



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

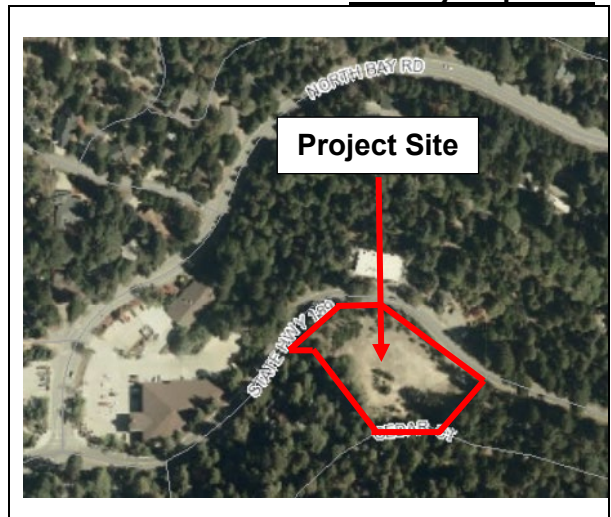
HEARING DATE: April 6, 2023

AGENDA ITEM #3

Project Description

APN: 0335-022-07 and 0335-031-42
Applicant: Platinum Storage Group
Community: Lake Arrowhead / 3RD Supervisorial District
Location: South side of Highway 189, approx. 500 feet east of the intersection of North Bay Road and Highway 189.
Project No: PROJ-2020-00205/CUP
Staff: Jim Morrissey
Rep: Joseph E. Bonadiman & Assoc., Inc.
Proposal: Conditional Use Permit to construct and operate a 59,855 sq. ft. multi-story mini-storage facility, with a variance for floor area ratio from 0.5:1.0 to 1.13:1.0 on 1.47 acres.

Vicinity Map -



Hearing Notices Sent on : February 22, 2023

Report Prepared By: Jim Morrissey, Contract Planner

SITE INFORMATION:

Parcel Size: 1.47 acres
Terrain: Generally flat, although steep perimeter side slopes abut adjoining properties.
Vegetation: Mature trees, primarily around the perimeter of the property and on the slopes.

TABLE 1 – SITE AND SURROUNDING LAND USES AND ZONING:

AREA	EXISTING LAND USE	POLICY PLAN CATEGORY	ZONING DISTRICT
SITE	Vacant	C (Commercial)	CG (General Commercial)
North	Vacant, Residential	C (Commercial)	CG (General Commercial)
South	Residential	VLDR (Very Low Density Residential)	RS-1 (Single Residential, one acre)
East	Commercial	C (Commercial)	CG (General Commercial)
West	Commercial and Residential	C (Commercial), VLDR (Very Low Density Residential)	CG (General Commercial), RS-1 (Single Residential, one acre)

	<u>Agency</u>	<u>Comment</u>
City Sphere of Influence:	N/A	N/A
Water Service:	Lake Arrowhead CSD	Water Line
Sewer Service:	Lake Arrowhead CSD	Sewer Line

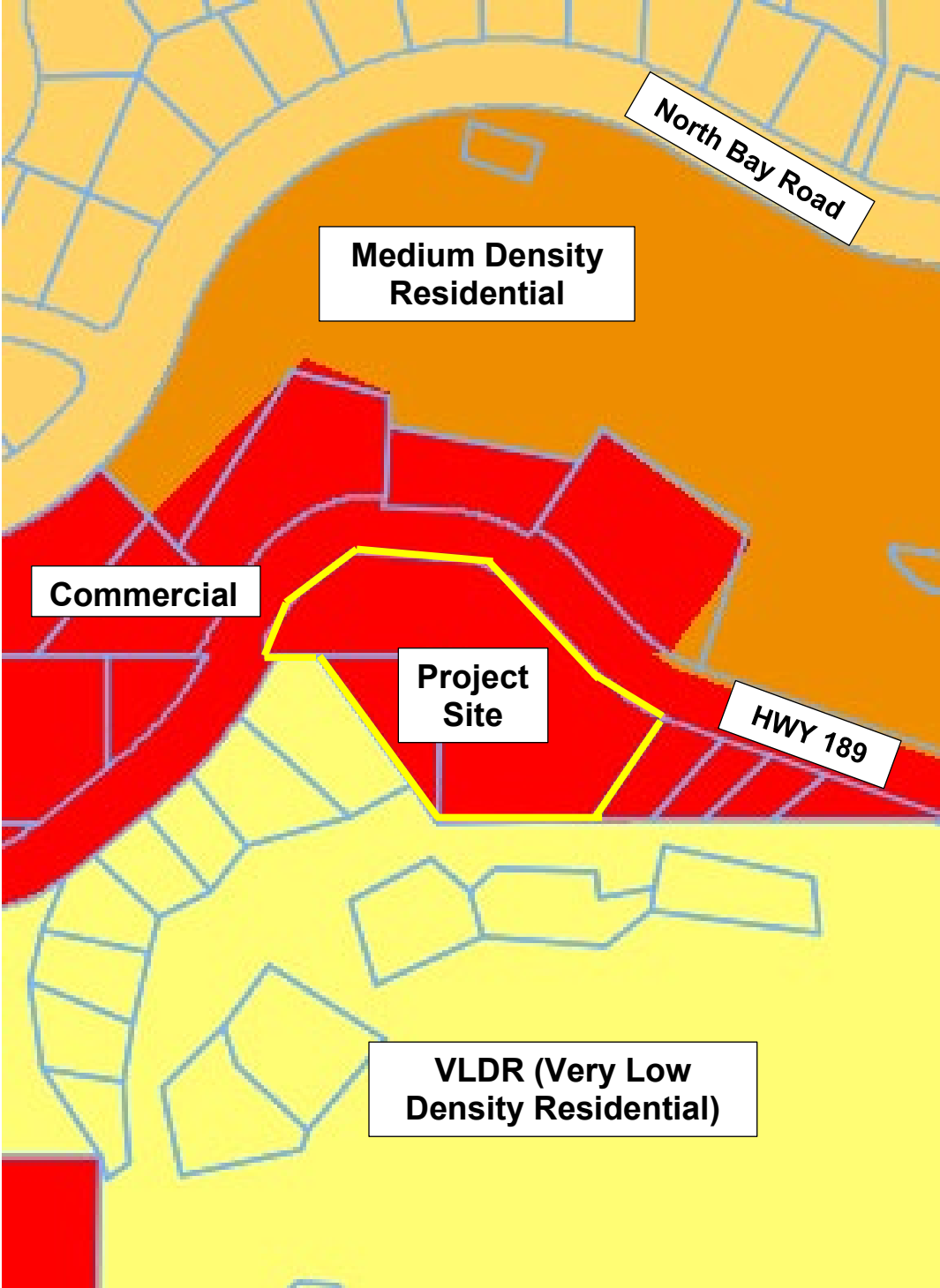
STAFF RECOMMENDATION: That the Planning Commission **ADOPT** the Mitigated Negative Declaration, **ADOPT** the Findings as contained in the staff report, **APPROVE** the Variance, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval, and **DIRECT** staff to file a Notice of Determination. ¹

¹ In accordance with Section 86.08.010 of the Development Code, the Planning Commission action may be appealed to the Board of Supervisors except for an appeal limited only to the proposed variance.

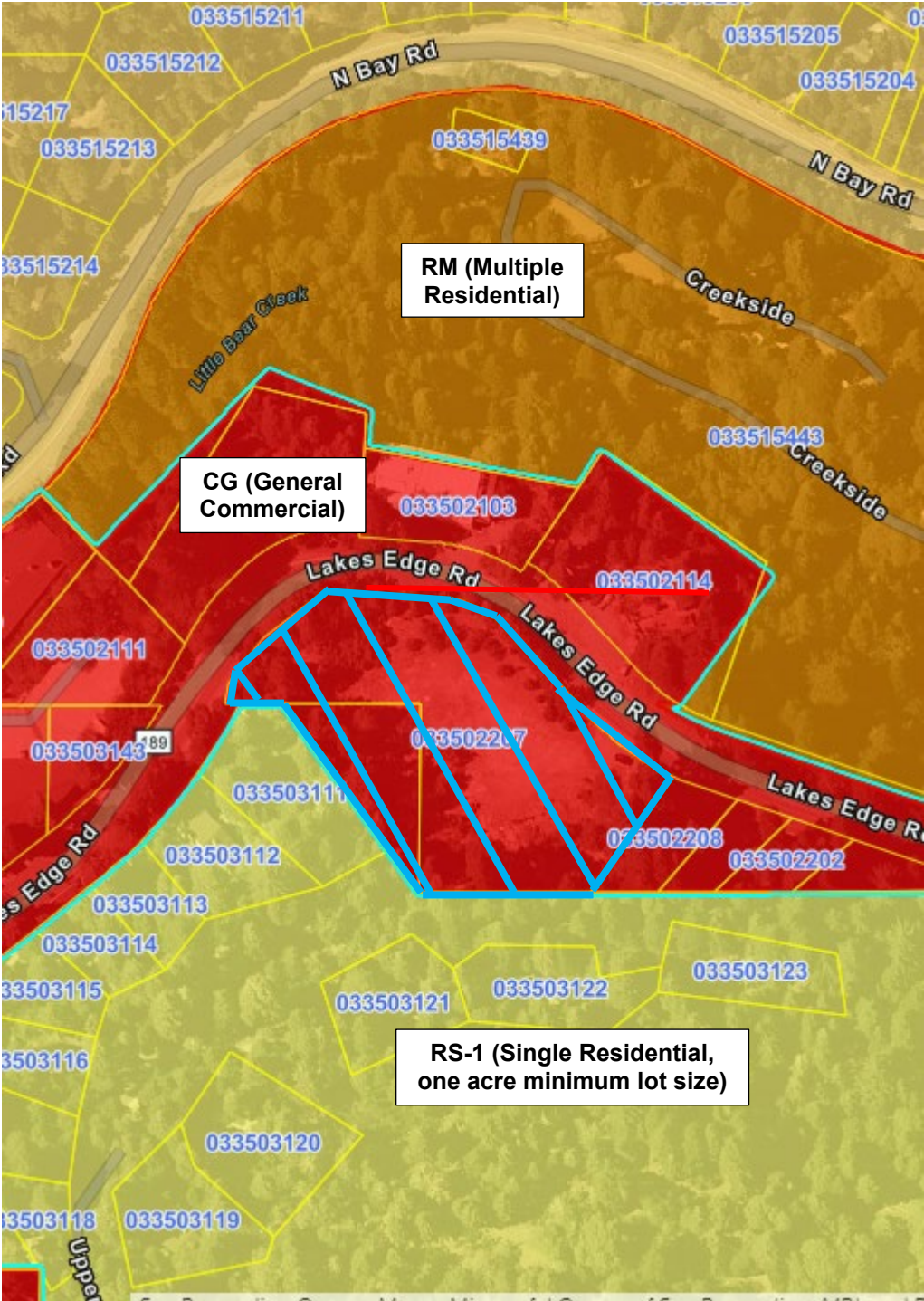
VICINITY MAP:
Aerial view of the Project Site



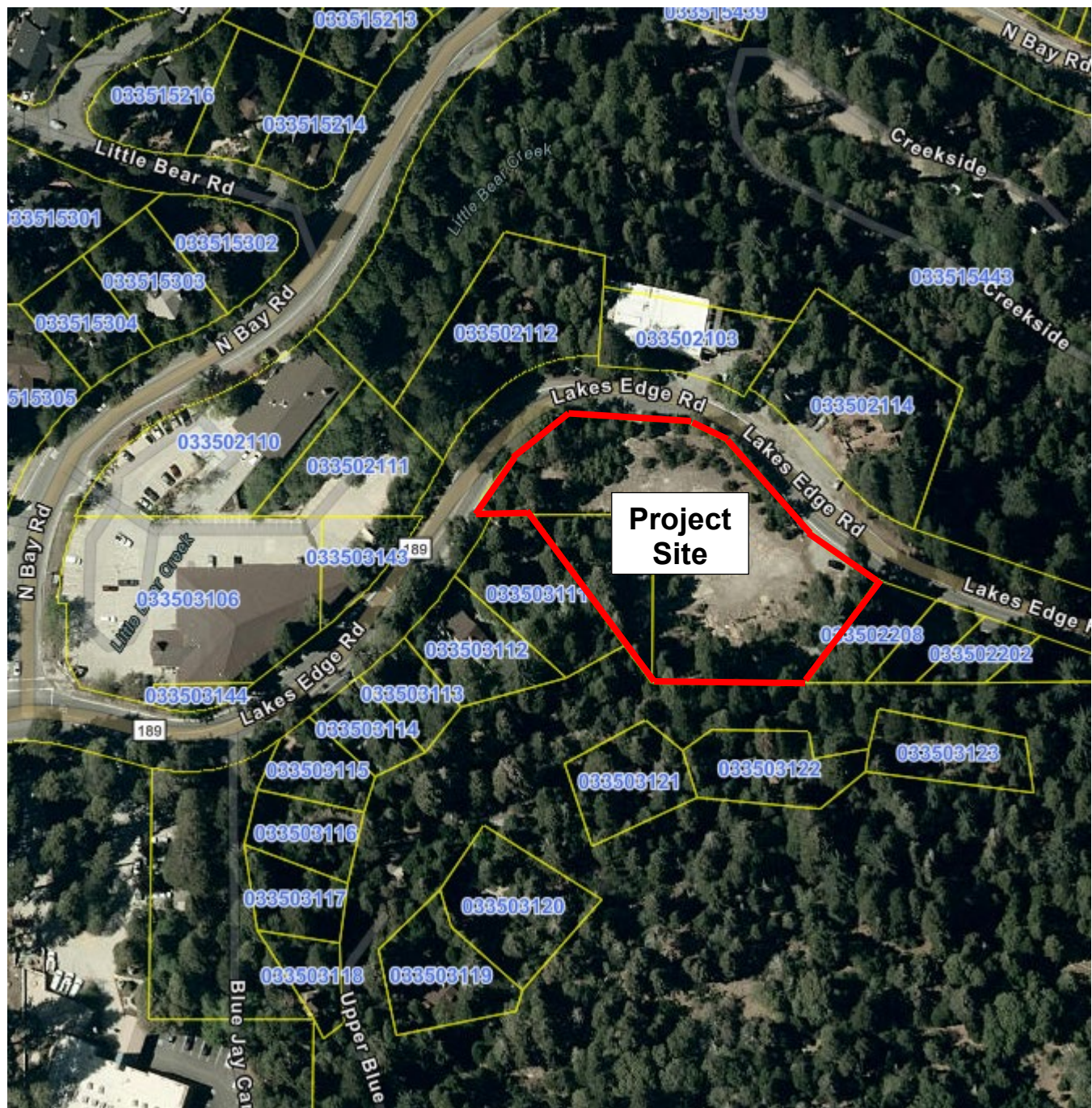
GENERAL PLAN LAND USE DISTRICT MAP:



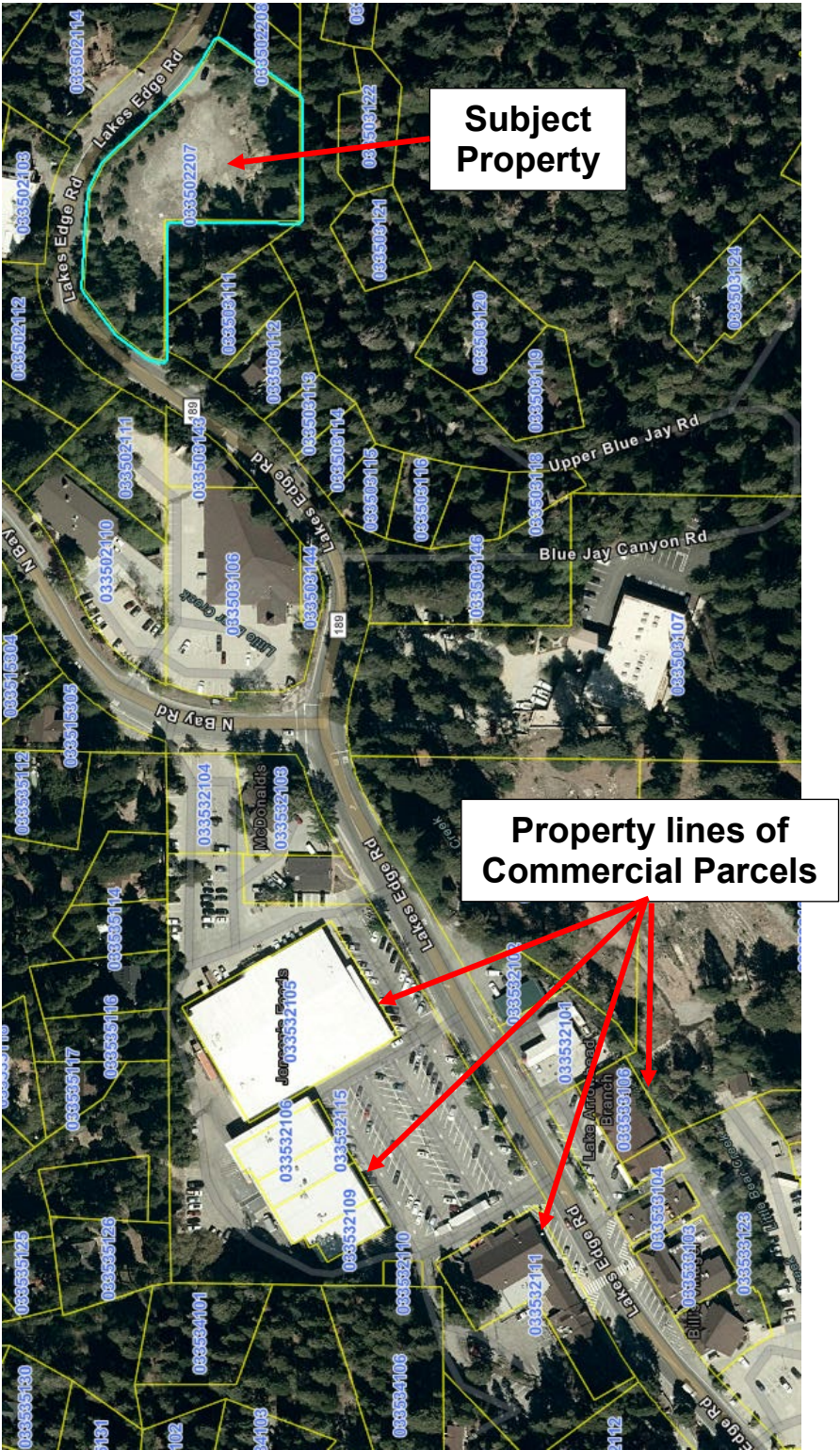
ZONING DISTRICT MAP:



AERIAL MAP:



AERIAL PHOTO WITH PARCELS DISPLAYED



SITE PHOTOS

View looking east (left) and west (right) along Highway 189 from easterly entry point.



View of existing wall adjacent to the Highway and across property towards the existing entry drive.



View towards the southerly (left) and westerly sides of the property.

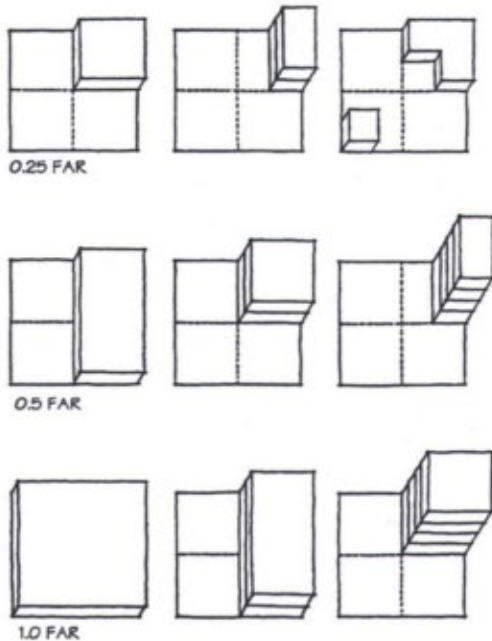


PROJECT DESCRIPTION:

Conditional Use Permit to construct and operate a 59,855 square-foot three-story mini-storage facility, with a variance to increase the floor area ratio (FAR) from 0.5:1 to 1.13:1 on 1.47 acres (Project). The variance for the FAR is discussed further in the section below. The proposed Project will have two points of access from Highway 189, based upon the requirements of the San Bernardino County Fire Protection District (Fire Department). All storage units are fully enclosed within the proposed three-story building. The site is rather unique in the mountains, in that most of the site is relatively flat and had been used as a lumber business many years ago, with a relatively large structure on-site that was removed in the late 1980s or early 1990s, based upon a review of aerial photos.

Floor Area Ratio Criteria and Site Design Criteria

The criteria contained in the San Bernardino County Development Code (Development Code) creates an area or envelope within which development can occur. In addition, the Development Code establishes a FAR to regulate the mass of buildings on a property. FAR is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on. The FAR for the subject property is .5:1, with a contemplated minimum lot area of 5 acres. A ratio of 0.5:1 FAR would allow a one-story building to cover half of the property (e.g., 2.5 acres for a minimum lot of 5 acres). If the building footprint was reduced by half, the additional square footage could be added to a second floor and still maintain the 0.5:1 FAR. This modification of the footprint could continue to be reduced and floors added, yet remain in compliance with the FAR requirement, as displayed in the example below.



Examples of Floor Area Ratios

Site development standards for the placement of buildings are primarily constrained by a variety of design factors, which in some circumstances effect the FAR, including building setbacks, height requirements, parking and access requirements, amount of landscape area, lot coverage criteria, parcel configuration, and financial factors that are not within the County's ability to evaluate. In this instance, the height requirement for the subject property is limited to 35 feet. The height limit and the other criteria described here will limit the design of a building.

In this instance, the proposed FAR for the building design exceeds the established criteria, but the building envelope created by the building height, setbacks, and parking area has been met. The FAR requirement provided in the General Commercial Zoning District for the Mountain Region would substantially reduce the ability to construct within the development parameters established by other design standards given the parcel size not conforming to the minimum lot area of 5 acres. For these reasons, staff is supportive of the proposed variance to increase the FAR from 0.5:1 to 1.13:1 on the subject property

Project Design

The 1.47-acre site is comprised of two separate parcels. The building height is determined based upon the following factors specified in the Development Code:

§ 83.02.040 Height Measurement and Height Limit Exceptions.

All structures shall meet the standards in this Section relating to height, except for fences and walls, which shall comply with [Chapter 83.06](#) (Fences, Hedges, and Walls).

- (a) *Maximum Height Allowed.* The height of buildings/structures shall not exceed the standards established by the applicable land use zoning district, except as otherwise provided in this Section.
- (b) *Height Measurement.* Height shall be measured as the vertical distance above a referenced datum measured to the highest point of the coping of a flat roof or to the deck line of mansard roof or to the average height of the highest gable of a pitched or hipped roof or the highest part of a structure. The reference datum shall be selected by either of the following, whichever yields a greater height of building:
- (1) The elevation of the highest adjoining sidewalk or ground surface within a five-foot horizontal distance of the exterior wall of the building when the sidewalk or ground surface is not more than ten feet above lowest grade.
 - (2) An elevation ten feet higher than the lowest grade when the sidewalk or ground surface described in Subdivision (1) above is more than ten feet above lowest grade.

Criteria (1) refers to utilizing the height of the adjoining or nearby ground level if it is less than 10 feet. For example, if the height of the adjoining land is five feet above the building ground level, then the building height would be measured from that point. Criteria (2) refers to a height greater than 10 feet, which would reflect the proposed Project. In this instance, the building height is measured from a point 10 feet above the lowest building level, even though the grade level exceeds 10 feet. The basis for both of these examples is to provide some level of accommodation for the variable landform that would not over penalize nor overly benefit a building constructed on a slope. The change in slope can be seen in the elevations displayed below.

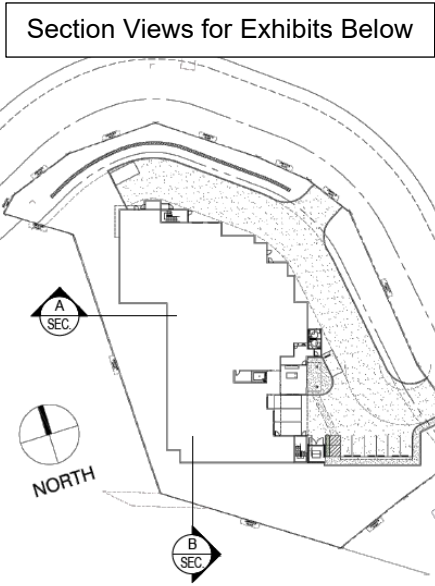
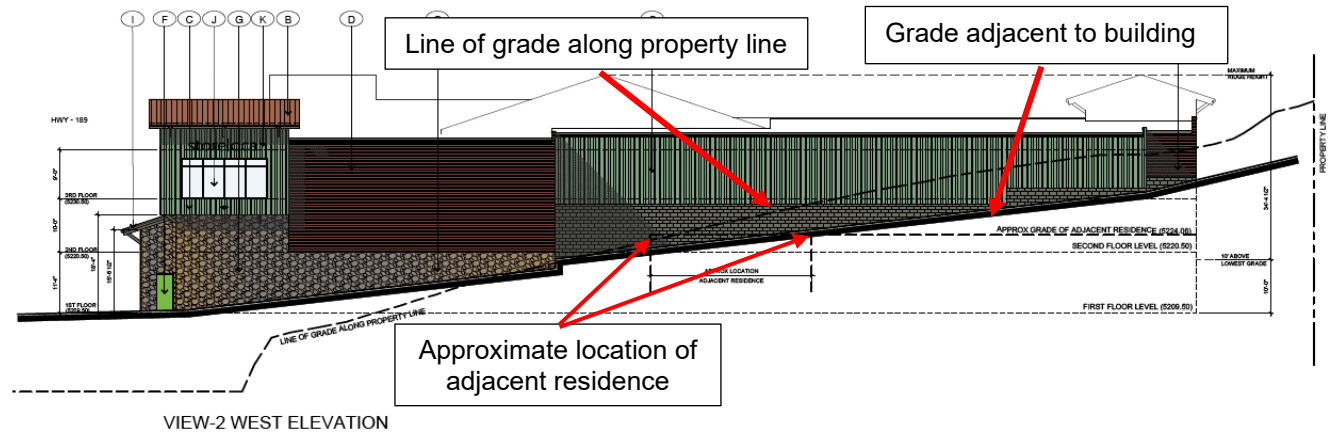


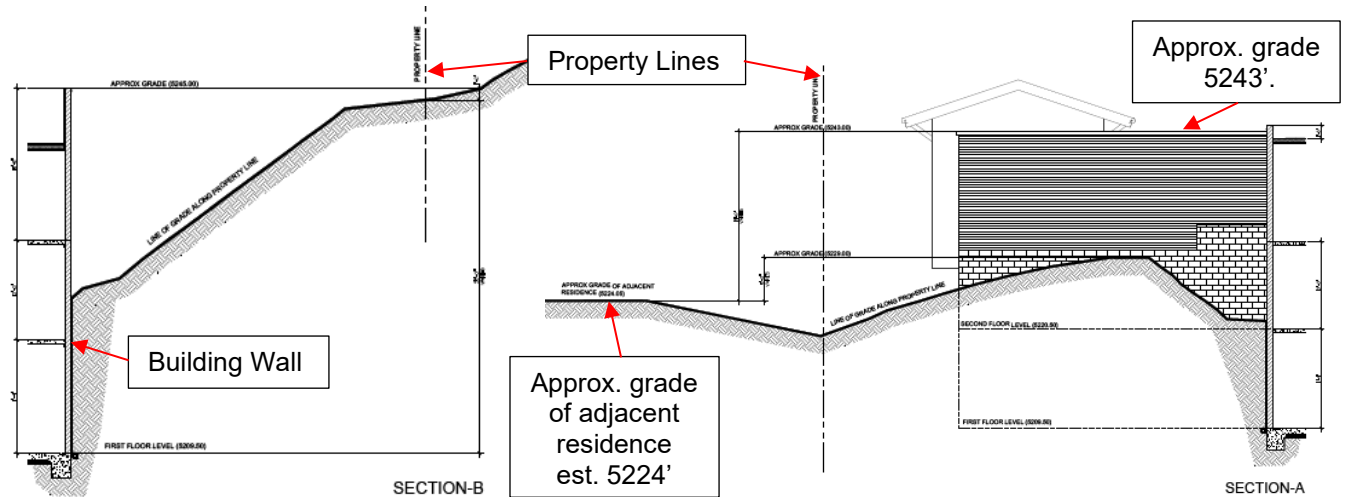
PROJECT ANALYSIS:

Site Planning: The proposed Project has been modified from that originally submitted, primarily to reflect the requirements of the Fire Department, which required dual access points. The original plan provided for a 71,008 square-foot storage facility and was in closer proximity to Highway 189 that involved a request for a variance from the street side setback. The original building footprint was 22,348 square-feet and has been reduced to 19,650 square-feet, allowing for driveway/fire department access in front of the building. As displayed in the photos provided above, an existing block wall/retaining wall is located very close to

the east bound travel lane for the Highway. In the revised plan, the proposed block wall will be relocated back approximately one to 14 feet and decrease in height from 14 feet to three feet for traffic moving in an easterly direction from the northwest corner to the mid-point of the property. The lower portion of the wall located between the driveways will be removed due to the lowering of the building pad. This will effectively provide for a widened roadway, although the pavement section will remain the same, with increased visibility for vehicles entering and exiting the site at the southerly end. This revised design will enhance vehicular safety.

At Staff's request and based upon Public Comments, the Applicant has provided additional details related to the elevation of the proposed structure and the views it would project as shown below.





Code Compliance Summary: As noted above, the Project satisfies all applicable standards of the Development Code for development in the CG Zoning District, except the FAR, as illustrated in Table 2 below.

Table 2: PROJECT CODE COMPLIANCE

Project Component	Development Code Special Development - Commercial		Project Plans (Proposed)
Storage Facility	CUP		CUP
Parking	- One space for each 250 sq. ft. of office area, with four spaces minimum. - A parking lane for temporary parking.		930 sq. ft. of office = Five parking spaces provided. - Parking lane space = One provided. - Handicapped parking = One space. - Total number of parking spaces = Seven spaces. - Loading spaces = Four spaces.
Building Setbacks	Front	15'	35'
	Street Side	15'	35'
	Interior Side	10'	15' (south side)
	Rear	10'	25' (west side)
Building Height	35' feet maximum		34' 5"
Lot Coverage	80 percent		Approximately 70 percent
Floor Area Ratio	0.5:1		1.13:1 with variance
Landscaping	15 percent		Approximately 19 percent
Drive Aisles	24'		25'

California Environmental Quality Act Compliance

An Initial Study/Mitigated Negative Declaration (IS/MND) has been completed (Exhibit A) in compliance with the California Environmental Quality Act (CEQA). A Notice of Availability/Notice of Intent (NOA/NOI) to adopt the IS/MND was advertised on the County Environmental website and distributed to initiate a 30-day public comment period, which concluded on April 18, 2022. The IS/MND analyzed the Project based on the applicant's original proposal of constructing a 71,008 sq. ft. building and concludes that the Project

will not have a significant adverse impact on the environment with the implementation of recommended mitigation measures. After circulation of the IS/MND, Staff concluded that the updated project design for the reduced 59,855 building size does not constitute significant new information that would trigger recirculation as the reduced building size will not create new or more significant environmental impacts as previously determined by the IS/MND. The mitigation measures identified in the IS/MND have been incorporated into the Conditions of Approval (Exhibit B) and are contained in the Project's Mitigation Monitoring and Reporting Program (Exhibit C). The following mitigation measures were identified for the following topical areas:

- Biological Resources: Complete a nesting bird survey.
- Cultural Resources: In the event cultural resources are discovered during construction, all work will cease around the site and an archaeologist will assess the find and coordinate with the San Manuel Band of Mission Indians.
- Traffic Analysis: Caltrans indicated the applicant must file documentation with them that includes:
 - ✓ A traffic analysis and vehicle miles traveled.
 - ✓ An evaluation of a left-turn pocket.
 - ✓ Detailed plans for driveways, sidewalks, curbs and gutters, ADA ramps, existing and proposed lane configurations, signing and stripping, existing and proposed right of way, and all roadway dimensions.
 - ✓ An analysis and utilization of their truck turning template.
 - ✓ Review site grading, retaining wall, and site drainage.

Based upon the completion of the Initial Study, Staff is recommending the adoption of a Mitigated Negative Declaration.

Public Comments:

The Project Notice was distributed for public review on August 4, 2021. Staff received 56 public comments (Exhibit D), covering the following topics:

- Opposed to the Project, it affects the "bucolic atmosphere" of the area.
- Concern expressed about the "blind curve" and icy roadway conditions in the winter.
- Security lights would be a nuisance to adjoining properties.
- Effect upon residential livability and potential impact on privacy.
- Project would cause an adverse effect upon wildlife and biological resources and should be evaluated.
- An environmental impact report would be appropriate.
- Project would be an eyesore and plenty of storage facilities already exist.
- Concern was expressed about soil erosion and maintaining the integrity of the property slopes/hillslopes.
- Adverse effects upon property values.
- Loss of peace and quiet.
- Concerned about additional traffic, accidents, and pollution.
- Project is not consistent with existing development pattern.
- Property a portion of the is residential not commercial.
- Project would generate limited job opportunities.
- These types of facilities generate crime through break-ins and fires.
- Do not cut down more trees.

The Notice of Availability/Notice of Intent was mailed on March 15, 2022, informing the public the proposed Initial Study/Mitigated Negative Declaration was available for review and the following comments summarized below were received (Exhibit D):

- The proposed Project needs to provide Lateral Support (“Lateral support is the right to have one’s land in its natural condition held in place from the side by the neighboring land so that it will not fall away.”) An arborist indicated a tree protection zone should be established and that improvements should remain 12 feet from the subject property.
Response: A slope stability analysis and geological study are required to be prepared and submitted for review and acceptance by the County Geologist to ensure the protection and suitability of maintaining the existing slope.
- The proposed Project will cause heavy traffic, become an eyesore, and the size of the Project needs to be reduced.
Response: The Project is not projected to cause heavy traffic due to its periodic use and did not trigger a traffic study based upon the projected number of vehicle trips. The applicant has attempted to create an attractive building design and has reduced the size of the building.
- The proposed Project is outrageously oversized and an eyesore.
Response: The Project has been reduced in size. The architectural design attempts to provide an attractive exterior design.
- The proposed Project exceeds the height limit, floor area ratio, and encroaches into the front setback.
Response: The proposed Project has been redesigned to eliminate the need to encroach into the front setback. Additional information has been provided, whereby the height limit is not exceeded.
- The proposed Project will generate additional traffic, noise, trash, lighting for security.
Response: Additional vehicle trips will occur, but the type of use will result in a minimal number. The active portion of the building faces the State Highway, which would reduce noise for adjoining properties. The individual storage units are only internally accessible. No lighting is permitted along the westerly exterior of the building.
- The property is surrounded by unstable slopes.
Response: The County has required the preparation of a slope stability study and geologic report that must be reviewed and accepted by the County Geologist.
- The size of the structure will overshadow the adjoining property.
Response: The proposed building will be clearly seen by the adjoining property owner, but meets height development standards for the Commercial designation.
- The project is not commercially zoned.
Response: The previous County Zoning/Land Use Maps and the new Countywide Policy Plan maps have designated the property as commercial. The smaller parcel has been zoned Commercial since 1987, based upon action of the County Board of Supervisors.

Tribal Consultation:

Letters were mailed to the San Manuel Band of Mission Indians and the Morongo Band of Mission Indians requesting input on the proposed Project, consistent with the requirements of AB 52. Comments were received from the San Manuel Band of Mission Indians on September 20, 2021, and incorporated into the Initial Study/Mitigated Negative Declaration and proposed Conditions of Approval.

RECOMMENDATION:

That the Planning Commission:

1. **ADOPT** the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (Exhibits A and C);
2. **ADOPT** the recommended Findings (Exhibit D) for approval of the proposed variance and conditional use permit;
3. **APPROVE** a variance to increase the floor area ratio from 0.5:1 to 1.13:1;
4. **APPROVE** the Conditional Use Permit to construct and operate a 59,855 sq. ft. multi-story mini-storage facility on 1.47 acres, subject to the Conditions of Approval (Exhibit B); and
5. **DIRECT** staff to file the Notice of Determination (Exhibit F).

ATTACHMENTS:

- EXHIBIT A: Initial Study/Mitigated Negative Declaration
www.sbcounty.gov/uploads/LUS/Environmental/Mini_Storage_CUP/Initial%20Study.pdf
- EXHIBIT B: Conditions of Approval
- EXHIBIT C: Mitigation Monitoring and Reporting Program
- EXHIBIT D: Public Comments
- EXHIBIT E: Findings
- EXHIBIT F: Notice of Determination

EXHIBIT A

Initial Study/Mitigated Negative Declaration

www.sbcounty.gov/uploads/LUS/Environmental/Mini_Storage_CUP/Initial%20Study.pdf

EXHIBIT B

Conditions of Approval



Conditions of Approval

Record: PROJ-2020-00205

Description:

CONDITIONAL USE PERMIT TO DEVELOP A 59,855 SQ. FT. THREE STORY BUILDING AS A MINI-STORAGE FACILITY AND ANCILLARY OFFICE BUILDING ON 1.47 ACRES, AND A VARIANCE TO INCREASE THE FLOOR AREA RATIO FROM 0.5:1 TO 1.13:1, ON PROPERTY ZONED CG-SCP AND POLICY PLANNED FOR COMMERCIAL LAND USES; LOCATED ON THE SOUTH SIDE OF HIGHWAY 189, APPROXIMATELY 500 FEET NORTHEAST OF THE INTERSECTION OF NORTH BAY ROAD AND HIGHWAY 189.

Informational

County Fire - Community Safety

1. Permit 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 with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.
2. Additional Requirements: In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
3. Access – 150+ feet: Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building.
4. 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 applicant 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 status, codes, ordinances and standards of the Fire Department.
5. Sprinkler Installation Letter: The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation.
6. Fire Safety Overlay: The County General Plan designates this property as being within the Fire Safety Review Area and all future construction shall adhere to all applicable standards and requirements of the overlay district.
7. Access – 30% slope: Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department.

Land Use Services - Land Development

8. 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.
9. Erosion Control Installation: Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
10. 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.



Conditions of Approval

On-going

Public Health– Environmental Health Services

11. Refuse Storage and Disposal: All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.
12. Noise Levels: Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.

Land Use Services – Planning

13. Development Impact Fees: Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
14. 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.
15. Continuous Effect/Revocation: All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
16. Revisions: Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.
17. Construction Hours: Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
18. Cultural Resources: During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.
19. Extension of Time: Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
20. Lighting: Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
21. Building Lighting: No building lighting is permitted along the westerly sides of the structure, except as may be required by the Fire Department.



Conditions of Approval

22. On-going Condition: Mitigation Measure CR-2: If significant pre-contact and/or post-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
23. Grading/Land Disturbance Condition: Mitigation Measure TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.
24. Underground Utilities: No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
25. Performance Standards: The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.
26. Additional Permits: The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but are not limited to: a. FEDERAL: N/A b. STATE: Caltrans District 8 c. COUNTY: Land Development; Building and Safety; Environmental Health; Special Districts, and; Public Works. d. LOCAL: Waste Hauler.
27. GHG - Operational Standards: The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project: a. Waste Stream Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services. b. Vehicle Trip Reduction. The "developer" shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides. c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval. d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.
28. Construction Noise: The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.
29. Project Account: The Project account number is PROJ-2020-00205. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,500.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

Conditions of Approval

30. Continuous Maintenance: The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) 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. k) 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. l) 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.
31. Project Approval Description (CUP/MUP): This Conditional Use Permit is conditionally approved to construct a 59,855 sq. ft. multi-story mini-storage facility with variances from existing Development Code criteria related to front building setback, building height, and floor area ratio on approximately 1.47 acres, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.
32. Expiration: This project permit approval shall expire and become void if it is not "exercised" within 36 months of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.



Conditions of Approval

Prior to Land Disturbance

Land Use Services - Building and Safety

33. Geotechnical (Soil) Report Required Before Grading: A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.
34. Wall Plans: Submit plans and obtain separate building permits for any required retaining walls.
35. Grading/Land Disturbance Condition: County Standard Procedure No. G-2 requires that a slope stability analysis be conducted by a California Professional Geologist or Professional Engineer prior to grading. A geologic report and/or engineering report, prepared and signed by the appropriate design professional, would need to be submitted to the County Geologist for review and approval.
36. Hillside and Grading Standards: The County Hillside Grading Standards apply to slopes of 15% or greater. The County Conditional Grading Compliance (83.04) also applies to slopes with gradients of 15% or greater.

Land Use Services - Land Development

37. Grading Plans: Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. All drainage and WQMP improvements shall be shown on the grading plans according to the approved final drainage study and WQMP reports. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.
38. FEMA Flood Zone: The Project is located within Flood Zone X-Unshaded according to FEMA Panel Number 7995H dated 08/28/2008. No elevation requirements. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
39. Drainage Improvements: A Registered Civil Engineer (RCE) 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 safety manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval. A \$750 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.
40. On-site Flows: On-site flows need to be directed to the nearest County road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.
41. Regional Board Permit: Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
42. 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

Land Use Services – Planning

43. Grading/Land Disturbance Condition: The following Caltrans comments shall be completed and correspondence accepting such from Caltrans shall be provided to Planning prior to issuance of a Grading permit: Future review of site grading plans including retaining wall construction details will be required. Site drainage plans detailing runoff quantities and detention basin calculations where necessary will also be required. Water quality management information demonstrating site runoff compliance to NPDES requirements will be required as well. When available, submit plans and supporting documents and studies for review and approval.
44. Grading/Land Disturbance Condition: Mitigation Measure BIO-1: Nesting bird surveys shall be conducted prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. In general, impacts to all bird species (common and special status) can be avoided by conducting work outside of the nesting season (generally March 15th to September 15th), and conducting a worker awareness training program. However, if all work cannot be conducted outside of the nesting season, preconstruction surveys shall be conducted and provided to the County Planning Division and shall focus on direct and indirect



Conditions of Approval

evidence of nesting, including nest locations, nesting stages, and nest behavior. Surveys shall evaluate all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. A project-specific Nesting Bird Management Plan should be prepared to determine suitable buffers.

45. Grading/Land Disturbance Condition: Mitigation Measure CR-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or post contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
46. Grading/Land Disturbance Condition: Mitigation Measure CR-2: If significant pre-contact and/or post-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.
47. Grading/Land Disturbance Condition: Mitigation Measures TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted of any pre-contact cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.
48. State Agency Condition: Mitigation Measure T-1: The applicant shall provide documentation to the County Planning Division that the following items have been reviewed and accepted by Caltrans prior to permit issuance, as identified in their correspondence to the County, dated December 8, 2021: Traffic Analysis: 1) Given the highway configuration at this location, preparation and review of a complete Traffic Impact Study will be required. This Study should also include the traffic safety review analysis and vehicle miles traveled (VMT) analysis for Caltrans review. 2) Traffic analysis should also include the evaluation of a left-turn pocket for use for access to the property where proposed. A left-turn pocket should also be included in all analysis scenarios. 3) Provide a detailed highway layout plan that shows the proposed driveways, sidewalks, curbs and gutters, ADA ramps, existing and proposed lane configurations, existing and proposed signing and striping, existing and proposed right of way, and all roadway dimensions. 4) Include a Truck Turning Template to demonstrate site accessibility at driveway locations proposed that will accommodate vehicles and trailers expected to use the proposed storage facility.

Public Works – Surveyor

49. Corner Records Required Before Grading: Pursuant to Sections 8762(b) and/or 8773 of the Business and Professions Code, a Record of Survey or Corner Record shall be filed under any of the following circumstances:
 - a. Monuments set to mark property lines or corners;
 - b. Performance of a field survey to establish property boundary lines for the purposes of construction staking, establishing setback lines, writing legal descriptions, or for boundary establishment/mapping of the subject parcel;
 - c. Any other applicable circumstances pursuant to the Business and Professions Code that would necessitate filing of a Record of Survey.
50. Monument Disturbed by Grading: 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 pursuant to Section 8771(b) Business and Professions Code.



Conditions of Approval

Public Health– Environmental Health Services

51. Vector Control Requirement: The project area has a high probability of containing vectors. A vector survey shall be conducted to determine the need for any required control programs. A vector clearance application shall be submitted to the appropriate Mosquito & Vector Control Program. For information, contact EHS Mosquito & Vector Control Program at (800) 442-2283 or West Valley Mosquito & Vector at (909) 635-0307.

Prior to Issuance

County Fire - Community Safety

52. Combustible Protection: Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.
53. Fire Fee: The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.
54. 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 produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied. This requirement shall be completed prior to combination inspection by Building and Safety.
55. Haz-Mat Approval: The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.
56. 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, including width, vertical clearance and turnouts.
57. Solar: Solar / Photovoltaic System Plans. Plans shall be submitted online through EZOP to the Fire Department for review and approval. Plans must be submitted and approved prior to Conditional Compliance Release of Building.
58. Surface: Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. Road surface shall meet the approval of the Fire Chief prior to installation. All roads shall be designed to 85% compaction and/or paving and hold the weight of Fire Apparatus at a minimum of 80K pounds.
59. 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 California Fire Code. The Fire Flow for this project shall be: 2,625 GPM for a two hour duration at 20 psi residual operating pressure. Fire Flow is based on a 59,855 sq. ft. structure.
60. Water System Commercial: A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. Fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred (300) feet from any portion of a structure.
61. Building Plans: Building plans shall be submitted to the Fire Department for review and approval.
62. Access: The development shall have a minimum of two points of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. 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. b. 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.



Conditions of Approval

Land Use Services - Building and Safety

63. Construction Plans: Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.
64. Temporary Use Permit: A Temporary Structures (TS) permit for non-residential structures for use as office, retail, meeting, assembly, wholesale, manufacturing, and/ or storage space will be required. A Temporary Use Permit (PTUP) for the proposed structure by the Planning Division must be approved prior to the TS Permit approval. A TS permit is renewed annually and is only valid for a maximum of five (5) years.

Land Use Services - Land Development

65. Road Dedication: The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications:

State Highway 189 (Mountain Major Highway – 80'):

Road Dedication. An additional 20-foot grant of easement is required to provide a half-width right-of-way of 40 feet.

66. Caltrans Review: Obtain comments from Caltrans for access requirements and working within their right-of-way.

Land Use Services - Planning

67. Signs: All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards: a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable. b. All sign lighting shall not exceed 0.5 foot-candle. c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety. d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.
68. Issuance/Building Permit Condition: The following Caltrans comments shall be completed and correspondence accepting such from Caltrans shall be provided to Planning prior to issuance of a Building Permit: 1) Given the highway configuration at this location, preparation and review of a complete Traffic Impact Study will be required. This Study should also include the traffic safety review analysis and vehicle miles traveled (VMT) analysis for Caltrans review. 2) Traffic analysis should also include the evaluation of a left-turn pocket for use for access to the property where proposed. A left-turn pocket should also be included in all analysis scenarios. 3) Provide a detailed highway layout plan that shows the proposed driveways, sidewalks, curbs and gutters, ADA ramps, existing and proposed lane configurations, existing and proposed signing and striping, existing and proposed right of way, and all roadway dimensions. 4) Include a Truck Turning Template to demonstrate site accessibility at driveway locations proposed that will accommodate vehicles and trailers expected to use the proposed storage facility.
69. Issuance/Building Permit Condition: Mitigation Measure TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.
70. Lot Line Adjustment/Lot Merger: A Lot Line Adjustment or Lot Merger shall be submitted to the Planning Division, approved by the County Surveyor, and recorded prior to issuance of Building Permits. This action is intended to combine the two existing lots into one lot.



Conditions of Approval

Public Health– Environmental Health Services

71. Preliminary Acoustical Information: Submit preliminary acoustical information demonstrating that the proposed project maintains noise levels at or below San Bernardino County Noise Standard(s), San Bernardino Development Code Section 83.01.080. The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to the EHS for review and approval. For information and acoustical checklist, contact EHS at (800) 442-2283.
72. Sewer Service Verification Letter: Applicant shall procure a verification letter from the sewer service provider identified. This letter shall state whether or not sewer connection and service shall be made available to the project by the sewer provider. The letter shall reference the Assessor's Parcel Number(s).
73. Sewage Disposal: Method of sewage disposal shall be sewer service provided by Lake Arrowhead CSD or an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).
74. Existing Wells: If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.
75. Water Service Verification Letter: Applicant shall procure a verification letter from the water service provider. This letter shall state whether or not water connection and service shall be made available to the project by the water provider. This letter shall reference the File Index Number and Assessor's Parcel Number(s). For projects with current active water connections, a copy of water bill with project address may suffice.
76. Water Purveyor: Water purveyor shall be Lake Arrowhead CSD or EHS approved.

Prior to Final Inspection

County Fire - Community Safety

77. Above Ground Storage Tank: The applicant shall submit an Application for an Above Ground Storage Tank detailed plans to the San Bernardino County Fire Department for review and approval prior to any installation on-site. The required Fees shall be paid at time of plan submittal.
78. Combustible Vegetation: Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less.
79. 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.
80. Fire Alarm - Manual: 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.
81. Fire Lanes: The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.



Conditions of Approval

82. 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 plans to the with hydraulic calculation and manufacturers specification sheets to the Fire Department for approval and approval. 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.
83. 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.
84. Key Box: An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Knox Lock.
85. Material Identification Placards: The applicant shall install Fire Department approved material identification placards on the outside of all buildings and/or storage tanks that store or plan to store hazardous or flammable materials in all locations deemed appropriate by the Fire Department. Additional placards shall be required inside the buildings when chemicals are segregated into separate areas. Any business with an N.F.P.A. 704 rating of 2-3-3 or above shall be required to install an approved key box vault on the premises, which shall contain business access keys and a business plan.
86. Roof Certification: A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.
87. 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.
88. Fire Extinguishers: Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.

Prior to Occupancy

County Fire - Community Safety

89. Inspection by the Fire Department: Permission to occupy or use the building (certificate of Occupancy or shell release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

Land Use Services - Land Development

90. Drainage Improvements: All required drainage improvements shall be completed by the applicant. The private Registered Civil Engineer (RCE) shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans.
91. LDD Requirements: All LDD requirements shall be completed by the applicant prior to occupancy.
92. Caltrans Approval: Obtain approval from Caltrans for access requirements and working within their right-of-way.



Conditions of Approval

Land Use Services – Planning

93. Condition Compliance: Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.
94. Fees Paid: Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2020-00205.
95. Installation of Improvements: All required on-site improvements shall be installed per approved plans.
96. Landscaping/Irrigation: All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
97. Screen Rooftop: All roof top mechanical equipment is to be screened from ground vistas.
98. Shield Lights: Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance").
99. 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.



Conditions of Approval

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	http://cms.sbcounty.gov/lus/Home.aspx	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcounty.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149
	Traffic	(909) 387-8186
Web Site	http://cms.sbcounty.gov/dpw/Home.aspx	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://wp.sbcounty.gov/dph/programs/ehs/	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
Special Districts	Administration, Park and Recreation, Roads, Streetlights, Television Districts, and Other	(909) 386-8800
External Agencies (Caltrans, U.S. Army, etc.)		See condition text for contact information...

EXHIBIT C

Mitigation Monitoring and Reporting Program

**Mitigation Monitoring and Reporting Program
Initial Study/Mitigated Negative Declaration
Platinum Storage Group – Highway 189 Storage Project**

Prepared by:



County of San Bernardino, Land Use Services Department

385 N. Arrowhead Avenue, 1st Floor
San Bernardino, California 92415-0182
Contact: Jim Morrissey, Planner

MARCH 2023

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1 Introduction

The California Environmental Quality Act (CEQA) requires that a public agency adopting a Mitigated Negative Declaration (MND) take affirmative steps to determine that approved mitigation measures are implemented after project approval. The lead or responsible agency must adopt a reporting and monitoring program for the mitigation measures incorporated into a project or included as conditions of approval. The program must be designed to ensure compliance with the MND during project implementation (California Public Resources Code, Section 21081.6(a)(1)).

This Mitigation Monitoring and Reporting Program (MMRP) will be used by the County of San Bernardino (County) to ensure compliance with adopted mitigation measures identified in the MND for the proposed Star Point Properties Sixth Street Warehouse Project when construction begins. The County, as the lead agency, will be responsible for ensuring that all mitigation measures are carried out. Implementation of the mitigation measures would reduce impacts to below a level of significance for air quality, biological resources, cultural resources, geology and soils, hazards and hazardous materials, noise, and tribal cultural resources.

The remainder of this MMRP consists of a table that identifies the mitigation measures by resource for each project component. Table 1 identifies the mitigation monitoring and reporting requirements, list of mitigation measures, party responsible for implementing mitigation measures, timing for implementation of mitigation measures, agency responsible for monitoring of implementation, and date of completion. With the MND and related documents, this MMRP will be kept on file at the following location:

County of San Bernardino
385 N. Arrowhead Avenue, First Floor
San Bernardino, California 92415

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2 Mitigation Monitoring and Reporting Program Table

Table 1 Mitigation Monitoring and Reporting Program

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
<i>Biological Resources</i>				
BIO-1: Nesting bird surveys shall be conducted prior to any construction activities taking place during the nesting season to avoid potentially taking any birds or active nests. In general, impacts to all bird species (common and special status) can be avoided by conducting work outside of the nesting season (generally March 15th to September 15th), and conducting a worker awareness training program. However, if all work cannot be conducted outside of the nesting season, preconstruction surveys shall be conducted and provided to the County Planning Division and shall focus on direct and indirect evidence of nesting, including nest locations, nesting stages, and nest behavior. Surveys shall evaluate all suitable areas including trees, shrubs, bare ground, burrows, cavities, and structures. A project-specific Nesting Bird Management Plan should be prepared to determine suitable buffers.	Prior to Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	County of San Bernardino	
<i>Cultural Resources</i>				
CR-1: In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted, as detailed within TCR-1, regarding any pre-contact and/or post contact finds and be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.	Prior to issuance of Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	County of San Bernardino	



Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
CR-2: If significant pre-contact and/or post-contact cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly.	Prior to Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	County of San Bernardino	
CR-3: If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.	Prior to Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	County of San Bernardino	
Traffic				
T-1: The applicant shall provide documentation to the County Planning Division that the following items have been reviewed and accepted by Caltrans prior to permit issuance, as identified in their correspondence to the County, dated December 8, 2021: Traffic Analysis: 1) Given the highway configuration at this location, preparation and review of a complete Traffic Impact Study will be required. This Study should also include the traffic safety review analysis and vehicle miles traveled (VMT) analysis for Caltrans review. 2) Traffic analysis should also include the evaluation of a left-turn pocket for use for access to the property where proposed. A left-turn pocket should also be included in all analysis scenarios. 3) Provide a detailed highway layout plan that shows the proposed driveways, sidewalks, curbs and gutters, ADA ramps, existing and proposed lane configurations, existing and proposed signing and striping, existing and proposed right of way, and all roadway dimensions.	Prior to issuance of Land Disturbance or Grading Permit	Project applicant and their construction contractor/consultant	County of San Bernardino	

Mitigation Measure	Implementation Timing	Party Responsible for Implementation	Party Responsible For Monitoring	Date of Completion/Notes
4) Include a Truck Turning Template to demonstrate site accessibility at driveway locations proposed that will accommodate vehicles and trailers expected to use the proposed storage facility.				
<i>Tribal Resources</i>				
TCR-1: The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) shall be contacted of any pre-contact cultural resources discovered during project implementation and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a Cultural Resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI, and all subsequent finds shall be subject to this Plan. This Plan shall allow for a monitor to be present that represents SMBMI for the remainder of the project, should SMBMI elect to place a monitor on-site.	Prior to issuance of Land Disturbance or Grading Permit	Project applicant and/or their construction contractor	County of San Bernardino	
TCR-2: Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI throughout the life of the project.	Prior to issuance of Land Disturbance or Grading Permit	Project applicant and/or their construction contractor/consultant	County of San Bernardino	

EXHIBIT D

Public Comments

Biggs, Lupe

From: Ryan Abbate <rjabbate@hotmail.com>
Sent: Thursday, August 19, 2021 4:35 PM
To: Morrissey , Jim
Subject: Mini Storage, Blue Jay APN 033503142

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Look around. Does this in anyway fit the bucolic atmosphere of this area? Do we really want to set a precedent that begins to undermine our esthetic and quality of life? I am all for property rights but this is just a bad idea.

Ryan Abbate, Dogwood Canyon Resident

Biggs, Lupe

From: Pamela Abell <PAbell@csusb.edu>
Sent: Tuesday, September 14, 2021 5:34 PM
To: Morrissey, Jim
Subject: FW: Blue Jay storage/office facility - PROJ-2020-00205

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Dear Mr. Morrissey,

According to San Bernardino County officials, the Blue Jay project proposal (PROJ-2020-00205) calls for a Conditional Use Permit to construct and operate a 71,008 sq. ft. multi-story storage facility and ancillary office building on 1.47 acres on a blind curved, narrow, 2-lane busy road.

That lot has steep 20-foot hillsides on three sides and Hwy 189 on the fourth. The only access to the Highway is in the middle of a blind curve, in deep shade, which will be icy during the winter months or the site of black ice.

While the property owner may be within his rights for the lot itself, the proposed large storage/office use is inappropriate for the areas surrounding the lot and abutting the blind curved, 2-lane narrow, busy road. A short distance after the blind curve, it is very close to the 4-way stop sign, the nexus between Blue Jay and Lake Arrowhead.

I have lived up here for 42 years, not near that site, but know that truck access to the site and potential traffic problems will be a nightmare and dangerous for drivers - guaranteed.

I ask that you REJECT that proposal due to safety issues, especially during the winter months.

Thank you for reading my email and God bless you for the hard decisions you make daily.

Pamela Abell, Ph. D.

Graduate Career Services – JHBC 213
College of Business and Public Administration
California State University, San Bernardino, CA 92407-2393

909-537-3393

Biggs, Lupe

From: John Stroot <jstroot@roadrunner.com>
Sent: Friday, August 20, 2021 1:16 PM
To: Morrissey, Jim
Cc: jstroot@roadrunner.com
Subject: Addendum to objection

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Mr. Morrissey,

I neglected to mention one other important consideration. If the proposal includes security lights, those lights would certainly be a nuisance to the homes that border the business. In my view, that type of lighting would have a significant impact on those homes.

Thank you for being receptive to our concerns.

John

From: John Stroot <jstroot@roadrunner.com>
Sent: Thursday, August 19, 2021 9:21 AM
To: jstroot@roadrunner.com
Subject: FW: Project Notice for Parcel No. 0335-022-07, Project No. 2020-00205

From: John Stroot <jstroot@roadrunner.com>
Sent: Wednesday, August 18, 2021 5:14 PM
To: 'Morrissey, Jim' <Jim.Morrissey@lus.sbcounty.gov>
Cc: jstroot@roadrunner.com
Subject: Project Notice for Parcel No. 0335-022-07, Project No. 2020-00205

Dear Mr. Morrissey,

Thank you again for your prompt response to my email. The following is my input regarding the subject property.

First, I am sensitive to the issue of ownership rights but also agree that it is important to seek community input before approving projects of this nature. My hope is that whatever is approved (if anything) melds well into the surrounding community. This property apparently is zoned for use as a storage unit and office building, however, there should be limits and other considerations before such a project commences.

The Lake Arrowhead / Blue Jay area is considered by many to be the crown jewel of the San Bernardino mountains. That is largely due to the wise decisions of those who put beauty and conformity into the decisions that made it what it is today. Every community has a need for commercial or industrial property and, thankfully, those areas are mostly positioned together so as to preserve the natural beauty of the surrounding area. Rim Forest is host to many of these businesses and few complain about the consolidation of those businesses in that area. This project however is not compatible with the homes that surround it. The fact that three stories (42 feet tall) is part of the plan, makes it that much more inappropriate. The architectural drawing of the building depicts something akin to a warehouse or industrial building. Gone would be the flow of the surrounding community that makes Lake Arrowhead and Blue Jay what it is. There are also traffic concerns because turning left onto the highway from this location is done without proper views of oncoming traffic. There is also noise that accompanies a project like this. One would think that the owners have done some marketing research to determine in their mind that there will be a demand for storage space. There may be a demand, however, studies have been performed and the one cited below concludes that the average length of stay at a storage facility is 7 to 10 months while 40% of renters stay 2+ years.

[SpareFoot Insights: Calculating length of stay correctly - The SpareFoot Storage Beat](#)

Considering this, a trip down to a storage facility in San Bernardino is not asking much when it means preserving the natural beauty and consistency of the community.

For these reasons, I ask that you not approve the proposed project.

Respectfully,

John Stroot
363 Cedar Ct.
Blue Jay CA

Mailing address:
1563 Cipres Ct.
Camarillo CA 93010

From: Morrissey , Jim <Jim.Morrissey@lus.sbcounty.gov>
Sent: Tuesday, August 10, 2021 11:16 AM
To: John Stroot <jstroot@roadrunner.com>
Subject: RE: Project Notice

Good Morning;

It is a three story building. See attached. This elevation plan also displays a general layout of the project. They are currently discussing the extent of the lighting based upon a discussion we had with them last week. They will have lighting attached to the building, but may also request a pole light. They have not decided. As we proceed through this initial review process and provide them comments on various design changes, more details on the lighting will be provided. It is not unusual for plans to change based upon responses from the various reviewing departments and division.

We have notified Caltrans of the proposal along with our Traffic Division and are awaiting their comments.

Jim Morrissey

Planner

Land Use Services Department

Phone: 909-387- 4234

Fax: 909-387-3223

385 N. Arrowhead Avenue, 1st Floor

San Bernardino, CA 92415-0187



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

www.SBCounty.gov

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From: John Stroot <jstroot@roadrunner.com>
Sent: Monday, August 09, 2021 2:17 PM
To: Morrissey , Jim <Jim.Morrissey@lus.sbcounty.gov>
Cc: jstroot@roadrunner.com
Subject: Project Notice

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

Dear Mr. Morrissey,

I have received the "Project Notice" that was sent to me regarding the application for a permit to construct a multi-story mini-storage facility on the parcel number noted below. I do wish to provide input regarding this proposal, but it would be most helpful if you could let me know the following:

1. Exactly how many "stories" does this project propose?
2. How close would this multi-story building be to the homes that border this property.
3. Would this property be illuminated by security lights all night long?
4. As this property is on a curved road which obscures the view of drivers heading east, would stop signs be installed to lower the risk of collision?

I look forward to your prompt response.

Regards,

John Stroot
1563 Cipres Ct.
Camarillo, CA 93010

RE:
Parcel No" 0335-022-07 and 0335-031-42

Project No. PROJ-2020-00205

Biggs, Lupe

From: Joann Arriola <joannarriola@me.com>
Sent: Thursday, August 19, 2021 5:23 PM
To: Morrissey, Jim
Subject: Storage facility

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Project Number: PROJ-2020-00205, and the Assessor Parcel Number (APN): 0335-022-07 and 0335-031-42. This instead is so not a good place for a giant storage facility. It's right on 189 on the way from blue jay to the lake arrowhead village. This would be such an eye sore. There are much better less conspicuous places to put this facility. Let's keep our area beautiful.

The proposed use is inappropriate for the location," said William Grant. "It is so close to the 4-way stop sign, and truck access to the site and potential traffic problems will be a nightmare."
"How does the County maintain our residential livability if such storage facility is just 30 feet from the residential neighborhood?" asked Grant. "What are the physical and emotional impacts of a new multi-story facility to adjacent residents? What is the potential impact from the ground-level activities like parking, and what is the potential impact from the upper-story on privacy, sunlight, and other visual qualities?"

Joann Arriola

Sent from my iPhone

Biggs, Lupe

From: Hugh Bialecki <habialeckidmd@gmail.com>
Sent: Friday, August 20, 2021 1:44 PM
To: Morrissey, Jim
Cc: Ted Shelton; Gary Shuey
Subject: Project No. PROJ-2020-00205, APN No. 0335-022-07 and 0335-031-42

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Thank you for the opportunity to comment on the subject property located in the commercial area of Blue Jay, California, locate on State Highway 189 a short distance from North Bay Road.

The Save Our Forest Association, Inc., PO Box 126, Rimforest, CA 92378, requests being included on all letters, public notices regarding the status of this project as it moves forward in the Planning Department.

The potential project may be a good use of this vacant lot that for many years has remained unused, although popular with winter snow play visitors. A primary concern is State Highway 189 as frontage and the blind curve leading to the property once you progress from the controlled intersection of Hwy 189/North Bay Road. Identification of likely traffic counts and how the ingress and egress would be managed by CalTrans is critical to public safety. This property abuts Dogwood Canyon and the property owners association greenbelt. The presence of CA spotted owl, SB flying squirrel, blue tailed skink and other indigenous wildlife living in this canyon should be clearly evaluated in biological studies.

Little Bear Creek flows into Lake Arrowhead adjacent to this property and the potential contaminated run off from developing the site, with resultant conversion from soil to impervious surfaces for buildings and parking could pose a problem in Paradise Bay/Lake Arrowhead which is the terminus of Little Bear Creek, providing 50-66% of the annual water flow into Lake Arrowhead. How many parking spaces would be required with this proposed project ?

Typically, multi-story storage facilities are lit all night long for security and user access (are access hours for customers yet determined ?). The resulting light pollution into Dogwood Canyon is a likely disturbance to both residents and wildlife; what is the intended lighting and how has that extent and degree of illumination been evaluated given the sensitive location ? There is an adjacent two-story office building with Lake Arrowhead Communities Service District as primary tenant. This structure is set back from the road significantly and its visual impact is minimal from the intersection of Hwy 189/North Bay Road. What is the intended set back for the proposed multi-story self storage building and how many stories are intended ? The visual impacts of the site and proximity to Hwy 189 could be dramatic and should be addressed as part of an Environmental Impact Report.

The proposed project may be suitable for this general commercial zoning; however, the adjacent Dogwood Canyon with minimal residences and extensive wildlife is a concern given the commercial lighting, noise, increased traffic on State Highway 189, addition of impervious surfaces for parking and esthetic changes with a multi-story building proposed. An Environmental Impact Report with associated traffic, biological, noise, lighting and other studies would be appropriate to evaluate the best understanding of potential impacts.

Sincerely,

Hugh A. Bialecki, DMD
Pres., Save Our Forest Association, Inc.

Biggs, Lupe

From: Carl Blank II <blankcwii@gmail.com>
Sent: Thursday, August 19, 2021 3:41 PM
To: Morrissey, Jim
Subject: PROJ-2020-00205; APN:0335-022-07 AND 0335-031-42

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I used to hope that one department in the San Bernardino County government would act on behalf of citizens instead of business/money. Now I know that doing the same thing over and over and expecting a different result is useless in SB County especially when the mountain communities are under attack.

The County uses Arrowhead to name its county hospital, the San Bernardino Golf club calls itself Arrowhead Golf Club even though it is 20 miles from Lake Arrowhead. You use the aura of our communities and yet continue to disregard our needs, our environment, our unique to the area weather and any issues that we have with the destructive, ugly, unnecessary projects that we are continually bombarded with.

Many citizens will protest this grotesque project in this location, but the Board of "Supervisors" will again rubber stamp the project out of fear of being sued by Platinum Storage Group. If Platinum Storage thinks that location will be good for them, I think they will be disappointed. It is difficult to access that lot on the curve, and a proposed traffic light for people to access the facility will cause serious problems in Blue Jay and access to Lake Arrowhead which may irk tourists as well as residents. It would be interesting to know if Platinum or the county studied the existing storage facilities to see if there is a need. If there is, I would recommend the vacant commercial lot on Hwy 189 that currently is used to store the utility vehicles for Edison. That has been for sale off and on for years and has a better line of sight for vehicles entering or leaving so that traffic control would not be necessary.

The San Bernardino County government was once declared the most corrupt in the state. It appears that nothing has changed since the LA Times article years ago.

Trudie Blank, Twin Peaks

Biggs, Lupe

From: Jack Brooks <jackbrooks@hotmail.com>
Sent: Wednesday, September 1, 2021 11:09 AM
To: Morrissey, Jim
Subject: RE: Project Number: PROJ-2020-00205 Assessor Parcel Number (APN): 0335-022-07 and 0335-031-42

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I go on record as firmly opposing the proposed storage facility project on State Highway 189.

As 40+ year mountain resident, I watch with dismay as San Bernardino County supervisory members continue to greenlight projects, such as AirBnB STRs, massive church-based development, and others, such as the storage facility, that degrade our mountain community's formerly enriching quality of life and create an overburdened infrastructure, congested roadways, noise pollution, and in the case of STRs, an influx of unregulated neighborhood 'businesses' that not only increase the above detriments, but also bring potentially unvaccinated/non-masking crowds to our area, clearly a health hazard in this time of an increasing global pandemic.

I give you this background to illustrate why so many long term residents are leaving their former home, as I hear them declare one after another: "It's never gonna be nice here again."

If your mission is to turn our mountain communities into a commercialized 'temporary housing' model, you're succeeding admirably...such "visitor" communities ultimately cannot support a hospital, schools, availability of long term home rentals, any other businesses but service-based visitor vendors, effective law enforcement, and most significantly, fewer and fewer permanent residents active in their vested interest to better our mountain environment. Instead, only 'tourists' who use our resources and leave, often with trash, expense, and disruption in their wake.

Many of us feel our pleas noted above fall on your deaf ears...I invite you to prove us wrong.

Sincerely,

John S. (Jack) Brooks

Biggs, Lupe

From: scarlette chapman <scarlettechapman@yahoo.com>
Sent: Thursday, August 19, 2021 9:24 AM
To: Morrissey , Jim
Subject: Project Number: PROJ-2020-00205, Assessor Parcel Number (APN): 0335-022-07 and 0335-031-42

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Dear Mr. Morrissey,

I'm a resident of Blue Jay, CA, and am writing you to express my opposition to the proposed commercial project in my town. The scope and size of the proposed building is completely inappropriate for the area. Such a huge industrial building will be such an eyesore! We have plenty of storage facilities why construct another one in a residential zone? I also have traffic concerns. Access to the highway is in the middle of a blind curve. I'm concerned about all the truck access during construction, when already we have so many problems with people speeding on the highway.

Thank you for your consideration in this matter.

Regards,
Scarlette

Biggs, Lupe

From: R Bisbey <sbclus20210818@rb.org>
Sent: Wednesday, August 18, 2021 2:01 PM
To: Morrissey, Jim
Cc: sbclus20210818@rb.org
Subject: Comments on PROJ-2020-00205 submitted by Richard Bisbey II

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1. My name is Richard Bisbey II. My family owns the property at 355 Cedar Ct., Blue Jay, CA 92317, APN 033503121, Assess Desc: SFR, Assess Class: SINGLE FAMILY RESIDENTIAL. We are also members of the Dogwood Blue Jay Canyon Improvement Association (DBCIA), and thus, owners of APN: 033503145, Assess Desc: COMMON AREA, GREENBELT, Assess Class: RESTRICTED.

2. On 6 August 2021, we received a letter from San Bernardino County Land Use Services, Project number:PROJ-2020-00205, regarding an application by Platinum Storage Group for a Conditional Use Permit to construct and operate a 71,008 sq. ft. multi-story mini-storage facility and ancillary office building on parcels APN 033502207 (Assess Desc: VACANT LAND, Assess Class: COMMERCIAL) and APN 033503142 (Assess Desc: VACANT LAND, Assess Class: SINGLE FAMILY RESIDENTIAL) located at 27403 State Highway 189, Blue Jay, CA.

3. The proposed mini-storage site is 37.14 feet from our property, and shares a common southern and western border with DBCIA property. It would directly impact my family's property, as well as the DBCIA greenbelt property. As such, we are submitting the following comments.

4. It is our understanding that other individuals are submitting comments on a variety of important issues, including, but not limited to:

- APN 033503142 assessment class is SINGLE FAMILY RESIDENTIAL, not COMMERCIAL
- Environmental impact report
- Highway 189 traffic
- Highway 189 ingress and egress
- Nighttime light pollution
- Noise pollution
- Building height restrictions

These are all important issues that need to be addressed.

5. In this submission, we are restricting comments to hillside issues within the boundary of the proposed site. As a preface to those comments, we have included a short review of the common-law doctrine of the right of lateral support.

6. Lateral Support

A landowner has a legally enforceable right to lateral support from an adjoining landowner. Lateral support is the right to have one's land in its natural condition held in place from the sides by the neighboring land so that it will not fall away. Land is considered in its natural condition if it has no artificial structures or buildings on it. A landowner can enforce the right to lateral support in court. A lawsuit for the removal of lateral support accrues when the damage occurs, not when the excavation is done.

An adjoining landowner who excavates close to his or her boundary line has a duty to prevent injury arising from the removal of the lateral support of a neighbor's property. Because the right to lateral support is considered an absolute property right, an adjoining landowner will be liable for damages to the natural condition of the land regardless of whether or not he or she acted negligently.

7. The property on which the proposed storage site is to be constructed is surrounded on three sides by steep unstable hillsides, some of which are 20+ feet in height. The hillsides are within the storage site's property lines, and are the responsibility of the property owner.

8. The current property owner has been negligent in maintaining their hillsides, and has provided no lateral support to prevent neighboring land from falling away into their property. Soil erosion is visible on all three hillsides. As another example, portions of a paved road on the south side of the proposed storage site have fallen, and continue to fall into the proposed storage site, rendering the road unusable.

9. As a precondition to granting a Conditional Use Permit for the proposed storage facility, or to granting a Conditional Use Permit for any other use, San Bernardino County Land Use Services should require the property owner of parcels APN 033502207 and APN 033503142 construct necessary lateral support that meets all San Bernardino County building and safety codes and ordinances to protect the hillsides and property surrounding the proposed project, and to protect the property owner's proposed on site buildings and structures.

Richard Bisbey II
sbclus20210818@rb.org
6644 Halm Avenue
Los Angeles, CA 90056-2226

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<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.avg.com%2F&data=04%7C01%7CJim.Morrissey%40lus.sbcounty.gov%7Cac01ac7baa2747ecbdf808d9628b7904%7C31399e536a9349aa8caec929f9d4a91d%7C1%7C0%7C637649173450304512%7CUnknown%7CTWFPbGZsb3d8eyJWljoimC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000&sdata=U83zKv5Tx8R4qht8NXUJ6MWsJNM8RbIQs8OzZixjw%2B0%3D&reserved=0>

Biggs, Lupe

From: Brit Du Bois <brit_dubois@yahoo.com>
Sent: Thursday, August 19, 2021 7:49 PM
To: Morrissey, Jim
Subject: Re: Storage Development in Blue Jay

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Sent from my iPad

> On Aug 19, 2021, at 7:30 PM, Brit Du Bois <brit_dubois@yahoo.com> wrote:
>
>
> Dear Jim,
> I live in Dogwood Blue Jay Canyon. My concern is for all the association residents. The value of the residents properties will be reduced by such a commercial development.
> This project could reduce the properties value in many different ways. This type of development will cause increased traffic, noise, a terrible observation development.
> Property owners are really concerned about the reduction in all their property values if they ever have to sell their residency.
> It should not be allowed because of all the issues the development may cause all the association members.
> Best regards,
> Brit
> Sent from my iPad

Biggs, Lupe

From: Kathy DuBois <badked@hotmail.com>
Sent: Thursday, August 19, 2021 7:46 PM
To: Morrissey , Jim
Subject: Objection to proposed Blue Jay development

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Dear Mr. Morrissey,

My name is Kathy DuBois. I am a resident in Blue Jay Dogwood Canyon which is adjacent to the proposed storage development. Should this development occur, it will negatively impact my community and the indigenous wildlife that live in our canyon. It will create additional traffic on Hwy 189 which is already heavily traveled making ingress and egress more hazardous. Furthermore, it will have a negative impact on the value of our homes. Our mountain community already has a storage facility within a few miles of this proposed one. It's time to stop urbanizing our forest and focus on maintaining the serenity of our beautiful mountain habitat.

Kathy DuBois

Biggs, Lupe

From: Stephen Erno <stephenerno@icloud.com>
Sent: Thursday, August 19, 2021 4:19 PM
To: Morrissey , Jim
Subject: Project Number: PROJ-2020-00205, (APN): 0335-022-07 and 0335-031-42

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

Mr. Morrissey,

I would like to express my OBJECTION to the self storage facility being proposed at this location. The use is not conducive to the surrounding area and will create an eyesore in the community and the abutting residential properties. In addition, there is insufficient access from the small adjacent two lane road. I respectfully request that the Planning Commission DENY this request. Thank you.

Stephen Erno
27501 Cappy Dr
Lake Arrowhead, CA. 92352
623.694.3446

Sent from my iPad

Biggs, Lupe

From: Nancy Mellinger <nancy@mellingerhomes.com>
Sent: Wednesday, August 11, 2021 10:47 AM
To: Morrissey, Jim
Cc: Dogwood BlueJay Canyon HOA
Subject: FW: Project 2020-00205

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From: Nancy Mellinger [mailto:nancy@mellingerhomes.com]
Sent: Wednesday, August 11, 2021 10:37 AM
To: 'JimMorrissey@lus.sbcounty.gov' <JimMorrissey@lus.sbcounty.gov>
Cc: 'traceyamoloney@hotmail.com' <traceyamoloney@hotmail.com>
Subject: Project 2020-00205

Jim, I am a home owner in Dogwood Bluejay Canyon Association I am also a Real Estate Broker who just lost the sale of the property behind this proposed development because of this development. I am concerned about the conditional use permit granted Platinum Storage Group to build a 3 story storage unit contiguous to our properties. The 24 hour noise and lights is contrary to the peace and quiet that this secluded mountain community. In my opinion, the development of this facility will affect the value of the properties in our community as already demonstrated with the cancelation of the sale of the home behind it.

Please register my complaint as a no to this conditional use permit and this kind of development.

Sincerely,

Nancy Mellinger
O: 909-337-2009
C: 909 213-2925
www.nancy@mellingerhomes.com
www.mellingerhomes.com
DRE# 0818254
Century 21 Masters
828 Kuffel Cyn, Lake Arrowhead
P.O. Box 258, Skyforest, Ca. 92385

Biggs, Lupe

From: Jose Antonio Flores <Jose.Flores@kingseducation.com>
Sent: Monday, August 9, 2021 5:56 PM
To: Morrissey, Jim
Cc: Young Choi
Subject: FW: Proposal to build a Multi Story Storage Building in Blue Jay

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

Mr. Morrissey

Our names are Jose Antonio Flores and Young D. Choi and we own a house on Dogwood Canyon Rd, Blue Jay. We are writing to express our firm opposition to the project to build a multi-story storage unit in the lot adjacent to our community.

The reasons for our opposition are simple. We care about the preservation of the canyon, its natural resources and wildlife. We also oppose the project on the basis of noise pollution, the increase of unnecessary traffic and the addition of parking requirements and logistics, thereby having a negative impact on our community.

It is our opinion that perhaps other projects can be entertained for that space, should it be necessary, that would hopefully not only provide a necessary service or product for the community, but that it won't harm or be detrimental in the process.

We thank you for taking the time to consider our opposition.

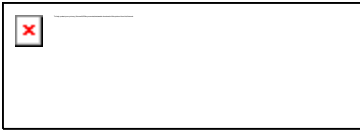
Regards,

Jose Antonio Flores
Young Choi
564 Dogwood Canyon Rd
Blue Jay, CA 92317

Jose Antonio Flores
Director

Kings Education
7095 Hollywood Boulevard #800
Hollywood
CA
90028
US

T [+1 213 625 0320](tel:+12136250320)
M [+1 213 210 3298](tel:+12132103298)
E jose.flores@kingseducation.com



Read our email disclaimer and confidentiality notice at
kingseducation.com/emaildisclaimer
Kings Colleges Ltd. Registered in England No. 01016132.
Registered office: The Old Casino, 28 Fourth Avenue, Hove, East Sussex BN3 2PJ

Biggs, Lupe

From: Gayle Gladinus <gaglad@gmail.com>
Sent: Wednesday, August 11, 2021 3:34 PM
To: Morrissey, Jim
Subject: Fwd: Storage facility in Blue Jay

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

Begin forwarded message:

From: Gayle Gladinus <gaglad@gmail.com>
Date: August 9, 2021 at 2:44:28 PM PDT
To: JimMorrissey@lus.sbcounty.gov
Subject: Storage facility in Blue Jay

Hello,

I'm writing to express my strong opposition to the proposed project on State Highway 189 in Blue Jay. There are many negatives to the plan: Entering and exiting the facility would be hazardous. A large commercial building is completely inappropriate in a forest setting where it disrupts the wildlife and the people who live there because of the setting. Highway frontage is not necessary for a storage facility. There is already a storage facility close by. People who develop property for monetary gain in spite of the impact the development will have on long-established communities should be discouraged, not allowed to profit from the change they are forcing on residents.

My family and I respectfully request that you not allow the project to take place.

Thank you. Gayle Gladinus

Biggs, Lupe

From: Gayle Gladinus <gaglad@gmail.com>
Sent: Thursday, August 26, 2021 4:24 PM
To: Morrissey, Jim
Subject: Fwd: Storage facility in Blue Jay

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

Begin forwarded message:

From: Gayle Gladinus <gaglad@gmail.com>
Date: August 9, 2021 at 2:44:28 PM PDT
To: JimMorrissey@lus.sbcounty.gov
Subject: Storage facility in Blue Jay

Hello,

I'm writing to express my strong opposition to the proposed project on State Highway 189 in Blue Jay. There are many negatives to the plan: Entering and exiting the facility would be hazardous. A large commercial building is completely inappropriate in a forest setting where it disrupts the wildlife and the people who live there because of the setting. Highway frontage is not necessary for a storage facility. There is already a storage facility close by. People who develop property for monetary gain in spite of the impact the development will have on long-established communities should be discouraged, not allowed to profit from the change they are forcing on residents.

My family and I respectfully request that you not allow the project to take place.

Thank you. Gayle Gladinus

Biggs, Lupe

From: ira halpern <ira.halpern6@gmail.com>
Sent: Friday, August 20, 2021 11:28 AM
To: Morrissey , Jim
Subject: Proposed Storage Facility Lake Arrowhead

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

Dear Jim, I am writing to let you know I am against SB County allowing this facility to be built in the residential area of Lake Arrowhead. This is a beautiful open space which if allowed would present traffic congestion and issues in an area of a narrow road and on a curve, which has its own dangers with moving traffic. Also, currently there are multiple storage facilities in the are and if another one were to be needed or approved I would recommend putting it in an area that is more suited to commercial use, versus residential use.

Sincerely, Ira Halpern
27529 West Shore Road
Lake Arrowhead, CA 92352

Biggs, Lupe

From: tracey moloney <tracey.dbjcia@gmail.com>
Sent: Friday, August 20, 2021 1:27 PM
To: Morrissey, Jim; Andrew Hammel
Subject: Fwd: APN 033563142

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

thank you andrew.... i have forwarded your email to jim morrissey.....

jim will you please confirm receipt back to andrew hammel...

i appreciate all your efforts

.t

----- Forwarded message -----

From: **Andrew Hammel** <andrewhammel0@gmail.com>
Date: Thu, Aug 19, 2021 at 1:45 PM
Subject: APN 033563142
To: <AngelaYap8@gmail.com>
Cc: <Tracey.dbjcia@gmail.com>

Dear Mr Morrissey,

We are property owners at 711 Blue Jay Canyon Road located in the beautiful, historic, and natural habitat area of Dogwood/Bluejay Canyon. We are very concerned about the proposed project for this parcel which would house a huge storage unit facility for the following reasons:

1. Noise
2. Traffic congestion and safety. Hard to pull out there already. Would add more traffic and cause accidents.
3. View of huge ugly building from our homes and from the beautiful Canyon.
4. Incompatible with small town of Blue Jay. It would help destroy the quaintness of this historic town. We feel it would be an ugly addition that no one wants or even needs. It is without warrant.
5. way too big and way too high for small parcel which is zoned residential and for a very good reason: to protect the homes behind it from this kind of intrusion. We fail to understand why this is even being considered in the first place since it residential property.
6. The natural habitat in our Canyon is very unique, but it has been struggling with the drought and jet airplane noise. Plants, trees, birds and animals are being affected and are disappearing. The lighting and noise in the Canyon from this proposed project would only serve to diminish wildlife from this exceptionally beautiful area that should be preserved instead of destroyed.

We thank you for your consideration of these concerns and hope that they serve to help clarify the magnitude of the project on the Canyon.

Sincerely,

Andrew and Suzanne Hammel

Sent from my iPhone

Biggs, Lupe

From: mindy jagt <mindy.jagt@yahoo.com>
Sent: Thursday, August 19, 2021 2:38 PM
To: Morrissey , Jim
Subject: Blue Jay Storage Units

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

Good afternoon Mr. Morrissey,

I am writing to let you know that I am very opposed to a large storage unit going in on parcels 0335-022-07 and 0335-031-42, I live on the highway just past the lot going towards Blue Jay and the traffic is already unsafe as cars fly around that corner. A storage unit would also bring down the value of the beautiful Canyon we live in and displace much of our wildlife.

Thank you so much for your time

Melinda Jagt

[Sent from Yahoo Mail for iPhone](#)

Biggs, Lupe

From: Donna Johnson <djohnson@aegworldwide.com>
Sent: Friday, August 20, 2021 2:13 PM
To: Morrissey, Jim
Cc: Donna Johnson; Dogwood BlueJay Canyon HOA
Subject: Opposition to PROJ-2020-00205 (Proposed Storage Facility near Blue Jay)

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

Hello Mr. Morrissey and others –

I am a homeowner in the Dogwood Blue Jay Canyon and I chose this location specifically because of the beauty and serenity of the canyon and the forest, and because of the respect and appreciation that the other homeowners in our association and the town of Blue Jay have for the mountain environment and all the flora and fauna that live therein.

The proposed construction of a 71,000 SF, multi-level, self-storage and office facility on over an acre of land within this delicate ecosystem would not only be sight and sound pollution, but it would indisputably upset the fine balance of the owls, bears, coyotes, squirrels, Steller's jays, and other wildlife that live within this forested area. These animals are already struggling to survive while battling fires, droughts, receding forests, and human-related threats – they should not be further challenged by the addition of this unnecessary man-made facility.

The wildlife would not be the only ones impacted by this project: those of us who live in and around the Dogwood Blue Jay Canyon area would be subjected to the undesirable noise of traffic in/out of the facility, the whirring and clanging of the gates, the screeching of the unit doors and snapping of locks, and the human voices and activities related to moving items in and out of these units. Also, the location is on a dangerous curve which will undoubtedly result in vehicular accidents, and there is already a large self-storage facility within a few miles of this location.

Further, if this location is to be a 24-hour facility, the impact on the wildlife would be exponentially multiplied as most animals roam at night, and the noise impact on the neighborhood would be amplified and even more disruptive in the nighttime hours.

In summary, this proposal facility does nothing to improve or beautify our community, but rather it poses a threat to our precious wildlife, and would be a nuisance and eyesore to the homeowners who have chosen to have homes here because of the beauty and quiet of the canyon and its wildlife.

Please do not allow this project to move forward as the damage caused by doing so would be irreparable and irreversible. Thank you – and the wildlife that have no voice thank you – for your consideration.

Donna Johnson & Terry Richardson
Homeowners and concerned nature lovers

Biggs, Lupe

From: Carole King <king.carole@icloud.com>
Sent: Thursday, August 19, 2021 6:41 PM
To: Morrissey, Jim
Subject: Project Number: PROJ-2020-00205, and the Assessor Parcel Number (APN): 0335-022-07 and 0335-031-42

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

Dear Jim,

Please please please protect our beautiful mountain and keep it safe. Please do not allow the above storage facility to be built in our beautiful mountain area. We are full time residents who escaped the concrete and ugliness of cities. Those of us who have chosen to live in the mountains thrive on nature. Please don't let them destroy our peace and serenity and beauty. Put the monstrosity out in the dessert where people don't have to see it.

Thank you,

Carole King

PO Box 2192

26347 Thunderbird Drive

Lake Arrowhead, CA 92352

Biggs, Lupe

From: Jeanie Lee <jeanieylee@gmail.com>
Sent: Thursday, August 19, 2021 9:05 PM
To: Morrissey, Jim
Cc: Yamel.dbjcia@gmail.com; angelayap8@gmail.com
Subject: Policy Plan Points For Objection

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

Dear Jim Morrissey,

My name is Jeanie Lee, and I live at 541 Blue Jay Canyon Road in Blue Jay, CA.

It was brought to my attention that we have just a short amount of time to voice our concerns against project proposal #PROJ-2020-00205 by Platinum Storage Group.

This development is completely inadequate for our area and is also is not in alignment with the 2020 County Policy Plan for the following reasons:

- Policy LU-2.1: This project is not compatible with the immediate and adjacent single family residential neighborhoods. It's scale at three stories is not compatible with existing uses, which are currently all two stories. It's scale at 17,000 square feet is also not compatible with directly adjacent single family residential homes.
- Policy LU-2.3: This project is not located or designed for compatibility with the surrounding natural forested environment. Nor is it compatible with existing biodiversity in the area, which includes California spotted owls (*Strix occidentalis occidentalis*), which are frequently seen in the directly adjacent neighborhood. The species is categorized as "near threatened" on the International Union for Conservation of Nature and Natural Resources's "Red List" of threatened species.
- Policy LU-2.4: This commercial development is partially proposed on land with the assess class category of "single family residential," making it incompatible with the land use map.
- Policy LU-2.5: As a sloped property, this proposal will go against the requirement of new development to preserve the natural character of the surrounding environment. The proposal will likely exacerbate erosion, affecting neighboring properties. This is also in violation of Policy LU-4.4 ("Natural topography in the Mountain region")
- Policy LU-4.1: This proposal's design is not reflective of the natural mountain environment. The heavy emphasis on masonry work is not a building material reflective of the area.
- Policy LU-4.5: This proposal is not reflective of the values section of the Lake Arrowhead Community Action Guide, including going against values, "natural mountain environment" and "high quality of life." Storage facilities, multiple that already exist in the area do not add to a high quality of life. The storage facility is also not reflective of Table LU-3, which seeks, "Small businesses that serve local residents and visitors, compatible with the natural environment and surrounding uses."

For your personal reference, here's the county policy plan: http://countywideplan.com/wp-content/uploads/2020/12/CWP_PolicyPlan_20201027_adopted.pdf

I would like to be notified of the decision and I will certainly hope that they give people the opportunity more time to gather more information to oppose this highly unfit development.

Sincerely,

Jeanie Lee
310-490-4866

Biggs, Lupe

From: Gordon Lowe <gordon@perinelowe.com>
Sent: Friday, August 20, 2021 7:17 AM
To: Morrissey, Jim
Subject: FW: proposed storage building, project 2020-00205, for parcels 0335-022-07 and 0335-031-42

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

From: Gordon Lowe
Sent: Friday, August 20, 2021 7:11 AM
To: JimMorrissey@lus.sbcounty.gov
Subject: proposed storage building, project 2020-00205, for parcels 0335-022-07 and 0335-031-42

Mr. Morrissey,
Hello, I am a home owner in the adjacent neighborhood of Dogwood BlueJay Canyon and I very, very much oppose the construction of the large, unnecessary storage facility for many reasons. (proposed storage building, project 2020-00205, for parcels 0335-022-07 and 0335-031-42.)
This noise and traffic from this kind of business would be very disturbing to both the neighbors but also our very delicate wildlife habitats in our adjacent canyon. Our canyon is the home of several rare owl species with very low numbers that make their homes in our old growth trees. We are also home to many bird species that also need the quiet of our community. Not to mention the bears! This type of facility brings no added value to our area, in fact it devalues it but would also bring unwanted traffic on a very dangerous curve.
I plead with you, DO NOT build this storage monstrosity in our quiet, fragile, ecosystem.
Thanks you for your time. Please keep me informed on any plans regarding this property.
Sincerely,

Have a great Day

Gordon Lowe

*Vice President
Perine Lowe Inc.
Child to Cherish
(714) 990-1590 ext 1004
www.childtocherish.com*

Biggs, Lupe

From: Peter McHugh <petermchugh@mac.com>
Sent: Thursday, August 19, 2021 10:56 PM
To: Morrissey, Jim
Subject: Fwd: Objection to proposed project 2020-00205

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

Begin forwarded message:

From: Peter McHugh <petermchugh@mac.com>
Subject: **Objection to proposed project 2020-00205**
Date: August 19, 2021 at 10:52:22 PM PDT
To: JimMorrissey@lus.sbcounty.gov, angelayap8@gmail.com, Dogwood BlueJay Canyon HOA <dogwood.bluejaycanyonhoa@gmail.com>

Mr. Morrissey-

I've become aware that there is a planned development of a storage facility on two small parcels of land adjacent to my home owners association in Blue Jay, CA.

Project # 2020-00205 on two separate parcels # 0335-02-07 and parcel # 0335-031-42.

I object strongly to this proposal for these reasons:

- It is unnecessary for the larger community, because there is a large storage facility just two miles away, that has plenty of vacancies in it.
- It is planned in a very dangerous curve in the main road entering and leaving the town of Blue Jay. There are certain to be accidents and angry drivers at this dangerous traffic location.
- If a traffic signal light system is planned, the congestion of traffic even in light traffic times will be unacceptable to the community of Blue Jay and Lake Arrowhead.
- There are endangered California Spotted Owls that nest on our land in our canyon next to the proposed bldg. site.
- The noise and light generated from this business is unacceptably disruptive to the single family homes next door to it, and the wildlife that live in the old growth forest in the same area
- APN 033503142 is zoned Single Family Residential... NOT commercial.

There is a perfectly good storage facility on Hwy 18 in Rim Forest that people are happy to use. Do not approve this development plan for Blue Jay.

Please do not turn Blue Jay into Van Nuys with a couple of pine trees between the structures. There is a

reason people come up here to rent vacation homes and spend money in the small businesses. It's because it's NOT developed like the city or suburbia they came from.

We will persist in our objections to this, and we'll be watching closely.

Most Respectfully,

Peter McHugh

Biggs, Lupe

From: Jonny Midnite <dr.zombie67@hotmail.com>
Sent: Thursday, August 19, 2021 6:51 PM
To: Morrissey , Jim
Subject: Platinum storage group

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

I am a resident of dogwood canyon in blue jay. I am very against the proposed storage facility being built in my neighborhood. It will be a serious eyesore and cause unneeded traffic to a already congested area. I hope this idea is not set in stone. Thank you for hearing me out.

Tawny and Randall Romero

Biggs, Lupe

From: Tracey Moloney <traceyamoloney@hotmail.com>
Sent: Thursday, August 19, 2021 9:25 AM
To: Morrissey, Jim
Subject: multi unit storage proposal

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

Dear Mr. Morrissey,

We live in the Dogwood Blue Jay Canyon community. We have recently received your notice of the intention to build a multi-level storage building on the empty lot that was once the Ganahl Lumber yard, and we oppose the project as planned. I spoke with you yesterday and I appreciate your time in doing so.

This property is adjacent to several cabins on Cedar Court as well as common areas of our Dogwood Bluejay Association. The plan to build a three-story, 71,008 square foot structure is an extremely large building for a lot that is only 1.47 acres. It will directly and negatively impact our community on many levels, especially those homes along Cedar Court. Not only will this be an eyesore, but it will create unnecessary traffic buildup, noise from the gate and locker doors/unit doors being opened and closed, and lights (including at night) will negatively impact all the adjacent neighbors as well as wildlife which already has very little protected space. The traffic issue may create safety issues with people turning in and out of the storage facility on the 189 along an already dangerous curve where people drive too fast. Is it true it has been proposed to put a stoplight there? This is not a business that enhances our community in any way, or that there's a need for in this location. There is already a storage facility (Arrowhead Self Storage) a mere 2.1 miles away from our gate.

We earnestly feel that this is going to be a project that will detract from the value of our community, especially our Cedar Court neighbors whose home values will surely diminish and harm the wildlife we enjoy sharing our canyon with. Please take the time to hear our concerns and please advise us on what measures we can take to put a halt on this project.

If you have any questions please feel free to contact me directly at Tracey.dbjcia@gmail

Thank you!

Tracey Moloney

i sent this letter last week and did not receive confirmation of receipt will you please do so as you have done with other cabin owners.....thank you..t

Biggs, Lupe

From: tracey moloney <tracey.dbjcia@gmail.com>
Sent: Thursday, August 19, 2021 9:29 AM
To: Morrissey , Jim
Subject: letter from dwbja opposing storage unit

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

Dear Mr.Morrissey

I am writing on behalf of the Board of Directors of the Dogwood Blue Jay Canyon Community. We have recently received your notice of the intention to build a multi-level storage building on the empty lot that was once the Ganahl Lumber yard, and we oppose the project as planned.

This property is adjacent to several cabins on Cedar Court as well as common areas of our Dogwood Bluejay Association. The plan to build a three-story, 71,008 square foot structure is an extremely large building for a lot that is only 1.47 acres. It will directly and negatively impact our community on many levels, especially those homes along Cedar Court. Our community has also become a dependable refuge for endogenous wildlife, bear, bobcat, coyote, gray fox, quail, squirrel, martin and song birds. While these are not protected by the Endangered Species Act our resident colony of Spotted Owl and Blue-tailed Skink are for that reason alone this site is unsuitable for this project.

Not only will this be an eyesore, but it will create unnecessary traffic buildup, noise from the gate and locker doors/unit doors being opened and closed, and lights (including at night) will negatively impact all the adjacent neighbors as well as wildlife which already has very little protected space. The traffic issue may create safety issues with people turning in and out of the storage facility on the 189 along an already dangerous curve where people drive too fast. Is it true it has been proposed to put a stoplight there? This is not a business that enhances our community in any way, or that there's a need for in this location. There is already a storage facility (Arrowhead Self Storage) a mere 2.1 miles away from our gate.

We earnestly feel that this is going to be a project that will detract from the value of our community, especially our Cedar Court homeowners whose home values will surely diminish, and will harm the wildlife we enjoy sharing our canyon with. Please take the time to hear our concerns and please advise us on what additional measures (beyond providing this formal opposition on behalf of a community of 80+ homeowners) we can take to put a halt on this project..

If you have any questions please feel free to contact me directly at Tracey.dbjcia@gmail.com

Thank you!

Tracey Moloney

same request jim.... will you please send me a confirm receipt of the dwbja letter to oppose storage unit....i will call for confirmation this afternoon if i don't hear back this morning

Biggs, Lupe

From: becky morgan <resume.morgan@gmail.com>
Sent: Thursday, August 19, 2021 8:51 AM
To: Morrissey, Jim
Subject: blue jay storage facility project

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

project number: 2020-00205
(APN) 0335-022-07 and 0335-031-42

Hi Jim,

I am a resident that lives in the canyon just below where this project is proposed to be built. Many people don't even know there are residences down here, located behind the blue jay movie theater. Little Bear Creek runs adjacent to the proposed construction site, and right through our community and then into Lake Arrowhead. The creek is currently dry, which is concerning, as it is one of the major sources of water into the lake. I fear that the proposed construction project will further impact the flow of water into the creek and the pollution into the creek as well, since there will be tons more traffic into the area.

I, along with the dozens of other residents of Lakeside Resort mobile home park, strongly oppose the building of a storage facility mere yards from our park. We bought homes here to enjoy nature, and a less congested area of the mountain. Building a storage facility here would negatively impact the quality of living for so many residences here and nearby, as well as negatively impact the creek that runs into the lake. There are so many other, more suitable areas that this facility would be more appropriate. Please consider opposing this project.

Thank you for your time,
Rebecca Morgan
909-224-2949

Biggs, Lupe

From: Jeff Morton <darbin60@gmail.com>
Sent: Friday, August 20, 2021 7:37 AM
To: Morrissey, Jim
Cc: Tracey.dbjcia@gmail.com
Subject: San Bernardino County Project Notice

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

Mr. Morrissey,

I am writing to object to the proposed storage building, project 2020-00205 for parcels 0335-022-07 and 0335-031-42.

My wife and I are home owners in the adjacent neighborhood of Dogwood Blue Jay Canyon.

We bought our cabin in this neighborhood specifically for the beauty, charm, and especially the peace and quiet. We use our cabin regularly to get away from the not so beautiful city, with all of the traffic and noise.

This extremely large building (44 times the square footage of my home) will put a significant blemish in this beautiful community area. It will "cut into" the very reasons that we bought our cabin.

All of the homeowners in the Dogwood Blue Jay Canyon Association neighborhood are so adamant regarding beauty, charm, peace, and quiet, that we all agree to abide by strict association rules, a small example of which is copied below (please take a look at them).

This extremely large new building will be right next door to the association neighborhood, and I'm sure will not be considering any of the rules that we live by.

Please, if it is within your power, end this inappropriate project .

Jeff & Bonnie Morton

Some highlights of association rules:

2.3.1 Except to the extent permitted by paragraph 2.3.7 below, any construction or reconstruction of, or the refinishing or alteration of any part of the exterior of, any Improvement upon any Private Area is prohibited until and unless the Owner of such Private Area first obtains the approval from the Design Committee as herein provided and otherwise complies with all of the provisions of this Section. The Association shall remove any Improvement constructed, reconstructed, refinished, altered or maintained in violation of this paragraph and the Owner thereof shall reimburse the Association for all expenses incurred in connection therewith.

2.3.3 Any Owner proposing to construct or reconstruct, or to refinish or alter any part of the exterior of, any Improvement on or within his Private Area, or to perform any work which under paragraph (b) above requires the prior approval of the Design Committee, shall submit to the Design Committee for approval such

plans and specifications for the proposed work as the Design Committee may from time to time request, including, when deemed appropriate by the Design Committee, but without limitation, the following:

(1) a plot plan of the Lot showing (i) contour lines, (ii) the location of all existing and/or proposed Improvements, (iii) the proposed drainage plan, (iv) the proposed sanitary disposal facilities, if any, (v) the location of all existing trees having a height in excess of six (6) feet and having a trunk measuring six (6) inches or more in any diameter at ground level, (vi) such trees which the Owner proposes to remove, and (vii) the location of all proposed utility installations;

(2) floor plans;

(3) drawings showing elevations;

(4) description of exterior materials and color;

(5) working drawings and construction specifications; and

(6) the Owner's proposed construction schedule.

Biggs, Lupe

From: Mui-Yee <muiyee@yahoo.com>
Sent: Friday, August 20, 2021 7:45 PM
To: Morrissey , Jim
Subject: PROJ-2020-00205

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

Hello Jim,

I have just been made aware of the plans for PROJ-2020-00205 at Parcels 0335-022-07 and 0335-031-42. I am very much against plans to construct a storage facility at this location. As a resident of Dogwood Blue Jay Canyon, my house on Cedar Ct. would be right next to this proposed facility, and its existence would severely impact my quality of life.

It is a safety hazard to have random people coming and going and moving items in and out of what is basically my backyard. I moved to this community to get away from the bustle of city life. I would like the privacy and peacefulness of this neighborhood preserved.

Furthermore, there is absolutely no need for this type of facility in Blue Jay. There are two other storage facilities within a very close distance, both of which have plenty of storage units available when I called.

Please take my concerns into consideration. Thank you for taking the time to read this.

Sincerely,

Mui-Yee Chu

Biggs, Lupe

From: Skylar Vincent <fearlesskylar@yahoo.com>
Sent: Monday, August 16, 2021 8:50 AM
To: Morrissey , Jim
Subject: Multi story storage building

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

To whom it may
concern,

I am a long time resident of Lake Arrowhead . I own several properties both in Blue Jay canyon as well as in Lake Arrowhead woods. I am opposed to this project for i believe that just the Bulk and Mass of this egregious attempt to put something that will not fit into the character of the community of Lake Arrowhead where it is currently being proposed . I feel that this project will not bring value to the community of Lake Arrowhead. It will not create jobs for people that live on the mountain. It will decrease values of peoples homes that will have to be looking at this building from there homes. Please consider a project that would be more appropriate with the quint small town feel that our Beautiful Lake Arrowhead community offers.

Sincerely

yours
kylar Vincent

S

Biggs, Lupe

From: Yahoo Mail <arcoirismusic@yahoo.com>
Sent: Friday, August 13, 2021 8:53 PM
To: Morrissey, Jim
Subject: Objection to building Blue Jay

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

Ara Tokatlian arcoirismusic@yahoo.com 909.337.4080 <http://www.myspace.com/arcoirisara> www.facebook.com/arcoiris.ara

Dear Mr. Jim Morrissey,

My name is Ara Tokatlian and I have lived since 1981 at this beautiful century old log cabin on Blue Jay Canyon Road. Everyday, my family and I enjoy the wonderful natural life of animals, trees, and plants that have flourished in our wooded community for thousand of years.

Two weeks ago, it was brought to our attention that this peaceful environment and natural balance could be disturbed forever because of a huge commercial development that will take place on a portion of land that is known locally as the "Ganahl Lot." We are very concerned about the consequences that this large project will impose on our small community.

The immensity of this three-story building, the sounds of gates being opened and closed, and the endless disruptive noises from cars and trucks driving in and out, are going to create a negative impact that will adversely affect our lives as well as decrease the value of our properties. It will end up being a very high price to pay for a business that offers very little job opportunities.

I respectfully ask you to consider different possibilities to limit or altogether avoid the construction of this commercial building.

Sincerely yours,
Ara Tokatlian

Biggs, Lupe

From: Yahoo Mail <arcoirismusic@yahoo.com>
Sent: Friday, August 13, 2021 8:53 PM
To: Morrissey, Jim
Subject: Objection to building Blue Jay

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

Ara Tokatlian arcoirismusic@yahoo.com 909.337.4080 <http://www.myspace.com/arcoirisara> www.facebook.com/arcoiris.ara

Dear Mr. Jim Morrissey,

My name is Ara Tokatlian and I have lived since 1981 at this beautiful century old log cabin on Blue Jay Canyon Road. Everyday, my family and I enjoy the wonderful natural life of animals, trees, and plants that have flourished in our wooded community for thousand of years.

Two weeks ago, it was brought to our attention that this peaceful environment and natural balance could be disturbed forever because of a huge commercial development that will take place on a portion of land that is known locally as the "Ganahl Lot." We are very concerned about the consequences that this large project will impose on our small community.

The immensity of this three-story building, the sounds of gates being opened and closed, and the endless disruptive noises from cars and trucks driving in and out, are going to create a negative impact that will adversely affect our lives as well as decrease the value of our properties. It will end up being a very high price to pay for a business that offers very little job opportunities.

I respectfully ask you to consider different possibilities to limit or altogether avoid the construction of this commercial building.

Sincerely yours,
Ara Tokatlian

Biggs, Lupe

From: Todd Furmanski <tfurmanski@gmail.com>
Sent: Saturday, August 14, 2021 5:16 PM
To: Morrissey, Jim
Subject: Objection to Project 2020-0025

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Greetings,

I am a member of the Dogwood Blue Jay Canyon Homeowners Association.

I am writing to object to the proposed storage building, project 2020-00205, for parcels 0335-022-07 and 0335-031-42. I feel this proposed giant structure would be a detriment to our community, crowding out the landscape with an unnecessary building and increasing noise and traffic in a precarious section of road.

Thank you for your time.

-Todd Furmanski

Biggs, Lupe

From: Kristin Ciaramitaro <timetobehappy@cox.net>
Sent: Friday, August 13, 2021 8:38 PM
To: Morrissey, Jim
Subject: Objection to Storage Facility

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Dear Mr. Morrissey,

I am to be counted amongst the growing number of residents in the Dogwood Bluejay Canyon that disagree with the building of a storage facility on the adjacent old Ganahl Lumber property. Because of noise, lighting, and proposed height and square footage issues, I feel that this project could only diminish the quality of life and home values for our surrounding cabin owners. Please reconsider the placement of this facility.

Paul and Kristin Ciaramitaro
Lot 70
629 Mershon Drive
Blue Jay, CA

Sent from my iPhone

Biggs, Lupe

From: Phil Podruski <podruskip@gmail.com>
Sent: Monday, March 21, 2022 7:39 PM
To: Supervisor Rutherford; Morrissey, Jim
Cc: Anna Podruski; Podruski, Phil
Subject: Mini-Storage Facility, Project # PROJ-2020-00205

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

Good Evening Ms. Rutherford and Mr. Morrissey,

I am writing to you in regards to the above proposed development in Blue Jay, California. As I understand it, to build this project as designed requires a variance to the local building codes for building height and floor ratio, as well as the front yard set back.

What would be the justification for granting a variance for something that would be an eyesore to the community? Would the building be required to meet an architectural design consistent with the other businesses in the area or simply a concrete tilt-up like most self-storage buildings? There are San Bernardino building code requirements for height and set back, projects within our community are being held to those standards, why would this project be considered for a variance approval? While this may be a commercially zoned location, it is surrounded by residential properties.

My husband and I live in the directly adjacent community of Dogwood Blue Jay Canyon. Our community includes the lot next door to the proposed facility as well as on the hillside above the property. As you may be aware Dogwood Blue Jay Canyon is a community of historic homes and cabins, my home was built in 1925 but some were built in the 1880's. As a resident who is impacted by this development which is approximately 75 yards from the end of my property, I wanted to reach out to you with my concerns. We have invested a significant amount of time and money to restore and improve our almost 100 year old cabin and this proposed development will detrimentally impact our property value.

Crime

- Mini-storage facilities are frequently areas of high crime which can spill over to adjacent properties. [Corodata.com](https://www.corodata.com) recently reviewed several instances of crime at self storage facilities including a facility that reported 3 dozen units which were broken into in 2 hour period, and a man who was arrested for breaking into 10 units although he was linked to 70 additional storage facility burglaries. Many of the homes near the project are vacation homes and as such they are vacant for long periods of time which already presents a higher potential for burglary. In fact over the past several months our community has seen a rise in break-ins. This potential would only be increased with a storage facility located essentially within a residential community.

Fire

- An article in the ISS, Inside Self Storage newsletter it was noted that "Many self-storage claims are property related, and one of the largest losses outside of those caused by weather are preventable fire claims." Fires in these facilities can be caused by the storage of highly flammable or combustible materials regardless of

whether they are “allowed” by the facility. Fires are started by customers operating machinery such as welders, generators, etc., again regardless of facility regulations. Some fires have been started by the resident manager. Given that the previous business on this site Ganahl Lumber burned down not once, but twice, fire is a real concern. Our forest is extremely vulnerable and a fire would be devastating.

Traffic Safety.

- Access to this property is in a location that is essentially a blind curve from both directions. Has traffic safety been reviewed? If granted the requested front set back, would this further impact visibility along this stretch of the highway? Traffic along Highway 189 frequently travels at a rate much faster than the posted speed limit. Is it likely there will be more accidents due to vehicles attempting to access or leave the facility? It is my understanding the number of parking spots within the property is extremely limited. During high season when a larger number of people may want access to the facility to pick up boating or camping supplies, is there a potential for people to park, illegally or otherwise, along Highway 189 further decreasing visibility?

Pollution

- Pollution caused by people leaving their unwanted items or trash outside their storage units is a concern. Wind is an almost daily condition in the mountains, this trash may be spread throughout the community or blown against the fences around the property creating drifts of trash instead of snow. Light pollution caused by the high wattage security lights which are a necessity of this type of facility is another concern. The increased level of light at this location would impact the local residents ability to enjoy the night sky as we do currently.

I would greatly appreciate your response to the questions and concerns I have voiced. Also, members of our community would be grateful for an opportunity to speak with you in person if possible to discuss our concerns as we are significantly impacted by your decisions.

Respectfully,

Anna Podruski
359 Cedar Court, P.O. Box 1755
Blue Jay, Canyon, CA 92317
949-466-5319

Biggs, Lupe

From: Susan Townsend <susanmtownsend6@gmail.com>
Sent: Monday, August 16, 2021 12:09 PM
To: Morrissey , Jim
Subject: PROJ-2020-00205 PARCEL #0335-022-07 and 0335-031-42

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I am against any building of a multi-story mini-storage building on Highway 189. The building is too big for the lot, multi-story takes away from the mountain feel, and it would cause unnecessary traffic and noise. It would take away from our lovely mountain community. People come to the mountains to get away from the city. We do not need big buildings. This is a mountain community!!!! Keep it that way!!! Don't let it be ruined!! Besides, do we really need a multi-story mini-storage in the mountains? There is a storage business not too far from Blue. Jay.

Biggs, Lupe

From: Steinberg, Karl E. MD <Steinberg.Karl@scrippshealth.org>
Sent: Monday, August 9, 2021 1:25 PM
To: Morrissey, Jim
Subject: PROJ-2020-00205

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

Dear Mr. Morrissey,

I am a cabin owner in the Dogwood Blue Jay Canyon community, residing at 659 Blue Jay Canyon Road in Blue Jay. We received notice of a proposed construction of a storage facility on a piece of land (parcels 0335-022-07 and 0335-031-42) adjacent to our community.

I oppose the proposed construction. I think a storage unit would be an eyesore in this beautiful mountain community, and there is no need for a storage unit in Blue Jay... there are other storage units nearby, including Arrowhead Self Storage roughly 2 miles away. It is likely to create traffic safety issues as it is in a location where vehicles travel fast and is on a curve. People going in and out of the unit all day would be likely to result in accidents.

Most of our community members are not against development, but we feel that a 70,000+ SF unit on a 1.4-acre lot seems grossly excessive. If the proponent/owner wanted to place another type of enterprise on a smaller scale, we would be likely to favor it.

Thanks for your attention and consideration.

Sincerely yours,

Karl Steinberg, MD
760-473-8253

This e-mail and any files transmitted with it may contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination or copying of this e-mail or any of its attachment(s) is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system. Thank you.

Biggs, Lupe

From: John Stroot <jstroot@roadrunner.com>
Sent: Monday, August 9, 2021 2:17 PM
To: Morrissey, Jim
Cc: jstroot@roadrunner.com
Subject: Project Notice

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

Dear Mr. Morrissey,

I have received the "Project Notice" that was sent to me regarding the application for a permit to construct a multi-story mini-storage facility on the parcel number noted below. I do wish to provide input regarding this proposal, but it would be most helpful if you could let me know the following:

1. Exactly how many "stories" does this project propose?
2. How close would this multi-story building be to the homes that border this property.
3. Would this property be illuminated by security lights all night long?
4. As this property is on a curved road which obscures the view of drivers heading east, would stop signs be installed to lower the risk of collision?

I look forward to your prompt response.

Regards,

John Stroot
1563 Cipres Ct.
Camarillo, CA 93010

RE:
Parcel No" 0335-022-07 and 0335-031-42

Project No. PROJ-2020-00205

Biggs, Lupe

From: Linda McGuire <hikerbee1@gmail.com>
Sent: Wednesday, August 11, 2021 10:59 AM
To: Morrissey, Jim
Subject: Proposed Storage Facility in Blue Jay

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

Dear Jim,

I am greatly disturbed that this project may become a reality.

This **monstrosity** of a building next to our association will not only be a **great eyesore** but it will disturb the peace and solitude we canyon homeowners have enjoyed over the years as well as devalue our property. Further, and of great importance as well is that it will harm the wildlife and create all kinds of noise and traffic in and out of the facility. One of the main reasons I purchased a home in Blue Jay was for the peace and tranquility it offered me. **PLEASE do not let this project be approved.**

Thank you for your consideration.

Sincerely,

Linda Lea McGuire
475 Blue Jay Canyon Road
Blue Jay, CA 92317
310-699-7800

Biggs, Lupe

From: Yamel Ramirez <yamel.dbjcia@gmail.com>
Sent: Friday, August 6, 2021 4:10 PM
To: Morrissey, Jim
Subject: Re: PROJECT-2020-00205 On behalf of Dogwood Blue Jay Canyon Improvement Association

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

On Fri, Aug 6, 2021 at 3:45 PM Yamel Ramirez <yamel.dbjcia@gmail.com> wrote:

Dear Mr. Morrissey,

My name is Yamel Ramirez and I'm a board member of the DBJCIA (non profit association situated just next to the proposed project on South Side of Highway 189, Lake Arrowhead) and a homeowner at the base of Blue Jay Canyon Road.

We would like to review the project number:
PROJ-2020-00205

Please let us know if there will be a public hearing regarding this, or where & when we can meet to exchange information with you. It comes as a big surprise to us that you are projecting this huge development next to our community. We are opposed to this new construction.

We would like you to share more details with us about the building you are considering to construct there. There are many implications for our community homeowners as well as the endangered species that reside in that specific area and we are hoping you will take this into consideration and recommend denying this application or at the very least, scaling the size of this project down so that it will be in keeping with the other buildings in the area and avoid massive increases in traffic congestion and safety concerns.

I hope you reach out to us soon with a more detailed description of the construction project, and take our comments into consideration because I'm representing 85 cabin owners that are in the community adjacent to this property.

Sincerely yours,

Yamel Ramirez
909.362.2263

Biggs, Lupe

From: Tina Roesler Kerwin <tina.dbjcia@gmail.com>
Sent: Tuesday, April 5, 2022 3:22 PM
To: deidre@mountaintidbits.com; info@lakearrowheadnews.com; askus@lakearrowheadchamber.com; HBradley@mountain-news.com; stargazersmail@mountain-skies.org; Supervisor Rutherford; Morrissey, Jim; Murray, Lewis; Fresquez, Michael
Subject: DO NOT ALLOW VARIANCES TO THE BLUE JAY STORAGE PROJECT!

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

Mr. Morrissey,
We've had trouble reaching you at the email address you provided. Hoping this reaches someone to hear our objections.

Hello, I am a homeowner in the neighborhood of Dogwood Blue Jay Canyon and I very, very much oppose the construction of the oversized storage facility for many reasons. Our 82 Lot community is adjacent to the property for the proposed building.

Giving this project a "work around" opens up our entire town to oversized buildings that would damage the look and feel of Blue Jay. You will destroy our community and turn us into Big Bear!

*NO variances should be granted allowing the building of this size, height and location on the lot.

***This would be the largest building in our town!** Why would this be allowed?! For storage building?!

*The noise pollution, light pollution and traffic congestion from this size business would significantly impact our neighborhood and be very disturbing to residents and tourists.

*This building will block the views from homes and trails in our community.

*This will impact the very delicate wildlife habitats in our canyon area.

*Allowing the building to sit on the road will increase problems on an already dangerous curve.

*This structure will look terrible for the area and encourage more ugly buildings.

*The lights from this structure will be significant for the entire area including the *Mountain Skies Observatory*.

This does not bring economic value to our town and would drastically change the quality of life in the area.

I plead with you, DO NOT permit the variances for the build of this storage monstrosity in our quiet, peaceful town and fragile, ecosystem.

Please keep me informed on any plans or meetings regarding this property. I have asked to be notified before and was not. I'm asking again.

Thank you for your time.

Sincerely,

Tina K. Roesler

323-314-5324

Dogwood Canyon Road

Biggs, Lupe

From: Tina Roesler Kerwin <tina_kaye@hotmail.com>
Sent: Monday, August 9, 2021 2:40 PM
To: Morrissey, Jim
Subject: Unwanted storage facility

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

>
> Mr. Morrissey,
> Hello, I am a home owner in the adjacent neighborhood of Dogwood BlueJay Canyon and I very, very much oppose the construction of the large, unnecessary storage facility for many reasons.
> This noise and traffic from this kind of business would be very disturbing to both the neighbors but also our very delicate wildlife habitats in our adjacent canyon.
> Our canyon is the home of several rare owl species with very low numbers that make their homes in our old growth trees. We are also home to many bird species that also need the quiet of our community. Not to mention the bears!
> This type of facility brings no added value to our area, in fact it devalues it but would also bring unwanted traffic on a very dangerous curve.
> I plead with you, DO NOT build this storage monstrosity in our quiet, fragile, ecosystem.
> Thanks you for your time. Please keep me informed on any plans regarding this property.
>
> Sincerely,
> Tina K. Roesler
> 323-314-5324
>
> Happiness depends on ourself.
> Aristotle

Biggs, Lupe

From: Ted Shelton <ted27375@gmail.com>
Sent: Friday, August 20, 2021 2:46 PM
To: Morrissey, Jim
Subject: Project number PROJ-2020-00205

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

I have just been told that unless asked to the County does not do a traffic study Or an Environmental Impact Report as part of an application for a construction permit.

Most people think they are a part of your job.

So I am requesting that San Bernardino County do a traffic impact study on the blind curve ingress/egress on State Highway 189 affected by this project. I am also concerned that an EIR is not a standard practice in our fragile mountain environment. So I am requesting, demanding if it makes a difference, that San Bernardino County do a thorough Environmental Impact Report that should be required by law.

Sincerely

Ted Shelton

27375 hwy 189

Blue Jay, California 92317

Biggs, Lupe

From: Ted Shelton <ted27375@gmail.com>
Sent: Friday, August 20, 2021 1:23 PM
To: Morrissey , Jim
Subject: Project number PROJ-2020-00205

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

This site has come to be used in the winter as a snow play area by young families with toddlers. They don't cause us problems, are gone before dark and most take their trash with them. Locals and visitors use it. Their laughter does not bother us but occasionally teenagers/young adults do. Blocking traffic can be a problem.

Laurie Shelton
27375 hwy 189
Blue Jay, California 92317

Biggs, Lupe

From: Ted Shelton <ted27375@gmail.com>
Sent: Wednesday, November 10, 2021 10:19 AM
To: Morrissey, Jim
Subject: Objections to Conditional Use Permit for PROJ-2020-00205

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

Jim Morrissey

My/Our first objection to this process is the attitude of all San Bernardino County Officials, elected and appointed, that developers rights trump the rights of residential property owners, endangered and indigenous animals, and the fragile and rapidly shrinking mountain forest environment.

We received the Project Notice from your department on August 6, 2021 which gave us a deadline of August 20, 2021 to submit comments. That shockingly short timeframe was an insult to us and the community in which we live. Also, the extremely limited range of notification is a distinct advantage for these developers.

While you, Jim Morrissey, have responded to our concerns as much as you feel is appropriate and advised us on the type of conditions that the County would most likely consider an impediment to this development, hillside erosion traffic impact, it is obvious that we are the underdog in this unequal fight.

No Traffic Impact Study has been conducted by Cal Trans on the blind curve entrance to the site on State Highway 189. Not even a car counting cabinet. Other developers abandoned their projects when told by Cal Trans that they would not allow any new ingress and egress on Highway 189. None.

We thought that would protect us.

The presence of 3 species of protected animals, Spotted Owl, Blue Tailed Skink and Flying Squirrel, have been documented in the adjacent forest. Photographs of young Spotted Owl have been sent to you, Supervisor Janice Rutherford, Congressman Jay Obernolte and others. We thought that would protect us.

We have been made aware the finding of Mitigated Negative Declaration by the County excuses developers from the time and expense involved in conducting a comprehensive Environmental Impact Report as required by the Endangered Species Act - Federal Law.

A Traffic Impact Study should also be required. We were surprised to be told that the Mitigated Negative Declaration can also be used to excuse developers from this requirement too.

The "Initial Study" we have been told that San Bernardino County is conducting is, we suspect, a cursory, transparent and standard move to circumvent laws enacted to protect communities and their resources from the greed of those in the position to profit by doing so.

San Bernardino County has a poor and deserved reputation for overuse of the Mitigated Negative Declaration. Ask any environmental groups operating in this Mountain Community. Or drive around Lake Arrowhead neighborhoods. The rush to develop in this lenient atmosphere allowed by the current Board of County Supervisors is painfully evident. The County's continued refusal to view our Mountain Community as a whole by blindly issuing permits on an individual basis threatens to overwhelm the resources that attracts us all.

Water is at a premium in California. All who are able, District Water Agencies included, are drilling water wells as the creeks run dry earlier each year. Blue Jay creek went dry in April this year.

The construction and operation of this absurdly massive facility would cause an unacceptable drain on our irreplaceable resources.

This project also violates the

2020 COUNTY POLICY PLAN in particular:

POLICY LU-2.1

Not compatible with immediate and adjacent single family residential neighborhood.

POLICY LU-2.3

Not designed for compatibility with surrounding Natural Forested Environment. Nor is it compatible with existing biodiversity in the immediate vicinity which includes California Spotted Owl - frequently seen in the directly adjacent neighborhood.

POLICY LU-2.4

This commercial development is partially on land with the assessor class category of "Single Family Residential" making it incompatible with the land use map, the natural environment and surrounding uses.

REFERENCE:

<http://countywideplan.com/wp-content/uploads/2020/12/CAP> Policy Plan 20201027adopted.pdf

LATERAL SUPPORT:

A land owner has a legally enforceable right to lateral support from an adjoining landowner. Lateral support is the right to have one's land in its natural condition held in place from the sides by the neighboring land so that it does not fall away. Land is considered in its natural condition if it has no artificial structures or buildings on it. A landowner can enforce the right to lateral support in court. A lawsuit for removal of lateral support accrues when the damage occurs, not when excavation is done.

The current property owner has been negligent in maintaining their hillsides, and has provided no lateral support to prevent neighboring land from falling away into their property. Soil erosion is visible on all three hillsides.

As a precondition to granting a Conditional Use Permit for the proposed storage facility, or to granting a Conditional Use Permit for any other use, San Bernardino County Land Use Services should require the property owners of these parcels to construct necessary lateral support that meets all San Bernardino County's building and codes and ordinances to protect the hillsides and property surrounding the proposed project, and to protect the property owner's proposed development.

The Dogwood Blue Jay Canyon Association was created by a Land Swap with the National Forest. A binding condition of this Swap was that at no time could any of this land be developed commercially. Even if sold.

This land has been churned, sold every 2 years, I think in an effort to mask the change from Single Family Residential to commercial. This transaction is not reflected in San Bernardino County Tax Assessor records. The records show Dogwood Blue Jay Canyon Association parcel #86 remains in the Association with dues assigned. Even if this parcel is sold it is not allowed to leave the Association which is Residential land use only. Claiming this parcel is now commercial is a slight of hand which should not be enforced by the Planning Commission.

The fragile hillsides surrounding the site should be enough to persuade you that this site can not accommodate this massive 71,008 sq.ft development. It is not possible for Platinum Storage Group to build their storage facility on this site without damaging the surrounding residential property, ours most of all, beyond legal allowance whether they own the land or not. The disruption the operation this massive storage facility would cause, the noise, the lights, is obvious and should not be allowed to be built in anyone's backyard.

Every morning I watch the sunrise. This multi-story facility would tower over our property blocking the natural light which I am told is also against the building code.

This situation is incredibly frightening because we are dealing with officials who have presented this absurd proposal to us as if it is reasonable. We have been forced to defend our home and property with the limited resources of fixed income seniors one of whom is a decorated Vietnam veteran.

Your delicacy in protecting the site from us is odd. This property has been neglected by the owners to the point of abandonment. Allowing dangerous conditions to develop and remain. They have ignored all attempts to contact them. They have allowed our safety to be threatened repeatedly by allowing lawless activity to go unchecked. My husband, Ted, has secured our property as best he could with zero input from these absentee landowners. And San Bernardino County Board of Supervisors and their Planning Commission are considering rewarding them with this profiteering development.

There. I have pulled together every bit of information from friends and Canyon residents we have gathered since August 6th that we think should prevent this development from "moving forward" as you say.

Another concern of ours is how you predict the outcome of the County's Initial Studies before that have been completed or as I suspect not done at all. Given the complete lack of acknowledgement to points we have presented is unfair when you have said you have worked with these developers to properly prepare their application.

So you will be hear soon. Sincerely hope that you will agree with us once you see just how unsuitable this site is for this massive development.

Sincerely
Ted and Laurie Shelton
27375 Hwy 189
Blue Jay
Wednesday - November 10, 2021.

Biggs, Lupe

From: Ted Shelton <ted27375@gmail.com>
Sent: Friday, August 20, 2021 1:32 AM
To: Morrissey, Jim
Subject: Platinum Storage Group PROJ-2020-00205 Assessor Parcel No 0335-022-07 and 0335-0031-42

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

Mr. Morrissey

It is difficult for my husband Ted and me to figure out how best to respond to this threat to our home, lifestyle, security and property value.

This project is so unsuitable for this site which you would know if you had come see for yourself instead of facilitating Platinum Storage Group plans.

When I spoke to you on August 6th. after getting the Project Notice in the mail you told me that this lot is zoned commercial and the owners have the right to develop it. You also told me it is a done deal and the road is open Cal Trans is on board and the most we could hope for is to try to limit the size of the project. Business as usual for San Bernardino County plan for this mountain community as the recent rampant development and loss of Wildlife Habitat continues. Mr. Lewis Murray representative for County Supervisor Rutherford seems to agree with you that if you buy the land you have the right to develop it as you choose even if it impedes your neighbor's view as he told me an analogy of Lakeside development.

So the deck is indeed stacked against us little people without an expensive attorney as so many people have told me during this process.

Ted and I have no choice but to fight the very idea of this Conditional Use Permit to construct and operate a 71,008 sq. ft. multi-story mini-storage facility and ancillary office building on 1.47 acres.

As others have told you the Dogwood Blue Jay community has become a refuge for endogenous wildlife most of whom are not protected by the Endangered Species Act as are our colony of Spotted Owl and Blue-tailed Skink. We have photographs to prove it and request that the County address this as it is against the law to disturb these creatures. In the same vain we would like a copy of the Environmental Impact Report necessary before you proceed with this process.

This land, Assessor Parcel No. referenced above, seems to be sold every two years for very large sums of money. What they have in common is a continued neglect of the land which has allowed several dangerous conditions to develop and remain. Attempts to contact the owners by us and several others were always unanswered. We would be happy to provide details of the several kinds of situations we have had deal with because of their continued lack of responsibility which seems to be allowed if you have enough money.

This project is unsuitable for the site and community. Ingress and egress on a blind curve on busy State Highway 189 for a business that depends several comings and goings. Light pollution. Noise pollution. Security our security trusted to people known here for their neglect and lack of responsibility to a community they only want to profit from by damaging it beyond repair.

How much will you allow in the name of a business that will provide a one job maybe two.

You told me that after you present your findings a hearing will be held in several months on Arrowhead Avenue which will most likely ensure bad weather and difficult driving conditions which will most surely limit attendance by the ones most affected. There are County offices up here why couldn't the hearing be held up here in the community this will damage.

Well that's it. Most of what I've had to say is a emotional response to the threat you so causally presented to us but surely you must reconsider your support of this project.

Here is an invitation. Come see for yourself. The site is unsuitable for the plans Platinum Storage Group has for it.

We request that we are kept informed.

Ted and Laurie Shelton
27375 Hwy 189
Blue Jay, California 92317
(805) 233-4018

Biggs, Lupe

From: Ted Shelton <ted27375@gmail.com>
Sent: Thursday, August 26, 2021 5:44 PM
To: Morrissey, Jim
Subject: Fwd: Help getting San Bernardino County Planner to require an Environmental Impact Report

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

----- Forwarded message -----

From: Ted Shelton <ted27375@gmail.com>
Date: Thu, Aug 26, 2021, 11:28 AM
Subject: Help getting San Bernardino County Planner to require an Environmental Impact Report
To: <stevenfarrell@sangorgonio.sierraclub.org>

I am requesting the help of the Sierra Club San Bernardino Mountains Group in stopping a development in Blue Jay.

On August 6th my husband Ted and I received a Project Notice from the County that Platinum Storage Group has filed for a Conditional Use Permit to construct and operate a 71,008 sq. ft. multi-story mini-storage facility and ancillary office building on 1.47 acres 30 feet from our forest home.

This development is unsuitable for this mountain community. I have been told by Jim Morrissey - Planner, (909) 387-4234 - Email jim.morrissey@lus.sbcounty.gov that the most we can hope to do is limit the size of this proposed monstrosity. This parcel is zoned commercial, even though it is in our neighborhood. The County Planner seems to have the opinion that Platinum Storage Group bought the land and has the right to develop it as they choose. Our life style, security and property value don't matter. The fragile mountain environment doesn't matter either.

Our Dogwood Blue Jay community has become a dependable refuge for endogenous wildlife bear, bob cat, coyote, gray fox, deer, quail, squirrel, martin and song birds who are not protected by the by the Endangered Species Act as our colony of Spotted Owl, Blue tailed Skink and Flying Squirrel should be.

I have been told by Hugh Bialecki, President of SOFA, to ask Morrissey if the County is intending to require an Environmental Impact Report as sometimes County Planning will try to issue a Mitigated Negative Declaration and not require an EIR.

So, that is what we are asking for your help with.

I am still trying to convince Congressman Obernoltes office that he could help as the Endangered Species Act is federal law. No luck after 3 phone calls to his D.C. office.

Supervisor Rutherford's mountain representative, Lewis Murray, has taken the stand that they can't help or "interfere" as this matter would come before Supervisor Rutherford if it is appealed. I am asking for her help in getting County Planning to play by the rules and ensure there will be a comprehensive EIR as well as a traffic impact study on the blind curve on hwy 189 BEFORE this project is approved.

I am trying to convince the County that they should not continue to approve development in this mountain community on an individual bases but rather see it as a mountain environment that is threatened by over development. Then it will benefit none of us who live here only those who plan to profit from its destruction.

I hear that you are familiar with this area. Come up. Have look. See what is being done.

Please help.

Sincerely,

Ted and Laurie Shelton

Email above
Phone (805) 233- 4018
cc: Supervisor Rutherford
Morrissey
Angela Yap at the Mountain News
Cong. Obernolte

Biggs, Lupe

From: Ted Shelton <ted27375@gmail.com>
Sent: Wednesday, October 6, 2021 9:34 AM
To: Morrissey, Jim; Supervisor Rutherford; reid.dagul@mail.house.gov; traceyamoloney@hotmail.com
Subject: Additional Site Information on Project Number PROJ-2020-00205

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

Mr. Morrissey:

Yesterday my husband, Ted, walked the perimeter of the site to make note of several conditions that we hope will convince you that this site is unsuitable for this massive development.

Coming from Blue Jay toward Lake Arrowhead on State Highway 189, a few feet from the entrance of our driveway on the right-hand side is a big Southern California Edison high voltage box. Local lore has it that an electrical cable runs under that site and this has protected it from development each time it is located.

Approximately 20' from there begins a 200' long retaining wall that varies in height from 8' to 10' at the apex of the blind curve on Hwy. 189 to 6' down to 2' near the entrance. This wall is cracked, through and through, top to bottom in several places and leans out toward Hwy. 189 from the pressure of the dirt behind it.

Further into the site behind the wall is a stand of pine trees that snow play people have used as a toilet for years. A toilet needing toilet paper.

At the back of the site, is a fragile 20' tall hillside studded with old growth trees at the top. These trees are in our backyard.

Erosion of the site's eastern hillside eventually caused the paved road above it to collapse onto the site where pieces of it remain.

There are 4 pair of breeding Spotted Owl living and raising their young in our Canyon. These Owls are protected by the Endangered Species Act, Federal Law, and are not allowed to be disturbed as the construction and operation, noise and light, of this development would do. Our neighbour, Travis Bennett, has sent photos of young Spotted Owl in our Canyon to Supervisor Rutherford and Congressman Jay Obernolte. We hope that this will prevent San Bernardino County's use of Mitigated Negative Declaration to circumvent requiring a comprehensive EIR from developers.

Another issue that has been brought to my attention; the Dogwood Blue Jay Canyon Association was formed by a land swap with the National Forest. A binding condition of this swap was that none of the land could be developed commercially. A portion of the PROJ-2020-00205 site is included in the original binding agreement.

We have been told that Cal Trans has requested 'several' traffic impact studies of Hwy.189 particularly ingress and egress on the blind curve entrance to the site. When a previous developer, Porter, hoped to build cabins near the Real Estate Office was told by Cal Trans that they would not allow any new points of ingress and egress onto State Highway 189 he gave up.

We hope that you will come see for your self, before the snow falls, that this site is unsuitable for this massive development.

Keep us informed.

Sincerely,

Ted and Laurie Shelton

27375 Hwy.189

Blue Jay, California 92317

Biggs, Lupe

From: Ted Shelton <ted27375@gmail.com>
Sent: Friday, December 10, 2021 4:13 PM
To: Morrissey, Jim; yamel.dbjcia@gmail.com; Travis Bennett
Subject: PROJ-2020-00205 BLUE JAY

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

Hello.

There are two new cabin owners at the end of Cedar Court.

Lot 12 - 343 Cedar Court

Joseph & Lucia Romero

Lot 13 - 337 Cedar Court

Jack McCorkle

& Stephen McCorkle

If you need more contact information to include them on your notification list let me know and I'll get it for you.

There are USA markings in front of the site. Ted says they note that there are no pipelines or cables underneath. Bad news for us.

They also removed the No Trespassing sign we had on the chain across the entrance.

Snow is expected soon. If we are invaded and our property damaged again by Snow Play people we will let you know since you are in touch with the owners we have never been able to reach when trouble has accessed our property through theirs.

Thanks to Assemblyman Thurston Smith's office I am now in contact with their Cal Trans liaison who was unaware of this project or the other developers denied access to State Highway 189 from this same site.

So we are both waiting to hear from Cal Trans.

In this process of gathering information for the San Bernardino County Planning Commission the system favors the developers to the extent that they are willing and eager to finesse studies that should prevent this development.

The 2020 County Policy Plan alone should stop it.

Cal Trans consistent previous denials of access to Highway 189 from this same site to other developers who then abandoned their plans should stop it.

The proximity to our property, including fragile hillsides surrounding the site and topped with old growth trees should stop it.

The established colony of breeding Spotted Owls ignored by the miniscule size of the "Initial Study" should have stopped it.

The new Dark Sky policy recently adopted by the County should stop it.

All these things we say are valid reasons that prove that this site is unsuitable for this massive development, as I and many others have said from the start.

But the process continues to move forward. We are unable to influence the outcome of a decision that to us seems to have already been made. Other than an acknowledgement that you have received our emails we have been given no indication that we have been heard, that our many objections will be considered, and eventually our concerns will be addressed and responded to and that all the reports compiled in this process will be made public.

We of course had wished for a swift and favorable conclusion in the hope that if it did go to a hearing the drive all the way down to the County building in San Bernardino would not be complicated for us residents by dangerous driving conditions.

Sincerely,

Ted and Laurie Shelton
Blue Jay, California

Biggs, Lupe

From: Oren Siegel <laughoas@gmail.com>
Sent: Thursday, August 19, 2021 7:38 AM
To: Morrissey, Jim
Subject: PROJ-2020-00205, and the Assessor Parcel Number (APN): 0335-022-07 and 0335-031-42.

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

Dear Mr. Morrissey

I oppose the conditional use permit on PROJ-2020-00205 and APN 0335-022-07 and 0335-031-42. There is no long term economic benefit of this project. It would not benefit the community. While building it, some small number of local contractors MIGHT benefit from it. But once built, maybe one or two full time workers. That's it. The Platinum Storage Group is based in Newport Beach and that is where the money will go NO ECONOMIC BENEFIT TO Blue Jay, Lake Arrowhead and the surrounding communities.

In addition, it would have a great impact on the local residents, especially those closest to the project. It would decrease their property value.

Furthermore, by allowing the conditional use permit, it could lead to other conditional use permits that also would have a negative impact on the Rim Communities.

Lastly, this section of the road is one of the most beautiful places left in Southern California. Thank you for taking the time to read this email.

Oren Siegel
934 Teakwood Drive
Lake Arrowhead
818.312.7459

Biggs, Lupe

From: John Stroot <jstroot@roadrunner.com>
Sent: Wednesday, August 18, 2021 5:14 PM
To: Morrissey, Jim
Cc: jstroot@roadrunner.com
Subject: Project Notice for Parcel No. 0335-022-07, Project No. 2020-00205

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Dear Mr. Morrissey,

Thank you again for your prompt response to my email. The following is my input regarding the subject property.

First, I am sensitive to the issue of ownership rights but also agree that it is important to seek community input before approving projects of this nature. My hope is that whatever is approved (if anything) melds well into the surrounding community. This property apparently is zoned for use as a storage unit and office building, however, there should be limits and other considerations before such a project commences.

The Lake Arrowhead / Blue Jay area is considered by many to be the crown jewel of the San Bernardino mountains. That is largely due to the wise decisions of those who put beauty and conformity into the decisions that made it what it is today. Every community has a need for commercial or industrial property and, thankfully, those areas are mostly positioned together so as to preserve the natural beauty of the surrounding area. Rim Forest is host to many of these businesses and few complain about the consolidation of those businesses in that area. This project however is not compatible with the homes that surround it. The fact that three stories (42 feet tall) is part of the plan, makes it that much more inappropriate. The architectural drawing of the building depicts something akin to a warehouse or industrial building. Gone would be the flow of the surrounding community that makes Lake Arrowhead and Blue Jay what it is. There are also traffic concerns because turning left onto the highway from this location is done without proper views of oncoming traffic. There is also noise that accompanies a project like this. One would think that the owners have done some marketing research to determine in their mind that there will be a demand for storage space. There may be a demand, however, studies have been performed and the one cited below concludes that the average length of stay at a storage facility is 7 to 10 months while 40% of renters stay 2+ years.

[SpareFoot Insights: Calculating length of stay correctly - The SpareFoot Storage Beat](#)

Considering this, a trip down to a storage facility in San Bernardino is not asking much when it means preserving the natural beauty and consistency of the community.

For these reasons, I ask that you not approve the proposed project.

Respectfully,

John Stroot
363 Cedar Ct.
Blue Jay CA

Mailing address:
1563 Cipres Ct.
Camarillo CA 93010

From: Morrissey , Jim <Jim.Morrissey@lus.sbcounty.gov>
Sent: Tuesday, August 10, 2021 11:16 AM
To: John Stroot <jstroot@roadrunner.com>
Subject: RE: Project Notice

Good Morning;

It is a three story building. See attached. This elevation plan also displays a general layout of the project. They are currently discussing the extent of the lighting based upon a discussion we had with them last week. They will have lighting attached to the building, but may also request a pole light. They have not decided. As we proceed through this initial review process and provide them comments on various design changes, more details on the lighting will be provided. It is not unusual for plans to change based upon responses from the various reviewing departments and division.

We have notified Caltrans of the proposal along with our Traffic Division and are awaiting their comments.

Jim Morrissey
Planner
Land Use Services Department
Phone: 909-387- 4234
Fax: 909-387-3223
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0187



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From: John Stroot <jstroot@roadrunner.com>
Sent: Monday, August 09, 2021 2:17 PM
To: Morrissey, Jim <Jim.Morrissey@lus.sbcounty.gov>
Cc: jstroot@roadrunner.com
Subject: Project Notice

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

Dear Mr. Morrissey,

I have received the "Project Notice" that was sent to me regarding the application for a permit to construct a multi-story mini-storage facility on the parcel number noted below. I do wish to provide input regarding this proposal, but it would be most helpful if you could let me know the following:

1. Exactly how many "stories" does this project propose?
2. How close would this multi-story building be to the homes that border this property.
3. Would this property be illuminated by security lights all night long?
4. As this property is on a curved road which obscures the view of drivers heading east, would stop signs be installed to lower the risk of collision?

I look forward to your prompt response.

Regards,

John Stroot
1563 Cipres Ct.
Camarillo, CA 93010

RE:
Parcel No" 0335-022-07 and 0335-031-42

Project No. PROJ-2020-00205

Biggs, Lupe

From: Susan Townsend <susanmtownsend6@gmail.com>
Sent: Sunday, March 20, 2022 12:20 PM
To: Morrissey , Jim
Subject: PROJ-2020-00205

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

I am very much against the building of a mini-storage facility in the Lake Arrowhead/Blue Jay area. We do not need another storage facility to ruin the beautiful mountains. This is not a city. People come to the mountains to get away from things like storage units. And, three stories high is ridiculous in the mountain resort area. Don't ruin our beautiful mountain community. Do not cut down more trees!!! The mountains are unique, leave it that way. Thank you, and please do not allow a permit to build a three-story storage unit or office building

Susan Townsend
562-714-0813
susanmtownsend6@gmail.com

Biggs, Lupe

From: kraytra@aol.com
Sent: Thursday, August 19, 2021 4:50 PM
To: Morrissey , Jim
Subject: proposed storage facility

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

Dear Mr Morrissey

I am a home owner in Dogwood Blue Jay Canyon and i am writing you to declare my opposition to the building of a storage facility on nearby natural land..Your business will create noise and light pollution in a quiet, very special ,secluded oasis of home nestled in the beautiful hills and forest of Blue Jay...Certainly there must be another location which doesn't add traffic to a dangerous curve or impact the peace and quiet of our special enclave which we all sought out to escape from city noise and chaos....Areas like ours are rare and i'm begging you to reconsider your decision.

Thank you for your time
Kelvin Trahan

Biggs, Lupe

From: Tina Roesler Kerwin <tina_kaye@hotmail.com>
Sent: Monday, August 9, 2021 2:40 PM
To: Morrissey, Jim
Subject: Unwanted storage facility

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

>
> Mr. Morrissey,
> Hello, I am a home owner in the adjacent neighborhood of Dogwood BlueJay Canyon and I very, very much oppose the construction of the large, unnecessary storage facility for many reasons.
> This noise and traffic from this kind of business would be very disturbing to both the neighbors but also our very delicate wildlife habitats in our adjacent canyon.
> Our canyon is the home of several rare owl species with very low numbers that make their homes in our old growth trees. We are also home to many bird species that also need the quiet of our community. Not to mention the bears!
> This type of facility brings no added value to our area, in fact it devalues it but would also bring unwanted traffic on a very dangerous curve.
> I plead with you, DO NOT build this storage monstrosity in our quiet, fragile, ecosystem.
> Thanks you for your time. Please keep me informed on any plans regarding this property.
>
> Sincerely,
> Tina K. Roesler
> 323-314-5324
>
> Happiness depends on ourself.
> Aristotle

Biggs, Lupe

From: Paul Sharp <cpsharp@yahoo.com>
Sent: Thursday, August 19, 2021 11:16 PM
To: Morrissey, Jim
Cc: Roger Walters; Jeanette Walters
Subject: Project 2020-00205

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

We are writing to object to the proposed storage building, project 2020-00205, for parcels 0335-022-07 and 0335-031-42.

We live in the Dogwood Blue Jay Canyon Improvement Association (HOA). This property will be adjacent to several cabins on our HOA street Cedar Court as well as common areas of our HOA. We are concerned about the size of this proposed structure as well as the negative impact it will surely have on our community, especially those homes along Cedar Court. This business will not enhance our community in any way, and we fail to see a need for it at this location. There is already a storage facility (Arrowhead Self Storage) only 2.1 miles away from our gate in Rimforest.

This project will surely diminish the homeowners values after it is completion and will in no way enhance the environment of the wildlife with which we enjoy sharing our canyon. We additionally don't see any mention of the effect this proposal will have on our environment, Forest wildlife, and if any additional trees will be removed. This is a National Forest we live in, not a commercial development. Please take the time to hear everyone's concerns and do everything within your power to protect this irreplaceable forest environment that continues to shrink with every new commercial project approved. Please advise on what additional measures (beyond providing this formal opposition) can be taken to protect our precious resource and put a halt on this detrimental project.

We look forward to your prompt reply,
Jeanette Walters
cabinhi.walters@gmail.com
Roger Walters
milow71@gmail.com
Paul Sharp
cpsharp@yahoo.com
Lot 80
521 Clark Dr
Blue Jay CA 92317

Sent from my iPhone

From: [Joe Romero](#)
To: [Morrissey, Jim](#)
Cc: [Dogwood BlueJay Canyon HOA](#)
Subject: FW: [BULK] Proposed Mini Storage Development-Highway 189 EMAIL CORRECTION
Date: Wednesday, April 6, 2022 7:20:40 AM
Attachments: [image001.png](#)
[attachment 1.pdf](#)
Importance: Low

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Hi Jim:

I recently heard about the attached notice where the company building a storage facility is seeking variances. We are an owner right behind where this facility is being build. The purpose of the restrictions on height and area are to protect the natural scenery of the Blue Jay area. Not holding companies accountable for the restrictions only allows further variances to be requested. We are completely against allowing these variances. The obvious purpose is for the owner to maximize profits at the cost of the community it wishes to solicit to. We all are require to stay within the guidelines set, this company should be no different.

Thanks,

JOSEPH O. ROMERO, CPA | GYL

PARTNER

4120 Concours, Suite 100

Ontario, CA 91764

909-948-9990 | fax 909-948-9633

Joe@gyldecauwer.com

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From: Dogwood BlueJay Canyon HOA <dogwood.bluejaycanyonhoa@gmail.com>
Sent: Tuesday, April 5, 2022 11:03 PM
To: Dogwood BlueJay Canyon HOA <dogwood.bluejaycanyonhoa@gmail.com>
Subject: [BULK] Proposed Mini Storage Development-Highway 189 EMAIL CORRECTION
Importance: Low

Friends & Neighbors,

My earlier email to you contained an incorrect email address for the County Planner. I have corrected it in this email. Please send your messages to Jim Morrissey, San Bernardino County Planner at this email address: Jim.Morrissey@lus.sbcounty.gov

The deadline to send your messages is April 18, 2022 at 4:30 pm.

Thank you,
Roger Walters
Vice President
(Acting President)

--

www.dogwoodbluejaycanyon.com

password: canyon

From: [Ted Shelton](#)
To: [Morrissey, Jim](#)
Subject: Fwd: Arborist Letter
Date: Monday, May 9, 2022 1:19:39 PM
Attachments: [Shelton letter 1.pdf](#)

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

----- Forwarded message -----
From: <geri@mountaintreeservice.com>
Date: Sat, May 7, 2022, 12:26 PM
Subject: Arborist Letter
To: <ted27375@gmail.com>



Daniel J. Begley
ISA Certified Arborist WE10427A
CTSP, TRAQ, V.P. MRFSC (Ret.)
P.O. Box 26899
Running Springs CA 92382

Laurie and Ted Shelton
27375 Hwy 189
Blue Jay CA 92317

May 2, 2022

Re: Project #2020-00205 and potential impact to trees

The landowners at above address, Ted and Laurie Shelton, contacted me to inspect and comment on the potential harmful impact the construction of a storage facility next door could have on their trees. I utilized the International Society of Arboriculture Level II inspection protocol to determine the general health and physicality of the trees that could be impacted. I observed no obvious issues at the time. The location within the landscape and proximity of these trees to the site, a 1.47 acre vacant lot adjacent to their residential property, are shown in the photos bellow and indicated by the yellow ovals. The client's home at 27375 Hwy 189 is approximately 500 feet east of the 4-way stop sign at the corner of North Bay Road. The altitude is approximately 5200 feet. The trees grow atop an old cut slope and have adapted to the winds associated with such sites. The 1.47 acre site is comprised of parcels 0335-022-07 and 0355-031-42.

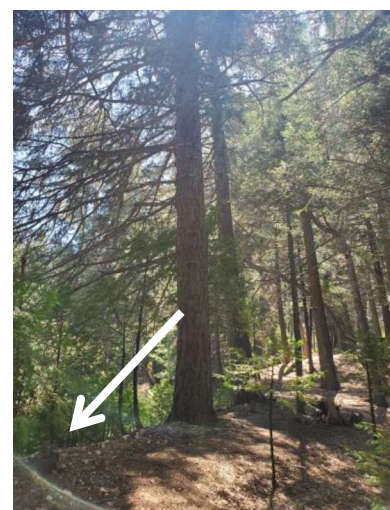




Note the significant diameter and taper developed by this California incense cedar (*Calocedrus decurrens*) which allows it to occupy this windy site atop the cut slope. Trees like these lining the top of the slope protect those downwind. The loss of such trees leads to “edge trees,” which are more likely to fail during wind events. Maintain these trees at all costs.

The concerns for the health and safety of these trees are legitimate. Specifically, cutting into this slope to build a retaining wall, or for any other reason, can result in the loss of feeder roots at the least, and buttress roots at the worst. The former will stress a tree, while the latter will destabilize it. The destabilization of and the loss of this row of trees, residing atop a slope and facing the brunt of storms from the northeast, would subject the newly exposed trees behind them, making them “edge trees.” Edge trees have not evolved in the wind as their former protectors did, and do not possess the requisite diameter and taper to sustain the forces of straight-line wind events. This renders them more likely to fail. That is, unless they themselves are afforded enough time to form “reaction wood” and become strong enough. There is no guarantee of that.

The photos below show trees along the top of the slope between the client’s property and the proposed storage facility below. The white arrows point downslope. Storms from the northeast, including Santa Ana winds, blow up this slope and straight into these strong trees. Weaker trees are sheltered downwind.

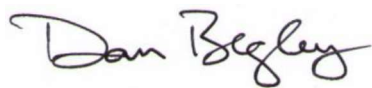


The loss of these trees could also subject structures to storms formerly unable to inflict much damage to them. Additionally, a realistic and significant concern is soil movement, through erosion or mechanical disturbance. The average density of the local soil is 1.3 grams per cc. It is very loose and airy, being just over 50% soil 3 feet down from the surface. The rest is space: macro holes and micro holes. This is characteristic of granite-based soils. The looseness of this soil type is renowned, and particular care must be exercised should high angle slopes be disturbed to ensure soils supporting the trees are not likewise disturbed. Soil can simply fall away, leaving roots exposed with no earth to cling to. Without appropriate caution, these trees could be rendered hazardous. To avoid this, it is strongly advised that no improvements be made any closer than twelve (12) horizontal feet from the base of any tree. It is further advised that a certified arborist be enlisted to establish a Tree Protection Zone (TPP) to ensure damages are avoided. It is assumed that no contaminants, including solvents, gasoline or diesel fuel, cement or mortar, adhesives, or other compounds utilized during and after construction, are allowed to enter the environment.

In conclusion, I strongly advise the following:

- Establish a Tree Protection Zone on the construction side of the trees. Ensure that all tradesmen adhere to TPP rules.
- Avoid any physical improvements within twelve (12) feet horizontally from any tree.
- Any desired tree work should be done before the construction commences.
- Avoid introducing contaminants, including trash, within the TPP.
- Do not allow backhoes, excavators, trenchers, or any other construction equipment to come in contact with these trees.
- In the unlikely event that soil is added on the cut slope, do not extend this onto the client's property. This can affect the roots ability to uptake nutrients and water.

Regards,

A handwritten signature in cursive script that reads "Dan Begley". The ink is dark and the signature is fluid, with a large 'D' and a stylized 'B'.

Dan Begley, ISA Certified Arborist WE10427A

From: [Ted Shelton](#)
To: [Morrissey, Jim](#); [Miriam Munoz](#); [Angela Yap](#)
Subject: County of San Bernardino Notice of Availability (NOA)/ Notice of Intent (NOI) to Adopt an Initial Study / Mitigated Negative Declaration Conditional Use Permit and Variances for a Mini-Storage Facility PROJ-2020-00205
Date: Monday, April 4, 2022 9:50:00 AM

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

Mr. Jim Morrissey
Contract Planner
County of San Bernardino
Land Use Services Department
Planning Division
April 4, 2022

We, my husband, Ted and I maintain that the Draft Initial Study and Mitigated Negative Declaration are not in accordance with the California Environmental Quality Act as stated in this Notice. We further maintain that the information provided to enable the finding for the CUP and Variances is deliberately misleading.

A significant effect on the environment is defined by the CEQA as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project - WHETHER IN CONSTRUCTION OR OPERATION.

The maps attached to this Notice show only North Bay Road and State Highway 189 giving the impression the site exists in isolation which as you are aware Mr. Morrissey it does not. These maps fail to show Cedar Court, the cabins on Cedar Court or our home and property which is immediately adjacent to this site.

The site for PROJ-2020-00205 is surrounded by Single Family Residences, Dogwood Blue Jay Canyon Improvement Association's Greenbelt Property, and Wildlife Habitat.

This site is also surrounded on three sides by 20 foot tall unstable hillsides. These hillsides support private property and are topped by old growth trees that are protected by CEQA from damage by the construction of this development. The plot line map show that 158.74 feet of this ridge studded with old growth trees is our property. The size and the age of these trees also entitles them to protection under Federal, State and County law.

This information has been provided by us, our friends and neighbors, as directed, to your official email address to no effect.

Ted and I hereby formally request that receipt of this information be acknowledged and considered by the Land Use Services Department - Planning Division of San Bernardino County.

We also maintain that APN 033504142 is currently documented in County Records as: Assess Desc: VACANT LAND

Assess Class: SINGLE FAMILY

RESIDENTIAL

County Records reflect that this piece of property is attached to the Dogwood Blue Jay Canyon Improvement Association (DBJCIA) and therefore not available for Commercial Development.

We have aerial survey maps, plot line maps and copies of County records that prove our statements.

We hereby formally request that this information also be acknowledged and considered as proof that it is not available for commercial development.

We have also been advised that if there are no records that reflect the zone change from

residential to commercial that the sudden appearance of such paperwork should be considered as suspicious and probably illegal.

As we have said many times, this site is unsuitable for the proposed 71,008 sq.ft. Mini-Storage Facility. That this notice includes the intention to grant variances to the development code to exceed the Building Height and the Floor Plan Ratio and Reduce the Front Yard Setback on 1.47 Acres is reflective of the determination to allow this development in violation of the many building codes that should prevent it.

We have also been advised that new construction may not block Natural Light from existing structures or property.

In our opinion, San Bernardino County's need for money outweighs the regulations your Department should enforce to prevent this massive development as well as your duty to protect our property from the damage this construction would cause.

Were the photographs you took of our property, the fragile hillsides, the eroded road, the dangerously leaning retaining wall submitted and considered?

Platinum Storage Group's planned development of this site is in direct violation of the California Environmental Quality Act, the 2020 County Wide Policy Plan and the Lake Arrowhead Community Action Plan which were enacted to protect our vanishing Mountain Forest Environment.

All levels of California Government have proclaimed water restrictions due to the ongoing drought. San Bernardino County has recently adopted the Dark Sky Initiative. These too should offer us some protection from this massive development.

The operating hours; 7 a.m. to 7 p.m. 7 Days a Week are further examples of the complete lack of concern and the abuse of the surrounding homes, neighborhood and Wildlife Habitat if allowed by your Department.

The welfare of the animals, endangered and indigenous, continue to be ignored by the NOA, NOI, IS, MND.

So Mr. Morrissey, we asking for your professional assistance in presenting these valid, legal and time-sensitive issues before the Land Use Services Department - Planning Division of San Bernardino County. We also formally request information on how to file an Appeal to the Planning Commission in preparation of the stated intention to approve the CUP and Variances for Platinum Storage Group's PROJ-2020-00205.

This development is less than 30 feet from our property. It is 37.14 feet from the Bisbey property and 40 feet from the DBJCIA Greenbelt.

All of this information was easily available but ignored by the County Staff to result in the Draft Initial Study and Mitigated Negative Declaration in order to allow this development to continue without regard to the damage it's construction will cause to our property and that of our neighbors.

We object to the approval of this project. We object to the County's Planning Division continued refusal to acknowledge that construction of this massive development will damage our property. We object to the County's Planning Devision continued refusal to acknowledge our requests to them for help to protect our property from damage.

We again ask for help on how to get this information before whomever made this decision other than to file an Appeal after final approval is granted.

Mr. Morrissey we are asking for your help in this process geared to dismiss the property rights of private citizens before it is too late.

Sincerely,

Ted and Laurie Shelton
27375 State Highway 189
Blue Jay, California 92317
(805) 233-4018

From: [Ted Shelton](#)
To: [Morrissey, Jim](#)
Subject: PROJ-2020-00305/CUP
Date: Wednesday, March 30, 2022 5:30:31 PM

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

Mr. Morrissey:

We received your letter, not dated, regarding the Draft Initial Study for the project referenced above. We are disappointed by the narrow scope of recipients of this notification as this massive project will harm beyond repair the mountain forest habitat of the Dogwood Blue Jay Canyon Improvement Association.

We and our neighbors have several concerns that we voiced to you in the past that were not addressed in this document which I will reiterate here.

Biotech Overlay, - Potential Flying Squirrel habitat, Southern Rubber Boa The Flying Squirrel are here. You and your associates also continue to ignore the established nesting colony of California Spotted Owl on the Red List as threatened and rapidly declining population due to disturbance and loss of habitat. The Blue Tailed Skink also live in our forest. All wildlife on this mountain are threatened by the loss of habitat allowed by County Plannings refusal to view this fragile Mountain Environment as a whole. They continue to issue individual building permits that nibble away at the established wildlife refuge for animals endangered and indigenous.

The disturbance caused by the construction and operation of this project would cause these rare animals to vanish.

Zone - General Commercial Not true. This project site has two parcels;
APN 033502207

Assess Desc - VACANT LAND

Assess Class - COMMERCIAL

APN 033504142

Assess Desc - VACANT LAND

Assess Class - SINGLE FAMILY RESIDENTIAL

County records also show this property to be in the the Dogwood Blue Jay Canyon Improvement Association (DBJCIA) with dues assessed. Members of this Association may sell their land but no property may be removed from the DBJCIA nor be developed commercially.

We have brought this to your attention before as have several DBJCIA members. We have also told you that ownership of this property had been churned and in the process removed from the DBJCIA and rezoned. We maintain that if there is no pubic record of how this was done it is not legal and should be excluded from this development.

Several County ordinances exist to protect our Mountain Forest Environment, the 2020 County Wide Policy Plan and California Environmental Quality Act created to protect our community from overdevelopment exemplified by this proposed massive facility. These regulations require new developments to reflect and be compatible with the surrounding natural forest, the existing biodiversity including Endangered Species, Indigenous Animals, as well as our neighborhood. None of which appear to have restrained this proposal.

An Initial Study to determine if this project will have significant impact on the environment is defined as, "substantial adverse change in the physical conditions which exist in the area affected by the proposed project - whether in construction or operation.

The proposed site is surrounded on three sides by steep unstable hillsides. The continued neglect of these hillsides by the property owners have allowed erosion to damage the DBJCIA property adjacent to theirs. Construction of the 71,008 sq.ft. facility would further damage our property and cause the loss of several old growth trees that we showed you, Mr. Morrissey, when you visited us to assess the sites suitability for this project.

I have spoken with the Cal Trans Community Leiason, Emily, who told me that they cannot prevent this development. That she has inspected the site, including the dangerous large retaining wall that leans out toward State Highway 189 and the property owners have been informed of their requirements to proceed.

Our concern is that County Planning will continue to facilitate this process by granting variances such as reducing the building set back to five feet as requested by the developer. The lack of regard for regulations and concern for this neighborhood shown by Platinum Storage is further illustrated by the hours of operation they plan, 7 days a week from 7a.m to 7p.m. How much disturbance will County Planning allow all the while presenting this development as reasonable?

Also, the project maps included in your Draft Initial Study fail to show the cabins on Cedar Court, Cedar Court road, our home or the DBJCIA forest surrounding this project and we think this is done to slant the impression to the Planning Commission that this site exists in solitude just off Hwy 189, which you are aware it does not.

This Draft Initial Study also found that out of 21 Environmental Factors Potentially Affected only 2 we're checked. Ignoring Aesthetics, Soil, Noise, Forestry Resources, Land use, Planning and Air Quality which in my opinion misrepresents facts in favor of this developer with such very deep pockets.

Other factors left out of this Draft Initial Study are: Negative Impact on Surrounding Greenbelt Environment - Dangerous Traffic Conditions caused by Ingress and Egress on blind curve on already busy Hwy 189, Light Pollution (especially with new Dark Skies implementation,) Noise Pollution, Building Height Restrictions.

County regulations guarantee that new construction not damage the natural condition of our property or that of our neighbors which is not possible given the size and location of this proposed project. This development is less than 30 feet from our property and less than 37.14 feet from our neighbors on Cedar Court and the DBJCIA Greenbelt Property.

As a sloped property new development by Platinum Storage Group is required by California law to preserve the Natural Character of the surrounding environment and Property Owners. This proposal is also in violation of the Lake Arrowhead Community Action Guide which seek small businesses that serve local residents and visitors and are compatible with the environment and surrounding area.

Another objection we have is the time given to residents of this Community to respond to each notice the County sends. The first one received by us on August 6th gave us a deadline of August 20th. This one, received March 18th response deadline April 18th while giving the developer guidance and a generous timeframe to adjust their application.

We are concerned by the apparent lack of effect our objections and those of our friends have on this process.

Sincerely,

Ted and Laurie Shelton
27375 Hwy 189
Blue Jay, CA 92317
(805) 233-4018

From: [Tina Roesler Kerwin](#)
To: deidre@mountaintidbits.com; info@lakearrowheadnews.com; askus@lakearrowheadchamber.com; HBradley@mountain-news.com; stargazersmail@mountain-skies.org; [Supervisor Rutherford](#); [Morrissey, Jim](#); [Murray, Lewis](#); [Fresquez, Michael](#)
Subject: DO NOT ALLOW VARIANCES TO THE BLUE JAY STORAGE PROJECT!
Date: Tuesday, April 5, 2022 3:22:07 PM

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

Mr. Morrissey,

We've had trouble reaching you at the email address you provided. Hoping this reaches someone to hear our objections.

Hello, I am a homeowner in the neighborhood of Dogwood Blue Jay Canyon and I very, very much oppose the construction of the oversized storage facility for many reasons. Our 82 Lot community is adjacent to the property for the proposed building.

Giving this project a "work around" opens up our entire town to oversized buildings that would damage the look and feel of Blue Jay. You will destroy our community and turn us into Big Bear!

*NO variances should be granted allowing the building of this size, height and location on the lot.

***This would be the largest building in our town!** Why would this be allowed?! For storage building?!

*The noise pollution, light pollution and traffic congestion from this size business would significantly impact our neighborhood and be very disturbing to residents and tourists.

*This building will block the views from homes and trails in our community.

*This will impact the very delicate wildlife habitats in our canyon area.

*Allowing the building to sit on the road will increase problems on an already dangerous curve.

*This structure will look terrible for the area and encourage more ugly buildings.

*The lights from this structure will be significant for the entire area including the *Mountain Skies Observatory*.

This does not bring economic value to our town and would drastically change the quality of life in the area.

I plead with you, DO NOT permit the variances for the build of this storage monstrosity in our quiet, peaceful town and fragile, ecosystem.

Please keep me informed on any plans or meetings regarding this property. I have asked to be notified before and was not. I'm asking again.

Thank you for your time.
Sincerely,

Tina K. Roesler
323-314-5324
Dogwood Canyon Road

From: [tracey moloney](#)
To: [Morrissey, Jim](#)
Subject: NO on bluejay storage unit proposal!!
Date: Tuesday, April 5, 2022 12:14:22 PM

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jim..

it goes with out saying you know how i feel....but I'm sending this opposition letter again for your records...

please help us....have you no empathy after walking the site with us.....?

I, Tracey Moloney am 100% opposed to the granting of variances which allows a national developer come destroy our forest, our property value, our natural habitat and our residential community by building a storage unit facility.

Platinum Storage Group's planned development of this site is in direct violation of the California Environmental Quality Act, the 2020 County Wide Policy Plan and the Lake Arrowhead Community Action Plan which were enacted to protect our vanishing Mountain Forest Environment.

The Draft Initial Study and Mitigated Negative Declaration are not in accordance with the California Environmental Quality Act as stated in this Notice.

I further maintain that the information provided to enable the finding for the CUP and Variances is deliberately misleading. A significant effect on the environment is defined by the CEQA as a substantial adverse change in the physical conditions which exist in the area affected by the proposed project - WHETHER IN CONSTRUCTION OR OPERATION. This site is also surrounded on three sides by 20 foot tall unstable hillsides. These hillsides support private property and are topped by old growth trees that are protected by CEQA from damage by the construction of this development. The plot line map show that 158.74 feet of this ridge studded with old growth trees is our property. The size and the age of these trees also entitles them to protection under Federal, State and County law.

I object to the approval of this project PROJ-2020-00205. I object to the County's Planning Division continued refusal to acknowledge that construction of this massive development will damage our community. I object to the County's Planning Division continued refusal to acknowledge our requests to help to protect our town from irreversible damage.

your local tree hugger
tracey moloney

From: [Sarah George](#)
To: [Morrissey, Jim](#)
Subject: PROJ-2020-00205
Date: Friday, April 1, 2022 12:49:47 PM

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

Hi Jim,

I just left you a voice message but thought I'd follow up by email regarding status of the proposed Platinum Storage Group facility in Blue Jay.

Hoping you might be able to let me know if an Environmental Impact Report and/or traffic study would be required?

Admittedly, I'm not a fan of the project as I feel it will alter the character of our little town.

Appreciate any info you can provide!

Thanks,
Sarah
909-337-8783

From: [Roger Walters](#)
To: [Morrissey, Jim](#)
Subject: Fwd: From Gavin de Becker
Date: Wednesday, April 6, 2022 7:39:41 AM

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

Hi Jim, hope you're well, and good to be in contact again.

I oppose any special variance for a new storage facility in Blue Jay.

If perchance elected or appointed officials wish to approve it, I request that any such variances require a majority vote from homeowners on a case by case basis.

I own property in Dogwood Canyon - feel free to reach me personally to discuss these issues, or to explain why this new, larger-than-allowed storage facility would make sense.

Best -

Gavin de Becker

CONFIDENTIAL EMAIL

--

www.dogwoodbluejaycanyon.com

From: [Roger Walters](#)
To: [Morrissey, Jim](#)
Subject: Fwd: Hwy 189 Project
Date: Wednesday, April 6, 2022 7:46:17 AM

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

Begin forwarded message:

From: Dogwood BlueJay Canyon HOA
<dogwood.bluejaycanyonhoa@gmail.com>
Date: April 5, 2022 at 11:14:07 AM PDT
To: Roger Walters <roger.dbjcia@gmail.com>
Subject: Fwd: Hwy 189 Project

Another! Great job, Roger. You're getting some very good ad immediate responses.
Monica

----- Forwarded message -----
From: **Tim Neavin** <timothy.neavin@gmail.com>
Date: Tue, Apr 5, 2022 at 10:55 AM
Subject: Hwy 189 Project
To: <jim.morrissey@lus.sbcounty.gov>

Hi Mr. Morrissey,

I own a cabin in Blue Jay Canyon. I've become aware of plans for the development of a huge 71,000 sq foot monstrosity on Hwy 189 that exceed (1) the current allowed height limit, (2) exceed the current allowed floor ratio, and (3) reduce the current allowed front setback requirement. Blue Jay is a quaint town known for its beauty and charm. This road, while called a highway, is a main road lined with trees and small cabins leading to the lake.

I strongly oppose these plans. Such a structure of this immensity does not belong on this street in this village. It will be the largest structure in the entire town. Please see that this project that EXCEEDS current development codes does not succeed. Please do not approve these variances.

We are begging you.

Sincerely,

Tim Neavin

Tim Neavin, MD
Board Certified Plastic Surgeon
Castle Connolly Top Rated Doctor
Plastic Surgery Education Network (PSEN) speaker and course instructor
International speaker on fat transfer

Artisan Of Beauty Plastic Surgery www.ARTISANofBEAUTY.com
Artisan Hair Transplant Center www.ArtisanHairTransplant.com
TEXT office at: 323-975-1287

Like us on Facebook
<http://www.facebook.com/pages/Artisan-of-Beauty-by-Dr-Timothy-Neavin/311815669395>

BEVERLY HILLS
421 N Rodeo Dr, STE A-1
Beverly Hills, CA 90210
PHONE: 310.858.8811
FAX 310.852.8282

DUBAI, UAE
American British Surgical & Medical Centre
M Floor, Century 21 Building
Al Muraqabat
+9 714 297 5544

--

www.dogwoodbluejaycanyon.com

From: [Tim Neavin](#)
To: [Morrissey, Jim](#)
Subject: Hwy 189 Meeting
Date: Tuesday, April 5, 2022 6:11:45 PM

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

Hi Mr. Morrissey,

I own a cabin in Blue Jay Canyon. I've become aware of plans for the development of a huge 71,000 sq foot monstrosity on Hwy 189 that exceed (1) the current allowed height limit, (2) exceed the current allowed floor ratio, and (3) reduce the current allowed front setback requirement. Blue Jay is a quaint town known for its beauty and charm. This road, while called a highway, is a main road lined with trees and small cabins leading to the lake.

I strongly oppose these plans. Such a structure of this immensity does not belong on this street in this village. It will be the largest structure in the entire town. Please see that this project that EXCEEDS current development codes does not succeed. Please do not approve these variances.

We are begging you.

Sincerely,

Tim Neavin

Tim Neavin, MD
Board Certified Plastic Surgeon
Castle Connolly Top Rated Doctor
Plastic Surgery Education Network (PSEN) speaker and course instructor
International speaker on fat transfer

Artisan Of Beauty Plastic Surgery www.ARTISANofBEAUTY.com
Artisan Hair Transplant Center www.ArtisanHairTransplant.com
TEXT office at: 323-975-1287

Like us on Facebook
<https://www.facebook.com/pages/Artisan-of-Beauty-by-Dr-Timothy-Neavin/311815669395>

BEVERLY HILLS
421 N Rodeo Dr, STE A-1

Beverly Hills, CA 90210
PHONE: 310.858.8811
FAX 310.852.8282

DUBAI, UAE
American British Surgical & Medical Centre
M Floor, Century 21 Building
Al Muraqabat
+9 714 297 5544

From: [Andrew Hammel](#)
To: [Morrissey, Jim](#)
Subject: Objection to Proposed Project
Date: Wednesday, April 6, 2022 11:02:07 AM

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

Reference: PROJ-2020-00205

Dear Mr. Morrissey,

Upon reviewing the above-referenced property, we are very strongly recommending that consideration be made as to the negative effects this project would have in the town of Blue Jay. Mainly because of it's outrageously oversized structure of over 71,000 sq feet including a THIRD story. It's size is absurd and will cause heavy traffic in close proximity to an already busy intersection, unwanted excessive lighting, be an eye-sore to the town and the community bordering the property, Dogwood Bluejay Canyon. It will also most likely diminish the value of that beautiful historic canyon that should be preserved and protected from a project of this size towering it's border.

We certainly support the developer's right to build there and make a profit. However, the developer needs to take into consideration the impact of the magnitude of the massive project on the environment and the town and consider plans that are better acclimated to the area the property is in. That said, the project needs to be reduced in size very significantly so that it would have a better chance of moving forward. if it were designed similar to existing Blue Jay buildings it would blend with the town and eliminate most of the objections.

Thank you for consideration of all of the aspects of this proposed project.

Sincerely,

Andrew and Suzanne Hammel
711 Blue Jay Canyon Road
Blue Jay

Sent from my iPhone

From: [Linda McGuire](#)
To: [Morrissey, Jim](#)
Subject: URGENT REQUEST re Storage Facility PROJ-2020-00205
Date: Wednesday, April 6, 2022 12:32:34 PM

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

Dear Mr. Morrissey,

It is with great concern that I send this urgent request vehemently opposing the variance to the current development code. If this is allowed to go through, it will set a precedent for other developers who want to exceed the current development codes. This facility will most definitely ruin the unique beauty and peace afforded the residents and visitors to Blue Jay. It will also impact the already eroding area available to our wildlife. Please do not allow this to happen.

Cordially,

Linda McGuire
475 Blue Jay Canyon Road
Blue Jay, CA 92317
310-699-780

--

Linda

From: [Steve McCorkle](#)
To: [Morrissey, Jim](#)
Cc: [Dogwood BlueJay Canyon HOA](#); [Jack McCorkle](#)
Subject: FW: Mini-Storage Facility
Date: Thursday, April 14, 2022 12:30:44 PM

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

Jim Morrissey,

Please do not allow this type of business structure in the community of Dogwood Blue Jay Canyon. You will forever destroy the nature of our beautiful community. I suspect this business will be open from 7:00am to 10:00 pm, seven days a week.

The additional traffic noise, trash, general noise from usage, lighting for security, general security to the surrounding homes will be changed forever. This change will be for the worse and will never be able to be corrected. The home values will

Be decreased due to this type of business and the size of the structure on such a small piece of land. This project does not make sense except for the individuals that will profit from its approval.

That plot of land would be best suited for one or two or possibly three homes. It is only 1.47 acres. The storage facility proposal would be built out to the maximum size. Would you want this building next to your home? I'm not against business investment, but this

Project is too large for this location. In addition, the traffic will be backed up at times and create a dangerous situation that would require a traffic signal.

Please have them look for a different location. It is not in keeping with the general community.

Thank you,

Steve McCorkle
335 Cedar Court
Blue Jay, CA 92317
(949) 374-6481

From: [Jane Porter](#)
To: [Morrissey, Jim](#)
Subject: Blue Jay Mini Storage Facility
Date: Thursday, April 14, 2022 6:52:05 PM
Attachments: [53506652-A2D1-4E3F-9628-4CC06E5357A4_1_105_c.jpeg](#)

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

Attn: Jim Morrissey
San Bernardino County Planner
April 14, 2022

Dear Mr. Morrissey,

This is long so please hang in there!

I grew up in Visalia, California, at the foot of the Sequoias. My dad was a political science and history college teacher at COS and on the city council from 1970-1979. My dad, Thomas Porter, was mayor for 2 terms while on the city council and was instrumental in giving Visalia a municipal golf course, a minor league baseball team, creating a historical preservation society to save the older homes and turn of the century downtown buildings, and finally, helped pass--and fund--a hotel at the small airport to increase city business.

I graduated from UCLA with a degree in American Studies--American Lit, History and Culture--and after years in the workforce, became a novelist with 75 books now published. My November 2022 release from Penguin opens at Blue Jay, and is a love story to the beautiful communities in the San Bernardino mountains.

My husband, three sons and I live in a 1927 Ole Hanson home in San Clemente--one of the original Spanish Colonial Revival homes, and two years ago we wanted to buy a vacation home, and like many, we looked at Lake Arrowhead as it's an easy 90 minute drive from where we live.

We spent a lot of time looking at cabins and communities, and ended up falling in love with Blue Jay. It was like the Lake Arrowhead I remembered from the 60's---quaint, small, charming. It took us over a year but we were able to buy a 1923 log cabin---still with all the real logs! (and the problems)--in the Dogwood Blue Jay community.

We didn't want a cabin that pretended to be a cabin. We wanted a piece of California's history, a piece of San Bernardino's history, a place that was authentic and still in original form, so we could restore and protect the cabin for the next 100 years.

I know there are many who worry that the addition of a storage facility on Highway 189 will reduce property values. I'm concerned that a storage facility on Highway

189, is the antithesis of the San Bernardino mountain communities, which offer nature, forests, lakes, wildlife. Beauty. Some of the earliest cabins at Lake Arrowhead were built in Blue Jay, with 1923 being a significant year for development.

A storage facility on Highway 189, the scenic--and narrow!-- main road, would significantly impact the quiet, and charm, of Blue Jay. It will create traffic issues, and devalue both Blue Jay and Lake Arrowhead's historic character.

There are so few places like Blue Jay left in California, so few places where the historical society is actively sharing stories and the past, so few places you can find the California without traffic, pollution, and ugly commercial buildings that don't add anything for the majority, and only benefit a few. I agree a storage facility is a wonderful thing--but on beautiful Highway 189? Pressed up against the forest? Isn't there somewhere more appropriate, with better access, than this location?

I so thank you for reading this. I'm grateful you're open to hearing the public's concerns and know you have a difficult and demanding job. Please know we appreciate you considering all options.

Yours,

Jane

PS I've attached a photo of our cabin's living room in the midst of renovation this year where we were removing the 1950's paneling to reveal the original logs which we've restored, and reinked, and it's gorgeous now. My husband has done much of the work himself--its truly a labor of love. Please come see us and we'll give you a tour.

TY GURNEY & JANE PORTER
27331 ST HIGHWAY 189
BLUE JAY CA

(425) 985-6377 JANE cell
(808) 772-3545 Ty cell

--

www.janeporter.com

From: [Yahoo Mail](#)
To: [Morrissey, Jim](#)
Subject: Concerns over storage facility in Blue Jay
Date: Thursday, April 14, 2022 1:31:03 PM

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

Ara Tokatlian arcoirismusic@yahoo.com 909.337.4080 <http://www.myspace.com/arcoirisara>
www.facebook.com/arcoiris.ara

Mr. Jim Morrissey,

My name is Ara Tokatlian and I have lived with my family on Blue Jay Canyon Road since 1981. In the last several months it came to our attention an alarming construction project: The proposed development of a mini-storage facility on highway 189 at the former Ganahl Lumberyard lot. Our concerns range from noise pollution to traffic issues not only during the construction phase but also later during its operation. Needless to say that the peace and quiet will be forever destroyed for our 85-member association, as well as the countless fauna and flora that inhabit this pristine part of the woods. The negative impact will also affect the value of our homes. Why do we have to accept that? Do we need yet another storage facility?

I ask you please to consider this extremely controversial building project as an unnecessary one, and protect our interests and that of the natural world. We thank you in advance for all the help we can get in resolving this serious issue in a meaningful way.

Sincerely yours,
Ara Tokatlian

From: [L. Bishop](#)
To: [SanBernateCounty@att.net](#)
Cc: [SanBernateCounty@att.net](#)
Subject: [Comments on 0302-0025-0025](#) Submitted by Richard Bishop II
Date: Sunday, April 17, 2022 11:42:18 PM

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

1. My name is Richard Bishop II. My family owns the property at 335 Cedar Ct., Blue Jay, CA 92517, APN 03303121, Assessor's RFR, Assessor Class SINGLE FAMILY RESIDENTIAL. We are also members of the Depeyrol Blue Jay Canyon Improvement Association (DBCA), and then, owners of APN 03302207 (Assessor's VACANT LAND, Assessor Class COMMERCIAL) and APN 03303142 (Assessor's VACANT LAND, Assessor Class SINGLE FAMILY RESIDENTIAL.) located at 27403 State Highway 140, Blue Jay, CA.

2. On 18 August 2021, we submitted electronic email comments to Jim Mortenson, Jim.Mortenson@san.bernatel.ca.gov, regarding Project number P001-2020-0022-0025, an application by Potomac Storage Group for a Conditional Use Permit to construct and operate a 71,000 sq. ft. multi-story auto-storage facility and auxiliary office building on parcels APN 03302207 (Assessor's VACANT LAND, Assessor Class COMMERCIAL) and APN 03303142 (Assessor's VACANT LAND, Assessor Class SINGLE FAMILY RESIDENTIAL.) located at 27403 State Highway 140, Blue Jay, CA.

3. In our 18 August 2021 comments, we identified hillside issues within the boundary of the proposed site, and specifically, the lack of lateral support to protect adjoining landowners.

4. We have reviewed the Initial Study/Draft Mitigated Negative Declaration (ISMND). Nowhere in the ISMND document did we find the lateral support issue addressed.

5. To facilitate discussion of this issue, we have included comments from our 18 August 2021 submission to Mr. Mortenson, including a short review of the common-law doctrine of the right of lateral support.

6. Lateral Support

A landowner has a legally enforceable right to lateral support from an adjoining landowner. Lateral support is the right to have one's land or its natural condition held in place from the sides by the neighboring land so that it will not fall away. Land is considered in its natural condition if it has no artificial structures or buildings on it.

A landowner can enforce the right to lateral support in court. A lawsuit for the removal of lateral support accrues when the damage occurs, not when the excavation is done.

An adjoining landowner who excavates close to his or her boundary line has a duty to prevent injury arising from the removal of the lateral support of a neighbor's property. Because the right to lateral support is considered an absolute property right, an adjoining landowner will be liable for damages to the natural condition of the land regardless of whether or not he or she acted negligently.

7. The property on which the proposed storage site is to be constructed is situated on three sides by steep unstable hillsides, some of which are 20' feet in height. The hillsides are within the storage site's property lines, and are the responsibility of the property owner.

8. The current property owner has been negligent in maintaining their hillsides, and has provided no lateral support to prevent neighboring land from falling away into their property. Soil erosion is visible on all three hillsides. As another example, portions of a paved road on the north side of the proposed storage site have fallen and continue to fall into the proposed storage site, rendering the road unusable.

9. As a precondition to granting a Conditional Use Permit for the proposed storage facility, or in granting a Conditional Use Permit for any other use, San Bernardino County Land Use Services should require the property owner of parcels APN 03302207 and APN 03303142 construct necessary lateral support that meets all San Bernardino County building and safety codes and ordinances to protect the hillsides and property surrounding the proposed project, and to prevent the property owner's proposed on-site buildings and structures.

Richard Bishop II
rbk20210818@att.net
6644 Hilda Avenue
Los Angeles, CA 90056-2226

—
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From: [Matthew McCullough](#)
To: [Morrissey, Jim](#)
Subject: IS/MND Proj-2020-00205
Date: Monday, April 18, 2022 4:24:42 PM

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

Hi Jim!

This email comments on the CUP for Proj-2020-00205 – a 71,008 sq ft storage facility located on Highway 189, 500 feet east of the intersection of North Bay Road and Highway 189.

My overall impression is that the facility is too massive for the proposed location. It's a 3-story structure and exceeds the building height, the floor area and setbacks. Moreover, the Initial Study is flawed and glosses over various items that will impact the project.

The Initial Study lists Aesthetics as a "Less than Significant" impact when nothing could be farther from the truth. The insertion of a 71,008 sq ft, 3 story building into a lot that is primarily wooded now will certainly be a "Potentially Significant Impact." The building height is 24.5% above the maximum. It is astonishing that this could be listed as "Less than Significant." The document also lists the impact on Forestry Resources as "No Impact." While the lot had been previously developed, the lot is currently forested and the aerial photo graph provided shows a substantial number of trees will be removed. How this can be listed as "No Impact" just because of zoning – when a number of trees will clearly be removed.

I object to the project in its current form and the Initial Study is flawed. The project needs to be reduced in size and scope and be more in line with Blue Jay as a community.

Please contact me at 949.302.0881 or via email if we can assist you in any way.

Best Regards,

Matt

Matthew McCullough, P.E.

572 Clark Drive
Blue Jay, CA 92317
DIRECT: 949.302.0881
OFFICE/GENERAL: 949.748.5960
EMAIL: matt@mc2environmental.com or matt@monkeyis.com

From: [Steinberg, Karl E. MD](#)
To: [Morrissey, Jim](#)
Subject: Opposition to PROJ-2020-00205 and variances
Date: Monday, April 18, 2022 9:51:31 AM

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Dear Mr. Morrissey,

As a homeowner in the Dogwood Blue Jay Canyon Improvement Association, I am again writing to protest the proposed large storage unit project adjacent to our property in Blue Jay. Apparently because a smaller and more appropriate-sized unit would not be profitable enough for the developer, they are requesting a variance from the local building codes for both building height and floor ratio, as well as the front yard setback. The size and design of the proposed building is already questionable for the location and traffic issues posed for this particular location, beyond which there is no reason for a storage unit in Blue Jay considering there's a nearby storage facility less than 2 miles away that is not full. Granting a variance to allow for the development of a storage unit would create an unfortunate precedent for other developers who will also wish to push building envelopes to build structures on lots that are not appropriate to support this type of oversized building and that don't take into consideration the parking and access needs.

If a variance is granted, residents of Blue Jay will demand and deserve to know the rationale for the approval of this oversized design and why this developer would be granted special consideration to build a facility bigger and larger than ANYTHING currently in the town of Blue Jay. There are many reasons why this development should not be allowed to proceed as planned: increased risk of fire, traffic congestion as well as the danger caused by the blind corner, as well as increased risk of crime in an area that has many residential homes. There is also the valid concern of impact on our wildlife, and the fact that this building will be an eyesore in our town. This is a small mountain community, not San Bernardino city.

I urge you to do whatever can be done to halt putting up this huge, unnecessary monstrosity. I respect the right of property owners to make appropriate use of their land, but this project as currently planned is completely inappropriate for our community. I would also appreciate any advice you can give me, and others in our community, as to what recourse we might have before this project gets rushed through a process and it's too late to stop it. Finally, I would request that you consider how you would feel if you were a homeowner in this community and show some empathy and compassion for regular people who are not business owners or wealthy venture capitalists who just seem interested in putting up the biggest possible ugly building in our mountain sanctuary and making profits off it.

Thank you for your attention.

Sincerely yours,

Karl Steinberg, MD
659 Blue Jay Canyon Rd.
PO Box 3545
Blue Jay, CA 92317
760-473-8253

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information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination or copying of this e-mail or any of its attachment(s) is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system. Thank you.

From: [Yamel Ramirez](#)
To: [Morrissey, Jim](#)
Cc: [tracey.moloney](#)
Subject: Regarding the Conditional use permit and variances for a mini storage facility
Date: Monday, April 18, 2022 8:24:26 AM

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Mr. Morrissey,

The following Board of directors of the Dogwood Blue Jay Canyon Improvement Association (DBJCIA) are against your "Draft Initial Study and Mitigated Negative Declaration" sent to some of our neighbors in Blue Jay. We believe that you are purposely disregarding the impact this building will have on our community and the environment. Unfortunately, this building will adversely affect our environment, quality of life, and ability to enjoy our surroundings.

As residents and homeowners, we are appalled by the building code "Variances" approval and assure you that this will affect the property value of the homes in our community, specifically on Cedar Court.

Allowing code variances such as these sends a message to all homeowners in the area, including the greater Lake Arrowhead community, that future property purchasing, and investment is a lost cause. This area thrives on its remoteness, natural beauty, and tourism... Not commercial development and storage facilities. We are prepared to recover losses however necessary, up to and including class action litigation.

Sincerely,
Yamel Ramirez
Tracey Moloney

From: [Ted Shelton](#)
To: [Morrissey, Jim](#)
Subject: Request to submit information and documents in contradiction to the Initial Study / Environmental Notice regarding PROJ-2020-00205
Date: Monday, April 18, 2022 7:13:18 AM

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Jim Morrissey
Contract Planner
County of San Bernardino
Land Use Services Department
Planning Division

Mr. Morrissey:

Your assurance that the recent Environmental Notice we received from you is no cause for concern is in direct opposition to the words used in this notice. It clearly states the intention to approve not only the original plans for this massive and unsuitable project but to grant Platinum Storage Group variances to exceed the Building Code.

We maintain our previous statement that your assertion that all this has been done in accordance with the California Environmental Quality Act is false and deliberately favors the developer. We found several inaccuracies in this report and object to them being recorded as fact.

We and our Greenbelt neighborhood should be protected by several Federal, State, County and local ordinance that have not have been considered by your staff including the:

Endangered Species Protection Act
California Environmental Quality Act
2020 County Wide Policy Plan
Lake Arrowhead Community Action Plan
The California Tree Protection Plan
Land Use Zoning District Map.

You and your staff have also neglected to consider that San Bernardino County recently adopted the Dark Sky Initiative or the fact that all levels of California Government have implemented water use restrictions due to the severity of the ongoing drought in California. We and our neighbours are at a loss and alarmed by the relentless progression of this project despite several regulations clearly meant to prevent just this sort of abuse of our property and the Greenbelt and Wildlife Habitat that surrounds this site.

The insistence of your department that this very small site can accommodate this project and that it stands in isolation off Hwy. 189 defies our comprehension.

The insistence of your department that the Initial Study has found that this project will not cause a significant and adverse change in the physical conditions which exist in the area affected by the proposed project whether in construction or operation, 7 a.m. to 7 p.m. 7 Days a week, must be deliberate to again favor this project.

This site is directly adjacent to our property, 30 feet from our home. The boundary is near the top of the unstable hillsides. Construction of this project will unavoidably collapse these hillsides causing us loss of land and old growth trees.

We repeat, this site is surrounded on three sides by 20 foot tall hillsides that the current owners have allowed to become unstable due to erosion and long-standing neglect. Along the top of these hillsides are several old growth trees.

Their Type and circumference are:

FIR 44" - FIR 62" - PINE 44" FIR 96" - TWIN CEDAR 150" - FIR 46" - CEDAR 64" - OAK 45" - CEDAR 120" - OAK 30" - OAK 44" - OAK 42" - CEDAR 68" - FIR 30 " - CEDAR 75" - CEDAR 74" - CEDAR 85".

An Arborist, certified and licensed in Arizona and California, stated that these trees are sound and entitled to protection regardless of on whose property they stand.

The immense size of this proposed development would overshadow our home and block

Natural sunlight from reaching our property causing us further harm.

That this Initial Study process has failed to mention our home and property we consider to be another deliberate misrepresentation to sway the decision in favor of Platinum Storage Group for financial benefit.

We have documents that support these assertions. We have County tax documents and Dogwood Blue Jay Canyon Improvement Association plot line maps that show a small triangle of this site is not available for Commercial Development.

Land Use Zoning has regulations to limit the intensity and density of development as well as limitations on height, bulk and placement of structures all of which also appear to have been unable to limit the excess of Platinum Storage Group development plans in our backyard, literally in our backyard.

So again Mr. Morrissey. Ted and I request your advice and assistance in presenting our facts and documents to your fact finding staff to include in their report to the Planning Commission before they reach their decision.

Again we maintain that the Initial Study, as it stands, neglects the true state of the affairs in an effort to favor this development. We object that our input, and that of our friends and neighbors, are repeatedly dismissed.

We regret that circumstances have caused our interactions become so tense, but the continued frustration of defending our home and property from this sustained assault is taking its toll.

We hope to hear from you on how best we can address this inequitable situation.

Sincerely,

Ted and Laurie Shelton

27375 Hwy 189

Blue Jay, California 92317

April 18, 2022

From: [Andrew Hammel](#)
To: [Morrissey, Jim](#)
Subject: Objection to Proposed Project
Date: Wednesday, April 6, 2022 11:02:07 AM

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

Reference: PROJ-2020-00205

Dear Mr. Morrissey,

Upon reviewing the above-referenced property, we are very strongly recommending that consideration be made as to the negative effects this project would have in the town of Blue Jay. Mainly because of it's outrageously oversized structure of over 71,000 sq feet including a THIRD story. It's size is absurd and will cause heavy traffic in close proximity to an already busy intersection, unwanted excessive lighting, be an eye-sore to the town and the community bordering the property, Dogwood Bluejay Canyon. It will also most likely diminish the value of that beautiful historic canyon that should be preserved and protected from a project of this size towering it's border.

We certainly support the developer's right to build there and make a profit. However, the developer needs to take into consideration the impact of the magnitude of the massive project on the environment and the town and consider plans that are better acclimated to the area the property is in. That said, the project needs to be reduced in size very significantly so that it would have a better chance of moving forward. if it were designed similar to existing Blue Jay buildings it would blend with the town and eliminate most of the objections.

Thank you for consideration of all of the aspects of this proposed project.

Sincerely,

Andrew and Suzanne Hammel
711 Blue Jay Canyon Road
Blue Jay

Sent from my iPhone

EXHIBIT E

Findings

FINDINGS: CONDITIONAL USE PERMIT. The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.06.040 and supporting facts for the Project's Conditional Use Permit to construct and operate a 59,855 square-foot multi-story mini-storage facility on 1.47 acres (Project).

1. **The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application,** because the proposed Project complies with the setback, landscaping, parking, and height requirements. Due to the configuration of the property, State Highway 189 has the effect of wrapping around the north and east portions of the property. The proposed structure is also setback from the adjoining properties due to the existing steep slopes that border the south and west sides of the property. Additional roadway dedication is required to provide adequate right of way for the State Highway. A variance has been requested to exceed the Floor Area Ratio (FAR) requirement of 0.5:1.0, while maintaining the required setbacks and building height for the CG (General Commercial) Zone. Existing commercial buildings in the area along the State Highway exceed the FAR requirement in an amount that is similar to the proposed use. Further analysis of the variance request is provided in the subsequent portion of these findings.
2. **The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.** Additional street dedication is required along State Highway 189 and the San Bernardino County Fire Protection District (Fire Department) has required multiple access points onto the property. These access points have the effect of pushing the structure further away from the State Highway to permit internal vehicle maneuvering for patrons, Fire Department equipment, and refuse collection. State Highway 189 is currently a two-lane paved roadway and subject to the requirements of the California Department of Transportation (Caltrans). The visual distance along Highway 189 is partially constrained due to the existing retaining wall along the northerly portion of the property. This wall will be relocated approximately 18 feet as part of the widening of Highway, thereby improving visibility.

County Staff has been in contact with Caltrans about any requirements for the proposed Project. In an e-mail from Caltrans on February 14, 2022, that specific requirements must be met to comply with their evaluation, but that the applicant "can move to Permit Process by addressing our comments in letter with requested documents and a copy of the Conditions of Approval (COA). No further review by [Caltrans] is necessary."

3. **The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic, vibration, lighting, glare, or other disturbance.** The proposed Project has been designed to face Highway 189, thereby restricting access to the northerly and easterly portion of the property. Lighting and entry into the proposed building will occur from the roadway side of the building, away from adjoining residential properties. Lighting along the westerly and southerly sides of the building have been prohibited, as a condition of approval, except as may relate to illumination emanating from office windows. The proposed building, due to its height, would act as a barrier to noise from its use.

Due to the steep slope along the westerly of the site, the placement of the structure within a portion of the slope area, and a concern about slope stability, County Standard Procedure No. G-2 requires that a slope stability analysis be conducted by a California Professional Geologist or Professional Engineer prior to grading. A geologic report and/or engineering report, prepared and signed by the appropriate design professional, would need to be submitted to the County Geologist for review and approval. This review would occur in conjunction with the County's Hillside Grading Standards and Conditional Grading Compliance requirements. These items are required as a condition of approval.

4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the County General Plan** including, but not limited to, the following:

Policy LU-2.4 Land Use Map consistency.

We consider proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.

Policy Implementation: The proposed Project is permitted, subject to a Minor or Conditional Use Permit, within the CG (General Commercial) Zone. The proposed Project will be required to comply with the development criteria of the CG Zone and other applicable development criteria, such as grading and slope stability, with the exception of the proposed variance from the Floor Area Ratio.

Policy LU-2.1 Compatibility with Existing Uses

We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhood. We also require that new residential development are located, scaled, buffered, and

designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

Policy Implementation: The proposed Project is a single self-storage building on a 1.47 acre site. The property has been used for commercial purposes in the past. The building has been designed to orient activity areas involving noise and vehicular access towards the State Highway and away from adjoining residential properties. Proposed site lighting would be restricted to minimize any lighting towards residential properties. The proposed use would comply with the 35 foot height requirements of the CG Zone in the Mountain Region. Adequate water and sewer service is available through the Lake Arrowhead Community Services District.

Policy LU-1.2 Infill development

We prefer new development to take place on existing vacant and underutilized lots where public services and infrastructure are available.

Policy Implementation: The subject property is vacant and within a relatively flat development area. Public services are available and the site is easily accessible.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels.** The developer will be required to construct appropriate road improvements, provide adequate water and sewer facilities, and extend adequate utilities to the property, in accordance with the conditions of approval.
6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare,** because the conditions of approval ensure appropriate site improvements, street design, traffic improvements, and utilities are incorporated into the new development to meet projected needs. In addition, the conditions will ensure the Project will meet the adopted County performance standards for noise, lighting, operation and compliance with the requirements of the California Department of Transportation.
7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities,** because the proposed Project has the ability to provide for solar facilities on the roof, depending upon its feasibility to incorporate this feature into the Project.

FINDINGS: MAJOR VARIANCE

The following are the required findings, per the San Bernardino County Development Code (Development Code) Section 85.17.060 and supporting facts for the Project's Major Variance to increase the allowable Floor Area Ratio from 0.5:1 to 1.13:1.

1. **The granting of the variance will not be materially detrimental to other properties or land uses in the area and will not substantially interfere with the present or future ability to use solar energy systems**, because the proposed building design complies with all other Development Code requirements for building height, parking area, and setbacks. Notwithstanding the increase in FAR, the proposed Project design ensures that the building shape and size does not expand beyond the established building envelop or maximum building height. The proposed building is also designed to provide activity areas for loading and unloading, parking, and access that is oriented away from adjoining residences, thereby minimizing noise levels. The proposed Project building has the ability to utilize solar facilities, depending upon the feasibility of that operation as it relates to the needs of the facility and will not interfere with the present or future ability of others to use solar energy systems.
2. **There are exceptional or extraordinary circumstances or conditions applicable to the subject property or to the intended use that do not apply to other properties in the same vicinity and land use zoning district.** The FAR requirement for the subject property is .5:1 ratio. The general purpose of a FAR requirement is to restrict the measurement of a building's floor area in relation to the size of the parcel that the building is located on. For that reason, the FAR requirement is connected to minimum parcel size restrictions established by the Development Code. The minimum lot size for a parcel located within the General Commercial Land Use Zoning District in the Mountain Region is 5 acres. Based on the minimum lot size restriction, the Development Code would allow a FAR of 2.5 acres (equal to approximately 108,900 square feet) for properties in the same vicinity and land use zoning district that comply with minimum lot size requirements. In this case, the subject property is approximately 1.47 acres in size. According to recorded documentation, the subject parcels were recognized as legal parcels through a Certificate of Compliance approved on October 7, 1988, which predates the current Development Code adopted in 2007. The parcels were then merged through a Lot Merger approved on January 23, 2008, and recorded on February 6, 2008. They still remain separate Assessor Parcels for tax assessment purposes. Due to the condition of the subject property predating the minimum lot size of 5 acres, the application of the .5:1 FAR to the smaller lot would reduce the maximum allowable floor area that do not apply to properties in the same vicinity and land use zoning district. Therefore, the condition of the property size and location warrants the variance in FAR.

3. **The strict application of the land use zoning district deprives the subject property of privileges enjoyed by other properties in the vicinity or in the same land use zoning district**, because numerous other properties within the vicinity along Highway 189 exceed the 0.5:1.0 ratio, in which some existing buildings encompass the entire parcel and provide for the style of development commonly found in the local mountains. Commercial land uses in the vicinity are primarily retail, office, and, entertainment related. Uses of this nature would require a greater amount of parking than the proposed use and, as such, would typically result in a reduced FAR factor when compared to the proposed Project. However, other commercial land uses in the Project vicinity provide an FAR level that exceeds the established 0.5:1.0 criteria and in some instances meets or exceeds a ratio of 1.0:1.0. Moreover, due to the condition of the subject property predating the minimum lot size of 5 acres, the application of the .5:1 FAR to the smaller lot would reduce the maximum allowable floor area that do not apply to properties in the same vicinity and land use zoning district. As such, the proposed Project design reflects many of the design characteristics as the existing development pattern in the area.
4. **Granting of the variance is compatible with the maps, objectives, policies, programs, and general land uses specified in the General Plan and any applicable specific plan**, because the Countywide Plan encourages commercial uses and environmentally suitable development which the Project implements. Moreover, the use is consistent with the development objectives provided for in the Countywide Plan for the Commercial Land Use Category.

ENVIRONMENTAL FINDINGS:

The environmental findings, in accordance with Section 85.03.040 of the San Bernardino County Development Code, are as follows:

Pursuant to provisions of the California Environmental Quality Act (CEQA) and the San Bernardino County Environmental Review guidelines, the above referenced Project has been determined to not have a significant adverse impact on the environment with the implementation of all the required mitigation measures. A Mitigated Negative Declaration (MND) has been adopted and a Notice of Determination (NOD) will be filed with the San Bernardino County Clerk of the Board of Supervisors. The MND represents the independent judgment and analysis of the County acting as lead agency for the Project.

EXHIBIT F

Notice of Determination

Notice of Determination

To:

☒ Office of Planning and Research
U.S. Mail: _____ Street Address: _____
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ Clerk of the Board
County of: San Bernardino
Address: 385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415-0130

From:

Public Agency: San Bernardino County, LUSD
Address: 385 North Arrowhead Ave, First Floor San
Bernardino, CA 92415-0187

Contact: Jim Morrissey

Phone: 909-387-4234

Lead Agency (if different from above): _____

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2022030393

Project Title: Mini-Storage Facility – Conditional Use Permit

Project Applicant: Platinum Storage Group

Project Location (include county): South side of Highway 189, approx. 500 feet east of the intersection of
North Bay Road and Highway 189.

Project Description:

Conditional Use Permit to construct and operate a 59,855 sq. ft. multi-story mini-storage facility, with a variance for floor area ratio (FAR) from 0.5:1.0 to 1.13:1.0 on 1.47 acres.

This is to advise that the San Bernardino County Planning Commission has approved the
above (☒ Lead Agency or ☐ Responsible Agency)

described project on April 6, 2023 and has made the following determinations regarding the
above (date)
described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final and record of project approval are the Mitigated Negative Declaration are
available to the General Public at:

385 N. Arrowhead Ave., San Bernardino, CA 92415

Signature (Public _____ Title: Contract Planner
Jim Morrissey

Agency): Date: 4/6/2023 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011