjoining residential neighborhoods.

The proposed Project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the previously entitled land use and development. The proposed Project will be serviced by existing wastewater lines and water lines in proximity to the Project site. The wastewater lines go the existing package treatment plant on site.

ANALYSIS:

The Revision would allow the camp to replace 17 single story cabins with 9 two story cabins. Of the 17 existing cabins to be demolished, 13 of them are located within or adjacent to the footprint of the proposed new cabins. Those cabins have already been removed. The 4 other cabins are located in other areas of the 488.2 acre site. The 9 new cabins would result in a 2,062 square foot increase in building coverage, and a 13,917 square foot expansion of the gross floor area. The new cabins will be serviced by existing wastewater lines and water lines in proximity to the Project site. The wastewater lines connect to the camp's existing on-site sewage package treatment plant.

The 1995-approved Planned Development allowed the construction of an additional 95 structures with a total of 195,415 square feet of additional buildings. Less than fifteen of those planned structures have been built since the Planned Development Environmental Impact Report (EIR) was certified. Therefore, the proposed additional square footage of the new cabins is well within the total square footage approved as part of the 1995 Planned Development Project.

APPEAL:

The Appellant raised fourteen issues in support of its appeal, which will be considered in the order presented, along with Staff's response.

Appellant's Argument No. 1: Cumulative impacts of adding adults and year-round "resort" accommodations and visitation to a small community that "grandfathered" this camp because arguably there was little even seasonal population when the "summer camp" was established.

County Response: The new cabins will provide adults, small groups and families with an additional lodging type. The Revision would allow the camp to replace 17 single story cabins with 9 two story cabins. The approval of the camp was not limited to certain times of the year; however it is expected that the majority of the visitors would come to the site during the summer months. The new cabins are replacing existing, aging cabins that could also be utilized year round. The new buildings are designed to be more environmentally friendly than the old structures, and will be constructed in compliance with the Development Code.

Appellant's Argument No. 2: Motor vehicle traffic safety considering the almost total lack of proactive traffic enforcement, including heavy traffic by applicant's maintenance vehicles and heavy equipment; turbo diesel tour bus traffic already heavy will increase throughout the year, including speeding, running stop signs, and reckless driving that is already a problem which has contributed to fatalities of applicant's employees and will undoubtedly contribute to additional accidents and fatalities.

County Response: The applicant is not proposing an increase in traffic as the modest expansion to the camp site does not allow the camp and conference center to bring more visitors to the conference center than have already been approved. When the Master Plan was analyzed in the EIR, the report allowed an additional 95 structures with a total of 195,415 more square feet of additional buildings. Fewer than fifteen of those planned structures have been built since the EIR was completed. Therefore with the proposed Cedar Ridge project, the total is still well below the amount of construction previously considered and assessed in the EIR. The Addendum to the EIR affirms that the Cedar Ridge Project will not result in increased vehicle trips or traffic congestion of the street systems beyond what in analyzed in the EIR.

Appellants Argument No. 3: Air pollution from fugitive dust from construction and the same products of combustion expected from motor vehicle exhaust including particulates, CO and CO2, unburned hydrocarbons, etcetera, which may be detailed later. Air pollution from wood burning including additional campfires year-round and the outdoor "fire pits" that are featured in the advertisement for the resort at www.ForestHome.org, under "Cedar Ridge."

County Response: The revised Project is expected to result in a minor increase in air pollution from the temporary construction phase associated with the Revision. The scope of the Revision is relatively small and will not exceed the thresholds of significance for air quality. Furthermore, the additional emissions created by the Revision will be substantially less than the original Project. The approved Cedar Ridge is conditioned to require certain steps be taken by the Applicant during construction to control / minimize dust in accordance with AQMD criteria, and these conditions also apply to construction associated with the Revision.

Appellants Argument No. 5: Light Pollution. Light pollution from larger windows, longer illumination periods, year round.

County Response: The new construction from the Revision would have larger windows which would add a new source of light than what previously existed with the 17 older cabins. However the County will require the new construction to be consistent with the County's Dark Sky Ordinance. The new units are configured to minimize the light intrusion on neighbors by the placement (and angle) of lighting fixtures, and by maximizing the screening effect of the natural surrounding forest. In addition, the larger windows will allow the camp to reduce electricity usage through a building design that allows more sunlight.

Appellants Argument No. 6: Noise pollution not only from increased motor vehicle use but amplified "evangelizing," preaching, cheering outdoor sports, and other public address system use, which is already a common complaint about applicant's operations and would be year-round.

County Response: The Revision will not cause additional visits to the site. The Revision will allow the Camp to offer a varied housing type for campers/temporary visitors. Noise concerns cited have to do with the junior high area of the camp across Mill Creek, on the other side of the canyon from the Cedar Ridge location. The proposed Revision does not include amplified singing, music, outdoor sports etc.

Appellants Argument No. 7: Drainage impacts include locating in a historic flood plain which has somewhat been obliterated by grading. This should be carefully analyzed including records and correspondence with the Flooding Committee chairman for the HOA, a Master Landscape Architect. His complaints included diversion/excavation of steams. California Department of Fish and Wildlife has reports of illegal diversions/excavations away from the historic floodplain that may have led to a false sense of security. Applicant (camp) has a history of severe flash flood damage in the immediate area.

County Response: The Land Development Division has reviewed and approved the hydrology report submitted by the applicant for the Revision. Impacts on natural drainage due to approved grading, construction of the new building foundations, etc. were taken into consideration as part of the Revision approval process. Among other conditions of approval, 'V-gutters' behind the cabins will be constructed to improve the existing drainage, and direct excess storm water to Mill Creek.

Appellants Argument No. 8: The archaeological and historical record may be damaged by such diversions/excavations including the history of fire and earthquake that is being studied in the area as noted on public maps.

County Response: The Revision involves removal of existing structures and replacement with new structures in the same location. This is developed land that has been previously excavated/graded. The EIR associated with the 1995 project approval

addressed this issue and concluded that any site excavations would not result in significant impacts.

Appellants Argument No. 9: An increase in the potential for man-caused fire in a hazardous fire area which includes the potential to further degrade the watershed adjacent to the project including to the top of Yucaipa Ridge further increasing the danger of flash flood debris run-out and the movement of boulders. Currently Slide Creek is occluded to the north of Wood Road, adjacent to the project, and that obstruction diverted the creek such that it contributed to the remarkable flood of October 3, 2014. The U.S. Forest Service forest hydrologist has indicated that they are not interested in diverting/excavating that stream further due to promised environmental concerns. See the County Flood Control maps from 1965 and correspondence from Forest Supervisor Zimmerman on Endangered Species habitat preservation being a priority for them in the immediate area including upstream in the historic floodplain in which applicant proposes to grade, build, and house young people and adults year-round.

County Response: By replacing the old cabins with the new Cedar Ridge units, (1) the risk of fire hazard from the Cedar Ridge Project itself will actually be reduced due to use of fire-retardant roofing material, buildings with current firewall ratings, newly added fire sprinklers in every unit, new fire hydrants installed (that are not currently on-site) etc., and (2) there will be new (additional) paved ingress / egress for fire and other emergency vehicles and equipment with a second point of entry (with turnaround), none of which is currently provided.

Appellants Argument No. 10: Rare and Endangered species habitat degradation affecting the Santa Ana River sucker and including the following: State listed: Southern rubber boa San Bernardino Mountain king snake Federally listed: Southwestern Willow Flycatcher San Bernardino Flying Squirrel Mountain Yellow-Legged Frog "Rare species of concern" including Spotted owls

County Response: The Revision will replace 17 existing cabins with 9 two story cabins on a site that has been previously disturbed with construction and camp activities. In addition, environmental impacts to the site have already been evaluated in an EIR and mitigated as necessary. No habitat of the species noted in the argument will be disturbed.

Appellants Argument No. 11: Applicant has demonstrated an unwillingness to permit SOUTHERN CALIFORNIA EDISON arborists to come upon their land to inspect, prune, and remove hazard trees. Applicant has considerably more bark beetle and oak borer prone trees and "fuel loading" from brush and tree density than is greater than recommended by Cal Fire.

County Response: The argument above does not pertain to the action addressed in the Revision application.

Appellants Argument No. 12: San Bernardino County is apparently concerned about civil liability in an area where multiple preventable fatalities due to flash flood debris flows have occurred, as they asked our homeowners association (HOA) to sign an indemnity agreement with the applicant and to hold the County free & clear (harmless?) for liability for approving at least the storm water diversion component of the project which the applicant claims is necessary to their project. The applicant proposes that their storm water diversion effluent must cross HOA common land on its way into Mill Creek. Those agreements were apparently signed unlawfully by the HOA, something we will describe in detail with documentation including violations of State law and HOA bylaws. Please refer to the two indemnity agreements scanned and in the County L.U.S. file on this project.

County Response: The Revision proposes drainage across the property owned by the HOA. The developer was required to obtain a letter of acceptance from the HOA, whereby the HOA consented to the acceptance of drainage from the Forest Home property. In addition the HOA requested that the Applicant indemnify the HOA for this agreement, which is standard practice.

*Appellants Argument No. 13: County Land Use Services acknowledged on the face of its Planning Project Notice that it was addressing "**MULTIPLE PARCEL ASSOCIATIONS**" and yet it did not attempt to provide notice, as required by law, to all owners including those with an equal and undivided interest in the HOA common area within 300' of the project even after they were told in writing that they must provide such notice while they were preparing a **REVISED PLANNING PROJECT NOTICE** for another issue.*

County Response: The land use services department provided notice to surrounding property owners within 700 feet, as required by the Development Code.

Appellants Argument No. 14: Demonstrated lack of concern for the visual resource, e.g., their sewage treatment plant alongside Valley of the Falls Drive that is not screened in any way whatsoever. This is an area which is heavily advertised as a tourist destination including the "highest waterfall in Southern California" and by a County Fire Captain/Real Estate Broker/Rental property magnate with apparent conflicts of interest as "Little Yosemite Valley." Property values and therefore tax revenues are affected by degradation of the visual resource. There is a considerable body of literature particularly by federal resource management agencies on visual / resource management ("VRM").

County Response: The treatment plant is an existing facility that was permitted previously and is not part of the proposed Revision application.

PUBLIC INPUT:

The Planning Division received correspondence from the public expressing concerns with the following: additional cabins, noise, lighting, traffic, construction impacts and, drainage.

The proposed Revision will not generate substantial new noise, nor will it result in the exposure of people to excessive vibration or noise levels. The Revision will create minor temporary impacts as a result of construction activities. Standard conditions of approval will limit the construction time frames. The Revision area does not include outdoor play areas or areas for large groups of campers to congregate. Therefore no significant operational noise impacts are anticipated as a result of approval of the Revision.

CEQA COMPLIANCE:

An Addendum to the Project EIR has been completed for the Revision, in compliance with the California Environmental Quality Act (CEQA). Staff determined that the Revision will not result in any of the conditions detailed in the relevant sections of the CEQA Guidelines which would require further environmental analysis.

CEQA includes a strong presumption against requiring any further environmental review once an EIR has been prepared for a project. Based in part on this policy, CEQA prohibits agencies from requiring additional environmental review (new, supplemental or subsequent EIR) after an initial EIR is certified unless certain specified conditions are met. Because the Revision represents an across the board reduction in the impacts of the Project due to a decrease in density, such conditions were deemed not to have been met. Therefore, an Addendum to the certified 1995 EIR has been prepared to document compliance with CEQA.

RECOMMENDATION: That the Planning Commission **DENY** the appeal and **APPROVE** the Revision to the Forest Home Christian Conference Center Project based on the recommended findings and relying on the certified Environmental Impact Report, subject to the conditions of approval.

ATTACHMENTS:

- Exhibit A: Findings
- Exhibit B: Conditions of Approval
- Exhibit C: Addendum to the EIR
- Exhibit D: Appeal Application
- Exhibit E: Correspondence

EXHIBIT A

Findings

1. **The proposed development is consistent with the General Plan and any applicable plan.** The proposed Revision to an Approved Action remains consistent with the General Plan goals and policies. The project specifically implements the following goals and policies:

Goal LU 1 –There is supporting infrastructure, existing or available, consistent with the intensity of development, to accommodate the proposed development without significantly lowering service levels because the site will be served with the existing on site utilities. The County maintained access road is adjacent to the project site and road improvements have been made a condition of project approval.

2. **The physical characteristics of the site have been adequately assessed and the site for the proposed development is adequate in terms of shape and size to accommodate the use and all landscaping, loading areas, open spaces, parking areas, setbacks, walls and fences, yards, and other required features** because the dimensions and layout of the lot are sufficient to accommodate all planned uses for the proposed development.
3. **The site for the proposed development has adequate access, in that the site design and development plan conditions consider the limitations of existing streets and highways and provides improvements to accommodate the anticipated requirements of the proposed development** because the project has access from Valley of the Falls Drive. The project has been required to construct any necessary road improvements to provide adequate ingress and egress points to the project site with proper visual clearance.
4. **Adequate public services and facilities exist, or will be provided, in compliance with the conditions of development plan approval, to serve the proposed development and the approval of the proposed development will not result in a reduction of public services to properties in the vicinity to be a detriment to public health, safety, and general welfare,** because the conditions of approval require the site to meet the standards of County Fire. The site will be served by an existing water and wastewater system.
5. **The proposed development, as conditioned, will not have a substantial adverse effect on surrounding property or their allowed use, and will be compatible with the existing and planned land use character of the surrounding area.** The development consists of residential construction for an existing camp adjacent to residential uses. The development meets the required setbacks, and the conditions of approval regulate the proposed development. In addition, the use will not substantially interfere with the present or future ability to

use solar energy systems on this or adjacent sites, as sufficient building setbacks have been required and the use of such systems is encouraged.

6. **The improvements required by the proposed conditions of development plan approval, and the manner of development adequately address all natural and manmade hazards associated with the proposed development and the project site including fire, flood, seismic, and slope hazards** because the conditions of approval include measures to reduce impacts to soil erosion, drainage and fire safety. In addition, the conditions of approval require that the construction contractors to comply with air and water quality mitigation.
7. **The proposed development carries out the intent of the Planned Development Permit provisions by providing a more efficient use of the land and an excellence of design greater than that which would be achieved through the application of conventional development standards.** The Revision allows a minor expansion of an existing camp and conference center, and continues to provide a more efficient use of the land, and excellence in design.
8. An Addendum to the Forest Home Christian Conference Center has been completed for the Revision in compliance with the California Environmental Quality Act (CEQA), based on the County's independent determination that none of the conditions specified in section 15164 of the CEQA Guidelines exists with respect to the proposed Revision. With only minor technical revisions and supplemental information noted in the Addendum, the Forest Home Christian Conference Center EIR is adequate for use in the approval of the proposed Revision.

EXHIBIT B

Conditions of Approval

CONDITIONS OF APPROVAL

GENERAL REQUIREMENTS

Conditions of Operation and Procedure

[Not subject to Condition Compliance Release Form (CCRF) signatures]

LAND USE SERVICES – Planning Division (909) 387-8311

1. **Project Description:** The County conditionally approves the proposed Revision to An Approved Action to allow the replacement of 17 existing cabins with 9 new two story cabins with a footprint totaling 12,642 sq. ft (24,497 sq. ft. gross floor area) on 39.86 acres. In accordance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the California Fire Code (CFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). APN: 0323-201-10 & 0323-301-01, Project Number P201500062.
2. **Project Location:** The Project site is located on the north side of Valley of the Falls Drive, approximately 2 miles east of State Highway 38 in the community of Forest Falls.
3. **Development Standards:** The Project site is located in the Mountain Region within the Special Development-Commercial (SD-RES) land use zoning district. SBCC §82.06.060 lists the SD Development Standards.
4. **Revisions:** Any proposed change to the approved use/activity on the site; or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to structures, building locations, elevations, signs, parking allocation, landscaping, lighting, allowable number of occupants (clients and/or employees); or a proposed change in the Conditions of Approval, including operational restrictions from those shown either on the approved site plan and/or in the Conditions of Approval shall require that an additional land use application (e.g. Revision to an Approved Action) be approved 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)
5. **Continuous Effect/Revocation:** All Conditions of Approval applied to this Project shall be effective continuously throughout the operative life of the Project for the approved use. Failure of the property owner, tenant, applicant, developer, or any operator to comply with any or all of the conditions at any time may result in a public hearing and revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner or other party to correct the non-complying situation.
6. **Indemnification:** In compliance with SBCC §81.01.070, the developer shall agree to defend, indemnify and hold harmless the County or its “indemnities” (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 the 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's 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 indemnitee's "passive" negligence but does not apply to the indemnitee's "sole" or "active" negligence" or "willful misconduct" within the meaning of Civil Code §2782.

7. **Expiration:** This Project permit approval shall expire and become void if it is not "exercised" within three years of the effective date of this approval, unless an extension of time is granted. The permit is deemed exercised when either:
- the permittee has commenced actual construction or alteration under a validly issued Building Permit, or
 - 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]

Occupancy of completed structures and operation of the approved 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:

- Building and Safety does not issue construction permits for all or part of the Project or the construction permits expire before the completion of the structure and the final inspection approval.
- The County determines the land use to be abandoned or non-conforming.
- The County determines that the land use is 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 the expiration date. The developer is responsible for initiation of any Extension of Time application.

8. **Extension of Time:** County staff may grant extensions of time to the expiration date (listed above or as otherwise extended) in increments each not to exceed an additional three years beyond the current expiration date. The developer may file an application to request consideration of an extension of time with appropriate fees no less than 30 days before the expiration date. County staff may grant extensions of time based on a review of the Extension application, which must include 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)
9. **Development Impact Fees:** Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.

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10. Project Account: The Job Costing System (JCS) account number is P201500062. This is an actual cost Project with a deposit account to which hourly charges is assessed. The developer shall maintain a positive account balance at all times. A minimum balance of \$1000 must be in the Project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use. There shall be sufficient funds remaining in the account to properly fund file closure and any other required post-occupancy review and inspection (e.g. landscape performance).

 11. Condition Compliance: In order to obtain construction permits for grading, building, final inspection and/or 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 the Planning Division in accordance with the directions stated in the Approval letter. The Planning Division shall release their holds on each phase of development by providing to County Building and Safety the following:
 - Grading Permits: a copy of the signed CCRF for grading/land disturbance and two “red” stamped and signed approved copies of the grading plans.
 - Building Permits: a copy of the signed CCRF for building permits and three “red” stamped and signed approved copies of the final approved site plan.
 - Final Occupancy: a copy of the signed CCRF for final inspection of each respective building or use of the land, after an on-site compliance inspection by the Planning Division.

 12. Additional Permits: The property owner, developer, and land use operator are all responsible to ascertain and comply with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies as are applicable to the development and operation of the approved land use and Project site. These may include:
 - a) FEDERAL: Fish & Wildlife Service.
 - b) STATE: : Fish & Wildlife, Santa Ana RWQCB, South Coast AQMD
 - c) COUNTY: Land Use Services - Planning, Building and Safety, Code Enforcement, Land Development; Public Health - Environmental Health Services; Public Works; County Fire; and Hazardous Materials
 - d) LOCAL: N/A

 13. Performance Standards: The approved land uses shall operate in compliance with the general performance standards listed in SBCC 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. In addition to these, none of the following shall be perceptible without instruments at any point outside the Project boundaries at adjoining property lines:
 - Odors: No offensive or objectionable odor.
 - Emissions: No emission of dirt, dust, fly ash and other forms of particulate matter.
 - Smoke: No smoke of a greater density than that described in No. 2 on the Ringelmann Chart, as published currently by the United States Bureau of Mines, shall be emitted from any Project source.
 - Radiation: No dangerous amount of radioactive emissions.
 - Toxic Gases: No emission of toxic, noxious or corrosive fumes of gases.
 - Glare: No intense glare that is not effectively screened from view at any point outside the Project boundary.
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14. Continuous Maintenance: The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
- Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
 - Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
 - Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
 - Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
 - Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules.
 - Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations.
 - Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.
15. Construction Hours: Construction will be limited to the hours between 7:00 AM and 7:00 PM, Monday through Saturday in accordance with the SBCC standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
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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 for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign alternating no more than once every five seconds.
 17. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90 degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.

LAND USE SERVICES – Code Enforcement Division (909) 387-8311

18. Enforcement: If any County enforcement activities are required to enforce compliance with the Conditions of Approval, the County will charge the property owner for such enforcement activities in accordance with the SBCC Schedule of Fees.
19. Weed Abatement: The applicant shall comply with San Bernardino County weed abatement regulations [SBCC §23.031-23.043] and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

LAND USE SERVICES – Land Development Division – Drainage Section (909) 387-8311

20. 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.
21. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
22. 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.
23. Continuous BMP Maintenance. The property owner/"developer" is required to provide periodic and continuous maintenance of all Best Management Practices (BMP) devices/facilities listed in the County approved Water Quality Management Plan (WQMP) for the project. This includes but is not limited to, filter material replacement and sediment removal, as required to assure peak performance of all BMPs. Furthermore, such maintenance activity will require compliance with all Local, State, or Federal laws and regulations, including those pertaining to confined space and waste disposal methods in effect at the time such maintenance occurs.

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24. BMP Enforcement. In the event the property owner/“developer” (including any successors or assigns) fails to accomplish the necessary BMP maintenance within five (5) days of being given written notice by County Public Works, then the County shall cause any required maintenance to be done. The entire cost and expense of the required maintenance shall be charged to the property owner and/or “developer”, including administrative costs, attorney’s fees and interest thereon at the rate authorized by the County Code from the date of the original notice to the date the expense is paid in full.

PUBLIC HEALTH – Environmental Health Services [DEHS] (800) 442-2283

25. Noise Standards: Noise level shall be maintained at or below County Development Code Standards, §83.01.080. For information, contact DEHS at (800) 442-2283.
26. Refuse Maintenance: Refuse generated at the premises shall, at all times, be stored in approved containers and be placed in a manner so environmental public nuisances are minimized. 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 TWO (2) times per week, or as often as necessary, to minimize public health nuisances. Refuse shall be removed by a permitted hauler to an approved solid waste facility pursuant with San Bernardino County Code, Chapter 8, §33.0801 et. seq.
27. Septic System Maintenance. The septic system (package treatment plant) shall be maintained so as not to create a public nuisance and shall be serviced by a DEHS permitted pumper.

PUBLIC WORKS – Solid Waste Management (909) 386-8701

28. Recycling Storage Capacity: The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of AB 2176.
29. Mandatory Organics Recycling – As of April 2016, the State of California through AB 1826 (Enacted October 2014), requires businesses that generate eight (8) cubic yards of organics per week to recycle. A business generating organic waste shall arrange for the recycling services in a manner that is consistent with state and local laws and requirements, including a local ordinance or local jurisdiction’s franchise agreement, applicable to the collection, handling, or recycling of solid and organic waste or arrange for separate organic waste collection and recycling services, until the local ordinance or local jurisdiction’s franchise agreement includes organic waste recycling services. A business that is a property owner may require a lessee or tenant of that property to source separate their organic waste to aid in compliance. **Additionally, all businesses that contract for gardening or landscaping services must stipulate that the contractor recycle the resulting gardening or landscaping waste.** Residential multifamily dwellings of five (5) or more units are required to recycle organics though not required to arrange for recycling services specifically for food waste. Applicant will be required to report to the County on efforts to recycle organics materials once operational.

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30. Mandatory Commercial Recycling: Beginning July 1, 2012, all businesses defined to include a commercial or public entity that generates four or more cubic yards of commercial solid waste a week must arrange for recycling services. The County is required to monitor business recycling and will require the business to provide recycling information. Requirement is to assist the County in compliance with the recycling requirements of AB 341.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8400

31. Expiration: 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.
32. Fire 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 California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
33. Additional Requirements. In addition to the Fire requirements stated herein, other on-site and 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.
34. Construction. All construction must comply with all appropriate fire protection installation standards as adopted by the San Bernardino County Fire Department.
35. FS-1. The County General Plan designates this property as being within the Fire Safety Review Area 1 (One) and all future construction shall adhere to all applicable standards and requirements of this overlay district. [F04A]

PRIOR TO ISSUANCE OF GRADING PERMITS OR LAND DISTURBING ACTIVITY
The Following Shall Be Completed

LAND USE SERVICES – Land Development Division – Drainage Section (909) 387-8311

36. Drainage Improvements. A Registered Civil Engineer shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$550 deposit for drainage study review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
37. Drainage Easements. Adequate San Bernardino County Drainage Easements (minimum fifteen [15] feet wide) shall be provided over the natural drainage courses, drainage facilities/or concentration of runoff from the site. Proof of recordation shall be provided to the Land Development Division.
38. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
39. Grading Plans. Grading plans shall be submitted for review and approval obtained. A \$806 deposit for grading plan review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
40. WQMP. A completed Water Quality Management Plan (WQMP) shall be submitted for review and approval obtained. A \$2,650 deposit for WQMP review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule. The report shall adhere to the current requirements established by the Santa Ana Watershed Region. Copies of the WQMP guidance and template can be found at: <http://www.sbcounty.gov/dpw/land/npdes.asp>
41. WQMP Inspection Fee. The developer shall provide a \$3,600 deposit to Land Development Division for inspection of the approved WQMP. Deposit amounts are subject to change in accordance with the latest approved fee schedule.

PUBLIC WORKS – Solid Waste Management (909) 386-8701

42. Construction and Demolition Waste Management Plan (CDWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from demolition. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at www.sbcounty.gov/dpw/solidwaste. An approved CDWMP Part 1 is required before a demolition permit can be issued.

Upon completion of demolition and prior to building permits, the developer shall complete SWMD's CDWMP Part 2 and shall provide documentation of diversion of materials including but not limited to receipts, invoices or letters showing material type(s) and weights or volume from diversion facilities or certification of reuse of materials on site. An approved Part 2 of the CDWMP is required prior to issuance of building permits.

LAND USE SERVICES – Planning Division (909) 387-8311

43. GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce impacts to GHG and submitting documentation of compliance. The developer/construction contractors shall do the following:
- a) Implement the approved Coating Restriction Plans.
 - b) Select construction equipment based on low-emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
 - c) Grading plans shall include the following statements:
 - d) “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
 - e) “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
 - f) Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flagperson shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
 - g) Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
 - h) The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
44. AQ-Dust Control Plan. The “developer” shall prepare, submit for review and obtain approval from County Planning of both a Dust Control Plan (DCP) consistent with SCAQMD guidelines and a signed letter agreeing to include in any construction contracts/ subcontracts a requirement that project contractors adhere to the requirements of the DCP. The DCP shall include the following requirements:
- a) Exposed soil shall be kept continually moist to reduce fugitive dust during all grading and construction activities, through application of water sprayed a minimum of two times each day or as otherwise necessary.
 - b) During high wind conditions (i.e., wind speeds exceeding 25 mph), areas with disturbed soil shall be watered hourly and activities on unpaved surfaces shall cease until wind speeds no longer exceed 25 mph.
 - c) Storage piles that are to be left in place for more than three working days shall be sprayed with a non-toxic soil binder, covered with plastic or revegetated.
 - d) Storm water control systems shall be installed to prevent off-site mud deposition.
 - e) All trucks hauling dirt away to the site shall be covered.
 - f) Construction vehicle tires shall be washed, prior to leaving the project site.
 - g) Rumble plates shall be installed at construction exits from dirt driveways.
 - h) Paved access driveways and streets shall be washed and swept daily when there are visible signs of dirt track-out.
 - i) Street sweeping shall be conducted daily when visible soil accumulations occur along site access roadways to remove dirt dropped or tracked-out by construction vehicles. Site access driveways and adjacent streets shall be washed daily, if there are visible signs of any dirt track-out at the conclusion of any workday and after street sweeping.

LAND USE SERVICES – Building and Safety Division (909) 387-8311

45. Retaining Wall Plans: Submit plans and obtain separate building permits for any required walls or retaining walls.
46. Geology Report: A geology report shall be submitted to the Building and Safety Division for review and approval by the County Geologist and fees paid for the review prior to final project approval.
47. Geotechnical (Soil) Report: A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits.
48. Grading Plans: Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance of more than 50 Cu Yards.
49. Demolition Permit: Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back-filled and inspected before covering.
50. Erosion & Sediment Control Plan: An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
51. Erosion Control Installation: Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
52. NPDES Permit: An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
53. Regional Board Permit Letter: CONSTRUCTION projects involving one or more acres must be accompanied by a copy of the Regional Board permit letter with the WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.

PUBLIC WORKS – Surveyor (909) 387-8149

54. Record of Survey: The following conditions are for the occasion where the monuments of record cannot be located and the boundary must be determined for construction purposes. A Record of Survey/Corner Record shall be filed in the following instances:
 - Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
 - Monuments set to mark the property lines.
 - Pursuant to applicable sections of the Business and Professions Code.
55. Monumentation: If any activity on this Project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (§8771(b) Business and Professions Code).

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8400

56. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the California Fire Code.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed

LAND USE SERVICES – Building and Safety Division (909) 387-8311

57. Construction Plans: Any building, sign, or structure to be constructed or located on site, will require professionally prepared plans based on the most current County and California Building Codes, submitted for review and approval by the Building and Safety Division.

PUBLIC WORKS – Solid Waste Management (909) 386-8701

58. Construction and Demolition Waste Management Plan (CDWMP) Part 1 – The developer shall prepare, submit, and obtain approval from SWMD of a CDWMP Part 1 for each phase of the project. The CWMP shall list the types and weights or volumes of solid waste materials expected to be generated from construction. The CDWMP shall include options to divert from landfill disposal, materials for reuse or recycling by a minimum of 50% of total weight or volume. Forms can be found on our website at www.sbcounty.gov/dpw/solidwaste. An approved CDWMP Part 1 is required before a demolition permit can be issued.

LAND USE SERVICES – Planning Division (909) 387-8311

59. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning, which include the following:
- Full landscaping of the building setback area along all street frontages.
 - A decorative pedestrian entrance from the side walk, through the landscape setback area.
60. Lot Merger. A lot merger application shall be submitted for review and approval.
61. Lighting. The “developer” shall submit for review and obtain approval from County Planning of a lighting (photometric) plan. Exterior lighting shall be kept to the minimum required for safety and shall support the preservation of night sky views. This lighting plan shall do the following:
- a) Show the type, height, and location of all outdoor lights.
 - b) Lighting shall be hooded, shielded, or directional in nature so that it does not extend beyond the property boundary and is directed downward.
 - c) All lighting shall not exceed one-half (0.5) foot-candle at the property line.
 - d) Utilize dimmers, photocells and motion detectors to reduce interior and exterior lighting, save energy and reduce night sky- light pollution
 - e) On-site lighting shall be designed n a manner to confine the area illumination to the site boundaries and in a manner to avoid glare to adjacent properties or motorists on adjacent roadways
 - f) No onsite lighting or glare from such lighting shall create any safety hazards for traffic on roadways.

Department of Public Works/Traffic Division (909) 387-8186

62. Driveway. The project driveways along Valley of the Falls Drive should be evaluated for sight distance.

Land Use Services Department – Land Development Division – Road Section (909) 387-8311

63. Valley of The Falls Drive

Driveway Approach. Design driveway approach per San Bernardino County Standard 129B, Modified, and located per San Bernardino County Standard 130.

64. Road Standards and Design. All required street improvements shall comply with latest San Bernardino County Road Planning and Design Standards and the San Bernardino County Standard Plans. Road sections shall be designed to Mountain Road Standards of San Bernardino County, and to the policies and requirements of the County Department of Public Works and in accordance with the General Plan, Circulation Element.
65. Encroachment Permits. Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from County Public Works, Transportation Operations Division, Permit Section, (909) 387-8046, as well as other agencies prior to work within their jurisdiction.
66. 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.

PUBLIC HEALTH – Environmental Health Services [DEHS] (800) 442-2283

67. Acoustical Checklist: Preliminary acoustical information must be submitted demonstrating that the proposed project maintains noise levels at/or below County Noise Standard(s), San Bernardino Development Code (§ 83.01.080, 87.0905). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to DEHS for review and approval. For more information and to request an acoustical checklist contact DEHS.
68. Food Facilities. Plans for food establishment(s) shall be reviewed and approved by DEHS. For more information, contact DEHS Plan Check. 26B012 CUP.

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69. Organized Camp. All modifications and additions to an organized camp shall be reviewed and approved by DEHS. For more information, contact DEHS Camps program.
 70. Water Purveyor. Water purveyor shall be DEHS approved. (i.e. approved water agency/district, water source and/or well). Applicant shall procure a verification letter from the water agency with jurisdiction. The letter shall state whether or not water connection and service shall be made available to the project by the water agency. The letter shall also reference the project name and assessor's parcel number. For projects with a current active water connection, a copy of the water bill with project address may suffice. For more information contact DEHS.
 71. Water System Permit. If an approved water company cannot service the project a water systems permit will be required. The source of water shall meet water quality and quantity standards pursuant to Title 22 Drinking Water Standards. For more information contact DEHS Drinking Water Section.
 72. Recycling Center. The refuse generated shall comply with San Bernardino County Code §33.0801 et. seq. The recycling center shall maintain an amount of less than 10% residual solid waste (by weight) from the separated waste and less than 1% putrescible waste (by weight) from the separated waste material pursuant to the Transfer/Processing Regulatory Requirements of Title 14 CCR (§17402.5). If the facility exceeds the above stated limitations, a Solid Waste Facility Permit will be required. For more information, contact DEHS Local Enforcement Agency (LEA).
 73. Regional Board Clearance. Written clearance shall be obtained from the designated California Regional Water Quality Control Board and a copy forwarded to DEHS: (a) Santa Ana Region, 3737 Main Street, Suite 500, Riverside, CA 92501 (909) 782-4130 (b) Colorado River Basin Region, 73-720 Fred Waring Drive, Suite 100, Palm Desert, CA 92260 (760) 346-7491 (c) Lahontan Region, 14440 Civic Drive, Suite 200, Victorville, CA 92392 (760) 241-6583.
 74. Onsite Water Treatment System. If sewer connection and/or service are unavailable, Onsite Wastewater Treatment System(s) (OWTS) may then be allowed under the following conditions: A percolation report shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For more information, contact DEHS Wastewater Section.
 75. Sewer Purveyor. Sewage disposal shall be EHS approved. (i.e. approved sewage/wastewater agency/district and/or Onsite Wastewater Treatment System (OWTS)). Applicant shall procure a verification letter from the sewerage agency with jurisdiction. The letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. The letter shall also reference the project name and assessor's parcel number. For projects with a current active sewer connection, a copy of the sewer bill with project address may suffice. For more information contact DEHS.
 76. Onsite Water Treatment System Certification. An existing septic system (package treatment plant) can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
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77. Water System Permit. Prior to Building Permits - If an approved water company cannot service the project a water systems permit will be required. The source of water shall meet water quality and quantity standards pursuant to Title 22 Drinking Water Standards. For more information contact DEHS Drinking Water Section.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8400

78. Fire Flow Test. Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety. [F05B]
79. Fire Fee. The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division (909) 386-8400.
80. Primary Access Paved. Prior to building permits being issued to any new structure, the primary access road shall be paved or an all-weather surface and shall be installed as specified in the General Requirement conditions (Fire # F-9), including width, vertical clearance and turnouts, if required.
81. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval.
82. Access. The development shall have a minimum of 1 point of vehicular access. These are for fire/emergency equipment access and for evacuation routes.

Single Story Road Access Width:

All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.

Multi-Story Road Access Width:

Buildings three (3) stories in height or more shall have a minimum access of thirty (30) feet unobstructed width and vertically to fourteen (14) feet six (6) inches in height. [F41]

PRIOR TO FINAL INSPECTION OR OCCUPANCY
The Following Shall Be Completed

LAND USE SERVICES – Land Development Division – Drainage Section (909) 387-8311

83. Drainage Improvements. All required drainage improvements shall be completed by the applicant. The private registered engineer shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.
84. WQMP Improvements. All required WQMP improvements shall be completed by the applicant, inspected and approved by County Public Works. An electronic file of the final and approved WQMP shall be submitted to Land Development Division, Drainage Section.

PUBLIC WORKS – Solid Waste Management (909) 386-8701

85. Construction and Demolition Waste Management Plan (CDWMP) Part 2 – The developer shall complete SWMD's CDWMP Part 2 for construction and demolition. This summary shall provide documentation of actual diversion of materials including but not limited to receipts, invoices or letters from diversion facilities or certification of reuse of materials on site. The CDWMP Part 2 shall provide evidence to the satisfaction of SWMD that demonstrates that the project has diverted from landfill disposal, material for reuse or recycling by a minimum of 50% of total weight or volume of all construction waste.

LAND USE SERVICES – Building and Safety Division (909) 387-8311

86. Condition Compliance Release Sign-off: Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8400

87. 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 entrances. Standard 901.4.4 [F82]
88. Fire Extinguishers. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department. [F88]
89. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]

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90. Street Sign. This project is required to have an approved street sign (temporary or permanent). The street sign shall be installed on the nearest street corner to the project. Installation of the temporary sign shall be prior any combustible material being placed on the construction site. Prior to final inspection and occupancy of the first structure, the permanent street sign shall be installed. Standard 901.4.4 [F72]
 91. Fire Alarm. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F62A]
 92. Fire Sprinkler-NFPA #13. An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1 [F59]
 93. Turnaround. An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1 [F43]
 94. Key Box. An approved Fire Department key box is required. The key box shall be provided with a tamper switch and shall be monitored by a Fire Department approved central monitoring service. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock. Standard 902.4 [F85]

COUNTY FIRE DEPARTMENT –HAZARDOUS MATERIALS (909) 386-8463

95. CERS. Prior to occupancy, operator shall submit disclosure information using the California Environmental Reporting System (CERS) for emergency release or threatened release of hazardous materials and wastes or apply for exemption from hazardous materials laws and regulations. Contact Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8401.
96. Storage Tanks. Prior to occupancy, applicant shall be required to apply for one or more of the following: a Hazardous Materials Handler Permit, a Hazardous Waste Generator Permit, an Aboveground Storage Tank Permit, and/or an Underground Storage Tank Permit. For information, Office of the Fire Marshal, Hazardous Materials Division at (909) 386-8463.

LAND USE SERVICES – Planning Division (909) 387-8311

97. CCRF/Occupancy: Prior to occupancy/use, all Condition Compliance Release Forms (CCRF) shall be completed to the satisfaction of County Planning with appropriate authorizing signatures from each affected agency.

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98. Landscaping Installed. All proposed landscaping, hardscape, exterior features (benches, walkways, bike racks etc), walls and fencing shall be installed as shown on the approved landscaping plan.
 99. Fees Paid: Prior to final inspection by the Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, all fees required under actual cost job number P201300187 shall be paid in full.
 100. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/ procedures include the following:
 - a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent.
 - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
 - c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.
 101. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
 - a) Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
 - b) Vehicle Trip Reduction. The “developer” shall provide to all tenants County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, and/or providing a web site or message board for coordinating rides.
 - c) Provide Educational Materials. The developer shall provide to all tenants and employees education materials and about reducing waste and available recycling services. The education materials shall be submitted to County Planning for review and approval.
 - d) Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

Land Use Services Department – Land Development Division – Road Section (909) 387-8311

102. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.
103. Open Roads/Cash Deposit. Existing County roads, which will require reconstruction, shall remain open for traffic at all times, with adequate detours, during actual construction. A cash deposit shall be made to cover the cost of grading and paving prior to issuance of road encroachment permit. Upon completion of the road and drainage improvement to the satisfaction of the Department of Public Works, the cash deposit may be refunded.

END OF CONDITIONS

EXHIBIT C

Addendum to the EIR

SAN BERNARDINO COUNTY
ADDENDUM TO THE
FOREST HOME CHRISTIAN CONFERENCE CENTER
ENVIRONMENTAL IMPACT REPORT (SCH NO. 92042030)

PROJECT LABEL:

APN:	323-201-10
APPLICANT:	FOREST HOME CONFERENCE CENTER
COMMUNITY:	FOREST FALLS/ 3rd SUPERVISORIAL DISTRICT
LOCATION:	NORTH SIDE OF VALLEY OF THE FALLS DRIVE, APPROX. 2 MILES EAST OF HIGHWAY 38
PROJECT NO:	P201500062
STAFF:	KEVIN WHITE, SENIOR ASSOCIATE PLANNER
REP(S):	SITETECH DESIGN – BERNIE MAYER
PROPOSAL:	REVISION TO AN APPROVED ACTION TO DEMOLISH 17 SINGLE STORY CABINS WITH A FOOTPRINT TOTALING 10,580 SQ. FT. AND CONSTRUCT 9 NEW TWO STORY CABINS WITH A FOOTPRINT TOTALING 12,642 SQ. FT (24,497 SQ. FT. GROSS FLOOR AREA) ON 39.86 ACRES.

PROJECT CONTACT INFORMATION:

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

Contact person: Kevin White, Senior Planner

Phone No: (909) 387-3067 **Fax No:** (909) 387-3249

E-mail: kwhite@lusd.sbcounty.gov

Project Sponsor: Forest Home Christian Conference Center
40000 Valley of the Falls Dr. Forest Falls, CA 92339

PROJECT DESCRIPTION:

Introduction

In conformance with the California Environmental Quality Act (CEQA), this addendum to the Environmental Impact Report (EIR) for the Forest Home Christian Conference Center (FHCCC) has been prepared to describe changes to the project description that have been made since the adoption of the Final EIR. Section 15164 of the CEQA Guidelines allows the preparation of an addendum to an EIR when "...changes to the EIR made by the addendum do not raise important new issues about the significant effects on the environment" and "... when only minor technical changes or additions are necessary to make the EIR adequate under CEQA." This addendum addresses a substantially reduced development plan for the project from than that previously considered in the Final and Draft EIR (SCH No. 92042030). No new critical environmental issues that were not raised in the Final and Draft EIR have been raised by the revised project.

**Forest Home Christian Conference Center
P201500062**

According to the Guidelines, an addendum need not be circulated for public review, but can be included in, or attached to, the Final EIR (Section 15164(b)). CEQA requires that the decision-making body of the agency taking action on the proposed project (in this case, the County of San Bernardino) consider the addendum along with the EIR prior to making a decision on the project. In conformance with Section 15121 of the CEQA Guidelines, the Final and Draft EIR, along with this addendum are intended to serve as the documents that will generally inform the decision-makers and the public of the environmental effects of the proposed project and the mitigation measures that may be used to lessen the effects.

Proposed Revision to the Approved Project

The project is a revision to an approved action to demolish 17 single story cabins with a footprint totaling 10,580 sq. ft. and construct 9 new two story cabins with a footprint totaling 12,642 sq. ft (24,497 sq. ft. gross floor area) on 39.86 acres. The project will increase building and fire safety through the demolition and replacement of older cabins with new cabins with that meet the current California Building Code and have sprinklers for fire safety. The Cabins will also be required to blend in with the forest environment.

None of the conditions described in Section 15162 of the CEQA guidelines apply to this revision of the project, as documented in the following addendum. In reference to the minor changes proposed to the approved organized camp, this addendum document uses the terms “camp” and “revised Project” interchangeably.

Addendum to the Environmental Checklist**I. AESTHETICS.**

The revised Project will not result in significant new impacts with respect to aesthetics. The project will remove 17 existing single story cabins and replace them with new two story cabins that will be designed to blend with the forest environment. The first floor of the proposed cabins will be constructed below the grade of the road, so that the buildings appear to be single story from the Valley of the Falls Drive.

II. AGRICULTURE RESOURCES.

The revised Project will not result in new impacts with respect to Agriculture Resources. The Project will not have any impacts to farmlands. The revision does not increase the area of land that will be disturbed by the Project.

III. AIR QUALITY.

The revised Project will not result in new significant impacts with respect to Air Quality. The revised Project would not result in a change in the number of passenger car equivalents trips. In addition the air emissions related to the construction of the proposed cabins will be significantly less than the proposed construction listed in the EIR. The EIR allowed an additional 95 structures with a total of 195,415 square feet of additional buildings. Less than fifteen of those planned structures have been built since the EIR, therefore the proposed revision is well below the construction previously considered in the EIR.

**Forest Home Christian Conference Center
P201500062****IV. BIOLOGICAL RESOURCES.**

The revised Project will not result in significant new impacts with respect to Biological Resources. The project will replace existing construction with new construction. The proposed change to the Project would not result in a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.

V. CULTURAL RESOURCES.

The revised Project will not result in new impacts with respect to Cultural Resources. The acreage to be developed remains unchanged. The proposed change to the Project will not cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines.

VI. GEOLOGY AND SOILS.

The proposed revision will not result in new impacts with respect to Geology and Soils. The proposed project will not result in any physical impacts not already authorized by the previously approved development project. Therefore, the Project will not expose people or structures to any substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake faults;
- ii. Strong seismic ground shaking;
- iii. Seismic-related ground failure, including liquefaction; and
- iv. Landslides.

The existing on-site wastewater disposal system (package treatment plant) will be utilized. No septic systems will be utilized as part of this Project.

VII. GREENHOUSE GAS EMISSIONS

The proposed project will not result in significant impacts with respect to Greenhouse Gases (GHG). The proposed camp has already been entitled by the County. The proposed project only replaces existing structures with new cabins. The project will result in less than 3,000 mtco_{2e} and therefore will be subject to the standard Greenhouse Gas requirements.

VIII. HAZARDS AND HAZARDOUS MATERIALS

The revised Project will not result in new impacts with respect to Hazards and Hazardous Materials. The proposal will not impact a site on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5. Therefore, the Project will not create a significant hazard to the public or the environment.

**Forest Home Christian Conference Center
P201500062****IX. HYDROLOGY AND WATER QUALITY.**

The revised project will not result in new impacts to hydrology or water quality. The revised Project does not alter Project compliance with wastewater treatment requirements of the Regional Water Quality Control Board, Santa Ana Region, as determined by County Public Health – Environmental Health Services.

The proposed Project will not require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, as there is sufficient capacity in the existing system for the previously entitled land use and development. The proposed Project will be serviced by existing wastewater lines and water lines in proximity to the Project site. The wastewater lines go to the existing package treatment plant on site.

A Water Quality Management Plan and Hydrology Study were submitted for review, and have been approved by the Land Development Division.

X. LAND USE AND PLANNING.

The proposed project will not result in any significant changes in the permitted land use on the Project site, or any new impacts with respect to Land Use and Planning. The Project will not disrupt or divide the physical arrangement of an existing community, have conflicts with any applicable land use plan, policy, or regulation. The site is not within an applicable habitat conservation plan or natural community conservation plan.

XI. MINERAL RESOURCES.

The revised Project will not result in a change in the approved land use on the Project site, and will therefore not result in the loss of availability of a known mineral resource that would be of future value to the residents of the State, and will not result in loss of availability of a locally-important mineral resources recovery site delineated on a local general plan, specific plan, or other land use plan.

XII. NOISE.

The proposed project will not generate substantial new noise, nor will it result in the exposure of people to excessive vibration or noise levels. The project will create minor temporary impacts as a result of construction activities. Standards conditions of approval will be required to limit the construction time frames. The project area does not include outdoor play areas, for large groups of campers to congregate, therefore no significant operational noise impacts will occur.

XIII. POPULATION AND HOUSING.

The revised Project will not result in new impacts with respect to population and housing. The revised project is replacing existing cabins. No residents will be displaced.

**Forest Home Christian Conference Center
P201500062****XIV. PUBLIC SERVICES.**

The proposed project will not result in any new or modified physical impacts not associated with the previously entitled development project. The revised project is replacing existing cabins will not require any new or physically-altered governmental facilities for any of the following public services:

- Fire Protection
- Police Protection
- Schools
- Parks
- Other public facilities.

XV. RECREATION.

The proposed revision will not result in any increased use of parks or other recreational facilities, and does not create any new impact on recreational facilities the project is replacing existing cabins.

XVI. TRANSPORTATION AND CIRCULATION.

The proposed project will not result in any significant change in the land use approved on the Project site, and therefore will not result in increased vehicle trips or traffic congestion of the street systems. The Project will not result in changes to air traffic levels or a change in location that results in substantially safety risks.

XVII. UTILITIES AND SERVICE SYSTEMS.

The revised Project will continue to be serviced by the existing package treatment plant and water lines which provide service to the project area.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE.

Based on the foregoing analysis of potential impacts of changes proposed to the previously- approved Forest Home Christian Conference Center project, and potential changes in circumstances that might affect the County's findings, the revised Project does not have the potential to significantly degrade the quality of the environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population or 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.

The revised project does not have impacts that are individually limited, but cumulatively considerable, as similar the surrounding camp is all ready occupied with the same or similar uses. The revised project will not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly, as there is none identified by the analysis conducted of this project that have not been reduced below a level of significance.

EXHIBIT D

Appeal Application

APPEAL APPLICATION

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

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

Project Action Date: October 14 2015

File/Index #: P 201500062

Building Permit No.: _____

Project Applicant(s): Forrest Home

Appellant's Name (s): Cathrine Ringstad, James Clayton

Appellant's Address: 3118 - D Little Mountain Dr.

City: San Bernardino CA Zip: 92405

Phone: 909 389-0240 FAX No.: _____ E-Mail: _____

Assessor's Parcel No. of Subject Property: 0323-201-10

General Location of Property: APN ~~0323-201-10~~ NW of Valley of the Falls Dr of ^{Torrey} Pine ^{Red}

Community/Area: FOREST FALLS

92339

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

Planning Commission from action by: (check one)

Director of Land Use Services and/or Director of Department of Public Works

Division Chief of Environmental Health Services (EHS)

Board of Supervisors from action by the County Planning Commission.

Chief Executive Officer from action by: (check one)

Director of the Land Use Services Department and the Director of the Department of Public Works

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

2. I/We are appealing the project action taken to:

DENY the project/waiver or modification request DENY the project without prejudice

APPROVE the project

APPROVE the project with conditions. (Attached a copy of the conditions, if they are the subject of the appeal).

ADOPT a Negative Declaration

OTHER (specify) would like ERI done

3. Detail what is being appealed and what action or change you seek. Specifically address the findings, mitigation measure, conditions and/or policies with which you disagree. Also state exactly what action/changes you would favor.

See attached three (3) pages

4. State why you are appealing. Be specific. Reference any errors or omissions. Attach any supporting documentation, including any Conditions of Approval that are being appealed.

See attached three (3) pages

I/We certify that I/we are the:

Legal Owner(s)

Caterina Prater
[Signature of Appellant(s)]

Authorized Legal Agent(s)

Jc
[Signature of Appellant(s)]

Other Interested Person(s)


Date: 10-26-15

Additional three (3) page^s with appeal to Planning Commission
Appellant: Cathrine Ringstad and James Clayton
Applicant: FOREST HOME INC.
Re: APN 0323-201-10
Project number: P201500062/RMC
Monday, October 26, 2015

Significant unmitigated impacts to environmental resources require the preparation of an environmental impact report (California Public Resources Code section 21000, et. Seq.)

The issues to be considered relate to violations of the California Environmental Quality Act (CEQA):

1. Cumulative impacts of adding adults and year-round "resort" accommodations and visitation to a small community that "grandfathered" this camp because arguably there was little even seasonal population when the "summer camp" was established.
2. Motor vehicle traffic safety considering the almost total lack of proactive traffic enforcement, including heavy traffic by applicant's maintenance vehicles and heavy equipment; turbo diesel tour bus traffic already heavy will increase throughout the year including speeding, running stop signs, and reckless driving that is already a problem which has contributed to fatalities of applicant's employees and will undoubtedly contributing to additional accidents and fatalities.
3. Air pollution from fugitive dust from construction and the same products of combustion expected from motor vehicle exhaust including particulates, CO and CO2, unburned hydrocarbons, etcetera, which may be detailed later.
4. Air pollution from wood burning including additional campfires year-round and the outdoor "fire pits" that are featured in the advertisement for the resort at www.ForestHome.org, under "Cedar Ridge."
5. Light pollution from larger windows, longer illumination periods, year round.
6. Noise pollution not only from increased motor vehicle use but amplified "evangelizing," preaching, cheering outdoor sports, and other public address system use, which is already a common complaint about applicant's operations and would be year-round.
7. Drainage impacts include locating in a historic flood plain which has somewhat been obliterated by grading. This should be carefully analyzed including records and correspondence with the Flooding Committee chairman for the HOA, a Master Landscape Architect. His complaints included diversion/excavation of streams. California Department of Fish and Wildlife has reports of illegal diversions/excavations away from the historic flood plain that may have led to a false sense of security. Applicant has a history of severe flash flood damage in the immediate area.
8. The archaeological and historical record may be damaged by such diversions/excavations including the history of fire and earthquake that is being studied in the area as noted on public maps.

1 

9. An increase in the potential for man-caused fire in a hazardous fire area which includes the potential to further degrade the watershed adjacent to the project including to the top of Yucaipa Ridge further increasing the danger of flash flood debris run-out and the movement of boulders. Currently Slide Creek is occluded to the north of Wood Road, adjacent to the project, and that obstruction diverted the creek such that it contributed to the remarkable flood of October 3, 2014. The U.S. Forest Service forest hydrologist has indicated that they are not interested in diverting/excavating that stream further due to promised environmental concerns. See the County Flood Control maps from 1965 and correspondence from Forest Supervisor Zimmerman on Endangered Species habitat preservation being a priority for them in the immediate area including upstream in the historic floodplain in which applicant proposes to grade, build, and house young people and adults year-round.
10. Rare and Endangered species habitat degradation affecting the Santa Ana River sucker and including the following:
- State listed:
 - Southern rubber boa
 - San Bernardino Mountain king snake
 - Federally listed:
 - Southwestern Willow Flycatcher
 - San Bernardino Flying Squirrel
 - Mountain Yellow-Legged Frog
 - "Rare species of concern" including Spotted owls
11. Applicant has demonstrated an unwillingness to permit SOUTHERN CALIFORNIA EDISON arborists to come upon their land to inspect, prune, and remove hazard trees. Applicant has considerably more bark beetle and oak borer prone trees and "fuel loading" from brush and tree density than is greater than recommended by Cal Fire.
12. San Bernardino County is apparently concerned about civil liability in an area where multiple preventable fatalities due to flash flood debris flows have occurred, as they asked our homeowners association (HOA) to sign an indemnity agreement with the applicant and to hold the County free & clear (harmless?) for liability for approving at least the storm water diversion component of the project which the applicant claims is necessary to their project. The applicant proposes that their storm water diversion effluent must cross HOA common land on its way into Mill Creek. Those agreements were apparently signed unlawfully by the HOA, something we will describe in detail with documentation including violations of State law and HOA bylaws. Please refer to the two indemnity agreements scanned and in the County L.U.S. file on this project.
13. County Land Use Services acknowledged on the face of its Planning Project Notice that it was addressing **"*MULTIPLE PARCEL ASSOCIATIONS*** and yet it did not attempt to provide notice, as required by law, to all owners including those with an equal and undivided interest in the HOA common area within 300' of the project even after they were told in writing that they must provide such notice while they were preparing a REVISED PLANNING PROJECT NOTICE for another issue.
14. Demonstrated lack of concern for the visual resource, e.g., their sewage treatment plant alongside Valley of the Falls Drive that is not screened in any way

whatsoever. This is an area which is heavily advertised as a tourist destination including the "highest waterfall in Southern California" and by a County Fire Captain/Real Estate Broker/Rental property magnate with apparent conflicts of interest as "Little Yosemite Valley." Property values and therefore tax revenues are affected by degradation of the visual resource. There is a considerable body of literature particularly by federal resource management agencies on visual resource management ("VRM").

With all due respect and appreciation for your time and attention to our concerns,

Cathrine Ringstad

James Clayton

Cathrine Ringstad and James Clayton, Forest Falls Residents

EXHIBIT E

Correspondence



MEMORANDUM

TO: San Bernardino County Planning Commission

FROM: Applicant, Forest Home, Inc.

RE: Updated Response of Project Applicant to Appeal of County Planning's Approval of a 'Revision to an Approved Action'

<i>APN:</i>	323-201-10
<i>APPLICANT:</i>	FOREST HOME CONFERENCE CENTER
<i>COMMUNITY:</i>	FOREST FALLS/ 3rd SUPERVISORIAL DISTRICT
<i>LOCATION:</i>	NORTHSIDE OF VALLEY OF THE FALLS DRIVE, APPROX. 2 MILES EAST OF HIGHWAY 38
<i>PROJECT NO:</i>	P201500062 / P201500507
<i>STAFF:</i>	KEVIN WHITE, SENIOR ASSOCIATE PLANNER
<i>REP(S):</i>	SITETECH DESIGN – BERNIE MAYER
<i>PROPOSAL:</i>	REVISION TO AN APPROVED ACTION TO DEMOLISH 17 SINGLE STORY CABINS WITH A FOOTPRINT TOTALING 10,580 SQ.FT. AND CONSTRUCT 9 NEW TWO STORY CABINS WITH A FOOTPRINT TOTALING 12,642 SQ.FT (24,497 SQ. FT. GROSS FLOOR AREA) ON 39.86 ACRES.

DATE: February 24, 2016

Introduction

The appeal of County Planning's approval of a 'Revision to an Approved Action' to demolish 17 antiquated *circa* 1950s single-story cabins and construct 9 new two-story cabins on essentially the same footprint on 39+ acres consists of certain appeal issues that are germane and relevant to the subject Cedar Ridge Project approval, and some that amount to general complaints about other unrelated

**Updated Response of Project Applicant to Appeal of PDP Revision Approval
Cedar Ridge**

February 24, 2016

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aspects of the Forest Home camp facility that have nothing to do with the Cedar Ridge Project itself. Accordingly, this Response of Applicant to the Appeal focuses on the noted objections of the Appellants to the Cedar Ridge Project. As a courtesy and for informational purposes only, even though beyond the scope of the Cedar Ridge Project Revision to PDP approval being appealed, we have provided additional information addressing some of the extraneous issues raised (denoted in **blue** below).

To be clear – and so that we have a good record of the proceedings going forward – the Applicant hereby formally objects to the consideration by the County of San Bernardino of any appeal issues not directly relevant to the approval of Revision to PDP # P201500062 for the Cedar Ridge Project.

Responses to Appeal Issues

#1 Cumulative impact of Cedar Ridge ‘adding’ accommodations to existing facilities:

As correctly noted in the Planning Dept. appeal staff report and the Addendum to EIR, Cedar Ridge involves removing 17 existing antiquated buildings constructed in the 1950’s, and replacing them with fewer (nine) new buildings that are designed to be more environmentally ‘friendly’ than the old structures, and are being brought up to current Code. The old and new building footprints are nearly the same, with an overall minimal net increase in the footprint of just over 1,900 sq. ft (gross) for the entire Project which is spread over nearly 40 acres. Forest Home is currently permitted for 1,800 beds throughout its 500-acre camp, and with the Cedar Ridge ‘rehab’ we are staying under our 1,800 permitted number.

#2 Motor vehicle traffic will increase due to Cedar Ridge

Not so – the EIR (updated for Cedar Ridge via the Addendum) already assesses the total impacts on air quality and traffic. When the Master Plan was analyzed in the EIR, the report allowed an additional 95 structures with a total of 195,415 more square feet of additional buildings. Less than fifteen of those planned structures have been built since the EIR was completed. Therefore with the proposed Cedar Ridge project, the total is still well below the construction previously considered and assessed in the EIR. The Addendum to the EIR also analyzes, and concludes, that the Cedar Ridge Project will not result in increased vehicle trips or traffic congestion of the street systems. The Project will not result in

**Updated Response of Project Applicant to Appeal of PDP Revision Approval
Cedar Ridge**

February 24, 2016

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changes to air traffic levels or a change in location that results in substantial safety risks.

#3 Construction of Cedar Ridge will result in air pollution:

Construction always involves some dust and noise. The approved Cedar Ridge Revision to PDP Approval is conditioned by requiring certain steps be taken by the Applicant during construction to control / minimize dust in accordance with AQMD criteria. Applicant will comply with these conditions to approval.

#4 Wood burning campfires in common areas of Cedar Ridge will add to air pollution:

As approved, all of the planned outdoor fire pit areas will be propane / gas log ‘campfires’ – no wood will be burned in the new campfire areas for the Cedar Ridge Project.

#5 The new Cedar Ridge accommodations will create ‘light pollution’:

The new units are configured to minimize the light intrusion on neighbors by the placement (and angle) of area lighting fixtures, and by maximizing the screening effect of the natural surrounding forest. The Project is being constructed behind a fairly large berm as well. The Appellant’s property (located at the corner of Torrey Pines Rd. and Valley of the Falls Dr.) is almost 400 yards away from the Cedar Ridge Project site and separated by thick groves (2,000 to 3,000 trees) of old growth Cedar trees as well as more than 10 home between Appellant’s property and the Project site. The Cedar Ridge Project will simply not be visible at all from Appellant’s property.

#6 General complaint about noise from other parts of Forest Home’s camp facilities:

Not relevant to Cedar Ridge – no amplified singing, music, etc. will take place at Cedar Ridge. This complaint has to do with the junior high area across Mill Creek, on the other side of the canyon from the Cedar Ridge location. The Addendum to the EIR specifically addresses the noise issue as it relates to Cedar Ridge, which is not raised on the appeal.

Updated Response of Project Applicant to Appeal of PDP Revision Approval

Cedar Ridge

February 24, 2016

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#7 & #12 Drainage impacts of the grading and erosion controls of the Cedar Ridge Project:

Impacts on natural drainage due to approved grading, construction of the new building foundations, etc. were taken into consideration as part of the PDP Revision approval process and are fully addressed in the Addendum to the EIR. Among other conditions to approval, a 'V-gutter' down the slope is being constructed to improve the existing drainage of excess storm water to get to Mill Creek. The Big Pines Tract HOA is the owner of the property immediately to the north of the Cedar Ridge Project site over which the storm drain improvement is to be constructed. The County required that the Applicant enter into a 'Drainage Facility Construction and Grading Consent Agreement' with the Big Pines Tract HOA, as well as a standard form of offsite encroachment agreement (the County expressly being a beneficiary thereof). Both agreements are attached. All drainage issues related to Cedar Ridge have been fully addressed.

#8 Cedar Ridge construction will 'damage the archaeological and historical record / old fires:

Not so – this is simply removing old existing structures and replacing them with new in the same location. This is not undeveloped land that has not been previously excavated / graded, which might have historical significance. The EIR addressed this issue and concluded 'insignificant impact'.

#9 Cedar Ridge development will increase the fire hazard:

Not so – the given fire hazard in Forest Falls is already high. By replacing the old cabins with the new Cedar Ridge units, (1) the risk of fire hazard from the Cedar Ridge Project itself will actually be reduced due to use of fire-retardant roofing material, buildings with up-to-Code firewall ratings, newly added fire sprinklers in every unit, new fire hydrants installed (that are not there) etc., and (2) there will be new (additional) paved ingress / egress for fire and other emergency vehicles and equipment with a second point of entry (with turnaround), none of which is currently not provided.

As to the issues raised by the Appellant under #9 about Slide Creek, this is [1/4 mile] east of Cedar Ridge, is not impacted whatsoever and has nothing to do with Cedar Ridge.

**Updated Response of Project Applicant to Appeal of PDP Revision Approval
Cedar Ridge**

February 24, 2016

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#10 Cedar Ridge development will impact the listed endangered species:

Not so – per the EIR and as addressed by the Addendum to the EIR, the Cedar Ridge Project site is replacing existing use and is not within any intervening applicable habitat conservation plane and any impact on species or habitat by the Cedar Ridge Project will be insignificant.

#11 Cedar Ridge development will not involve removal of ‘hazard trees’ in cooperation with SCE:

Not so – Applicant continuously works proactively with So. Cal. Edison to accommodate SCE’s access to its 16 electrical meters on the Cedar Ridge Project Site as well as their 8 -10 utility poles. Applicant actively monitors and maintains trees and shrub throughout its property, including the Cedar Ridge site itself, and will continue to perform ongoing fire ‘fuel’ management and maintenance in conjunction with SCE, SB County Fire and the Forest Service.

#13 The County’s Planning Project Notice was legally inadequate:

No comment – this is a County issue.

#14 General complaint about the Applicant’s sewage treatment facility

Not relevant to Cedar Ridge – the sewage treatment facility is located hundreds of yards west of the Cedar Ridge Project, downhill past the Administration offices and around the corner. This complaint issue has nothing to do with the subject Appeal of the Cedar Ridge Revision to Approved PDP.

White, Kevin - LUS

From: -Jim <jameselliottclayton@verizon.net>
Sent: Thursday, August 13, 2015 7:12 PM
To: White, Kevin - LUS
Cc: Walker, Melissa; Horton, Michael
Subject: Video tour of FOREST HOME CHRISTIAN CONFERENCE CENTER year-round, adult and family resort plans [Why you have no bandwidth with copper wire DSL and more and more visitation]]
Attachments: Board of Directors.doc

Mr. White:

We understand that you attempted to comply with the letter if not the spirit of the law requiring notice to those owning an insurable interest in real estate within a certain number of feet from the instant proposed development identified as Cedar Ridge. And that you indicated via U.S. MAIL that the development had already been approved and that this was simply an amendment to the original project—increasing the “footprint” and height of a few buildings that were to be demolished and rebuilt. But here’s the problem:

Member-home owners in the BIG PINE TRACT IMPROVEMENT AND WATER COMPANY (Hereinafter “Association”) own an equal and undivided interest in the common area of said tract and some of that property is considerably closer to “Cedar Ridge” than the separate interests owners who received the notice from you. A conversation with the wife of the current Association president and a director indicated, among other fascinating revelations, that the President was not aware of the proposed amendment to the development. And that ostensibly excuses the Association management from failing to communicate with the membership about the need to register their concerns with your office timely.

Recently, we visited your offices and met a specific individual on advice of a former County Supervisor’s staffer and personal friend. We weren’t pleased either with the man’s attitude nor either his apparent capability or unwillingness to explain matters about which we obviously knew little but consider important. And so we’re committed to including one or more current County Supervisors and others in the correspondence loop probably via blind copies.

Furthermore, we’re spoken with quite a few individuals employed by the FOREST HOME CHRISTIAN CONFERENCE CENTER (Hereinafter “Camp”) who indicate that the “non-profit” is currently beating its collective chest about the increased visitation and income from its expansion this current season. We’re seeing, for example, 15 or more of the largest turbo-diesel tour buses full of “campers” on Torrey Pines Road on Sunday mornings beginning considerably before 8 AM, such that we cannot have our windows open, much less sleep, and are accumulating black residue both inside and outside our homes which we’ve submitted informally to a mining engineer-associate for atomic

absorption spectrophotometry ("AA") but believe is simply diesel exhaust particulate matter.

More than one attorney, including one who is resident on lower May Road and a member of the Association, a former prosecutor particularly familiar with CEQA, expressed an opinion that especially given such recent expansion, that the proposal for Cedar Ridge would require additional environmental analysis with impacts documented and disclosed to the public prior to any decision-making. One of our Association members has experience in Palos Verdes with a similar situation in which their planning department rushed through approval so that construction expenses began and it was more expensive to stop and turn-around than if everything including disclosures had been done timely.

The amount of noise from the camp in violation of State law, amplified until at least 11 PM, for example, and unnecessarily—probably illegally, certainly discourteously, and disruptively environmentally—amplified during all hours has been complained-about to the camp administration including by the retired prosecutor. And it is obvious that the camp is unresponsive.

Furthermore, there is considerable all-night screaming and trespassing by what we're assuming are campers. My wife commented that, when she attended camp as a child, a counselor was accountable for seeing to it that campers turned-in and behaved. These are among but a few of the issues I'd want to see addressed in an environmental impact statement that takes into account the impact of simply more bodies, these days, than were mentioned in the *MILL CREEK CANYON FIRE PROTECTION PLAN*, which was released January 1, 2006, and is available online:

*Although the full-time resident population is about 1100, Visitors to **Forest Home Christian Conference Center**, Loch Levin Conference Center, the two USFS Picnic areas, and the San Gorgonio Wilderness Area, often increases the population to over 4000 people on weekends, and holidays. This additional influx results in substantial challenges to fire fighting agencies and other resources dealing with evacuation planning and execution, if needed. [The devil is in the details as the Camp's Evangelical Christian attorneys, financiers, and associated business professionals on their board are wont to remind us and can be found in the attachments. Keep in mind that visitation data, according to current postings to Camp employees by Camp management is considerably out of date from what was address by evacuation planners in 2005.]*

And, finally, I've already pointed-out that the development is in the historic flood plain, illegal diversions of streams including the one carefully documented by Association flooding committee chair and master landscape architect Anton Sommer, which was provided to and explained by Mr. Sommer, on site, to Melissa Walker, the permits manager with County Public Works (Flood Control).

My understanding, based on recent conversations with Cal Fire foresters and SOUTHERN CALIFORNIA EDISON vegetation management specialists and arborists is that Camp employees have essentially run-them-off when they attempted to determine that safe conditions existed per their responsibilities under State law. Furthermore, the Association reportedly has an agreement whereby the Camp uses Association land both

at their facility at the end of Torrey Pines Road and near the proposed Cedar Ridge development both by the footbridge and the parking area/basketball court but has rudely "run-off" Association member-home owners recently walking through the camp.

It is important, we believe, that County Planning not presume that everything is A-okay because you've not heard from a critical mass of adjacent residents and Association member-home owners when there may have been oversight in notification by the Planning office and the usual relaxed attitude if not corruption (rot) by Association management in discharging its responsibilities to those customers who actually pay the assessments. This would not be the first time there has been material misrepresentation and concealment, not to mention reported slander, within just the last calendar year.

And, once again, our primary concern remains avoiding preventable death from fire, flood—especially flood subsequent to fire, and what we continually hear is an inevitable earthquake here on the San Andreas fault. Those responsible for approving and developing this latest venture need to do so with their eyes wide open as to the total environmental ramifications, including illegal and amateur-engineered diversions of blue line streams only recently discovered by the County and the State. This in a demographic which San Bernardino County Fire projected, in 2005, "that the population of Mill Creek Canyon area will not increase significantly, except through the conversion of seasonally occupied dwellings to full time residency."

Here is the fascinating video of the adult and family year-round resort plans where there is currently essentially an inner-city children's summer camp already greatly expanded, this season, making a pretty big impact already:

<https://www.foresthome.org/cedarridge> Cedar Ridge is a dream fulfilled. A chance for families and friends to get away, reconnect, and discover God's plan for them in this world. A place of renewed hope and transformation through the power of the Gospel of Jesus Christ. -Gary *Wingerd*, Forest Home President

With kindest regards,

Jim

James Clayton
909.677.6078

June 22, 2015

San Bernardino County
Land Use Services
385 N. Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

RE: Project Number P201500062/RMC

To Whom It May Concern:

This letter is in response to the application by BERNHARD K. MAYER SITETECH INC. and the Forest Home Christian Conference Center as referenced above. I am a Forest Home neighbors at 39863 Valley of the Falls Drive, Forest Falls. My home is surrounded by their many facilities and I believe that Forest Home needs address some noise related issues and prove that they are good neighbors before they are allowed to expand their facilities.

Case in point is their diesel backup generator, which is located across the street from my home. When it is running, it is very loud and sounds like a diesel truck is parked outside my bedroom window with the engine running. This is a very serious problem, especially in summer when our windows are open to enjoy the natural cooling of the nights here in Forest Falls. With their generator running it is impossible to sleep. I have called the executive director about this problem several times and I always hear that they will look into the problem but to date, no improvement has been noticed.

I have no objections to Forest Home expanding their facilities, but they should be asked to take care of existing problems before being allowed to do so. I consider the loud generator a significant nuisance and I would ask that you require them to fix it before any new building permits are issued.

Sincerely,



Paul T. Meinke
39863 Valley of the Falls Drive
Forest Falls, CA 92339
909-255-6848

White, Kevin - LUS

From: Chrisekemper <chrisekemper@gmail.com>
Sent: Monday, June 22, 2015 12:55 PM
To: White, Kevin - LUS
Subject: Forest Home expansion request for assessment of excessive noise

Dear Mr. White:

I vigorously favor youth missions and faith-based retreats. However Forest Home, in my opinion, and what may bear out factual with a decibel assessment, is excessive and unnecessary blasting voices, games and "music" into the Mill Creek Canyon.

Worse yet, the noise is often broadcast during dinner and evening time when our community attempts by policy (Big Pine Tract) and in spirit (common sense) to maintain an tranquil environment.

Even though my home is over a half mile away and even protected by hundreds of trees directly between our home and the Forest Home conference ground, we can still make out every word of the speaker.

Please consider this letter to constitute a formal complaint to halt the expansion of any and all Forest Home projects until this unnecessary and unfortunate disruption of the peace is addressed.

Chris kemper 9241 Wood Road Forest Falls
530-828-7632

White, Kevin - LUS

From: Franz Rettig <franz@rettigmachine.com>
Sent: Thursday, July 16, 2015 11:40 AM
To: White, Kevin - LUS
Subject: Forest Home project

Kevin, in re-reading my e-mail to you from this morning I realized that I referred to the west end of the project and meant to refer to the eastern end of the project. Here is my corrected letter:

Kevin,

Thank you for the plot map. It answers a lot of questions. My concerns continue to be lighting, noise, increased traffic, evacuation in an emergency, and the impact of the development on nearby residents of the Big Pine Tract HOA. In looking at the map it seems that the setback from Big Pine's property line in the notch at the eastern end of the development is very short. It is right at 40150 Valley of the Falls lot line at the extreme east end. I hate fences but it might be a good idea to put one there to keep the guests from wandering onto private property. The parking lot seems to be almost at the right of way in some areas. I can't imagine Forest Home not making the development fit into the residential forest setting but I guess that is what development standards and you are there for. Thanks again for talking with me.

Please keep me informed.

Franz Rettig



ATTENTION PROPERTY OWNERS

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

Your comments must be received by Planning no later than June 22, 2015 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, KEVIN WHITE at (909) 387-3067, by email at Kevin.White@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0323-201-10 (See map below for more information)

PROJECT NUMBER: P201500062/RMC * Multiple Parcel Associations *

APPLICANT: BERNHARD K. MAYER SITETECH INC.

LAND USE DISTRICT (ZONING): SD-Res

IN THE COMMUNITY OF: 3RD/ SUPERVISORIAL DISTRICT

LOCATED AT: 40000 VALLEY OF THE FALLS DR FOREST FALLS 92339

PROPOSAL: REVISION TO AN APPROVED ACTION TO DEMOLISH 17 SINGLE STORY CABINS WITH A FOOTPRINT TOTALING 10,580 SQ. FT. AND CONSTRUCT 9 NEW TWO STORY CABINS WITH A FOOTPRINT TOTALING 12,642 SQ. FT (24,497 SQ. FT. GROSS FLOOR AREA) ON 39.86 ACRES.

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

Comments (If you need additional space, please attach additional pages): Franz & Susan Rettig (909) 794-4863 (909) 793-7811

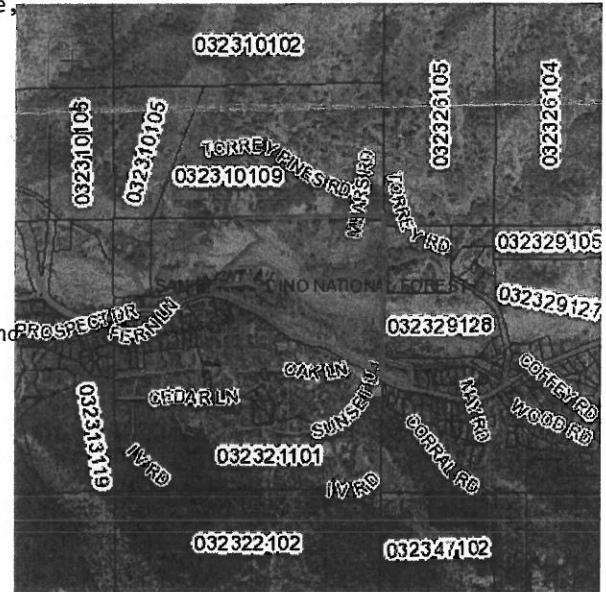
We live at 40220 Lower May Road, Forest Falls, and are already highly impacted by the activities at Forest Home Christian Conference Center, (i.e. noise, lights, traffic).

VICINITY MAP



Our concerns are as follows:

1. Lighting must comply with the Dark Sky ordinance #83.07040. As a condition of approval, all existing lighting should be brought into compliance. Several lights at "Creekside" are not in compliance.
2. Increase in noise. Currently, loud music and cheering is heard after 9:00 p.m. and many times after 10:00 p.m.
3. Increase in auto and bus traffic
4. Is the current sewer system capable of the increased number of guests?
5. What is the distance between the new cabins and the adjacent cabins in Big Pine Tract? (see attached page)



SIGNATURE

DATE

AGENCY

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

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

ASSESSOR PARCEL NUMBER: 0323-201-10

PROJECT NUMBER: P201500062/RMC

RE: ADDITIONAL COMMENTS REGARDING PROPOSED PROJECT

6. Additional people to evacuate in case of fire, flood, or earthquake. How many additional guests are anticipated as a result of this increase in housing capacity at Forest Home Christian Conference Center? What plans have been developed for evacuation of guests?

Susan Kelley 6-15-15
Franz Rettig 6/15/15
Franz and Susan Rettig
40220 May Road, Forest Falls, CA 92339
Mailing address: P. O. Box 8414
Redlands, CA 92375