

From: [Monell, Lynna](#)
To: [Wardlaw, Mark](#)
Cc: [Duron, Heidi - LUS](#)
Subject: FW: Mini-storage Facility PROJ-2020-00205. Hwy 189, Blue Jay
Date: Friday, July 21, 2023 2:54:37 PM
Attachments: [image001.png](#)

Good afternoon Mark,

I forgot to include you on this email received by the Clerk of the Board today.

Thank you,

Lynna

From: COB - Internet E-Mail
Sent: Friday, July 21, 2023 2:54 PM
To: Rowe, Dawn <Dawn.Rowe@bos.sbcounty.gov>; BOS District Secretaries <BOSDistrictSecs@cob.sbcounty.gov>
Cc: Hernandez, Leonard - CAO <Leonard.Hernandez@cao.sbcounty.gov>; Bunton, Tom <Tom.Bunton@cc.sbcounty.gov>; Snoke, Luther <Luther.Snoke@cao.sbcounty.gov>; Williams, Pamela <Pamela.Williams@cao.sbcounty.gov>; Tealer, Danette <Danette.Tealer@cob.sbcounty.gov>; Arentz, Julie <Julie.Arentz@cob.sbcounty.gov>; Martin, Abi <Abi.Martin@cao.sbcounty.gov>; Forrester, Martha <mforrester@cc.sbcounty.gov>; King, Kristina <Kristina.King@cao.sbcounty.gov>
Subject: FW: Mini-storage Facility PROJ-2020-00205. Hwy 189, Blue Jay

Good afternoon,

Below/Attached please find correspondence received by the Clerk of the Board on 7/21/23 from Hugh Bialecki.

Thank you.

Lynna Monell
Clerk of the Board
Clerk of the Board of Supervisors
Phone: 909-387-3848
Fax: 909-387-4554
385 N. Arrowhead Ave., 2nd Fl
San Bernardino, CA 92415



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From: Hugh Bialecki <habialeckidmd@gmail.com>
Sent: Friday, July 21, 2023 9:17 AM
To: COB - Internet E-Mail <COB@sbcountry.gov>; Supervisor Dawn Rowe <dawn.rowe@public.govdelivery.com>; Supervisor Baca <Supervisor.Baca@bos.sbcountry.gov>; Rowe, Dawn <Dawn.Rowe@bos.sbcountry.gov>; Cook, Paul <Paul.Cook@bos.sbcountry.gov>; Supervisor Cook <Supervisor.Cook@bos.sbcountry.gov>; Armendarez, Jesse <Jesse.Armendarez@bos.sbcountry.gov>; Supervisor Armendarez <Supervisor.Armendarez@bos.sbcountry.gov>; Hagman, Curt <Curt.Hagman@bos.sbcountry.gov>; Supervisor Hagman <Supervisor.Hagman@bos.sbcountry.gov>; Baca, Joe <Joe.Baca@bos.sbcountry.gov>
Subject: Fwd: Mini-storage Facility PROJ-2020-00205. Hwy 189, Blue Jay

You don't often get email from habialeckidmd@gmail.com. [Learn why this is important](#)

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REQUEST FOR RESCHEDULING BOS APPEAL HEARING

From: Hugh Bialecki <habialeckidmd@gmail.com>
Date: July 17, 2023 at 7:46:13 PM PDT
To: mark.wardlaw@lus.sbcountry.gov, "Morrissey , Jim" <Jim.Morrissey@lus.sbcountry.gov>
Cc: Dawn.Rowe@bos.sbcountry.gov, Lewis Murray <lewis.murray@bos.sbcountry.gov>, Sierra Club Mtns Group Excom <excom.mtnsgroup@sangorgonio.sierraclub.org>
Subject: Mini-storage Facility PROJ-2020-00205. Hwy 189, Blue Jay

Dear Mark,

Welcome to your new position as the leader of County of San Bernardino's Land Use Services ! I look forward to meeting you personally and having the opportunity to discuss the long history that the Save Our Forest Association, Inc., (SOFA), has had with LUS as it relates to maintaining the quality of life in the unincorporated county lands in the San Bernardino Mountains.

The Save Our Forest Association, Inc., is a 501 (c)(3) non-profit corporation established over thirty years ago to protect and preserve the natural resources and unique qualities of our mountain environment. We are the oldest and largest organization strictly focused on the San Bernardino Mountains and have worked with the USFS, State of California, CalFire, County of San Bernardino and local agencies on issues related to our San Bernardino National Forest, water resources, land development and public safety. We have partnered with the Mountains Group of the Sierra Club, San Bernardino

Valley Audubon Society, Center for Biological Diversity, Friends of Big Bear Valley and other organizations also focused on natural resource preservation.

I am contacting you now because of extremely distressing circumstances surrounding the subject project in Blue Jay which was approved by the Planning Commission on April 6, 2023, despite the complete lack of notification to individuals and organizations which have communicated with LUS as this proposed project has been in development. You may be aware of the severe winter storms which occurred in the San Bernardino Mountains between this past February and April, taxing the San Bernardino County snow removal, fire and sheriff's agencies to respond to wide spread power outages, structure fires, grocery store roof collapses, people trapped in homes with medical emergencies, vehicles stuck and abandoned, businesses and post offices closed, and even several fatalities. Residents and businesses are only now recovering from the worst series of storms in at least 50 years, with lasting financial and emotional impacts.

These multiple circumstances I'm describing also contributed to the County LUS Planning Commission Hearing for this project being rescheduled several times...and yet the April 6 date did not allow for a fair representation of local residents to appear and have their voices heard. Equally troubling was the COMPLETE LACK OF NOTICE to the Save Our Forest Association since October 11, 2022, (see copy of email below), to other residents in Dogwood Canyon (who will be most impacted by noise, traffic, facility lighting) or the Mountains Group of the Sierra Club.

I read the County Update, dated June 2, 2023, introducing you as the new Land Use Services Director and Supervisor Rowe's comments on how "Land Use Services plays a key role in improving the quality of life for San Bernardino County residents on many fronts. I am looking forward to Mr. Wardlaw's leadership to help advance this important department." I applaud those words, and your statement that "I practice complete transparency and proactively engage with agencies, stakeholders and the community."

There are multiple aspects of this proposed project that warrant greater scrutiny than has taken place to date. The Cultural Resource Investigation by McKenna et al., Fig. 1, page 2 states, "Illustrated in Figure 1, the project involves the development of any irregularly shaped storage facility designed to use the maximum amount of useable space within the property (Parcel-07) and a portion of Parcel-042." This could be commendable except for the multiple variances requested and approved with the facility being 8'7" over the permitted building height of 35', and the building setback to the State Highway 189 at 5'. If one were to make a visual survey of the buildings in Blue Jay and the general Laker Arrowhead area, one does not find multi-story buildings even approaching the permitted building height of 35', and yet the initial study does not note any Aesthetic concern for such an imposing structure and its impact on neighboring residences.

The San Bernardino County Initial Study/Mitigated Negative Declaration Environmental

Checklist Form describes the proposal as “Approval of a Conditional Use Permit to allow for the construction and operation of a three-story, 71,008 SF self-storage facility on a 1.47-acre site and a variance for an increase in structure height and floor area ratio, and a reduction in building setback to five feet along the Highway.” “The floor area ratio (FAR) required is 0.5:1 and the Project proposes a FAR of 1:2, also necessitating approval of a variance. The proposed right of way along the State Highway is to be widened, further reducing the size of the site and the applicant has also requested a variance to reduce the building setback to five feet. Hours of operation will be from 7:00 am, to 7:00 pm, seven days per week and would require two full-time employees.”

At no time has the developer met with members of the community to describe the project, its architectural design and why the requested variances, which serve to make the project more visually and physically imposing on the site, are beneficial (except for the developer). On page 5, Figure 3 Site Plan clearly shows how this project is “shoe-horned” into the site with no concern for any thought of the mountain topography or visual character. On page 8, Environmental Factors Potentially Affected: Aesthetics is unchecked, indicating there is NOT ONE “Potentially Significant Impact”. This is simply not credible.

1. Aesthetics d) Create a new source of substantial light or glare, which will adversely affect day or nighttime views in the area ? Presumably the project will comply with the new Light Trespass Ordinance that may require modifications from the submitted plans.

On Page 51 of the Initial Study, XVII Transportation, a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities ? This site is on a State Highway on a blind curve as you travel east from the intersection of State Highway 189 and North Bay Road. There are no bike lanes and no shoulder. Bicycle travel is already hazardous along this section of road and there does not seem to be any interaction with CalTrans to improve pedestrian or bicycle safety along the property frontage. Transportation c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment) ? Again, traveling east from the above mentioned intersection, the entering and exiting traffic will pose an increased risk to other motorists, bicyclists and pedestrians due to the existing blind curve.

On Page 55 of the Initial Study, Mitigation Measure T-1: 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 included the traffic study review analysis and vehicle miles traveled (VMT) analysis for Caltrans review .” It is unclear from the documents posted on the LUS website, Mountain Region, Mini-Storage Facility-Conditional Use Permit, that the required Traffic Impact Study has taken place, been completed, and made available for public review. Please provide the completed Traffic Impact Study and Caltrans review by return email or clarify the status of same.

It is unfortunate that public input regarding this project has been significantly abrogated and that Land Use Services has proceeded without required notice. The Planning Commission hearing did not adequately provide the representation or transparency for due process and public input. The Appeal of the approval by the Planning Commission to the Board of Supervisors, scheduled for July 25, 2023, should be rescheduled by a minimum of 60-90 days to allow for the public to be properly notified and address the concerns, some of which have been described in this communication.

Thank you for your consideration,

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

Begin forwarded message:

From: "Morrissey , Jim" <Jim.Morrissey@lus.sbcounty.gov>
Subject: RE: Mini-storage Facility PROJ-2020-00205. Hwy 189, Blue Jay
Date: October 11, 2022 at 10:10:18 AM PDT
To: Hugh Bialecki <habialeckidmd@gmail.com>

Good Morning;

The applicant was in the process of redesigning the Project to meet the requirements of the Fire Department. I do not know the status of the applicant's evaluation of that option.

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

From: Hugh Bialecki <habialeckidmd@gmail.com>

Sent: Sunday, October 09, 2022 2:17 PM

To: Morrissey , Jim <Jim.Morrissey@lus.sbcounty.gov>

Subject: Fwd: Mini-storage Facility PROJ-2020-00205. Hwy 189, Blue Jay

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Hi Jim,

Would you please advise of status of subject project ? Initial Study in March 2022 with 43'2" height exceeding 35' maximum and only 5 ft Highway setback has many residents very concerned.

Appreciate your response prior to 12 Oct 2022 and placing the Save Our Forest Association on notification list for project ongoing status.

Thanks,

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

Sent from my iPhone