

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

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

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

Dear Mr. Arceo:

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

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

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

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

ATTACHMENT

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

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

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

Dear Mr. Arceo:

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

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

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

Thank you for this consideration.

Karen Knoche

EXHIBIT C

Noise Assessment Study

14105ltr (rev.)

P.A. Penardi & Associates

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

August 19, 2016

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

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

Dear Mr. DuFour,

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

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

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

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

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

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

Yours truly,

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

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

16120ltr

P.A. Penardi & Associates

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

November 25, 2016

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

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

Dear Mr. DuFour,

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

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

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

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

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

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

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

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

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

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

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

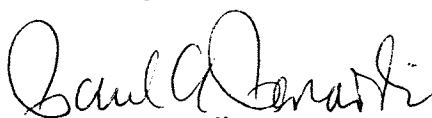
which include the installation of permanent sound barriers having more noise attenuating properties at key points on the property to further reduce sound levels intruding onto the adjoining residential properties.

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

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

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

Yours truly,



Paul A. Penardi

Acoustical Consultant

Member, Acoustical Society of America

Attachments

RESULTS OF NOISE MEASUREMENTS MADE AT ARROWHEAD PINE ROSE CABINS RESORT

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

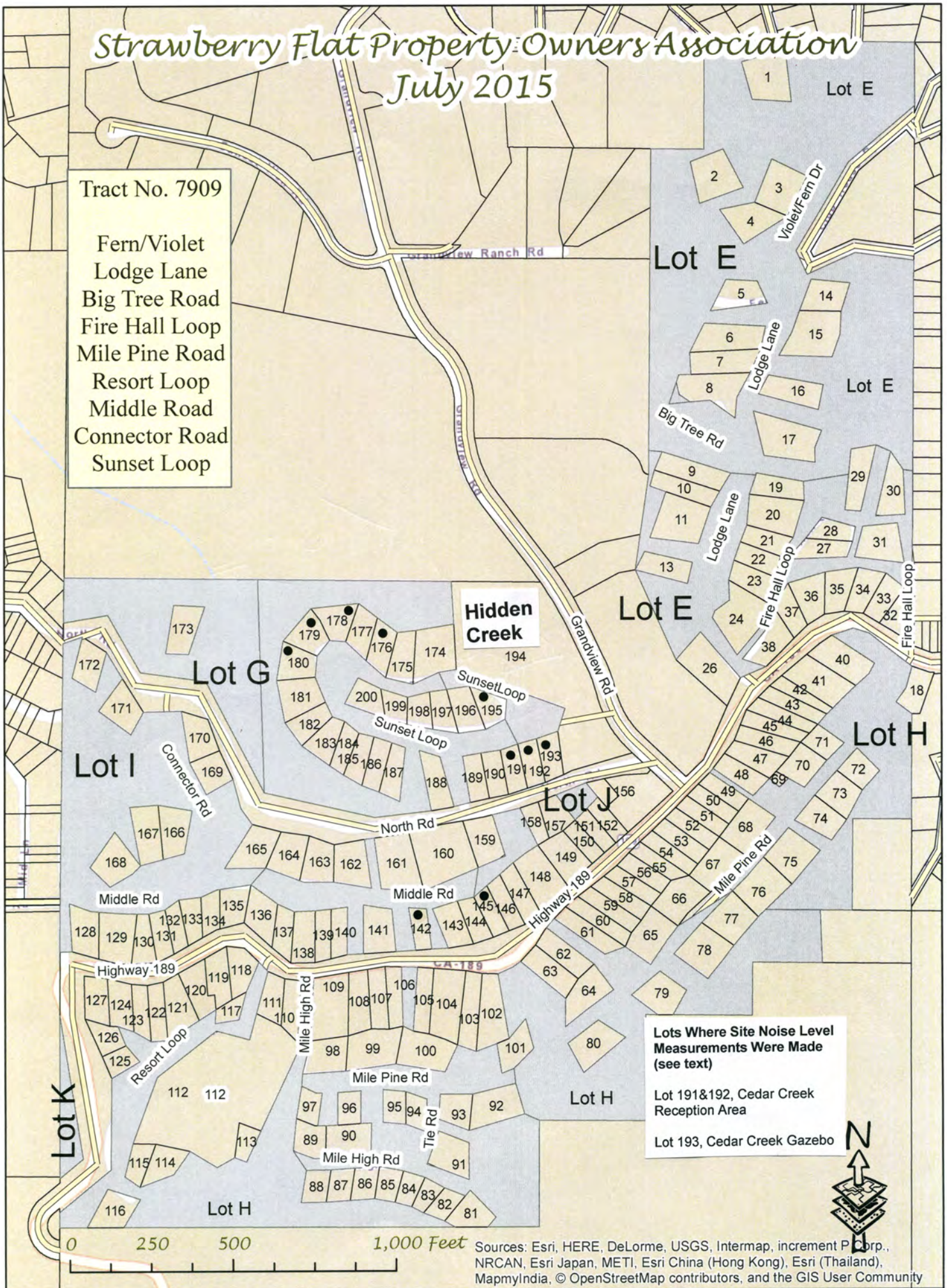
10. 10/18/2016: Pink noise tests at Hidden Creek (straw bales noise barrier installed along south side of top of hill). With 83 dB(A) on dance floor: 61 dB(A) at top of hill; 42 dB(A) at south property line across from Lot 195.
11. 10/29/16: Wedding at Hidden Creek; 100 guests (straw bales noise barrier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

Strawberry Flat Property Owners Association

July 2015

Tract No. 7909

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



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

Lot 191&192, Cedar Creek Reception Area

Lot 193, Cedar Creek Gazebo

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

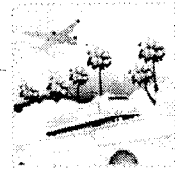


TABLE N-2
REPRESENTATIVE ENVIRONMENTAL NOISE LEVELS

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

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



Table 83-2
Noise Standards for Stationary Noise Sources

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

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

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

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

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

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

(E) The noise standard plus 20 dB(A) for any period of time.

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

REFERENCE LIST

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

EXHIBIT D

Initial Study/Mitigated Negative Declaration

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

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

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

Specific Plan: None
OLUD: FH23

Overlays: None

PROJECT CONTACT INFORMATION:

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

Contact person: Reuben J. Arceo, Contract Planner

Phone No: 909-387-4374

Fax No: 909-387-3249

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

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

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

PROJECT DESCRIPTION:

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

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

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

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

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

Table 1: Strawberry Flats Tract Use Restrictions

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

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

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

Table 2: Parcel Characteristics

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

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

Hidden Creek Event Site

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

Cedar Creek Event Site

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

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

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

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

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

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

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

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

Table 4: Adjacent Land Use Districts

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

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

Federal: None

State of California: None

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

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

EVALUATION FORMAT

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

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

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

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

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

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

Reuben J. Arceo

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

8/18/2020

Date

Dave Prusch

Signature: Dave Prusch, Supervising Planner

8/18/2020

Date

APPENDICES

Kunzman Associates. Traffic Impact Analysis. June 16, 2016

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

One Systems Incorporated Full Line Catalog, Sound Suppression

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

Vicinity Map



Project Site
Arrowhead Pine Rose Parcels





Figure 1

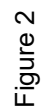






Figure 4

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

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

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

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

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

Figure 5: Pine Rose Cabin Designs







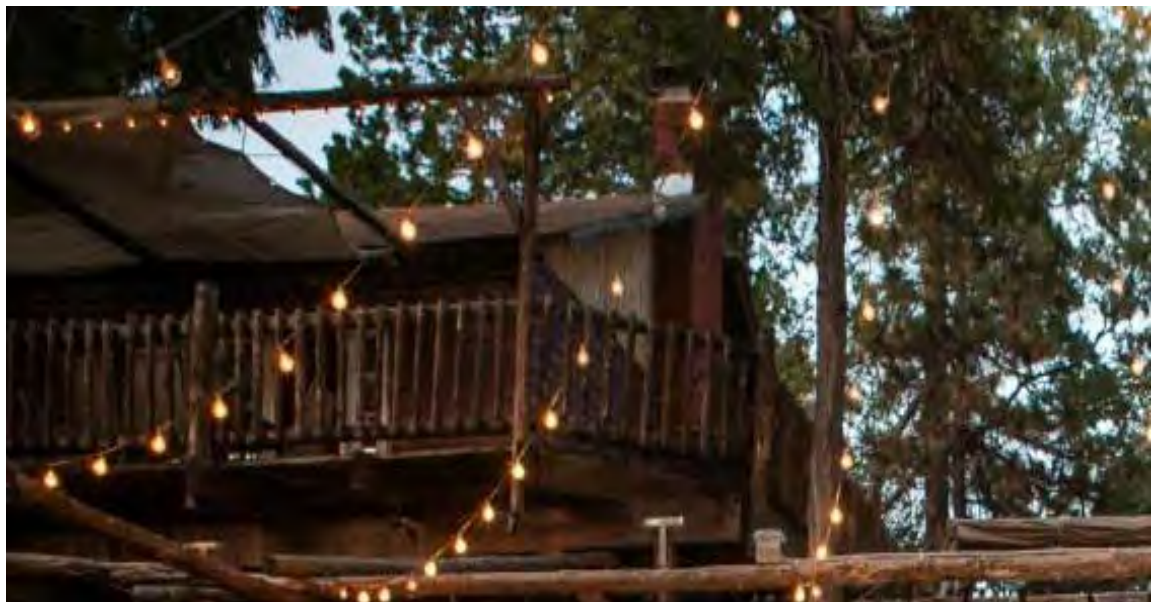
Figure 6: U.S. Post Office and General Store



Retail Venues



Figure 7 String Lighting



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II. AGRICULTURE AND FORESTRY RESOURCES -

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table 5: Criteria Pollutant Emissions in lbs/Day

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

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

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

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

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

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

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

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

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

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

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IV. BIOLOGICAL RESOURCES - Would the project:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VI. GEOLOGY AND SOILS - Would the project:

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

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

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

ii. Strong seismic ground shaking?

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

iii. Seismic-related ground failure, including liquefaction?

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

iv. Landslides?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VI b) **Less Than Significant Impact.** The project will not result in substantial soil erosion or the loss of topsoil, as the use is existing and currently operating as a cabin resort facility. No enlargement of the cabins or expansion of the use is proposed. Hence, no erosion control plans will be required to be submitted, approved, and implemented. In the event future construction is contemplated, measures to reduce and control erosion of soil for future construction is required by SCAQMD through its Rule 403 for control of fugitive dust, the Santa Ana Regional Water Quality Control Board (RWQCB) under administration of the State's General Construction Permit, and the County of San Bernardino Public Works Department through its Storm Water Management Program. Implementation of requirements under SCAQMD Rule 403 for control of fugitive dust will reduce or eliminate the potential for soil erosion due to wind. Therefore, impacts will be less than significant.

VI c) **No Impact.** The project is not located on a geologic unit or soil identified as being unstable or having the potential to result in or off-site landslide, lateral spreading, subsidence, and liquefaction or collapse because the Natural Resources Conservation Service (NRCS). Soil

Survey data does not identify any development restrictions associated with the potential for ground failure. No impact will occur.

- VI d) **No Impact.** The project site is not located in an area that has been identified by the NRCS Soil Survey data as having the potential for expansive soils. No impact will occur.
- VI e) **No Impact.** The project is served by the Los Angeles County Sanitation District (LACSD). No septic systems are proposed. No impacts will occur.

Potentially
Significant
Impact

Less than
Significant with
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Significant

No
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VII. GREENHOUSE GAS EMISSIONS - Would the project:

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.
- b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

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

SUBSTANTIATION *The following summaries are based in part from the Kunzman Traffic Impact Analysis, June 16, 2016, and GHG Impact Analysis, Lilburn Corporation, Green House Gas Emission Report, dated November 27, 2013, County of San Bernardino Greenhouse Gas Emissions Development Review Process, updated March 2015*

- VII a) **Less Than Significant Impact.** The County's Greenhouse Gas Emissions Reduction Plan (GHG Plan) was adopted on December 6, 2011 and became effective on January 6, 2012. The GHG Plan establishes a GHG emissions reduction target for the year 2020 that is 15 percent below 2007 emissions. The plan is consistent with AB 32 and sets the County on a path to achieve more substantial long-term reductions in the post-2020 period. Achieving this level of emissions will ensure that the contribution to greenhouse gas emissions from activities covered by the GHG Plan will not be cumulatively considerable.

In 2007, the California State Legislature adopted Senate Bill 97 (SB97) requiring that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts. The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency

adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG plan.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects which reduce GHG emissions. All new development is required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO₂e) per year is used to identify and mitigate project emissions. Based on a CalEEMod statistical analysis, projects that exceed 53,000 square feet typically generate more than 3,000 MTCO₂e. As the project's contains a total square footage of 14,574 square feet, it is not anticipated that MTCO₂e will exceed 3,000 metric tons.

For projects exceeding 3,000 MTCO₂e per year of GHG emissions, the developer may use the GHG Plan Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points in the Screening Tables do not require quantification of project-specific GHG emissions. The point system was devised to ensure project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those from existing development, will allow the County to meet its 2020 target and support longer-term reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions.

Based on 193 trips generation the use is anticipated to produce, the greenhouse gas emission based on 193 trips will be below the San Bernardino County threshold as noted in Table 6 below.

Table 6: GHG Emission in Lbs/Day

| | CO₂ | N₂O¹ | CH₄ |
|------------------------------------|-----------------------|-----------------------------------|-----------------------|
| Emission per mile | 1.10 | 0.000 | 0.000 |
| Total Miles | x100 | x100 | x100 |
| Sub Total | 110 | 0.0 | 0.0 |
| Trips per day | x193 | X193 | X193 |
| Sub Total lbs/per day | 21,230 | 0.0 | 0.0 |
| Total C02e | 8.4 | 0.0 | 0.0 |
| Subtotal | 8.4 | | |
| San Bernardino County Threshold | 3,000 C02e | | |
| Significant? | NO | | |

Source: SCAQMD: Highest EMFAC2007, Emission factors for On-Road Passenger Vehicles & Delivery Trucks
1: California Climate Action Registry General Reporting Protocol, 2009I; Table A9-8-C SCAQMD Handbook;
Climate Leaders EPA, Section 3, Table 2.

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- VII b) **Less Than Significant Impact.** Subject to approval of the zone change and CUP, the proposed project is not anticipated to conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases. In January of 2012, the County of San Bernardino adopted a Greenhouse Gas Emissions Reduction Plan (GHG Plan). The proposed project is consistent with the GHG Plan in that CO2 emissions are below the San Bernardino County Threshold of 3,000. Consequently, impacts will be less than significant.

VIII. HAZARDS AND HAZARDOUS MATERIALS -

Would the project:

| | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant | No Impact |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the Environment through the routine transport, use, or disposal of hazardous materials? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Be located on a site, which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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- VIII a, b, c) **Less Than Significant Impact.** Hazardous Material means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to hazardous substances and hazardous waste. The project provides cabin accommodations and two venue sites for entertainment, the Hidden Creek Event site which accommodates 175 people and Cedar Creek can accommodate up to; 50 persons. Project events will only occur within the two designated event areas. The project does not involve the construction of new structures or operations that involved significant amounts of hazardous materials. Consequently the project will not generate hazards. Impacts are therefore anticipated to be less than significant.
- VIII d) **No Impact.** Based on the Cortese, Hazardous Waste and Substances Site List webpage, maintained by the California Environmental Protection Agency, accessed on February 8, 2016, the project site is not included on the list of hazardous materials sites compile in accordance with Government Code No. 65962.5. No impacts will occur.
- VIII e) **No Impact.** Based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan, the project site is not located within an Airport Safety Review Area. No impacts.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. No impact will occur.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan as the project has adequate access from two or more directions. No impacts will occur.
- VIII h) **Less than Significant Impact.** The project is located within a Fire Safety (FS) Overlay District, based on the Hazards Overlay Maps contained in the County of San Bernardino General. The general area is developed primarily with single family housing, cabin units, and neighborhood commercial uses. Although the project proposes no construction or expansion, with regard to any future construction that the applicant may contemplate, the construction as with any structure in the Fire Safety Overlay District shall meet the requirements of the County Fire Department and shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards (such as use of specific building materials, fuel modification areas, building separations, etc.). These requirements will reduce fire hazard risk to below a level of significance. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

| | | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant | No Impact |
|------------|---|--------------------------------------|--|-------------------------------------|-------------------------------------|
| IX. | HYDROLOGY AND WATER QUALITY - Would the project: | | | | |
| a) | Violate any water quality standards or waste discharge requirements? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level, which would not support existing land uses or planned uses for which permits have been granted)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) | Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) | Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) | Otherwise substantially degrade water quality? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) | Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

- | | | | | | |
|----|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) | Place within a 100-year flood hazard area structure that would impede or redirect flood flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| i) | Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| j) | Inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- IX a) **Less Than Significant Impact.** The project will not violate any water quality standards or waste discharge requirements. The project provides two venues for outdoors events. Events will occur within these two venues, referenced as Hidden Creek Event site which can accommodate up to 175 people and Cedar Creek Event site which accommodate 50 persons. Both sites are existing venues. The Pine Rose Cabins are primarily serviced by septic tank systems with the exception of the Ponderosa Lodge located on Lot 54. The Twin Peaks cabin receives sewer service from the Lake Arrowhead Community Service District (LACSD). As no expansion of the site's septic systems is proposed and the septic systems are in operation, impacts will be less than significant. Water Service to the entire site is provided by Crestline Lake Arrowhead Water Agency (CLAWA). Impacts to groundwater levels will be less than significant.
- IX b) **Less Than Significant Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by an existing water purveyor (CLAWA) with sufficient capacity in the existing water system to serve the anticipated needs of this project. Impacts to groundwater levels will be less than significant.
- IX c) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project does not affect any existing drainage pattern, stream or river and the project is not required to submit and implement an erosion control plan as no grading is contemplated. Impacts will be less than significant.
- IX d) **No Impact.** No on-site grading is proposed. The applicant is not proposing to alter existing drainage patterns, therefore no impacts will result.
- IX e) **No Impact.** Existing drainage will remain unaltered given the existing urban development of the site. The applicant proposes no grading that would alter the landscape. No impact will occur.
- IX f) **No Impact.** The project will not otherwise substantially degrade water quality. No impact will occur.

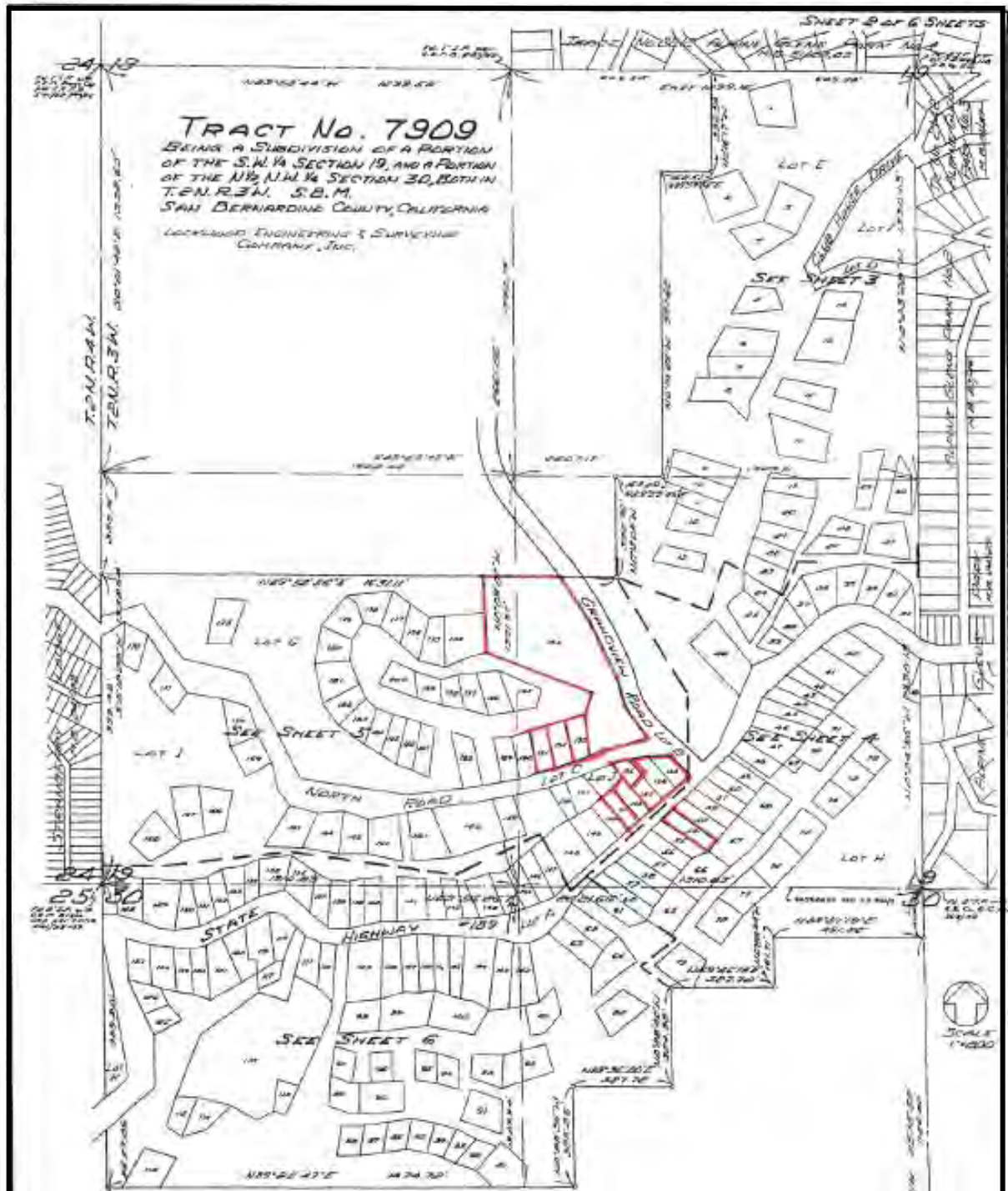
-
- IX g) **No Impact.** The project will not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project does not propose any housing. No impact will occur.
- IX h) **No Impact.** The project will not place any structure within a 100-year flood hazard area structures that could impede or redirect flood flows, because the site is not within an identified FEMA designated flood hazard area. No impact will occur.
- IX i) **No Impact.** The project will not expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, because the project site is not within any identified path of a potential inundation flow that might result in the event of a dam or levee failure or that might occur from a river, stream, lake or sheet flow situation. No impact will occur.
- IX j) **No Impact.** The project will not be impacted by inundation by seiche, tsunami, or mudflow, because the project is not adjacent to any body of water or within an area subject to the potential of seiche or tsunami. Based on the responses to Sections VI.a and VI.b of this Initial Study, the project site is not located in an area prone to landslides. No impact will occur.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant | No Impact |
|---|--------------------------------------|--|-------------------------------------|--------------------------|
| X. LAND USE AND PLANNING - Would the project: | | | | |
| a) Physically divide an established community? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- X a) **Less Than Significant Impact.** The general area where the project site is located is zoned for single and multiple residential. Other zoning districts in the vicinity include Institutional (IN) and Neighborhood Commercial (CN). The applicant is proposing a GPA to rezone the site to Neighborhood Commercial to provide zoning consistency with the proposed use. The rezoning will not physically divide the community as the applicant's nine parcels constitute only 4.5% of the original Strawberry Flats 200 lot subdivision as noted in Figure 8. The project itself is nested within a unique quarter of the subdivision named Sunset Loop. Within this loop, there are approximately 25 residential dwelling units and/or cabins.

Figure 8
Strawberry Flats Subdivision

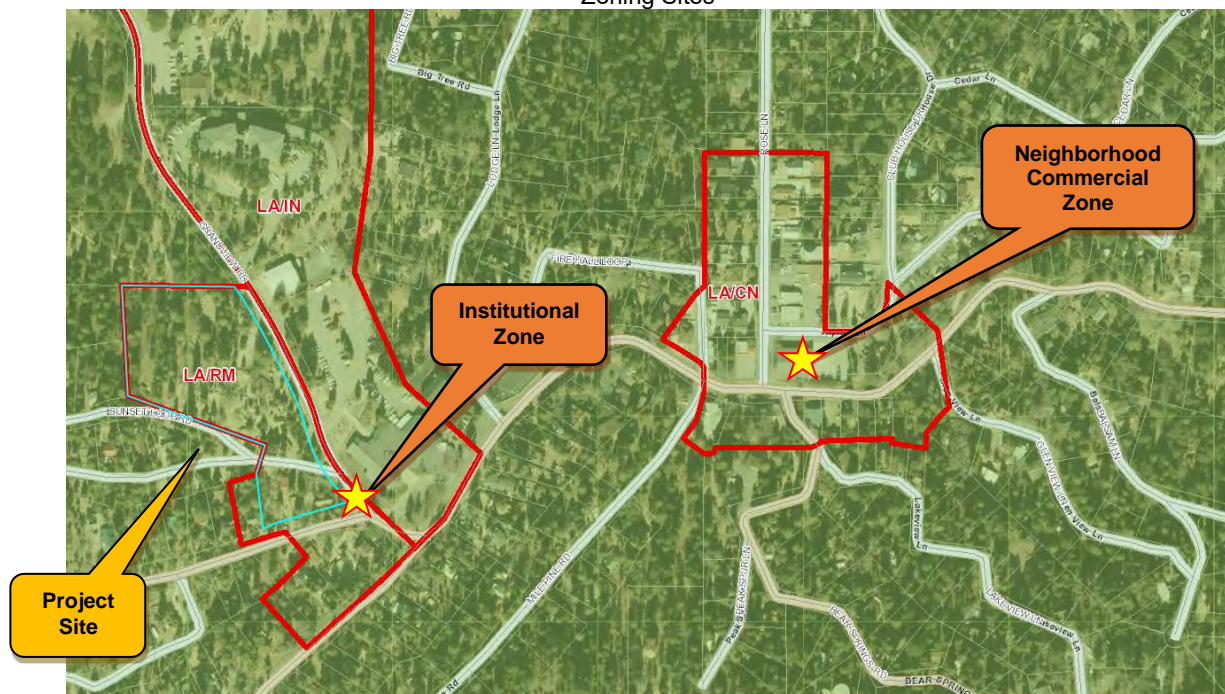


The CC&R's adopted with TTM 7909 restricted rezoning until 1987. At which time the "zoning would automatically continue unless the then owners of the lots desire it to be changed". Subject to approval of the rezoning, the proposed Pine Rose use as currently operated is not consistent with the Residential Zoning designations in which the subject site is located. Operated without the necessary mitigation to effectively address noise, crowds, traffic, and parking impacts, the operation has affected property owners' quality of life primarily within the Sunset Loop neighborhood.

As shown in Figure 9 below, the Applicant's proposed CN zoning district is consistent with existing Neighborhood Commercial sites located approximately a quarter of a mile east of the project along Highway 189 that serve the neighborhood area. The CN designation would make the property compatible for the proposed use and is a less intensive commercial designation than the General Commercial (GG) zoning district. Current uses operating in this CN zoning district include a neighborhood market, church, restaurant, U.S. Post Office and specialty service uses. The project's proposed CN designation would not be incompatible with the adjacent "Institutional" county zoned property located directly across from the site. The County service building provides building plan check and inspection services. The building also houses the Twin Peaks San Bernardino County Sheriff Station and County Assessor satellite office. The building was constructed in the 1970's to provide County services to Twin Peaks and other underlying areas.

The original Strawberry Flats subdivision as shown in Figure 10 on the following page denotes the specific lots set aside for alternate uses as was described in Table 1.

Figure 9
Zoning Sites



These lots benefited from the advantages provided by the intersection of Highway 189 and Grandview Road. Lots 151 through 193 and 194 as shown in Red were set aside for a resort and a trailer park use in the Original Strawberry Flats configuration.

Original Strawberry Flats Lots
for Resort Uses

Proposed Use Configuration

Figure 10



As noted in the proposed site configuration to the right, the applicant's project area with the exception of two new parcels is a mirror image of the original lots set aside for special uses. From a land use and development perspective, it is not unreasonable to consider the advantages the site's location commercially provides where Highway 189 and Grandview Road intersect. Vehicular access, visibility and ease of circulation are components that were and remain important when considering commercializing properties fronting Highway 189 or Grandview Road. The same development considerations are apparent where the County Building is established.

The Lake Arrowhead Community Policy LA/LU3.1 recommends "the establishment of Neighborhood Commercial (CN) zoning districts in close proximity to residential areas to provide convenient commercial services to residents and visitors". Given the heightened sensitivity of dwellings in the mountain areas however, this cannot be achieved without the adequate mitigation to address impacts associated with locating commercial uses within close

proximity of residential dwellings or neighborhoods. Consequently, considerable effort has been made to minimize the impacts the proposed use generates. Subject to the mitigation the applicant is required to implement to reduce noise impacts, traffic, and parking, as cited in the Noise, and Traffic/Circulation elements in the Initial Study, the proposed project will not divide an established community. Impacts will be less than significant with mitigation incorporated.

- X b) **Less Than Significant.** The project includes no amendment or design feature that would circumvent County policies and standards designed to protect the environment. Pursuant to the Lake Arrowhead Community Plan (LACP), the project will comply with the plan's land use regulations designed to protect the environment. The purpose of the LACP is to guide the future use and development of land within the LACP in a manner that preserves the character and independent identity of the individual communities, including the Twin Peaks cabin. The primary community issues the LACP identifies are: 1) The preservation of community character and 2) Infrastructure. Architecturally, the cabins and event sites are consistent with the forest and mountain setting of the area. A number of the cabin sites, such as the Hidden Creek Lodge have been operating since 1920's. Both the lodge and cabins are pine, fir or cedar log construction and reflect a rustic look that fits into the forest setting. Any new or future expansion of cabins sites will be consistent with the existing theme.
- X c) **Less Than Significant.** Based on Habitat Assessment conducted in September 2013, to assess the project's effects on the Southern Rubber Boa and the San Bernardino Flying Squirrel, the study concluded that given the current use of the property as a mountain resort, the project site is not conducive to the establishment of a population for either species. Based on the conclusion of the Habitat Assessment study, and the existing built out characteristic of the site, the project will not affect species identified as an endangered candidate in local or regional plans or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Consequently, impacts will be less than significant.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant | No Impact |
|---|--------------------------------------|--|--------------------------|-------------------------------------|
| XI. MINERAL RESOURCES - Would the project: | | | | |
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- XI a) **No Impact.** The project site is located within an area where the significance of mineral resources has been undetermined (MRZ-3). Mining would be incompatible with the area's current and future land uses. No mining operations are currently located on site or in the project vicinity. No impact will occur.
- XI b) **No Impact.** The County of San Bernardino General Plan does not identify any locally important mineral resources in the area. No impact will occur.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant | No Impact |
|---|--------------------------------------|--|--------------------------|-------------------------------------|
| XII. NOISE - Would the project result in: | | | | |
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

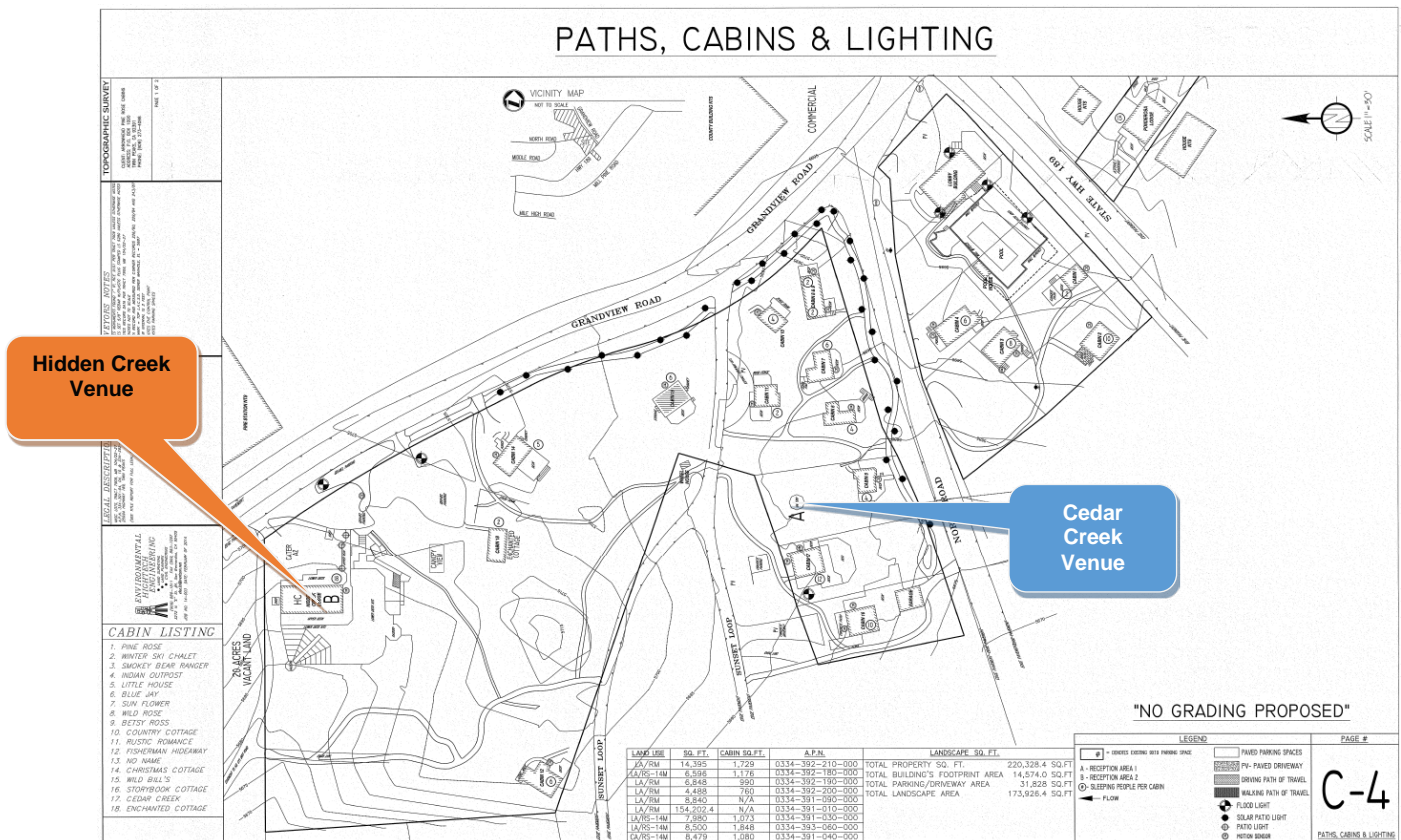
SUBSTANTIATION *The analysis provided in this section is based in part on the Noise Study by P.A. Penardi & Associates, dated November 25, 2016. Sound Fighter Systems, Absorptive Noise Barriers, www.soundfighter.com, accessed April 2017; Acoustical Surfaces Inc. www.acousticalsurfaces.com, accessed April 2017*

- XII a) **Less than Significant With Mitigation Incorporated.** As shown in Table 6, the County's ambient noise standards in residentially zoned property from stationary noise sources is 55 dB(A) from 7 am to 10 pm and drops to 45 dB(A) from 10 pm to 7 am. The noise issues associated with the project primarily arise from two stationary entertainment nodes, identified in Exhibit 11. The two venues are:

- **Hidden Creek Event Site** – This venue accommodates approximately 175 persons. The venue includes lodging accommodations, dining area, dance floor, and other miscellaneous design elements for enhancing the venue's effect.
- **Cedar Creek Event Site** – This site accommodates approximately 50 persons. The venue's focal point is a gazebo element that serves for weddings, award ceremonies and for other assemblies. Benches provide seating and lodging quarters consist of Cabins 16 and 17 that are available for rental as part of the arrangement ceremonies. The venue provides dining, DJ and dance facilities.

Exhibit 11
Pine Rose Entertainment Venues

PATHS, CABINS & LIGHTING



The County Development Code, Section 83.01.080 (c)(2) prohibits persons to operate or cause to be operated a source of sound at a location or allow the creation of noise on property owned, leased, occupied, or controlled by the person, which causes the noise level, when **measured on another property**, either incorporated or unincorporated to exceed any of the following categories:

(A) The noise standard for the receiving land use as specified in Subsection B (Noise-impacted areas) for a cumulative period of more than 30 minutes in any hour.

- (B) The noise standard plus 5 dB(A) for a cumulative period of more than 15 minutes in any hour.
- (C) The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour.
- (D) The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour.
- (E) The noise standard plus 20 dB(A) for any period of time.

Table 6

| Noise Standards for Stationary Noise Sources | | |
|--|-------------------|-------------------|
| Affected Land Uses (Receiving Noise) | 7 am-10 pm Leq | 10 pm-7 am Leq |
| Residential | 55 dB(A) | 45 dB(A) |
| Professional Services | 55 dB(A) | 55 dB(A) |
| Other Commercial | 60 dB(A) | 60 dB(A) |
| Industrial | 70 dB(A) | 70 dB(A) |
| Leq = (Equivalent Energy Level). The sound level corresponding to a steady-state sound level containing the same total energy as a time-varying signal over a given sample period, typically 1, 8 or 24 hours. | | |
| dB(A) = (A-weighted Sound Pressure Level). The sound pressure level, in decibels, as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound, placing greater emphasis on those frequencies within the sensitivity range of the human ear. | | |
| Ldn = (Day-Night Noise Level). The average equivalent A-weighted sound level during a 24-hour day obtained by adding 10 decibels to the hourly noise levels measured during the night (from 10 pm to 7 am). In this way Ldn takes into account the lower tolerance of people for noise during nighttime periods. | | |

Although the applicant has made substantial efforts to minimize noise impacts and has installed mitigation measures and sound attenuation devices to reduce and maintain noise levels at or below the County Residential noise threshold, there have been substantial complaints from residents concerning noise impacts and its effects to the area's quality of life. Noise complaints have been levied against the following activities arising primarily from the Hidden Creek Venue, but, include the Cedar Creek site.

- Live Rock Band or Music Band Artists (base sounds and high pitched sounds);
- DJ Music Noise Impacts;
- Public Announcement System;
- Assembly and crowd noises (i.e., clapping, laughter, singing, talking, etc.);
- After effects from crowd and vehicle noises late into the night;
- Substandard monitoring and minimal crowd and vehicle control;
- Inefficient follow through on complaints from staff and management.

The Planning Division has logged complaint letters received from 2012 to 2016. The overall complaints concern noise impacts as cited above, but concerns have been raised regarding the proposed rezoning of the property to Neighborhood Commercial to accommodate the proposed use, parking impacts from the use of the common area for overflow parking, trespassing, unruly guests and other nuisance violations.

The applicant, as a corporate policy has implemented the following measures to address noise and crowd control as a result of the complaints.

Corporate Measures:

Every event will be required by Arrowhead Pine Rose Cabins to enter into a signed and legally binding contract for each event. No function will take place without a legal contract. Each contract will state the following:

- a) All event vendors must be approved by Arrowhead Pine Rose Cabins in order to provide services at an event.
- b) The event contract shall inform guest that the Event Manager will be responsible for assigning staff to supervise and oversee all events at Hidden Creek and Cedar Creek during scheduled events.
- c) An after-hours response phone number will be provide by Arrowhead Pine Rose Cabins. The contact number will be displayed on the website, in the event contract, and on signage posted outside of the Pine Rose lobby. Arrowhead Pine Rose Cabins will provide round-the-clock staff that is responsible for addressing issues and complaints quickly and responsibly.
- d) The contract shall inform guests that event parking is strictly prohibited in unassigned areas and adjacent properties.
- e) The contract shall inform guests that amplified music, bands and outside DJs are prohibited from operating on Arrowhead Pine Rose Cabins, property. Only acoustical instruments are allowed and pre-approved DJs. All music is to be broadcasted through Arrowhead Pine Rose Cabin's sound system.
- f) Sound times, both beginning and ending times, will be clearly listed in all event contracts and on signage at the event venue.
- g) Arrowhead Pine Rose Cabin's website will clearly state that guests are prohibited from arranging events on Arrowhead Pine Rose Cabin's property without Arrowhead Pine Rose Cabin's approval.

Noise Measures:

- Innkeeper is available 24 hours per day to address after hour noise issues that arise.
- Earth and wood barriers have been erected to minimize and absorb sound within the two entertainment venues.
- Isolated sound tunnels have been identified where sound carries further than the normal areas and guests are now prohibited from entering.
- Invested in a high quality sound system that has reduced the decibel volume lower than the previous sound system.

-
- Outside DJ's are no longer permitted. Applicant has hired a designated DJ who is mindful of the decibel levels and county standards.
 - Event staff measure and record decibel readings to verify County noise standards are not exceeded.
 - For the Cedar Creek venue, the applicant has reduced guest count from 100 to 49. A sound wall will be constructed and Bose Sound System has been installed to minimize sound impacts.

Security and Monitoring Measures:

- Parking attendants available at all events.
- An additional event manager now staffs and monitors events

An Assessment of Environmental Noise Impacts (Noise Study) occurring from Wedding Receptions at Arrowhead Pine Rose Cabins Resort was completed on November 25, 2016 by P.A. Penardi & Associates, attached as Appendix A. The intent of the Noise Study was to analyze and determine whether the County's ambient noise thresholds were being exceeded, and, to recommend mitigation measures above what the applicant has implemented to minimize noise levels arising from the Hidden Creek Venue given the venue's larger size, guest accommodations, and, entertainment/dance floor noise potential to affect residences located east of the site.

As noted in Exhibit 12, there are approximately twenty (20) residential lots located within 500 feet or less of the Hidden Creek Venue. Sound measurements were taken at ten (10) locations as identified by the black dots in Exhibit 12. As a point of reference, the exhibit does not show the area's mountainous topography or reflects the substantial changes in grade and undulations throughout the area and between the Hidden Creek Venue and residential lots. Exhibit 13 provides a photo depiction of the slope changes at the intersection of Grandview Road and North Road. Changes in topography can vary up to 35 feet as noted in Exhibit 13 which depicts the grade changes at the Hidden Creek venue.

Exhibit 12
Residential Sites

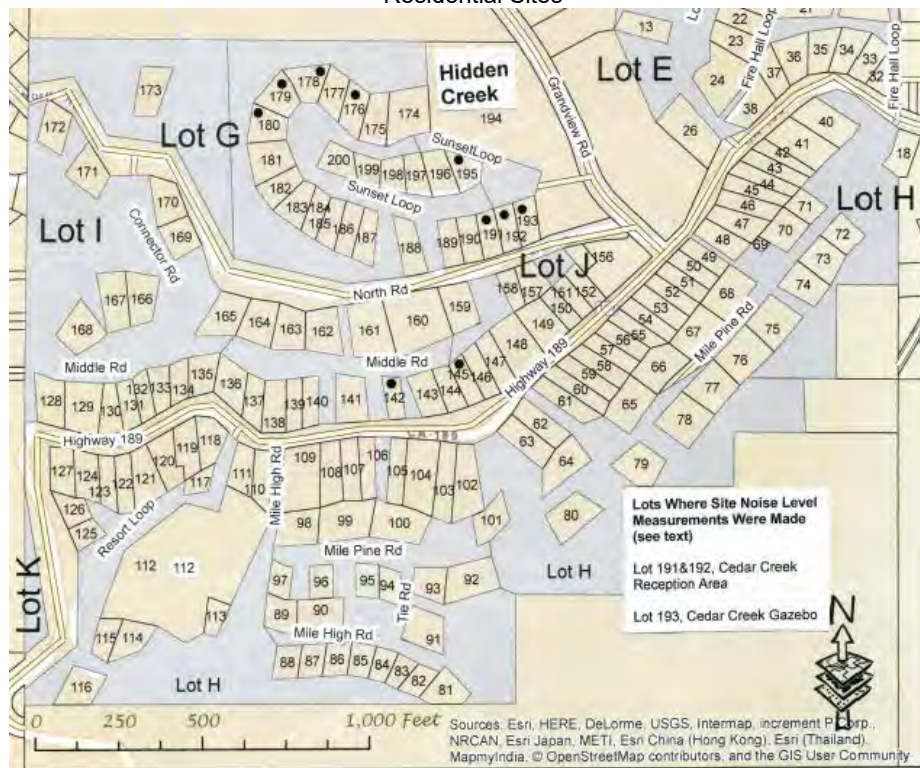


Exhibit 13
North Road and Grand View Road Intersection
Grade Changes

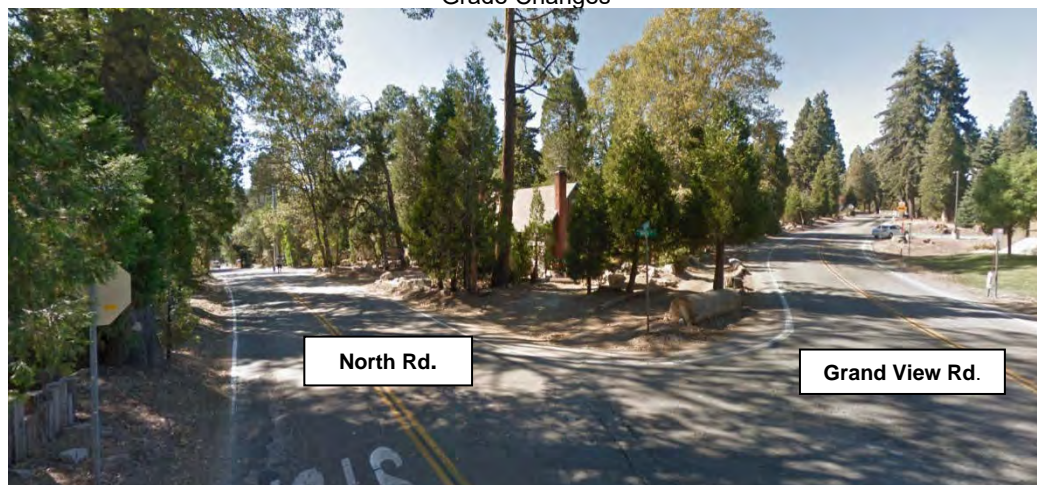


Exhibit 13
Hidden Creek Venue Grade Changes



Sound level measurements were taken by the sound engineer near properties where noise complaints had occurred. To paraphrase the report, measurements were concentrated predominately at the south property line across from Lot 195 and at the west property line across from Lots 175 and 176.

For the twelve (12) events the sound engineer observed, the sound levels at these “worst case” property lines were in conformance with the County of San Bernardino noise standards for the daytime hours of 7 a.m. to 10 p.m. The sound measurements were less than the 55 dB(A) Leq during the hours from 8:30 p.m. to 10:00 p.m. Typical sound levels measured at the subject locations during the loudest activities on the Hidden Creek venue were in the range of 45 to 50 dB(A) Leq with the sound barriers in place. The ambient noise level in the absence of any sounds coming from the wedding venue was typically 35-40 dB(A) without any vehicular traffic on nearby roadways. As a matter of background, the Noise Study cites that the temperature, relative humidity and minimal winds on the test days had no effect on the testing. Consequently, noise levels measurements can be considered to be representative of worst case conditions. Vocal outburst (i.e., cheers and applause) were typical during the weddings and resulted in momentary peaks up to 60 dB(A), but were infrequent and short in duration such that the noise had no effect on the measured Leq over the designated period of time when the noises measurements were being under taken.

Based on the findings from the Noise Study, with some exceptions, such as cheers, applause and laughter at scheduled events on the Arrowhead Pine Rose Cabins property, noise levels did not exceed the County noise threshold when measured on another property line during those dates and time periods when measurements where undertaken as the lists shows in Table 7.

Table 7
Noise Measurements Results

| Site | Date | Description | Time/Period Mitigation | dB(A) | |
|--------------|------------|---------------------|---------------------------|---|--|
| Hidden Creek | 5/3/2014 | Wedding, 40 guests. | | At south property line (PL) | 48 dB(A) |
| | | | | At top of hill | 65 dB(A) |
| | | | | At stream along south side of dance floor | 75 dB(A) |
| | 10/26/2015 | Wedding, 91 guests | | South PL | 42 dB(A) |
| | | | | Top of Hill | 50-52 Ambient |
| | | | | South PL | 50 dB(A) |
| | | | | | 1 st Dance |
| | | | | | 48 dB(A) |
| | | | | | During Dinner Music |
| | | | | | 46 dB(A) Music |
| | | | | West PL | 48 dB(A) |
| | | | | Top of Hill | 55 dB(A) |
| | | | | Lot 176 | 30-35 dB(A) ambient & music |
| | | | | Lot 178 | 40-43 dB(A) |
| | | | | Lot 180 | 35-37 dB(A) ambient wedding sounds |
| | 11/7/2015 | Wedding, 124 Guests | | South PL | 48 dB(A) |
| | | | | | 42 dB(A) |
| | | | | | 53 dB(A) (yells) |
| | | | | West PL | 48 dB(A) |
| | 11/12/2015 | Wedding, 75 guests | | South PL | 60 dB(A) w/yells |
| | | | | Top of Hill | 55 dB(A) 1 st dance & 2 nd Dance |
| | | | | | 60 dB(A) announcement |
| | | | | South PL | 45 dB(A) |

| | | | | | |
|--------------|------------|--------------------------|--|---|--|
| Hidden Creek | 7/16/2016 | Wedding, 118 guests | | South PL across Lot 195 | 38-40 dB(A) ambient 50 dB(A) w/music |
| | 10/4/2016 | Wedding, 143 guests | | Dance floor | 85 dB(A) |
| | | | | Top of Hill | 62-63 dB(A) |
| | | | | South PL across Lot 195 | 45-46 dB(A) |
| | 10/7/2016 | Wedding, 143 guests | After 9 PM- noise constant from music/dance floor activities | South PL | 49.5 dB(A) |
| | | | | | 58-63 dB(A) shouts |
| | | | | | 38 dB(A) Low ambient w/out wedding |
| | 10/8/2016 | Wedding, 142 guests | At 9 PM only, straw bales installed | South PL across Lot 195 | 48.1 Leq |
| | | | | Straw bale mitigation lyrics not understandable | 1.4 dB(A) increase in noise reduction from straw bales |
| | 10/18/2016 | Pink Noise Test | Straw bales installed along south side top of hill | Dance floor | 83 dB(A) |
| | | | | Top of Hill | 61dB(A) |
| | | | | South PL across from Lot 195 | 42 dB(A) |
| | 10/29/2016 | Wedding, 100 guests | Straw bales noise barrier along south side top of hill extended further west | South PL from Lot 195 | 49.4 dB(A) Rowdy Music |
| | | | | West PL | 52.9 dB(A) Rowdy Music |
| | 11/3/2016 | Wedding, 125 guests | Straw bales installed along west side of venue | Top of Hill | 61 dB(A) |
| | | | | South PL across Lot 195 | 45 dB(A) |
| | | | | West PL | 46 dB(A) |
| | 11/16/2015 | Private Party, 50 guests | | Dance Floor | 80 dB(A) |
| | | | | South PL of Hidden Creek Area across Lot 195 | 50 dB(A) Yells; ambient 45 dB(A) |

| | | | | | |
|--------------------|-----------|--------------------------------|-----------|--|--|
| Cedar Creek | 11/4/2016 | Rehearsal Dinner, 60 guests | 6:45-7 pm | Lot 142 | Minimal audible |
| | | | | Lot 145 | 45 dB(A) Ambient 50 dB(A) max |
| | | | | South PL | 41 dB(A) Ambient |
| | | | | PL from catering, south of Lot 195, inside Cedar Creek area | 57 dB(A) |
| | | | | Pool entrance, Off Hwy 189 | 37 dB(A) |
| | | | | PL across from catering, south side of Lot 195 | 44 dB(A) ambient 52 dB(A) max from cheers and laughter @ 8:20 pm |

The study recognizes that certain external sounds such as cheers, applause, laughter, deep bass music sounds cannot be entirely eliminated whereby only the ambient noises from the area is heard. Staff has received videos from property owners as evidence of these external sound generations during daylight and nighttime hours. In the absence of any noise emanating from the venues, the Noise Study cites that the ambient noise level without any vehicular traffic on nearby roadways ranged from 35-40 dB(A). This noise level would be expected to increase even without events based on the normal activity occurring within the area given the development characteristic of Sunset loop.

Notwithstanding the noise thresholds, the County must strive to preserve and maintain the quiet environment of the Mountain Region, pursuant to the County General Plan Goal N/N.1. Based on the developed characteristic of the area and heavy vehicular circulation from guests and residents, this is often a “moving target” since ambient noises levels change continually during the day depending on general activities in the area. The Twin Peaks region is described as a “highly urbanized” area and is home to approximately 1,200 regular residents, which can swell to twice that number during weekends and holidays. Representative noise levels for “quiet urban area during daytime ranges between 45 to 50 dB(A). During nighttime periods, the ambient noise is approximately 40 dB(A).

To ensure the Pine Rose operations meets the requirements of the County Ambient noise standards and maintain the quiescence of the Mountain Region as per the County General Plan Goal M/N.1, the following mitigation, which includes the current corporate and operating

policy the applicant has instituted is mandated to reduce and maintain noise impacts to less than significant.

Operating Policy:

NO. 1. Events shall only be permitted to function at the Hidden Creek and Cedar Creek venues. Any expansion of these sites or proposed alternative site shall be prohibited.

NO.2. Entertainment activities (i.e., dancing, DJ, Band music, PA system) at the Hidden Creek venue shall conclude on Fridays and Saturdays at 10:00 pm. All assembly activities associated with the event shall conclude at 10:00 p.m. Music entertainment activities on Sundays and during the week shall conclude at 9:30 p.m. and assembly activities associated with the event shall conclude at 9:30 p.m.

NO.3. During all events, a trained DJ shall be responsible for maintaining decibel levels between 80 to 82 dB(A) on the dance floor to ensure that the ambient noise standards at the property line do not exceed the Residential ambient noise standards of 55 dB(A) between the hours of 7 am to 10 pm. These ambient values shall be verified on an hourly basis by the event's on-site monitor.

NO.4. During events at either Hidden Creek or Cedar Creek, noise spot checks shall be conducted on an hourly basis or as needed within any sixty (60) minute period to assess and verify that noise impacts do not exceed the Residential ambient noise standards of 55 d(B)A between the hours of 7 am to 10 pm.

NO.5. A minimum of two parking attendants shall be stationed to manage and direct traffic for events held at the Hidden Creek venue, and, and one parking attendant for events at Cedar Creek. Parking attendants shall be present during opening and closing periods of events.

NO. 6. Event parking shall only be permitted on-site. The event manager shall ensure that parking is contained on site and does not over flow onto adjacent properties.

NO. 7. Responsive personnel shall be present at all events either during the weekday or weekend and responsive to complaints or activities that encroach outside the operating limits of the Hidden Creek or Cedar Creek venues. Responsive personnel shall ensure that individuals or group activities occurring after the closure of events at both venues are dispersed to mitigate noise and other activity impacts.

Corporate Policy:

NO.8 Every event will be required by Arrowhead Pine Rose Cabins to enter into a signed and legally binding contract for each event. No function will take place without a legal contract. Each contract will state the following:

- a) All event vendors must be approved by Arrowhead Pine Rose Cabins in order to provide services at an event.**
- b) The event contract shall inform guest that the Event Manager will be responsible for assigning staff to supervise and oversee all events at Hidden Creek and Cedar Creek during scheduled events.**
- c) An after-hours response phone number will be provide by Arrowhead Pine Rose Cabins. The contact number will be displayed on the website, in the event contract, and on signage posted outside of the Pine Rose lobby. Arrowhead Pine Rose Cabins will provide round-the-clock staff that is responsible for addressing issues and complaints quickly and responsibly.**
- d) The contract shall inform guests that event parking is strictly prohibited in unassigned areas and adjacent properties.**
- e) The contract shall inform guests that amplified music, bands and outside DJs are prohibited from operating on Arrowhead Pine Rose Cabins, property. Only acoustical instruments are allowed and pre-approved DJs. All music is to be broadcasted through Arrowhead Pine Rose Cabin's sound system.**
- f) Sound times, both beginning and ending times, will be clearly listed in all event contracts and on signage at the event venue.**
- g) Arrowhead Pine Rose Cabin's website will clearly state that guests are prohibited from arranging events on Arrowhead Pine Rose Cabin's property without Arrowhead Pine Rose Cabin's approval.**

Land Use: Structural Mitigation

NO. 9. A sound absorbent barrier, not less than six (6) feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound Engineer to mitigate noise impacts emanating from the Hidden Creek venue. The applicant shall initiate construction of the sound barrier promptly.

No. 10. A sound absorbent barrier, not less than six (6) feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound engineer to mitigate noise impacts emanating from the Cedar Creek venue and to function as a barrier to prevent guests from encroaching onto adjacent properties.

NO. 11. The applicant shall install elements, (i.e., signs, lighting) that direct visitors, customers and other patrons to each venue from parking areas to prevent persons from encroaching onto other private properties in the vicinity. Monitors and/or security shall be on-site to ensure that individuals or crowds do not wander.

XII b) **Less Than Significant Impact with Mitigation.** Noise complaints raised about the activity at the two assembly venues were generally associated with loud music emanating from music bands, DJ sound systems, and high pitched PA singing, clapping, yelling or vocals. The same complaints and others however included the impacts associated with bass music. Deep rhythmic bass sounds is noted for its capacity to cause ground or airborne vibrations. The resonance of bass frequencies tend to be low and consequently the bass waves are better at triggering resonance in the walls. The lower the bass, the larger the wave which is known to penetrate windows, doors and enter back in through another window in a different room. Bass waves can create resonance with large objects such as walls, which permits the wave to go around walls and corners as the wall facilitates the wave by matching its frequency.

Table 8 as shown below and cited in the P.A Penardi & Associates Noise Study reveals that the noise levels from rock bands ranges about 110 dB(A) but can rise to as high a 115 dB(A) Crowd noises associated with concerts ranges between 70 to 80 dB(A).

Table 8: Outdoor Noise Values

| Common Outdoor Activities | Noise Levels dB(A) | Common Indoor Activities |
|--------------------------------------|-----------------------|----------------------------|
| | 110 | Rock Band |
| Jet Fly-over at 1000 feet | 105 | |
| | 100 | |
| Gas Lawnmower at 3 feet | 95 | |
| | 90 | |
| | 85 | Food Blender at 3 feet |
| Diesel Truck going 50 mph at 50 feet | 80 | Garbage Disposal at 3 feet |
| Noisy Urban Area/Daytime | 75 | |
| Quiet Urban Area/Daytime | 50 | |
| Quiet Urban Area/Nighttime | 40 | |

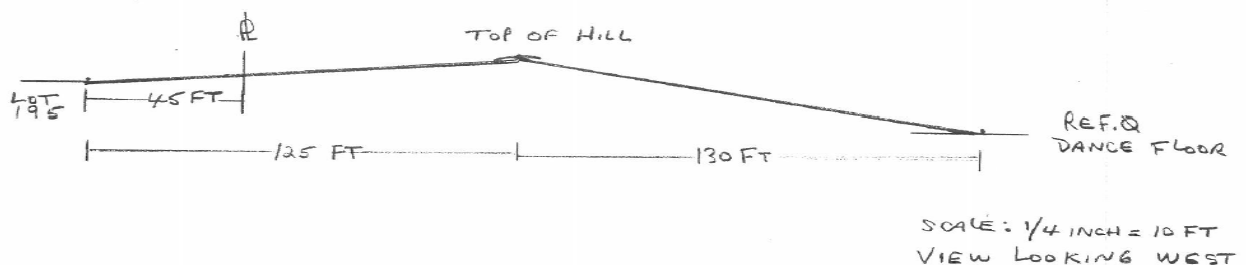
To address both bass and high amplitude sound impacts, a high quality sound system has been installed and live bands are no longer permitted. The three components of this sound system include:

1. Zone Mix 761 – the portion of the sound system is devoted to paging and background music control. The system delegates areas by zones and allows the use of certain zones that are active. Other features include:
 - One mic input for ceremony and one output to the ceremony area only.
 - For the reception, only one mic input for the toast and three different reception zones for the output so as to adjust for varying sizes as needed.
 - For the celebration area, a single DJ input and only the output directly on the celebration area while turning down, the reception area to a very low level output.

- The Digital Signal Processor (DSP) increases user satisfaction while decreasing overall volume output.
- 2. One system's unique speakers: the "103 IM".
 - The 103IM is designed to provide excellent sound quality and flexibility in a small format, direct-weather capable speaker system that is optimal for distributed systems or background music applications. The system is used in small format background music application for the reception area, which reduces overall output.
- 3. And the "108 CIM" – is a compact 8-inch two-way coaxial speaker system that features a medium,-format compression driver.
 - The 108 CIM system 70 by 70 degree conical coverage pattern works will in near field outdoor venues and allows to "point" the sound in only the direction where it's needed on the dance floor. This directional "pointing" mitigates sound bleed over. Due to the speaker's system exceptional good intelligibility, it permits output decibels to be lowered by a full 5 dB(A) from 85 to 87 dB(A) to 80 to 82 dB(A).

The venue's audio system loudspeakers have been oriented to focus the music on the dance floor to minimize sound transmission and away from the surrounding residential neighborhoods. Acoustically, the recommendation by the Sound Engineer is to maintain the ambient noise level at 82 dB(A) on the dance floor or lower to minimize bass and other sound effects. Sound readings recorded on the dance floor measured at the Hidden Creek site on October 4, 2016, with approximately 143 guests in attendance revealed dance floor readings at 85 dB(A). The noise readings at the top of the hill ranged between 62-63 dB(A) as shown in Figure 14 below. Readings at the property line across from Lot 195 ranged between 45-46 dB(A), which is below the County Residential noise threshold of 55 dB(A) between the hours of 7 am to 10 pm.

Figure 14
Site Representation



P.A. PENARDI
9/29/16

Noise readings taken on October 18, 2016, using a “pink noise” source input to the house audio system also revealed the noise threshold at 42 dB(A) at the south property across from Lot 194 which is below the Residential noise threshold at 55 dB(A) from 7 am to 10 pm when the noise readings on the dance floor were at 83 dB(A). Temporary straw bales as shown in Figure 15 below, approximately seven (7) feet in height which were placed along the south side of the Hidden Creek venue on top of the hill had in all probability led to a reduction in the ambient noise levels in contrast to the readings taken on October 4, 2016, which ranged from 45 to 46 dB(A). The straw bales will be replaced with permanent sound absorbent walls as part of the Project’s permanent noise mitigation.

Figure 15
Sound Wall Hay Bales





Sound absorption is defined as the incident sound that strikes a material that is not reflected back (Acoustical Surfaces, Inc. 2017). Absorbent sound walls unlike reflective sound walls incorporate multiple elements engineered to dampen incoming sound waves. Most common wall materials such as wood, metal and masonry have hard surfaces and thus reflect sound. Consequently, when sound strikes the surface of a reflective barrier, some energy is transmitted through the wall but the bulk is reflected back in the general direction of the noise source. Depending upon the roughness and shape of the wall surface, the sound may be fractured in different directions, up to and including the sound waves traveling around the ends and over the top of the sound barrier. The key noise mitigating factor of sound walls is the mass of the wall structure. It must be sufficiently dense to eliminate sound waves from traveling through it.

As an example, when a sound wave strikes an acoustical material the sound wave causes the fibers or particle makeup of the absorbing material to vibrate. This vibration causes tiny amount of heat due to the friction and thus sound absorption is accomplished by way of energy to heat conversion. The more fibrous a material is the better the absorption and less refraction occurs as Figure 16 depicts; conversely denser materials (i.e., block walls) are less absorptive as noted in Figure 17.

Figure 16
Sound Absorbing Material

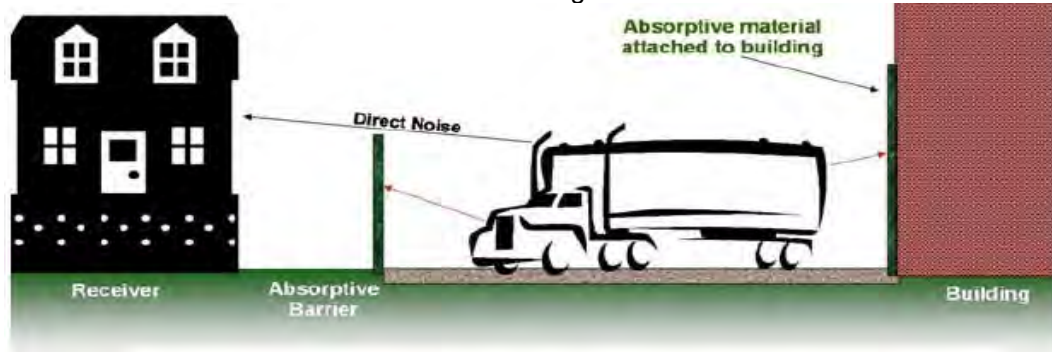
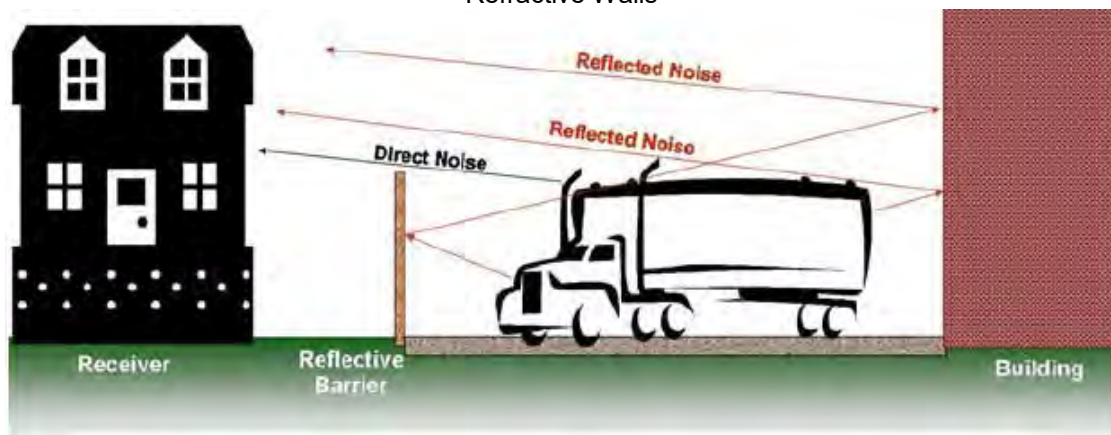


Figure 17
Refractive Walls



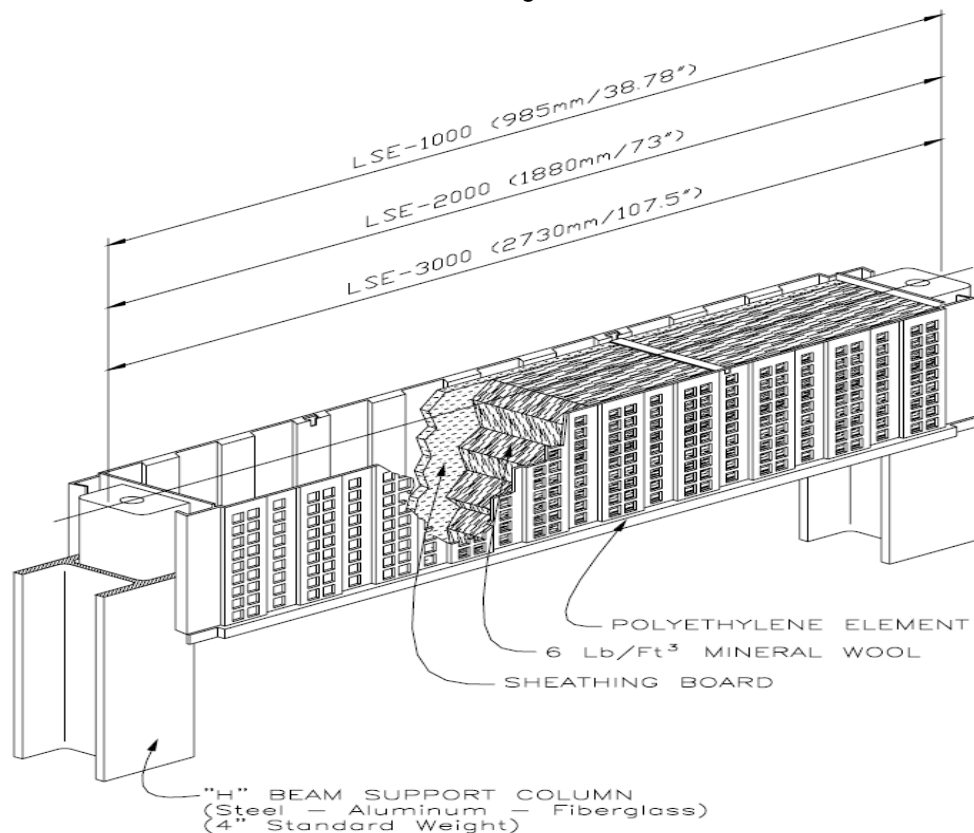
Block walls for use in the project area however is not aesthetically attractive and incongruent with the forest environment. Wood framed sound absorbent walls lack the density and given the site's location could be a fire hazard.

Acoustical absorptive material can provide significant amount of sound absorption on a wide frequency range, with 2 inch to 4 inch thickness as shown in Figure 18. The amount of lower frequency sound absorption increases with increased thicknesses. The majority of absorptive material make use of fibrous material such a fiberglass and mineral wool. The material shown in Figure 18 uses a combination polyethylene element and mineral wool and sheathing board. These products will not "wick or wet" and retain moisture. Thus even when rained upon the surface will dry.

The use of acoustical absorptive sound barriers is effective to reduce reverberant and reflective sound in order to maximize overall noise mitigation. It is anticipated that the

absorbent walls the applicant intends to install will range in height from 6 feet to 8 feet to minimize the noise impacts from the Hidden Creek venue and provide equivalent if not greater sound attenuation than the absorbent hay bales used as testing devices; and which were significantly thicker than the absorbent walls that are proposed. The absorbent wall which can be designed in a variety of colors to fit the environment.

Figure 18
Absorbent Designed Walls



To mitigate the effects of audio peaks in the case where the best man (or other celebrant) speaks too loudly into the house microphone, which is an issue that has been raised in complaint letters, an audio compressor has been installed in the system to prevent momentary audio peaks. The audio compressor's aim is to:

- Control the energy of a signal.
- Control the peak levels of a signal.
- Reduce the dynamic range on a signal.

Appendix B provides greater detail into the mechanics on how the compressor functions and operates under specific settings or circumstances. In conclusion, it is anticipated that with the

application of Mitigation Measures NO.3 NO.4 and NO.11 and NO. 12, noise impacts will be less than significant with mitigation incorporated.

- XII c) **Less Than Significant Impact with Mitigation** The ambient noise levels within quiet urban areas in the daytime is approximately 50 dB(A) as indicated in Table 8 of the initial study. The ambient noise level in the absence of any sounds coming from the wedding venue as reported in the Noise Study was typically 35-40 dB(A) without any vehicular traffic on nearby roadways. Noise measurements taken mostly at the south property line across from Lot 195, and at the west property lines across from Lots 175 and 176 revealed that in all cases, from the 12 events observed, the sound levels at these “worst case” property lines were in conformance with the County noise ordinance for the daytime hours of 7 am to 10 pm by being less than 55 d(A) Leq. Typical sound levels measured at the subject locations during the loudest activities on the Hidden Creek venue were in the range of 45-50 dB(A) with the sound barriers in place. The findings from the Noise Study reveals that the proposed use does not result in a substantial permeant increase in ambient noise levels above levels existing without the project. With mitigation measures NO. 2, 3, 4 and NO. 11 and NO. 12, noise levels are not anticipated to rise substantially above levels existing without the Project and impacts are anticipated to be Less than Significant with Mitigation incorporated.
- XII d) **Less Than Significant Impact with Mitigation.** As reported in the Noise Study, Temporary noise spikes resulting from vocal outburst (cheers) and applause resulted in momentary peaks up to 60 dB(A) or so, but were infrequent and short in duration such that the temporary spike had no effect on the measured Leq (Equivalent Continuous Sound Level = Leq). With the application of Mitigation measures NO. 3, 4, 9,10 and 11 impacts from temporary noise spikes will be less than Significant.
- XII e) **No Impact.** The project site is not located within the noise contours of any airport nor is located within the boundary of a County Airport Safety Review Area as designated by the San Bernardino County Land Use Plan Hazard Overlay. No impact will occur.
- XII f) **No Impact.** The project is not located within two miles of a private airstrip and therefore will not expose persons to excessive noise levels from aircraft operations from private airstrips.

Potentially
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with Mitigation
Incorp.

Less than
Significant

No
Impact

XIII. POPULATION AND HOUSING - Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? ☐ ☐ ☒ ☐
- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒
- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? ☐ ☐ ☐ ☒

SUBSTANTIATION

- XIII a) **Less Than Significant Impact.** The intent of the project is to provide temporary lodging accommodations for visitors and guests planning to use the site for personal events. Since the accommodations are temporary, the project will not lead to population growth either directly or indirectly. The total occupancy load when the nineteen (19) cabins are rented is 124 persons. Of the 19 cabins, 9 cabins are set aside when both the Hidden Creek and Cedar Creek venues are simultaneously scheduled. The total occupancy load when the 9 cabins are occupied is 66 persons. The 66 persons are incorporated into the total occupancy of 224 persons when both venues are rented. When the 10 on-site personnel and security are included, the occupancy load during “events” is 234 persons. For the remaining balance of cabins, 10 cabins are set aside for “non-event” visitors who are interested in lodging and are not attending events. The occupancy load for the 10 cabins is 58 persons. Based on the highest occupancy scenario, total occupancy when both venues are used, including lodging is 292 persons. Please note the breakdown as shown in Table 9 below.

Table 9: Arrowhead Pine Rose Occupancy Scenario

| OCCUPANCY | | | |
|--|-----------------|---|------------------|
| Non-Event Cabins 1 – 4; 6-10 and & Ponderosa Lodge | 58 Occupancy | Hidden Creek Event Site ‘B’ 175 Cedar Creek Event Site “A” + 49 Total Event Occupancy 224 | 224 Occupancy |
| Event Cabins 5; 11-18; Hidden Creek (9 Total Cabins) | 66 Occupants | Security and On-Site Personnel | 10 Occupancy |
| | | Non-Event Cabins | 58 Occupancy |
| Total Cabin Occupancy | 124 | Total Max. Resort Occupancy | 292 |

In that the project is only providing temporary lodging accommodations and will not inducing population growth in the area or new housing, impacts will be less than significant.

- XIII b) **No Impact.** The project site is currently developed with cabins and lodging quarters. No housing will be removed to accommodate the project. No impact will occur.
- XIII c) **No Impact.** The project site is currently developed with cabins and lodging quarters. No people would be displaced to accommodate the project. No impact will occur.

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

XIV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

| | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| Fire Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Police Protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Other Public Facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

XIV a) No Impact

The proposed project will not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable ratios, response times or other performance objectives for any of the public services, including fire and police protection, schools, parks or other public facilities.

Fire Protection

The project site is served by the San Bernardino County Fire Station No. 26. County Fire Station No. 26, located at 737 Grandview Road in Twin Peaks. The station houses a Type 1 Fire Engine Truck and paramedic/ambulance truck. Station No. 26 is located in Division 4 district. Division 4 encompasses the Mountain area of the San Bernardino National Forest area. Division contains 13 fire stations and services 630 square miles. Station No. 26 lies adjacent to the project site and thus would benefit from an immediate response from the station should a physical or fire situation occur on the site. Given the location of the fire station, the use will not require new fire services no hamper response times from fire. .

Police Protection

The County of San Bernardino Sheriff Station located at 26010 Highway 189 in Twin Peaks is located in the County Building and Safety facility directly across from the project site. In conjunction with community policing and crime enforcement, the Twin Peaks Station provides search and rescue, marine enforcement and probation services.

Schools

The proposed use provides temporary living quarters for guests and tourists. The use provides no permanent living accommodations for its patrons. Consequently, the project will have no impacts to schools.

Parks

The Twin Peaks area and communities of Lake Gregory and Lake Arrowhead offer substantial recreational amenities for both the community, visitors and tourists given the mountain resort characteristics of these locations. These amenities include such activities as snow and water skiing, fishing, hiking, camping, sports, including group activities as biking, running events, etc. The project indirectly supports such activities since cabins are available for persons utilizing the site for its special event accommodations and tourists visiting the San Bernardino National Forest. As previously mentioned, ten (10) cabins are rented for use that is separate from any on-site wedding event. Given the temporary lodging characteristics of the project, no impacts to parks or similar facilities are anticipated.

Other Public Facilities

The project is an existing use containing 19 cabins, which, prior to the proposed use functioned as both temporary and permanent housing accommodations. With the exception of the Ponderosa Cabin, all other Pine Rose cabins are serviced by septic systems. The Twin Peaks cabin is serviced by the Lake Arrowhead Community Service District (LACSD) for sewer service and by the Crestline Lake Arrowhead Water Agency (CLAWA) for water service. Approximately 90 percent of the communities within the Lake Arrowhead Community Plan receive sewer service from LACSD. The remaining 10% are exempt. In that the proposed project is an existing use, no impacts to other public facilities are anticipated to arise from the project.

Based on the Project's use assessment on Public Services no impacts will result.

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

XV. RECREATION

- a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?
- b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

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

SUBSTANTIATION

- XV a) **Less Than Significant Impact.** The proposed project will not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the any one facility would occur or be impacted as a result of the project. The use is located within the San Bernardino National forest and patrons and visitors to the site benefit from the forest environment where the use is located. The use does provide a pool for guests and visitors. Existing hiking trails are located nearby for use by any visitor to the area. As is typical for patrons attending weddings and other events, it is not expected that existing hiking trails will be impacted by large number of persons visiting the site. Consequently, impacts will be less than significant.
- XV b) **No Impact.** This project does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. No impact will occur.

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

XVI. TRANSPORTATION/TRAFFIC - Would the project:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways? | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in inadequate emergency access? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION *The following summaries are based in part on the project Traffic Study prepared by Kunzman Associates in June 16, 2016.*

- XVI a) **Less Than Significant Impact.** Primary access to the project site is from State Route 189. The east-west roadways which will be most affected by the project are Sunset Loop, North Road, and State Route 189. The north-south roadway which will be most affected by the project is Grandview Road. State Route 189 is classified as a Major Arterial Highway. Grandview Road and North Road are classified as Mountain Secondary Highways. The County Congestion Management Program (CMP) level of service (LOS) standard requires

all CMP segments to operate at LOS E or better. Level of Service E are roadways at or near capacity levels of comfort and convenience.

Trip generation data obtained from Arrowhead Pine Roads Cabins are based on the maximum utilization of the project site. Daily trip generation numbers is based on the maximum cabin occupancy, a vehicle occupancy of 2 persons per vehicle, and a total of 7 trips per day per vehicle. Daily trip generation for the special events is based on the maximum special event occupancy, a vehicle occupancy of 2 persons per vehicle, and a total of 2 trips per day per vehicle As noted in Table 10 below, cabin occupancy is divided between Non-Event and Event occupancy.

Table 10: Cabin Occupancy

| Cabin Occupancy | |
|--|-----------------|
| Non-Event Cabins 1 ~4; 6 ~ 10; and Ponderosa Lodge | 58 Occupancy |
| Event Cabins 5; 11 ~ 18: Hidden Creek(9 cabins total) | 66 Occupancy |
| Total Cabins Occupancy | 124 |

For the cabins, the Friday evening peak hour is 12% of the daily traffic with a 50% Inbound/50% Outbound split and the Saturday mid-day peak hour is 25% of the daily traffic with a 50% Inbound/50% Outbound split. For the special events, the Friday evening peak hour is 50% of the daily traffic with a 90% inbound/10% Outbound split and the Saturday mid-day peak hour is 50% of the daily traffic with an 80% Inbound /20% Outbound split.

Based on the estimates, the existing facility is projected to generate a maximum of approximately 138 vehicle trips during the Friday evening peak hour and 193 vehicle trips during the Saturday mid-day peak hour. The Project Trip Generation is noted on Table 11 below.

Table 11: Trip Generation

| Description | Guests | | Friday Evening | | | Saturday Mid-Day | | |
|--|--------|----------|----------------|----------|-------|------------------|----------|-------|
| | Friday | Saturday | Inbound | Outbound | Total | Inbound | Outbound | Total |
| Maximum Cabin Guests ^{2,4,5} | | 124 | 26 | 26 | 52 | 54 | 54 | 108 |
| Maximum Special Event Guests ^{3,6,7} | | 171 | 77 | 9 | 86 | 68 | 17 | 85 |
| Maxium Total | | 295 | 103 | 35 | 138 | 122 | 71 | 193 |
| Cabins Guests During Count ^{2,4,5,8} | 88 | 105 | -18 | -18 | -36 | -46 | -46 | -92 |
| Special Event Guests During Count ^{3,6,7,9} | 20 | 117 | -9 | -1 | -10 | -47 | -12 | -59 |
| Existing Guests Total | 108 | 222 | -27 | -19 | -46 | -93 | -58 | -151 |
| Cabin Subtotal | | | 8 | 8 | 16 | 8 | 8 | 16 |
| Special Event Subtotal | | | 68 | 8 | 76 | 21 | 5 | 26 |
| Total | | | 76 | 16 | 92 | 29 | 13 | 42 |

The conclusions of the Traffic Study determined that the existing use plus project traffic conditions are projected to operate within acceptable LOS during the peak hours. For the

opening year 2018 with project traffic conditions, the study area intersections are projected to operate within acceptable LOS during the peak hours.

Based on the findings from the June 16, 2016, Kunzman Traffic Study, the project is not anticipated to conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system subject to the mitigation cited below.

TR-1. On-site improvement and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.

TR-2. On-site traffic signing and striping shall be required in conjunction with detailed construction plans for the project.

TR-3. Site shall provide sufficient on-site parking spaces to meet County of San Bernardino parking code requirements in order to service on-site parking demand. Adjacent properties not owned by the applicant are prohibited from being used for spill-over parking.

TR-4. Applicant shall participate in the phased construction of off-site traffic signal through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

As to the project's on-site parking requirements, the site is required to provide 94 parking stalls. Approximately 52 parking stall are required for staffing purposes and 42 parking spaces for events. The number of parking spaces derived for wedding purposes is based on four occupants per vehicle.

The total number of stalls required is therefore 52 plus 42 equals 94 parking stalls.

Parking will be prohibited for event parking in the common areas of the Strawberry Flats association. These common areas are identified as Lot J and Lot G. The common areas shall remain open for visitors and guests renting the cabins. To mitigate parking impacts and parking overflow onto adjacent areas, mitigation measures NO. 5 and NO. 6 cited below will ensure that parking compliance is maintained during events.

NO.5 A minimum of two parking attendants shall be stationed to manage and direct traffic for events held at the Hidden Creek venue, and, and one parking attendant for events at Cedar Creek. Parking attendants shall be present during opening and closing periods of events.

NO. 6 Event parking shall only be permitted on-site. The event manager shall ensure that parking is contained on site and does not over flow onto adjacent properties.

Similarly with regard to on-site parking, Mitigation Measure TR-1 requires the development of on-site parking and vehicular circulation improvements that meet the County development requirements. With these measures and mitigation, impacts will be less than significant.

- XVI b) **Less Than Significant Impact With Mitigation Incorporated.** Within San Bernardino County, the San Bernardino Associated Governments (SANBAG) was designated as the Congestion Management Agency (CMA). Through this program SANBAG can monitor regional transportation facilities and catalog their daily operating Levels of Service in an effort to identify existing travel patterns and better plan for future transportation improvements in response to shifting travel patterns. State Route 189 is a roadway that has been designated as Congestion Management Program (CMP) facility.

The County of San Bernardino Congestion Management Program, 2009 Update established a Level of Service (LOS) E, or the current level, whichever is farthest from LOS A, as the LOS standard for intersections or segments on the Congestion Management Program system of roadways. The analysis presented under Issue XVI (a) concluded that with the incorporation of Mitigation Measures TR-1 through TR-4, impacts would be less than significant and LOS will not be affected.

- XVI c) **No Impact.** Based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan, the project site is not located within an Airport Safety Review Area. Therefore the project will not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks
- XVI d) **Less Than Significant Impact.** Although Mitigation Measure TR-4 does require consideration for off-site improvements, the off-site improvements or roadway construction will not result in hazardous travel conditions. Prior to the initiation of any off-site improvements, the applicant shall be required to inform County Public Works Traffic and Caltrans to obtain the necessary clearances and permits. There are no incompatible uses proposed by the project that could impact surrounding land uses. Impacts will be less than significant.
- XVI e) **No Impact.** The project will not result in inadequate emergency access because existing emergency access is provided via State Highway 189, North Road, Grandview Road and through Sunset Loop to access each cabin and assembly venue. Moreover, County Fire Department Station No. 26. In addition, the San Bernardino County Sheriff Station is located directly across from the project site in the County Building grounds. No impact will occur.
- XV f) **Less Than Significant Impact.** The project will not conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks). The project is not located adjacent to or near an existing bike path or pedestrian facilities, nor does the

County have adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities that apply to the proposed project site. Impacts will be less than significant.

| | Potentially Significant Impact | Less than Significant with Mitigation Incorp. | Less than Significant | No Impact |
|--|--------------------------------------|--|-------------------------------------|-------------------------------------|
| XVII. UTILITIES AND SERVICE SYSTEMS - Would the project: | | | | |
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| f) Be served by a landfill(s) with sufficient permitted capacity to accommodate the project's solid waste disposal needs? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

- XVII a) **Less Than Significant Impact.** The proposed project is a cabin and lodging facility that generates low wastewater usage from restrooms, kitchens, and showers. No commercial wastewater will be discharged from the facility that would require special permitting or treatment facilities. The project is not subject to individual Wastewater Discharge Requirements (WDR) by the State Water Resources Control Board (WRCB). The applicant would be required to submit a Form 200 application to the WRCB to address waste discharge issues should events change resulting in discharges of wastewater. Wastewater service is provided by the Lake Arrowhead Community Services District (LACSD). Sewage is collected

by the LACSD and treated based on two drainage basin areas –Willow Creek and Grass Valley Wastewater treatment plants. Treated effluent is transported from the Willow Creek plant to the Grass Valley plant for transport and disposal through a 10 mile outfall down the mountain to a percolation site near Hesperia. The LACSD Grass Valley Wastewater Treatment Plant is current permitted to treat 2.5 million gallons per day. Approximately 70 percent of the available sewer connections have been used within the Lake Arrowhead Community Plan with 30 percent remaining. Based on the LACSD's capacity, It is not expected that the wastewater yields from the project will have a significant impact to treatment facilities.

- XVII b) **Less Than Significant Impact.** The project will not require construction of any new water service mains or sewer to serve the project since the majority of the project site utilizes on-site septic. Typical water service connections may be required resulting in the need for nominal trenching, pipe installation, and connections for water features and possibly landscaping. Impacts will be less than significant.
- XVII c) **Less Than Significant Impact.** The project is not anticipated to prompt the construction of new storm water drainage facilities or expansion of existing facilities as no expansion of the existing use is proposed. Moreover, the general area is not serviced by storm drain systems. Water is carried along natural culverts located along the roadway or percolates into the ground. The area receives substantial snowfall during the winter period and the melting snow water travels along paths of least resistance. Substantial open space exists to capture rainwater and runoff during high periods of snowfall or rains. As no expansion of the use is proposed, the impacts will be less than significant.
- XVII d) **Less Than Significant Impact.** The water purveyor for the site is Crestline Lake Arrowhead Water Agency (CLAWA). CLAWA is a wholesale water purveyor selling water to approximately 25 smaller water purveyors in the area. CLAWA distributes water from the State Water project and pumps the water from Lake Silverwood. CLAWA's boundary area is approximately 50,000 acre-feet per year from the State Water Project. With peak year usage at 3.00 acre-feet, CLAWA utilized 52 percent of their total water capacity. In that CLAWA has excess capacity to serve residents in the Lake Arrowhead Community Plan Area, Impacts from the project will be less than significant.
- XVII e) **Less Than Significant Impact.** As cited in XVII a), the LACSD currently maintains excess capacity to treat waste water for residents in the Lake Arrowhead Community Plan. As previously cited, approximately 70 percent of the available sewer connections have been used within the Lake Arrowhead Community Plan with 30 percent remaining. However, since 95 percent of the project site utilizes on-site septic systems , it is not expected that the project will burden the existing ability of LACSD to treat wastewater. Consequently, impacts from the proposed use are expected to be less than significant.
- XVII f) **Less Than Significant Impact.** Athens Services handles solid waste for the Twin Peaks area. Solid waste are sorted at the Heaps Peak Transfer Station in Running Springs. Athens

then trucks the residue to various landfills throughout the county. As the use is existing, it is not anticipated that the project will produce excess solid waste and impacts will be less than significant.

- XVII g) **No Impact.** The proposed project will comply with all pertinent federal, state, and local statutes and regulations related to solid waste and includes no policy or design feature that would conflict with implementation of such requirements. No impact will occur.

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

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

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

- c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly?

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

SUBSTANTIATION

XVIII a) **Less Than Significant Impact.** The project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat identified as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during project construction, the project is conditioned to stop and identify appropriate authorities, who would properly record and/or remove any such finds for classification.

XVIII b) **Less Than Significant With Mitigation Incorporated.** The project does not have impacts that are individually limited, but cumulatively considerable. The projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts. In addition, the analysis

in this Initial Study Checklist demonstrated that the project is in compliance with all applicable regional plans including but not limited to, water quality control plan, air quality maintenance plan (with mitigation incorporated), and plans or regulations for the reduction of greenhouse gas emissions. Compliance with these regional plans serves to reduce impacts on a regional basis so that the project would not produce impacts, when considered with the effects of other past, present, and probable future projects, would be cumulatively considerable.

- XVIII c) **Less Than Significant With Mitigation Incorporated.** The project will not have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly, as there are no such impacts identified by the studies conducted for this project or identified by review of other sources or by other agencies.

Increases in noise and traffic will be created by the implementation of the project. These potential impacts have been thoroughly evaluated and impacts related to air quality, noise, and traffic were determined to be less than significant with adherence to mandatory requirements and incorporation of mitigation measures.

Implementation of mitigation measures and adherence to mandatory requirements and standard conditions will ensure that impacts from the project are neither individually significant nor cumulatively considerable in terms of any adverse effects upon the region.

XIX. MITIGATION MEASURES

(Any mitigation measures, which are not 'self-monitoring', shall have a Mitigation Monitoring and Reporting Program prepared and adopted at time of project approval)

XII. Operating Policy

NO.1 Events shall only be permitted to function at the Hidden Creek and Cedar Creek venues. Any expansion of these sites or proposed alternative site shall be prohibited.

NO.2 Entertainment activities (i.e., dancing, DJ, Band music, PA system) at the Hidden Creek venue shall conclude on Fridays and Saturdays at 10:00 pm. All assembly activities associated with the event shall conclude at 10:00 p.m. Entertainment activities on Sundays shall conclude at 9:30 p.m. and activities associated with the event shall conclude at 9:30 p.m.

NO.3 During all events, a Trained DJ shall be responsible for maintaining decibel levels to ensure that the ambient noise standards at the property line adhere do not exceed the Residential ambient noise standards of 55 dB(A) between 7 am to 10 pm.

NO.4 During events at either Hidden Creek or Cedar Creek, noise spot checks shall be conducted on an hourly basis or as needed within any sixty (60) minute period to assess and verify that noise impacts do not exceed the Residential ambient noise standards of 55 d(B)A between the hours of 7 am to 10 pm.

NO.5 A minimum of two parking attendants shall be stationed to manage and direct traffic for events held at the Hidden Creek venue, and, and one parking attendant for events at Cedar Creek. Parking attendants shall be present during opening and closing periods of events.

NO. 6 Event parking shall only be permitted on-site. The event manager shall ensure that parking is contained on site and does not over flow onto adjacent properties.

NO. 7 Security personal shall be present at all events either during the weekday or weekend and responsive to complaints or activities that encroach outside the operating limits of the Hidden Creek or Cedar Creek venues. Security personal shall ensure that individuals or group activities occurring after the closure of events at both venues are dispersed to mitigate noise and other activity impacts.

Corporate Policy:

NO.8 Every event will be required by Arrowhead Pine Rose Cabins to enter into a signed and legally binding contract for each event. No function will take place without a legal contract. Each contract will state the following:

-
- a) ***All event vendors must be approved by Arrowhead Pine Rose Cabins in order to provide services at an event.***
 - b) ***The event contract shall inform guest that the Event Manager will be responsible for assigning staff to supervise and oversee all events at Hidden Creek and Cedar Creek during scheduled events.***
 - c) ***An after-hours response phone number will be provide by Arrowhead Pine Rose Cabins. The contact number will be displayed on the website, in the event contract, and on signage posted outside of the Pine Rose lobby. Arrowhead Pine Rose Cabins will provide round-the-clock staff that is responsible for addressing issues and complaints quickly and responsibly.***
 - d) ***The contract shall inform guests that event parking is strictly prohibited in unassigned areas and adjacent properties.***
 - e) ***The contract shall inform guests that amplified music, bands and outside DJs are prohibited from operating on Arrowhead Pine Rose Cabins, property. Only acoustical instruments are allowed and pre-approved DJs. All music is to be broadcasted through Arrowhead Pine Rose Cabin's sound system.***
 - f) ***Sound times, both beginning and ending times, will be clearly listed in all event contracts and on signage at the event venue.***
 - g) ***Arrowhead Pine Rose Cabin's website will clearly state that guests are prohibited from arranging events on Arrowhead Pine Rose Cabin's property without Arrowhead Pine Rose Cabin's approval.***

Land Use: Structural and Noise Mitigation

NO. 9. A sound absorbent barrier, not less than six (6) feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound Engineer to mitigate noise impacts emanating from the Hidden Creek venue. The applicant shall initiate construction of the sound barrier promptly.

No. 10. A sound absorbent barrier, not less than six (6) feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound engineer to mitigate noise impacts emanating from the Cedar Creek venue and to function as a barrier to prevent guests from encroaching onto adjacent properties.

NO. 11. The applicant shall install elements, (i.e., signs, lighting) that direct visitors, customers and other patrons to each venue from parking areas to prevent persons from encroaching onto other private properties in the vicinity. Monitors and/or security shall be on-site to ensure that individuals or crowds do not wander.

XVI Traffic Mitigation

TR-1. On-site improvement and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.

TR-2. On-site traffic signing and striping shall be required in conjunction with detailed construction plans for the project.

TR-3. Site shall provide sufficient parking spaces to meet County of San Bernardino parking code requirements in order to service on-site parking demand. A total of 94 parking stalls are required as per Figure 4.

TR-4. Applicant shall participate in the phased construction of off-site traffic signal through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.

GENERAL REFERENCES: (List author or agency, date, title)

California Department of Conservation. Alquist-Priolo Special Studies Zones Map (Redlands Quadrangle).

California Department of Conservation Farmland Mapping & Monitoring Program. San Bernardino County Important Farmland (Sheet 2 of 2).

California Department of Conservation. Land Conservation (Williamson Act) Maps San Bernardino County (Sheet 2 of 2).

California Department of Conservation. Open File Report 94-08. Mineral Land Classification of a Part of San Bernardino County: The San Bernardino Valley Area, California.

California Department of Fish & Wildlife. California Natural Diversity Database. Accessed February 2016.

California Department of Fish & Wildlife. Natural Community Conservation Planning Maps & California Regional Conservation Plans Map. Accessed February 2016.

California Department of Forestry & Fire Protection. Fire Hazard Severity Zone Map. Accessed January 2017.

California Department of Resources Recycling and Recovery (CalRecycle). Disposal Reporting System. Accessed February 2016.

CEQA Guidelines

County of San Bernardino Development Code, Adopted 2007 and Revised 2013. Accessed October 2016.

County of San Bernardino. County of San Bernardino General Plan. Adopted 2007 and Amended 2013.

County of San Bernardino Land Use Services Planning Department. Zoning & Hazard Overlay Maps. Accessed February 2016.

County of San Bernardino. Land Use Zoning Districts Map. Accessed February 2016.

APPENDICES: PROJECT SPECIFIC STUDIES:

Kunzman Associates. *Traffic Impact Analysis*. June 16, 2016

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

One Systems Incorporated Full Line Catalog, Sound Suppression

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

EXHIBIT E

Findings

Arrowhead Pine Rose Cabins

PROJ-2020-00156

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

Planning Commission Hearing: June 3, 2021

PROJECT FINDINGS

The following findings are for (1) a Policy Plan Amendment to change the Land Use Category from Low Density Residential (LDR) to Commercial (C) for three of nine of the subject parcels (APNs 0334-391-03, -04, and 0334-393-06); (2) Zoning Amendment to change the land use zoning district from Single Residential, Minimum Lot Size 14,000 Sq.Ft. (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) nine parcels consisting of 5 acres; and (3) Conditional Use Permit (CUP) to permit the operation of an existing 5-acre cabin/lodging resort consisting of 19 cabin units, two areas for wedding events, receptions and similar functions for up to 292 persons (collectively the "Project").

Policy Plan and Zoning Amendment

[Countywide Policy Plan and County Development Code Section 86.12.060]

1. THE PROPOSED AMENDMENT IS INTERNALLY CONSISTENT WITH ALL OTHER PROVISIONS OF THE RESPECTIVE PLAN, THE POLICY PLAN OR AN APPLICABLE SPECIFIC PLAN;

The amendment is consistent with and will further the objectives, goals and policies of the County POLICY PLAN and will not obstruct their attainment as indicated below and based on the evidence contained in the Project's supporting documents.

- **GOAL LU 2.1:** We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed to not hinder the viability and continuity of existing conforming nonresidential development.

Consistency: The Project seeks an amendment to the Project Policy Plan from Low Density Residential (LDR) to Commercial (C), and a Zoning Amendment from Single Residential, Minimum Lot Size 14,000 Sq.Ft. (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) of the 5-acre site. In accordance with Goal LU 2.1, the design and layout of the cabins and assembly areas are secluded from the highway and surrounding land uses, which protects the mountain atmosphere of the area and retains sufficient buffering. Likewise, the existing cabin elements and other structural assembly features are architecturally compatible with existing cabin structures in the area, and forest ambiance and complementary of the mountain alpine character of the Twin Peaks community. Although the commercial wedding facility is not solely a retail commercial use, the use provides a unique commercial service and venue, supported within mountain communities.

2. THE PROPOSED AMENDMENT WOULD NOT BE DETRIMENTAL TO THE PUBLIC INTEREST, HEALTH, SAFETY, CONVENIENCE, OR WELFARE OF THE COUNTY;

Approval of the Policy Plan Amendment would change the Land Use Category designation from Low Density Residential (LDR) to Commercial (C), and Zoning Amendment would change the land use zoning district from Single Residential, Minimum Lot Size 14,000 Sq.Ft. (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN). The Project represents a fiscally viable commercial use in order to legalize the existing resort that capitalizes on its mountain location, juxtaposed by Highway 189, and transected by Grandview Road and North Road. Moreover, the proposed use does not conflict with commercial businesses in the nearby commercial shopping district of Twin Peaks, located approximately one to two miles north of the Project or adjacent

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Institutional zoned parcels. The Project is compatible with surrounding land uses, despite low density residential uses located nearby and meets locational and development standards to ensure compatibility of the new development with adjacent land uses and community character. Noise levels have been measured to demonstrate the operation's compliance with the San Bernardino County Development Code (Development Code) ambient noise standards as indicated in the Project's Noise Study. Coupled with the restricted hours of operation and shutdown of both assembly venues after 10:00 p.m., on either weekends, or weekdays, will help to ensure quiet time is maintained in the evening.

3. THE PROPOSED POLICY PLAN AND LAND USE ZONING DISTRICT CHANGE IS IN THE PUBLIC INTEREST, THERE WILL BE A COMMUNITY BENEFIT, AND OTHER EXISTING AND ALLOWED USES WILL NOT BE COMPROMISED;

The proposed Project has been conditioned to meet all applicable countywide development standards in order to ensure the proposed use is compatible and harmonious with surrounding properties, as well as a fiscally viable commercial facility that meets the general social and economic needs of the Twin Peaks residents. The use proposed with the policy plan and zoning amendment does not conflict with surrounding land uses, which is primarily mountainous and is compatible with the forest and mountain character, and meets the needs of local residents and visitors. The site currently operates as a resort, and once operated commercially. Noise levels are restricted to meet Development Code standards, and hours of operation are conditioned to meet quiet time evening curfews (10 PM). Adequate parking is available onsite. The design and layout of the facility protects the mountain feel of the region. The facility is located on undulating mountain topography and its two primary facility/assembly venues are visually secluded from the street. The overall facility functions as a tourism draw to the community and complements the rural character of the region and capitalizes on the natural beauty and mountain characteristic of the Twin Peaks area.

4. THE PROPOSED POLICY PLAN AND LAND USE ZONING DISTRICT CHANGE WILL PROVIDE A REASONABLE AND LOGICAL EXTENSION OF THE EXISTING LAND USE PATTERN IN THE SURROUNDING AREA;

The proposed Policy Plan and Zoning Amendment will facilitate development and expansion of an existing resort center and private facilities operation, located on an arterial corridor with a full array of services available. Therefore, no detrimental effects to the public interest, health, safety, convenience or welfare are anticipated. Further, the compatibility of the proposed resort and private facilities operation was evaluated in the Project's Initial Study (IS), which concluded that if the Project was developed in accordance with applicable countywide standards and appropriate mitigation measures, there would be no significant Project-related environmental impacts and the site would be suitable as proposed. In addition, the Project will promote Policy Plan goals and policies that support commercial development in proximity to highway 189 to serve the surrounding area.

5. THE PROPOSED POLICY PLAN AND LAND USE ZONING DISTRICT CHANGE DOES NOT CONFLICT WITH PROVISIONS OF THIS DEVELOPMENT CODE;

The proposed Policy Plan and Zoning Amendment is the continuation and logical extension of an existing successful resort operation that supports the community of Twin Peaks and brings benefit to the surrounding area. The Zoning Amendment will not compromise existing or other commercial uses, but enhances the goal of establishing Twin Peaks as a community tourist destination, without conflicting with other nearby commercial facilities. Despite residential uses within the vicinity, noise levels have been measured to demonstrate the operation's compliance with Development Code

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ambient noise standards as indicated in the Project's Noise Study The Neighborhood Commercial land use zoning district is intended to provide sites for commercial and personal services, lodging services, office and professional services, including Meeting Facilities, public or private.

6. THE PROPOSED POLICY PLAN AND LAND USE ZONING DISTRICT CHANGE WILL NOT HAVE A SUBSTANTIAL ADVERSE EFFECT ON SURROUNDING PROPERTY; AND

Adequate public services and facilities are provided in accordance with the Project's recommended conditions of approval and mitigation measures. Approval of the proposed Project will not result in a reduction of such public services to properties in the vicinity, to the detriment of public health, safety and welfare.

7. THE AFFECTED SITE IS PHYSICALLY SUITABLE IN TERMS OF DESIGN, LOCATION, SHAPE, SIZE, OPERATING CHARACTERISTICS, AND THE PROVISION OF PUBLIC AND EMERGENCY VEHICLE (E.G., FIRE AND MEDICAL) ACCESS AND PUBLIC SERVICES AND UTILITIES (E.G., FIRE PROTECTION, POLICE PROTECTION, POTABLE WATER, SCHOOLS, SOLID WASTE COLLECTION AND DISPOSAL, STORM DRAINAGE, WASTEWATER COLLECTION, TREATMENT, AND DISPOSAL, ETC.), TO ENSURE THAT THE PROPOSED OR ANTICIPATED USES AND/OR DEVELOPMENT WOULD NOT ENDANGER, JEOPARDIZE, OR OTHERWISE CONSTITUTE A HAZARD TO THE PROPERTY OR IMPROVEMENTS IN THE VICINITY IN WHICH THE PROPERTY IS LOCATED.

The Project has been evaluated and conditioned to provide a safe and accessible site for the proposed operation. Fire and police protection will be provided by the San Bernardino County Fire Protection District and the San Bernardino County Sheriff's Department and appropriate emergency vehicle access has been incorporated into the site design. All cabins utilize on-site septic systems, except for the Ponderosa Lodge, which is connected to the sewer line, serviced by Lake Arrowhead Community Services District (LACSD). Water service to the project site is provided by the Crestline Lake Arrowhead Water Agency (CLAWA). The County has evaluated all aspects of the Project and determined that the Project does not constitute a hazard to neighboring properties.

CONDITIONAL USE PERMIT

[SBCC 85.06.040]

- 1. The site for the proposed use is adequate in terms of shape and size to accommodate the proposed use and all landscaping, open space, setbacks, walls and fences, yards, and other required features pertaining to the application.** The 5.0-acre site contains ample area necessary for site improvements. Appropriate onsite modifications have been incorporated into the site design including pedestrian walkways and emergency vehicle access. The Project as proposed satisfies all applicable standards and requirements of the San Bernardino County Development Code (Development Code).
- 2. The site for the proposed use has adequate access, which means that the site design incorporates appropriate street and highway characteristics to serve the proposed use.** The Project is located on Highway 189, in Twin Peaks a County-maintained road, which provides adequate legal and physical access to the Project site. No changes will occur to the existing parking facility, nor to its entry and exit points.
- 3. The proposed use will not have a substantial adverse effect on abutting properties or the allowed use of the abutting properties, which means that the use will not generate excessive noise, traffic,**

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vibration, lighting, glare, or other disturbance. The Project has sufficiently demonstrated compliance with the appropriate site design requirements and development standards such as setbacks, wastewater improvements, and off-street parking. Compliance with these requirements, as well as all applicable conditions of approval, will ensure that the Project will have no substantial adverse effect upon abutting properties. Additionally, the use will not interfere with the present or future ability to use solar energy systems.

4. **The proposed use and manner of development are consistent with the goals, maps, policies, and standards of the Policy Plan and any applicable Community or Specific Plan.** The Project is consistent with the Countywide Plan, Policy Plan. The Project specifically implements the following goals and policies of the Policy Plan, as described below:

Goal LU-2 Land Use Mix and Compatibility

The proposed use provides an arrangement of land uses that balances the lifestyle of existing residents, the needs of future generations, opportunities for commercial development, and protects the value of the natural environment.

Policy LU-2.1 Compatibility with existing uses

The Project is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. With the incorporation of mitigation measures, the Project is scaled, buffered, and designed to not hinder the viability and continuity of existing conforming nonresidential development.

Policy LU-2.3 Compatibility with natural environment

The Project comports with Policy LU-2.3 in that the use is located, scaled, buffered, and designed for compatibility with the surrounding natural environment and biodiversity.

Policy LU-4.1 Context-sensitive design in the Mountain/Desert regions

The Project comports with Policy LU-4.1 because it employs site and building design techniques and uses building materials that reflect the natural mountain environment and preserves scenic resources.

Goal and Policy Implementation: The proposed Project meets both the purpose and the locational criteria of the Neighborhood Commercial (CN) land use zoning designation in the Countywide Plan, Policy Plan. It represents a commercial use that capitalizes on its rural and mountain location, intersected by Highway 189, Grandview Road and is located along a major thoroughfare. Moreover, it does not conflict with commercial areas in the nearby commercial core of Twin Peaks, one to two miles north. It is compatible with surrounding land uses, despite low density residential uses located nearby. Noise levels have been measured to demonstrate the operation's compliance with Development Code ambient noise standards as indicated in the Project's Noise Study. Coupled with the restricted hours of operation and shutdown of both assembly venues after 10:00 p.m., on either weekends, or weekdays, the Project's conditions of approval will help to ensure quiet time is maintained in the evening.

Moreover, the Project meets the criteria of being a compatible and harmonious, fiscally viable commercial facility that meets the general and economic needs of the Twin Peaks area. The use, subject to the conditions of approval and mitigation measures, does not conflict with surrounding land uses, which is primarily mountainous. Despite residential uses located within vicinity of the Project,

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noise levels have been measured to demonstrate the operation's compliance with Development Code ambient noise standards as indicated in the Noise Study. Adequate parking is also available onsite. The design and layout of the facility protects the mountain feel of the region. The facility is located on undulating mountain topography and its two primary facility/assembly venues are visually secluded from the street. The overall facility functions as a tourism draw for the Twin Peaks community and complements the mountain character of the region and capitalizes on the natural beauty and mountain characteristic of the Twin Peaks area.

5. **There is supporting infrastructure, existing or available, consistent with the intensity of the development, to accommodate the proposed Project without significantly lowering service levels.** Infrastructure, including street improvements, can sufficiently accommodate the development proposal pursuant to the requirements of the Development Code. Following review of the Project's site plan and supporting documents, the County has concluded that adequate services levels for infrastructure will be maintained when considering the development as proposed.
6. **The lawful conditions stated in the approval are deemed reasonable and necessary to protect the overall public health, safety and general welfare.** All conditions are proposed to implement requirements of the Development Code and ensure the safe and orderly development of the Project.
7. **The design of the site has considered the potential for the use of solar energy systems and passive or natural heating and cooling opportunities.** The orientation and design of the proposed structures may take advantage of passive solar heating capabilities, should future projects be approved. There is ample area with sun exposure available on the site at full build out of the Project.

ENVIRONMENTAL FINDING

In conformance with the requirements of the California Environmental Quality Act (CEQA), an Initial Study (IS) was prepared to evaluate the environmental impacts of the proposed Project. The IS was posted for the thirty (30) day review and comment period from May 21, 2017 through June 20, 2017, and a second 30-day review period from August 27, 2020 through September 28, 2020. Mitigation measures were incorporated as part of the Project's conditions of approval, reducing the impacts to less than significant and justifying a Mitigated Negative Declaration (MND) as appropriate for adoption. Based on the review of the MND, the County finds that the Project will not have a significant adverse impact on the environment with the implementation of the required mitigation measures. The IS/MND adopted for this Project represent the independent judgment of the County acting as lead agency for the Project.

EXHIBIT F

Conditions of Approval

CONDITIONS OF APPROVAL

Arrowhead Pine Rose Cabins
Conditional Use Permit

GENERAL REQUIREMENTS

Ongoing and Operational Conditions

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

1. Project Approval Description. A Conditional Use Permit to permit the operation of an existing 5-acre cabin/lodging resort consisting of 19 cabin units, 2 areas for wedding events, receptions and similar functions for up to 292 persons.

This CUP is approved in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g., elevations).

The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project Site with APN's: 0334-391-10,03,04,09; 0334-392-18-19,20,21, 0334-393-06 Project No. PROJ-2020-00156.

2. Project Location. The Project site is located at 25994 Highway 189, Twin Peaks, CA 92391
3. Revisions. Any proposed change to the approved use/activity on the site or any increase in the developed area of the site or any expansion or modification to the approved facilities, including changes to the height, location, bulk or size of structure or equipment shall require an additional land use review and application subject to approval by the County. The developer shall prepare, submit with fees and obtain approval of the application prior to implementing any such revision or modification. (SBCC §86.06.070)
4. Continuous Effect/Revocation. All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.
5. Indemnification. In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval.

Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action.

APN: 0334-391-10,030,040,090; 0334-392-180-190,200,210, 0334-393-060 - PROJ-2020-00156

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

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

6. Expiration. This project permit approval shall expire and become void if it is not "exercised" within **three (3)** years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either:
- a. The permittee has commenced actual construction or alteration under a validly issued building permit, or
 - b. The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060)
 - c. Occupancy of approved land use occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs:
 - Construction permits for all or part of the project are not issued, or the construction permits expire before the structure is completed and the final inspection is approved.
 - The land use is determined by the County to be abandoned or non-conforming.
 - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination.
- PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.
7. Extension of Time. Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)
8. Project Account. The Project account number is PROJ-2020-00156. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.
9. Condition Compliance. In order to obtain construction permits for grading, building, final inspection and/or tenant occupancy for each approved building, the developer shall comply with all of the conditions for each of the respective stages of development. The developer shall obtain written clearance (email is ok) that all of the conditions have been satisfied prior to issuance of any permits.

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10. Development Impact Fees. Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances.
11. Additional Permits. The developer shall ascertain compliance with all laws, ordinances, regulations and any other requirements of Federal, State, County and Local agencies that may apply for the development and operation of the approved land use. These may include but not limited to:
 - a. FEDERAL: N/A;
 - b. STATE: California Department of Fish and Wildlife, Caltrans
 - c. COUNTY: Land Use Services – Building and Safety/Code Enforcement/Land Development, County Fire/HazMat; Public Health – Environmental Health Services, Public Works –Traffic/ County Surveyor, and
 - d. LOCAL: N/A
12. Continuous Maintenance. The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to:
 - a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety.
 - b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance.
 - c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying.
 - d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided.
 - e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability.
 - f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls.
 - g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals.
 - h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view.
 - i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. “No Trespassing”) in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan.
 - j) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and “No Parking”, “Carpool”, and “Fire Lane” designations.
 - k) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including “No Parking” designations and “Fire Lane” designations.

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13. Performance Standards. The approved land uses shall operate in compliance with the general performance standards listed in the County Development Code Chapter 83.01, regarding air quality, electrical disturbance, fire hazards (storage of flammable or other hazardous materials), heat, noise, vibration, and the disposal of liquid waste.

14. Mitigation Measures:

Operating Policy

- *Events shall only be permitted to function at the Hidden Creek and Cedar Creek venues. Any expansion of these sites or proposed alternative site shall be prohibited.*
- *Entertainment activities (i.e., dancing, DJ, Band music, PA system) at the Hidden Creek venue shall conclude on Fridays and Saturdays at 10:00 pm. All assembly activities associated with the event shall conclude at 10:00 p.m. Entertainment activities on Sundays shall conclude at 9:30 p.m. and activities associated with the event shall conclude at 9:30 p.m.*
- *During all events, a Trained DJ shall be responsible for maintaining decibel levels to ensure that the ambient noise standards at the property line adhere do not exceed the Residential ambient standards of 55 dB(A) between 7 am to 10 pm.*
- *During events at either Hidden Creek or Cedar Creek, noise spot checks shall be conducted on an hourly basis or as needed within any sixty (60) minute period to assess and verify that noise impacts do not exceed the Residential ambient noise standards of 55 d(B)A between the hours of 7 am to 10 pm.*
- *A minimum of two parking attendants shall be stationed to manage and direct traffic for events held at the Hidden Creek venue, and, and one parking attendant for events at Cedar Creek. Parking attendants shall be present during opening and closing periods of events.*
- *Event parking shall only be permitted on-site. The event manager shall ensure that parking is contained on site and does not overflow onto adjacent properties.*
- *Security personnel shall be present at all events either during the weekday or weekend and to complaints or activities that encroach outside the operating limits of the Hidden Creek or Cedar Creek venues. Security personnel shall ensure that individuals or group activities occurring after the close re of events at both venues are dispersed to mitigate noise and other activity impacts.*

Corporate Policy

- *Every event will be required by Arrowhead Pine Rose Cabins to enter into a signed and legally binding contract for each event. No function will take place without a legal contract. Each contract will state the following:*
 - *All event vendors must be approved by Arrowhead Pine Rose Cabins in order to provide services at an event.*
 - *The event contract shall inform guests that the Event Manager will be responsible for assigning staff to supervise and oversee all events at Hidden Creek and Cedar Creek during scheduled events.*
 - *An after-hours response phone number will be provided by Arrowhead Pine Rose Cabins. The contact number will be displayed on the website, in the event contract, and on signage posted outside of the Arrowhead Pine Rose Cabins lobby. Arrowhead Pine Rose Cabins will provide round-the-clock staff that is responsible for addressing issues and complaints quickly and responsibly.*
 - *The contract shall inform guests that event parking is strictly prohibited in unassigned areas and adjacent properties.*

- ***The contract shall inform guests that amplified music, bands and outside DJs are prohibited from operating on Arrowhead Pine Rose Cabins, property. Only acoustical instruments are allowed and pre-approved DJs. All music is to be broadcasted through Arrowhead Pine Rose Cabin's sound system.***
 - ***The starting and ending times for use of the sound system for both playing music speaking shall be clearly listed in all event contracts and on signage at the event venue.***
 - ***Arrowhead Pine Rose Cabin's website will clearly state that guests are prohibited from arranging events on Arrowhead Pine Rose Cabin's property without Arrowhead Rose Cabin's approval.***
15. Traffic Control. The applicant shall utilize a security service to provide parking and traffic control and prevent vehicles from parking in common areas of the Arrowhead Pine Rose Cabins' site.
16. Annual Noise Studies. The applicant shall conduct two (2) annual (comprehensive noise studies) undertaken by a certified and registered noise engineer and/or technician. The findings and recommendations from the study shall be submitted to the County Code Enforcement and Planning Division for review and consideration.
17. Noise Complaints. The applicant shall report back to Code Enforcement citing how the infraction and/or impact has been addressed within 3 working days). Failure to follow through on noise measurements and reporting on a timely basis shall constitute a violation of the project's conditions of approval and warrant consideration for rescinding the Project CUP.
18. Noise Findings. Noise measurements shall be reported to County Code Enforcement on a monthly basis. The findings report will include the time and day and location where the noise measurement was conducted and the type of noise measured (i.e., DJ, PA system, group noises such as clapping, yelling, singing etc.). The report shall provide recommendations to address noise incidents and impacts.
19. Complaint Contact. The applicant shall maintain 24-hour on-site management and security to address any complaints arising from events and issues associated with entertainment events on-site.
20. Lighting. Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.
21. Clear Sight Triangle. Adequate visibility for vehicular and pedestrian traffic shall be provided at clear sight triangles at all 90-degree angle intersections of public rights-of-way and private driveways. All signs, structures and landscaping located within any clear sight triangle shall comply with the height and location requirements specified by County Development Code (SBCC§ 83.02.030) or as otherwise required by County Traffic.
22. Cultural Resources. During grading or excavation operations, should any potential paleontological or archaeological artifacts be unearthed or otherwise discovered, the San Bernardino County Museum shall be notified, and the uncovered items shall be preserved and curated, as required. For information, contact the County Museum, Community and Cultural Section, telephone (909) 798-8570.

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23. Underground Utilities. No new above-ground power or communication lines shall be extended to the site. All required utilities shall be placed underground in a manner that complies with the California Public Utilities Commission General Order 128, and avoids disturbing any existing/natural vegetation or the site appearance.
24. Construction Hours. Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.
25. Construction Noise. The following measures shall be adhered to during the construction phase of the project:
- All construction equipment shall be muffled in accordance with manufacturer's specifications.
 - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits.
 - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.
26. GHG – Operational Standards. The developer shall implement the following as greenhouse gas (GHG) mitigation during the operation of the approved project:
- a. Waste Stream Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about methods and need to reduce the solid waste stream and listing available recycling services.
 - b. Vehicle Trip Reduction. The “developer” shall provide to all tenants and project employees County-approved informational materials about the need to reduce vehicle trips and the program elements this project is implementing. Such elements may include: participation in established ride-sharing programs, creating a new ride-share employee vanpool, designating preferred parking spaces for ride sharing vehicles, designating adequate passenger loading and unloading for ride sharing vehicles with benches in waiting areas, and/or providing a web site or message board for coordinating rides.
 - c. Provide Educational Materials. The developer shall provide to all tenants and staff education materials and other publicity about reducing waste and available recycling services. The education and publicity materials/program shall be submitted to County Planning for review and approval.
 - d. Landscape Equipment. The developer shall require in the landscape maintenance contract and/or in onsite procedures that a minimum of 20% of the landscape maintenance equipment shall be electric-powered.

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

27. Enforcement. If any County enforcement activities are required to enforce compliance with the conditions of approval, the property owner and “developer” shall be charged for such enforcement activities in accordance with the County Code Schedule of Fees. Failure to comply with these conditions of approval or the approved site plan design required for this project approval shall be enforceable against the property owner and “developer” (by both criminal and civil procedures) as provided by the San Bernardino County Code, Title 8 – Development Code; Division 6 – Administration, Chapter 86.09 – Enforcement.
28. Weed Abatement. The applicant shall comply with San Bernardino County weed abatement regulations and periodically clear the site of all non-complying vegetation. This includes removal of all Russian thistle (tumbleweeds).

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

29. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
30. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
31. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
32. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.

PUBLIC HEALTH - Environmental Health Services (800) 442-2283

33. Refuse Storage/Removal. All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least **1** time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least **2** times per week, or as often, if necessary, to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq. For information, please call DEHS/LEA at: (800) 442-2283.
34. Septic System Maintenance. The septic system shall be properly maintained, not create a public nuisance, and be serviced by a DEHS permitted sewage pumper.
35. Noise. Noise level(s) shall be maintained at or below County Standards, Development Code §83.01.080.

DEPARTMENT OF PUBLIC WORKS – Traffic Division (909) 387-8186

36. Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

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

37. Recycling Storage Capacity. The developer shall provide adequate space and storage bins for both refuse and recycling materials. This requirement is to assist the County in compliance with the recycling requirements of Assembly Bill (AB) 2176.
38. Mandatory Commercial Recycling. Beginning July 1, 2012 all businesses defined to include a commercial or public entity that generates 4 or more cubic yards of commercial waste a week or is a multi-family residential dwelling of 5 units or more to arrange for recycling services. The County is required to monitor commercial recycling and will require businesses to provide recycling information. This requirement is to assist the County in compliance with AB 341.
39. Mandatory Trash Service. Franchise Hauler Service Area – This project falls within a County Franchise Area. If subscribing for the collection and removal of construction and demolition waste from the project site, all developers, contractors, and subcontractors shall be required to receive services through the grantee holding a franchise agreement in the corresponding County Franchise Area (Burrtec Waste dba Mountain Disposal).

Mitigation Measures Shown in Bold and Italics

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

DEPARTMENT OF PUBLIC WORKS – Surveyor – (909) 387-8149

41. Survey Monumentation. If any activity on this project will disturb **any** land survey monumentation, including but not limited to vertical control points (benchmarks), said monumentation shall be located and referenced by or under the direction of a licensed land surveyor or registered civil engineer authorized to practice land surveying **prior** to commencement of any activity with the potential to disturb said monumentation, and a corner record or record of survey of the references shall be filed with the County Surveyor (Section 8771(b) Business and Professions Code).
- Legal descriptions or construction staking based upon a field survey of the boundary or building setbacks.
 - Monuments set to mark the property lines.
 - Pursuant to applicable sections of the Business and Professions Code.

COUNTY FIRE DEPARTMENT–Community Safety Division (909)386-8465

42. Jurisdiction. The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein ("Fire Department"). Prior to any construction occurring on any parcel, the developer shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances and standards of the Fire Department.
43. Additional Requirement. In addition to the Fire requirements stated herein, other onsite and offsite improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
44. Construction Permits. Construction permits, including Fire Condition Letters, shall automatically expire and become invalid unless the work authorized by such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit or Fire Condition Letter, becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the Fire Condition Letter or Permit may be made in writing PRIOR TO the expiration date justifying the reason that the Fire Condition Letter should be extended.

**PRIOR TO ISSUANCE OF GRADING PERMITS
OR LAND DISTURBING ACTIVITIES**

The Following Shall Be Completed

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

45. GHG – Construction Standards. The developer shall submit for review and obtain approval from County Planning of a signed letter agreeing to include as a condition of all construction contracts/subcontracts requirements to reduce GHG emissions and submitting documentation of compliance. The developer/construction contractors shall do the following:
- Implement the approved Coating Restriction Plans.
 - Select construction equipment based on low GHG emissions factors and high-energy efficiency. All diesel/gasoline-powered construction equipment shall be replaced, where possible, with equivalent electric or CNG equipment.
 - Grading contractor shall provide and implement the following when possible:
 - training operators to use equipment more efficiently.
 - identifying the proper size equipment for a task can also provide fuel savings and associated reductions in GHG emissions.
 - replacing older, less fuel-efficient equipment with newer models.
 - use GPS for grading to maximize efficiency.
 - Grading plans shall include the following statements:
 - “All construction equipment engines shall be properly tuned and maintained in accordance with the manufacturers specifications prior to arriving on site and throughout construction duration.”
 - “All construction equipment (including electric generators) shall be shut off by work crews when not in use and shall not idle for more than 5 minutes.”
 - Schedule construction traffic ingress/egress to not interfere with peak-hour traffic and to minimize traffic obstructions. Queuing of trucks on and off site shall be firmly discouraged and not scheduled. A flag person shall be retained to maintain efficient traffic flow and safety adjacent to existing roadways.
 - Recycle and reuse construction and demolition waste (e.g. soil, vegetation, concrete, lumber, metal, and cardboard) per County Solid Waste procedures.
 - The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew and educate all construction workers about the required waste reduction and the availability of recycling services.
59. Air Quality. Although the Project does not exceed Southcoast Air Quality Management District thresholds, the Project proponent is required to comply with all applicable rules and regulations as the Southcoast Air Basin is in non-attainment status for ozone and suspended particulates [PM₁₀ and PM_{2.5} (State)]. To limit dust production, the Project proponent must comply with Rules 402 nuisance and 403 fugitive dust, which require the implementation of Best Available Control Measures for each fugitive dust source. This would include, but not be limited to, the following Best Available Control Measures. Compliance with Rules 402 and 403 are mandatory requirements and thus not considered mitigation measures:
- The Project proponent shall ensure that any portion of the site to be graded shall be pre-watered prior to the onset of grading activities.
 - The Project proponent shall ensure that watering of the site or other soil stabilization method shall be employed on an on-going basis after the initiation of any grading. Portions of the site that are actively being graded shall be watered to ensure that a crust is formed on the ground surface, and shall be watered at the end of each workday.

Mitigation Measures Shown in Bold and Italics

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2. The Project proponent shall ensure that all disturbed areas are treated to prevent erosion.
3. The Project proponent shall ensure that all grading activities are suspended when winds exceed 25 miles per hour.

b. Exhaust emissions from vehicles and equipment and fugitive dust generated by equipment traveling over exposed surfaces, will increase NO_x and PM₁₀ levels in the area. Although the Project will not exceed Mojave Desert Air Quality Management District thresholds during operations, the Project proponent will be required to implement the following requirements:

1. All equipment used for grading and construction must be tuned and maintained to the manufacturer's specification to maximize efficient burning of vehicle fuel.
2. The operator shall maintain and effectively utilize and schedule on-site equipment and on-site and off-site haul trucks in order to minimize exhaust emissions from truck idling.

60. **Diesel Regulations.** The operator shall comply with all existing and future California Air Resources Board and Southcoast Air Quality Management District regulations related to diesel-fueled trucks, which among others may include: (1) meeting more stringent emission standards; (2) retrofitting existing engines with particulate traps; (3) use of low sulfur fuel; and (4) use of alternative fuels or equipment. Southcoast Air Quality Management District rules for diesel emissions from equipment and trucks are embedded in the compliance for all diesel fueled engines, trucks, and equipment with the statewide California Air Resources Board Diesel Reduction Plan. These measures will be implemented by the California Air Resources Board in phases with new rules imposed on existing and new diesel-fueled engines.

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

61. **Retaining Wall Plans.** Submit plans and obtain separate building permits for any required walls or retaining walls.
62. **Geotechnical (Soil) Report:** A geotechnical (soil) report shall be submitted to the Building and Safety Division for review and approval prior to issuance of grading permits or land disturbance.
63. **Grading Plans.** Grading plans shall be submitted to Building and Safety for review and approval prior to grading/land disturbance of more than 50 Cu Yards.
64. **NPDES Permit.** An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
65. **Erosion & Sediment Control Plan.** An erosion and sediment control plan and permit shall be submitted to and approved by the Building Official prior to any land disturbance.
66. **Erosion Control Installation.** Erosion control devices must be installed at all perimeter openings and slopes. No sediment is to leave the job site.
67. **Demolition Permit Required Before Building.** Obtain a demolition permit for any building/s or structures to be demolished. Underground structures must be broken in, back filled and inspected before covering.

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68. Construction Plans. Any building, sign, or structure to be added to, altered (including change of occupancy/use), constructed, or located on site, will require professionally prepared plans based on the most current adopted County and California Building Codes, submitted for review and approval by the Building and Safety Division.

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

69. Tributary Drainage. Adequate provisions should be made to intercept and conduct the tributary off site - on site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties at the time the site is developed.
70. Natural Drainage. The natural drainage courses traversing the site shall not be occupied or obstructed.
71. Additional Drainage Requirements. In addition to drainage requirements stated herein, other "on-site" and/or "off-site" improvements may be required which cannot be determined from tentative plans at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.
72. Erosion Control Installation. Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
73. Drainage Improvements. A Registered Civil Engineer shall investigate and design adequate drainage improvements to intercept and conduct the off-site and on-site drainage flows around and through the site in a manner, which will not adversely affect adjacent or downstream properties. Submit drainage study for review and obtain approval.
74. FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C7955H dated 8/28/2008. Flood Hazards are undetermined in this area but possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
75. Topo Map. A topographic map shall be provided to facilitate the design and review of necessary drainage facilities.
76. Regional Board Permit. Construction projects involving one or more acres must be accompanied by Regional Board permit WDID #. Construction activity includes clearing, grading, or excavation that results in the disturbance of at least one (1) acre of land total.
77. NPDES Permit. An NPDES permit - Notice of Intent (NOI) - is required on all grading of one (1) acre or more prior to issuance of a grading/construction permit. Contact your Regional Water Quality Control Board for specifics. www.swrcb.ca.gov
78. Grading Plans. Grading plans shall be submitted for review and approval obtained. An \$806 deposit for grading plan review will be collected upon submittal to the Land Development Division. Deposit amounts are subject to change in accordance with the latest approved fee schedule.
79. Project specific Drainage Condition. California Department of Fish and Wildlife must be notified per Fish and Game code number 1602. A streambed alteration agreement shall be provided prior to grading.
80. On-site Flows. On-site flows need to be directed to the nearest drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

81. Water System. Prior to any land disturbance, the water systems shall be designed to meet the required fire flow for this development and shall be approved by the Fire Department. The required fire flow shall be determined by using Appendix IIIA of the Uniform Fire Code.
82. Fire Fee. The required fire fees are due at time of submittal; and paid to the San Bernardino County Fire Department/Community Safety Division. This fee is in addition to fire fees that are paid to other City or County offices.

PRIOR TO ISSUANCE OF BUILDING PERMITS

The Following Shall Be Completed:

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

83. Architecture. Architectural elevations are considered conceptual. Final details with colors and material samples shall be submitted to the Planning Division for approval prior to building plan check submittal.
84. Land Use: Structural and Noise Mitigation.
- ***A sound absorbent barrier, not less than six (6) feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound engineer to mitigate noise impacts emanating from the Cedar Creek and Hidden Creek venues and to function as a barrier to prevent guests from encroaching onto adjacent properties. The applicant shall initiate construction of the sound barrier promptly.***
 - ***The applicant shall install elements, (i.e., signs, lighting) that direct visitors, customers and other patrons to each venue from parking areas to prevent persons from encroaching onto other private properties in the vicinity. Monitors and/or security shall be on-site to ensure that individuals or crowds do not wander.***
85. Lighting Plans. The developer shall submit for review and approval to County Planning a photometric study demonstrating that the project light does not spill onto the adjacent properties, or public streets. Lighting fixtures shall be oriented and focused to the onsite location intended for illumination (e.g. walkways). Lighting shall be shielded away from adjacent sensitive uses, including the adjacent residential development, to minimize light spillover. The glare from any luminous source, including on-site lighting, shall not exceed 0.5 foot-candle at the property line. This shall be done to the satisfaction of County Planning, in coordination with County Building and Safety.
86. Landscape and Irrigation Plan. Landscape and Irrigation Plans shall be prepared in conformance with Chapter 83.10, Landscaping Standards, of the County Development Code. The developer shall submit four copies of a landscape and irrigation plan to County Planning.
87. GHG – Design Standards. The developer shall submit for review and obtain approval from County Planning evidence that the following measures have been incorporated into the design of the project. These are intended to reduce potential project greenhouse gas (GHGs) emissions. Proper installation of the approved design features and equipment shall be confirmed by County Building and Safety prior to final inspection of each structure.
- Meet Title 24 Energy Efficiency requirements. The Developer shall document that the design of the proposed structures meets the current Title 24 energy-efficiency requirements. County Planning shall coordinate this review with the County Building and Safety. Any combination of the following design

Mitigation Measures Shown in Bold and Italics

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features may be used to fulfill this requirement, provided that the total increase in efficiency meets or exceeds the cumulative goal (100%+ of Title 24) for the entire project (Title 24, Part 6 of the California Code of Regulations; Energy Efficiency Standards for Residential and Non Residential Buildings, as amended:

- Incorporate dual paned or other energy efficient windows,
- Incorporate energy efficient space heating and cooling equipment,
- Incorporate energy efficient light fixtures, photocells, and motion detectors,
- Incorporate energy efficient appliances,
- Incorporate energy efficient domestic hot water systems,
- Incorporate solar panels into the electrical system,
- Incorporate cool roofs/light colored roofing,
- Incorporate other measures that will increase energy efficiency.
- Increase insulation to reduce heat transfer and thermal bridging.
- Limit air leakage throughout the structure and within the heating and cooling distribution system to minimize energy consumption.
- Plumbing. All plumbing shall incorporate the following:
 - All showerheads, lavatory faucets, and sink faucets shall comply with the California Energy Conservation flow rate standards.
 - Low flush toilets shall be installed where applicable as specified in California State Health and Safety Code Section 17921.3.
 - All hot water piping and storage tanks shall be insulated. Energy efficient boilers shall be used.
- Lighting. Lighting design for building interiors shall support the use of:
 - Compact fluorescent light bulbs or equivalently efficient lighting.
 - Natural day lighting through site orientation and the use of reflected light.
 - Skylight/roof window systems.
- Light colored building materials and finishes shall be used to reflect natural and artificial light with greater efficiency and less glare.
- A multi-zone programmable dimming system shall be used to control lighting to maximize the energy efficiency of lighting requirements at various times of the day.
- Provide a minimum of 2.5 percent of the project's electricity needs by on-site solar panels.
- Building Design. Building design and construction shall incorporate the following elements:
 - Orient building locations to best utilize natural cooling/heating with respect to the sun and prevailing winds/natural convection to take advantage of shade, day lighting and natural cooling opportunities.
 - Utilize natural, low maintenance building materials that do not require finishes and regular maintenance.
 - Roofing materials shall have a solar reflectance index of 78 or greater.
 - All supply duct work shall be sealed and leak tested. Oval or round ducts shall be used for at least 75 percent of the supply duct work, excluding risers.
 - Energy Star or equivalent appliances shall be installed.
 - A building automation system including outdoor temperature/humidity sensors will control public area heating, vent, and air conditioning units
- Recycling. Exterior storage areas for recyclables and green waste shall be provided. Where recycling pickup is available, adequate recycling containers shall be located in public areas. Construction and operation waste shall be collected for reuse and recycling.
- Transportation Demand Management (TDM) Program. The project shall include adequate bicycle parking near building entrances to promote cyclist safety, security, and convenience. Preferred carpool/vanpool spaces shall be provided and, if available, mass transit facilities shall be provided (e.g. bus stop bench/shelter). The developer shall demonstrate that the TDM program has been instituted for the project or that the buildings will join an existing program located within a quarter mile radius from the project site that provides a cumulative 20% reduction in unmitigated employee commute trips. The TDM Program

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shall publish ride-sharing information for ride-sharing vehicles and provide a website or message board for coordinating rides. The Program shall ensure that appropriate bus route information is placed in each building.

88. Signs. All proposed on-site signs shall be shown on a separate plan, including location, scaled and dimensioned elevations of all signs with lettering type, size, and copy. Scaled and dimensioned elevations of buildings that propose signage shall also be shown. The applicant shall submit sign plans to County Planning for all existing and proposed signs on this site. The applicant shall submit for approval any additions or modifications to the previously approved signs. All signs shall comply with SBCC Chapter 83.13, Sign Regulations, SBCC §83.07.040, Glare and Outdoor Lighting Mountain and Desert Regions, and SBCC Chapter 82.19, Open Space Overlay as it relates to Scenic Highways (§82.19.040), in addition to the following minimum standards:

- a. All signs shall be lit only by steady, stationary shielded light; exposed neon is acceptable.
- b. All sign lighting shall not exceed 0.5 foot-candle.
- c. No sign or stationary light source shall interfere with a driver's or pedestrian's view of public right-of-way or in any other manner impair public safety.
- d. Monument signs shall not exceed four feet above ground elevation and shall be limited to one sign per street frontage.

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

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

90. Permits. Obtain permits for all structures located on site and all work done without a permit.

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

91. Road Dedication. The developer shall submit for review and obtain approval from the Land Use Services Department the following dedications. These shall be submitted to the Land Use Services Department, located at 385 N. Arrowhead Ave, San Bernardino CA 92415-0187. Phone: (909) 387-8178.

- **North Road (Mountain Secondary – 60')** Road Dedication. A grant of easement is required to provide a half-width right-of-way of 30 feet. Where the project fronts more than one side of North Road, a grant of easement is required to provide a full-width right-of-way of 60 feet.
- **State Highway 189 (Mountain Secondary – 60')** Road Dedication. A grant of easement is required to provide a half-width right-of-way of 30 feet.

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

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

93. Building Plans. No less than three (3) complete sets of Building Plans shall be submitted to the Fire Department for review and approval. [F42]

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94. **Fire Flow.** Your submittal did not include a flow test report to establish whether the public water supply is capable of meeting your project fire flow demand. You will be required to either produce a current flow test report from your water purveyor demonstrating that the fire flow demand is satisfied, or you must install an approved fire sprinkler system. This requirement shall be completed prior to combination inspection by Building and Safety.
95. **Water System Certification.** The applicant shall provide the Fire Department with a letter from the serving water company, certifying that the required water improvements have been made or that the existing fire hydrants and water system will meet distance and fire flow requirements. Fire flow water supply shall be in place prior to placing combustible materials on the job site.
96. **Water System Commercial.** A water system approved and inspected by the Fire Department is required. The system shall be operational, prior to any combustibles being stored on the site. All fire hydrants shall be spaced no more than three hundred (300) feet apart (as measured along vehicular travel-ways) and no more than three hundred [300] feet from any portion of a structure. [F54]
97. **Access.** The development shall have a minimum 1 point of vehicular access. These are for fire/emergency equipment access and for evacuation routes. Standard 902.2.1 Single Story Road Access Width: All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. Other recognized standards may be more restrictive by requiring wider access provisions.
98. **Access - 150+ feet.** Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. Standard 902.2.1
99. **Combustible Protection.** Prior to combustibles, being placed on the project site an approved paved road with curb and gutter and fire hydrants with an acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy. Access - 150+ feet. Roadways exceeding one hundred fifty (150) feet in length shall be approved by the Fire Department. These shall be extended to within one hundred fifty (150) feet of and shall give reasonable access to all portions of the exterior walls of the first story of any building. Standard 902.2.1
100. **Combustible Vegetation.** Combustible vegetation shall be removed as follows: " Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. " Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance # 3586
101. **Turnaround.** An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the FS1, FS2 or FS-3 Fire Safety Overlay District areas, there are additional requirements. Standard 902.2.1
102. **Fire Sprinkler-NFPA #13.** An automatic fire sprinkler system complying with NFPA Pamphlet #13 and the Fire Department standards is required. The applicant shall hire a Fire Department approved fire sprinkler contractor. The fire sprinkler contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The plans (minimum 1/8" scale) shall include hydraulic calculations and manufacture's specification sheets. The contractor shall submit plans showing type of storage and use with the applicable protection system. The required fees shall be paid at the time of plan submittal. Standard 101.1

103. Fire Alarm. A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a Fire Department approved fire alarm contractor. The fire alarm contractor shall submit three (3) sets of detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal. Standard 1007.1.1FA. [F62A]
104. Access - 30% slope. Where the natural grade between the access road and building is in excess of thirty percent (30%), an access road shall be provided within one hundred and fifty (150) feet of all buildings. Where such access cannot be provided, a fire protection system shall be installed. Plans shall be submitted to and approved by the Fire Department. Standard 902.2.1 [F46].
105. Standard A-1 FIRE APPARATUS ACCESS ROAD DESIGN, CONSTRUCTION AND MAINTENANCE. This standard shall apply to the design, construction and maintenance of all new fire apparatus access roads within the jurisdiction, as well as fire apparatus access roads at existing facilities when applied at the discretion of the fire code official.
106. Fuel Modification Zone. A Fuel Modification Zone (FMZ) plan designed specifically for the subject project is required and shall be designed by a consultant approved by the Fire Department. The FMZ plan shall be submitted to the Fire Department for review and approval in compliance with County standards. [F53]

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

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

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

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

108. Water Purveyor. Water purveyor shall be DEHS approved. (i.e. approved water agency/district, water source and/or well). Applicant shall procure a verification letter from the water agency with jurisdiction. The letter shall state whether or not water connection and service shall be made available to the project by the water agency. The letter shall also reference the project name and assessor's parcel number. For projects with a current active water connection, a copy of the water bill with project address may suffice. For more information contact DEHS.
109. Onsite Wells. If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to DEHS standards, properly sealed and certified as inactive OR (3) constructed to DEHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence shall be submitted to DEHS for approval.
110. Water System Permit. If an approved water company cannot service the project a water systems permit will be required. The source of water shall meet water quality and quantity standards pursuant to Title 22 Drinking Water Standards. For more information contact DEHS Drinking Water Section.

Mitigation Measures Shown in Bold and Italics

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111. RWB. Written clearance shall be obtained from the designated California Regional Water Quality Control Board and a copy forwarded to DEHS: Lahontan Region, 14440 Civic Drive, Suite 200, Victorville, CA 92392 (760) 241-6583.
112. Sewer Purveyor. Method of sewage disposal shall be Lake Arrowhead CSD Muni Agency, or, if not available, EHS approved onsite wastewater treatment system (OWTS). Applicant shall procure a verification letter from the sewerage agency with jurisdiction. The letter shall state whether or not sewer connection and service shall be made available to the project by the sewerage agency. The letter shall also reference the project name and assessor's parcel number. For projects with a current active sewer connection, a copy of the sewer bill with project address may suffice. For information, call DEHS/Plan Check at: 1-800-442-2283.
113. Existing onsite wastewater treatment system can be used if applicant provides certification from a qualified professional (i.e., Professional Engineer (P.E.), Registered Environmental Health Specialist (REHS), C42 contractor, Certified Engineering Geologist (C.E.G.), etc.) that the system functions properly, meets code, and has the capacity required for the proposed project. Applicant shall provide documentation outlining methods used in determining function.
114. OWTS. If sewer connection and/or service are unavailable, Onsite Wastewater Treatment System(s) (OWTS) may then be allowed under the following conditions: A percolation report shall be submitted to DEHS for review and approval. If the percolation report cannot be approved, the project may require an alternative OWTS. For more information, contact DEHS Wastewater Section.
115. Acoustical Study. Preliminary acoustical information must be submitted demonstrating that the proposed project maintains noise levels at/or below County Noise Standard(s), San Bernardino Development Code (§ 83.01.080, 87.0905). The purpose is to evaluate potential future on-site and/or adjacent off-site noise sources. If the preliminary information cannot demonstrate compliance to noise standards, a project specific acoustical analysis shall be required. Submit information/analysis to DEHS for review and approval. For more information and request an acoustical checklist contact DEHS. (800) 442-2283
116. Recycling Center. The refuse generated shall comply with San Bernardino County Code §33.0801 et. seq. The recycling center shall maintain an amount of less than 10% residual solid waste (by weight) from the separated waste and less than 1% putrescible waste (by weight) from the separated waste material pursuant to the Transfer/Processing Regulatory Requirements of Title 14 CCR (§17402.5). If the facility exceeds the above stated limitations, a Solid Waste Facility Permit will be required. For more information, contact DEHS Local Enforcement Agency (LEA).
117. Food Establishment Plan Checks. Plans for food establishments shall be reviewed and approved by DEHS. For information, call DEHS/Plan Check at: 1-800-442-2283.
118. Vector Control Requirement. The project area has a high probability of containing vectors. EHS Vector Control Section will determine the need for vector survey and any required control programs. A vector clearance letter shall be submitted to EHS/Land Use. For information, contact Vector Control at (800) 442-2283.

DEPARTMENT OF PUBLIC WORKS – TRAFFIC DIVISION (909) 387-8186

Traffic Mitigation

119. ***TCR-1 On site improvement and improvements adjacent to the site will be required in conjunction with the proposed development to ensure adequate circulation within the project itself.***
120. ***TCR-2 On-site traffic signing and striping shall be required in conjunction with detailed construction plans for the project.***

Mitigation Measures Shown in Bold and Italics

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121. ***TCR-3 Site shall provide sufficient parking spaces to meet County of San Bernardino parking code requirements in order to service on-site parking demand. A total of 94 parking stalls are required as per approved site plan.***
122. ***TCR-4 Applicant shall participate in the phased construction of off-site traffic signal through payment of traffic signal mitigation fees. The traffic signals within the study area at buildout should specifically include an interconnect of the traffic signals to function in a coordinated system.***
123. The total fair share contribution for this project is required based on the traffic report dated 05/21/2018 from Kunzman Associates, Inc. The fair share breakdown for these improvements is shown below:

| INTERSECTION | ESTIMATED COST | FAIR SHARE PERCENTAGE | ESTIMATED CONTRIBUTION |
|--|----------------------|-------------------------|------------------------|
| Grandview Rd. (NS) at State Route 189 (EW) | Right Turn lane | | Right Turn lane |
| | \$10,000 | | \$2,550 |
| | Left Turn Lane | | Left Turn Lane |
| | \$50,000 | | \$12,750 |
| | Traffic Signal | | Traffic Signal |
| | \$250,000 | | \$63,750 |
| | | | |
| Intersection Total | \$ 310,000.00 | 25.5% | \$ 79,050.00 |
| | | Total Fair Share | \$ 79,050.00 |

The total fair share contribution will be based on the fair share percentages listed above and the estimated construction costs at the time of application for a building permit and shall be paid to the Department of Public Works - Traffic Division. At the present time, the estimated cost is **\$79,050.00**. This amount will be adjusted to reflect actual construction costs incurred, if available, or will be adjusted to account for future construction costs using the Caltrans Construction Cost Index.

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PRIOR TO FINAL INSPECTION OR OCCUPANCY

The Following Shall Be Completed

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

124. Fees Paid. Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PROJ-2020-00156
125. Shield Lights. Any lights used to illuminate the site shall include appropriate fixture lamp types as listed in SBCC Table 83-7 and be hooded and designed so as to reflect away from adjoining properties and public thoroughfares and in compliance with SBCC Chapter 83.07, "Glare and Outdoor Lighting" (i.e. "Dark Sky Ordinance).
126. Occupancy. Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate verification from each reviewing agency.
127. Screen Rooftop. All roof top mechanical equipment is to be screened from ground vistas.
128. Landscaping/Irrigation. All landscaping, dust control measures, all fences, etc. as delineated on the approved Landscape Plan shall be installed. The developer shall submit the Landscape Certificate of Completion verification as required in SBCC Section 83.10.100. Supplemental verification should include photographs of the site and installed landscaping.
129. Installation of Improvements. All required on-site improvements shall be installed per approved plans.
130. GHG – Installation/Implementation Standards. The developer shall submit for review and obtain approval from County Planning of evidence that all applicable GHG performance standards have been installed, implemented properly and that specified performance objectives are being met to the satisfaction of County Planning and County Building and Safety. These installations/procedures include the following:
 - a) Design features and/or equipment that cumulatively increases the overall compliance of the project to exceed Title 24 minimum standards by five percent.
 - b) All interior building lighting shall support the use of fluorescent light bulbs or equivalent energy-efficient lighting.
 - c) Installation of both the identified mandatory and optional design features or equipment that have been constructed and incorporated into the facility/structure.

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

131. Drainage Improvements. All required drainage improvements if any shall be completed by the applicant. The private registered engineer shall inspect improvements outside the County right-of-way and certify that these improvements have been completed according to the approved plans. Certification letter shall be submitted to Land Development.

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

132. LDD Requirements. All LDD requirements shall be completed by the applicant prior to occupancy.

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133. Caltrans Approval. Obtain approval from Caltrans for access requirements and working within their right-of-way.

COUNTY FIRE DEPARTMENT – Community Safety Division (909) 386-8465

134. Commercial Addressing. Standard B-1 premise and building identification and addressing. This standard applies to the marking of all buildings with address numbers for identification.
135. Hydrant Marking. Blue reflective pavement markers indicating fire hydrant locations shall be installed as specified by the Fire Department. In areas where snow removal occurs or non-paved roads exist, the blue reflective hydrant marker shall be posted on an approved post along the side of the road, no more than three (3) feet from the hydrant and at least six (6) feet high above the adjacent road. Standard 901.4.3. [F80]
136. Extinguisher. Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
137. Fire Lanes. The applicant shall submit a fire lane plan to the Fire Department for review and approval. Fire lane curbs shall be painted red. The "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan. Standard 901.4
138. Inspection by the Fire Department. Permission to occupy or use the building (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for the "fire final".
139. Spark Arrestor. An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the California Fire Code.

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

140. C&D Plan – Part 2. The developer shall complete SWMD's C&D Plan Part 2". This summary shall provide documentation of actual diversion of materials including but not limited to receipts or letters from diversion facilities or certification reuse of materials on site. The C&D Plan – Part 2 shall provide evidence to the satisfaction of County Solid Waste that demonstrates that the project has diverted from landfill disposal materials for reuse or recycling by a minimum of 50 percent of total volume of all construction waste.

END OF CONDITIONS

EXHIBIT G

Caltrans Comment Letter

DEPARTMENT OF TRANSPORTATION

OFFICE OF LOCAL DEVELOPMENT-INTERGOVERNMENTAL REVIEW
DISTRICT 8, PLANNING
464 W. 4TH STREET, 6TH FLOOR MS-725
SAN BERNARDINO, CA 92401
PHONE (909) 806-3923
TTY 711
www.dot.ca.gov/dist8



*Making Conservation
a California Way of Life.*

October 28, 2020

File: 08-SBd-189-PM 1.6
Cross Street: Grandview Road
Case #: Proj-2020-00156

Reuben Arceo
County of San Bernardino – Land Use Services
385 North Arrowhead Avenue
San Bernardino, CA 92415

Site Plan, Arrowhead Pine Rose Cabins

Dear Mr. Arceo,

The California Department of Transportation (Caltrans) has completed the review of the Site Plan for the Arrowhead Pine Rose Cabins. The proposed project is located on the northwest corner of State Route 189 (SR-189) and Grandview Road. The project does not propose any expansion or addition to the existing number of cabins. The project proposes to utilize existing cabins and event spaces for special events, such as banquets and weddings, accommodating up to a maximum of 171 patrons.

As the owner and operator of the State Highway System (SHS), it is our responsibility to coordinate and consult with local jurisdictions when a proposed development may impact our facilities. As a responsible agency as defined by the California Environmental Quality Act, it is also our responsibility to make recommendations to offset associated impacts with the proposed project. Although the project is under the jurisdiction of the County of San Bernardino, due to the project's potential impact to the State facilities, it is also subject to the policies and regulations that govern the SHS. We offer the following comments:

- 1) Business parking within or backing out onto the state highway right-of-way is prohibited.
- 2) We recommend that the applicant pay their fair share towards the needed improvements, including the recommended left-turn and right-turn lanes for the intersection of Grandview Road and State Route 189; and the traffic signal warrant met for Year 2040 with project at the Grandview Road and State Route 189 intersection.

Mr. Ruben Arceo
October 28, 2020
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In the event an encroachment into State Right-of-Way is undertaken at time of development, issuance of a Caltrans Encroachment Permit will be required. For information regarding the Encroachment Permit application and submittal requirements, contact:

Caltrans Office of Encroachment Permits
464 West 4th Street, Basement, MS 619
San Bernardino, CA 92401-1400
(909) 383-4526
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

These comments result from a review of the documents provided for our evaluation. All comments should be addressed prior to proceeding with the Encroachment Permit Process. If you have any questions regarding this letter, please contact Jacob Mathew at (909) 806-3928 or me at (909) 806-3923.

Sincerely,



ROSA F. CLARK
Office Chief
Local Development-Intergovernmental Review (LD-IGR)