



LAND USE SERVICES DEPARTMENT PLANNING COMMISSION STAFF REPORT

HEARING DATE: June 3, 2021

AGENDA ITEM # 2

Project Description:

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

Applicant: Dave and Tricia Dufour

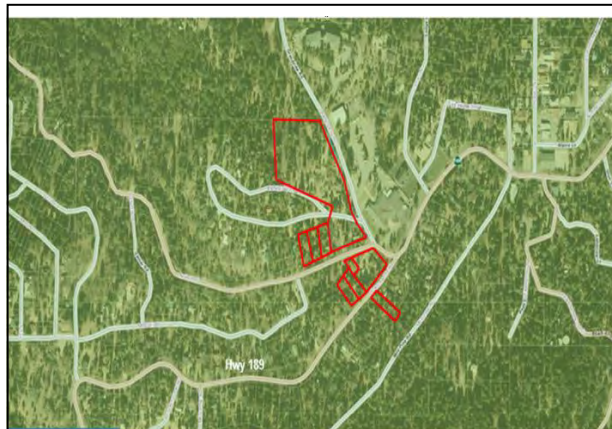
Community: Twin Peaks/2nd Supervisorial District

Location: 25994 Highway 189, Twin Peaks, CA 92391

Project No.: PROJ-2020-00156

Staff: Reuben J. Arceo, Contract Planner

Proposal: A) Policy Plan Amendment to change the Land Use Category from Low Density Residential (LDR) to Commercial (C) on three of nine parcels,
B) Zoning Amendment from Single Residential, Minimum Lot Size 14,000 Square-Feet (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) on nine parcels and,
C) 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.



279 Hearing Notices Sent On: May 21, 2021

Report Prepared By: Reuben J. Arceo

SITE INFORMATION

Parcel Size 5 Acres

Terrain: Mountain Forest,

Vegetation: Chaparral, Oak Woodland

SURROUNDING LAND DESCRIPTION:

AREA	EXISTING LAND USE	LAND USE CATEGORY	ZONING DISTRICT
Site	Five Acre cabin/lodging resort consisting of 19 cabin units	Low Density Residential (LDR) and Commercial (C)	Multiple Residential (RM) and Single Residential RS-14M, 14,000 sq.ft. Minimum lot size
North	County Housing Authority Complex, Single Family	Low Density Residential (LDR)	Multiple Residential (RM) and Single Residential RS-14M, 14,000 sq.ft. Minimum lot size, Institutional (IN)
South	Single Family Dwellings and Cabins	Low Density Residential (LDR)	Single Residential RS-14M, 14,000 sq.ft. Minimum Lot Size
East	County Building and Sheriff Facility	Public Facility (PF)	Institutional (IN)
West	Single Family Dwellings and Cabins	Low Density Residential (LDR)	Single Residential RS-14M, 14,000 sq.ft. Minimum Lot Size

AGENCY

Water Service: Crestline Lake Arrowhead Water Agency

Sewer Service: Private on-site septic system

COMMENT

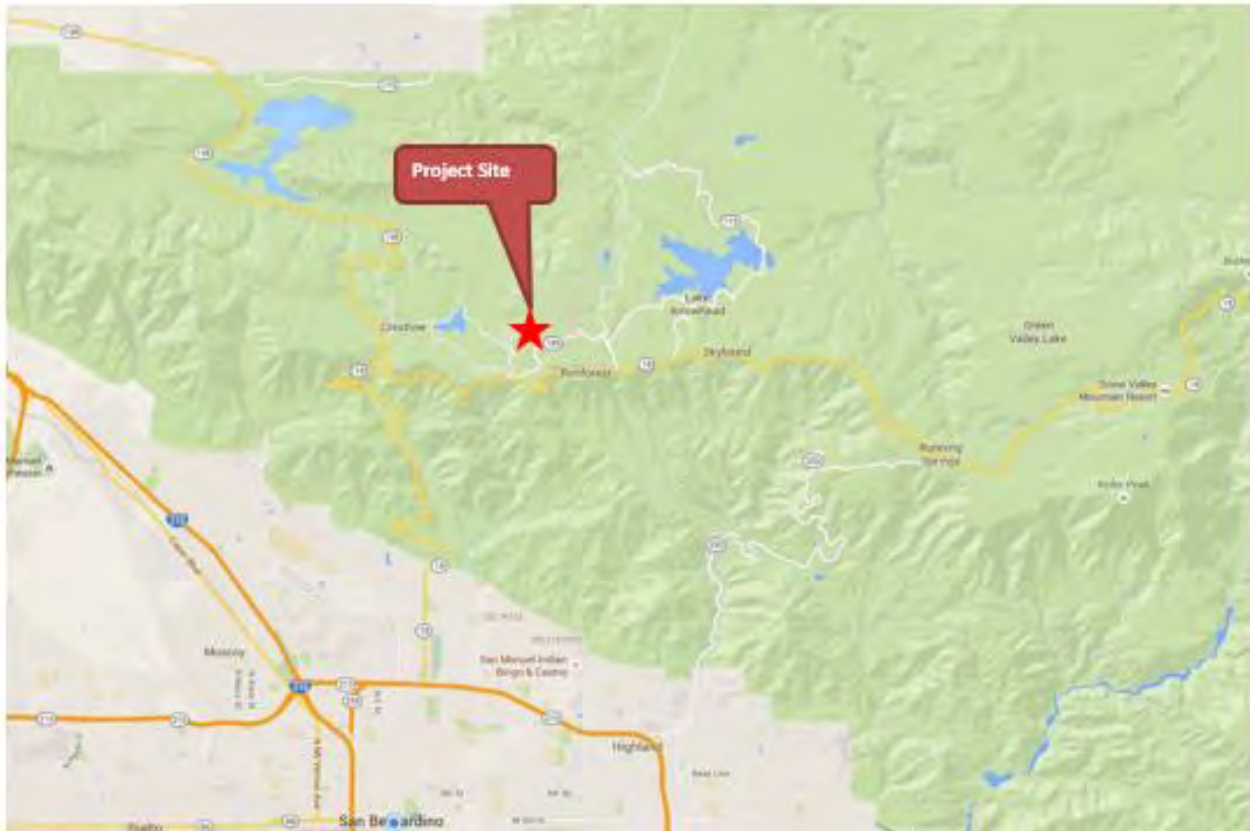
No comments

Exception, Ponderosa Cabin on Lot 54

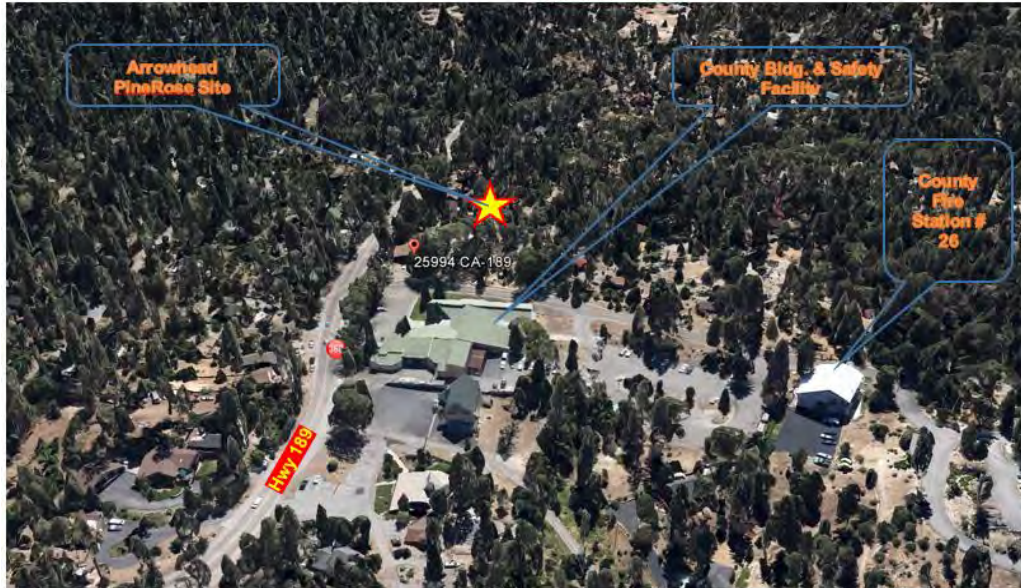
STAFF RECOMMENDATION: That the Planning Commission **RECOMMEND** that the Board of Supervisors **ADOPT** the Mitigated Negative Declaration; **ADOPT** the Findings as contained in the staff report; **ADOPT** the Policy Plan Amendment; **ADOPT** the Zoning Amendment, **APPROVE** the Conditional Use Permit, subject to the Conditions of Approval; and **DIRECT** the Clerk of the Board to file a Notice of Determination.

1. In accordance with Section 86.12.040 of the Development Code, the Planning Commission's action is a recommendation to the Board of Supervisors and may only be appealed by the applicant in the event of disapproval.

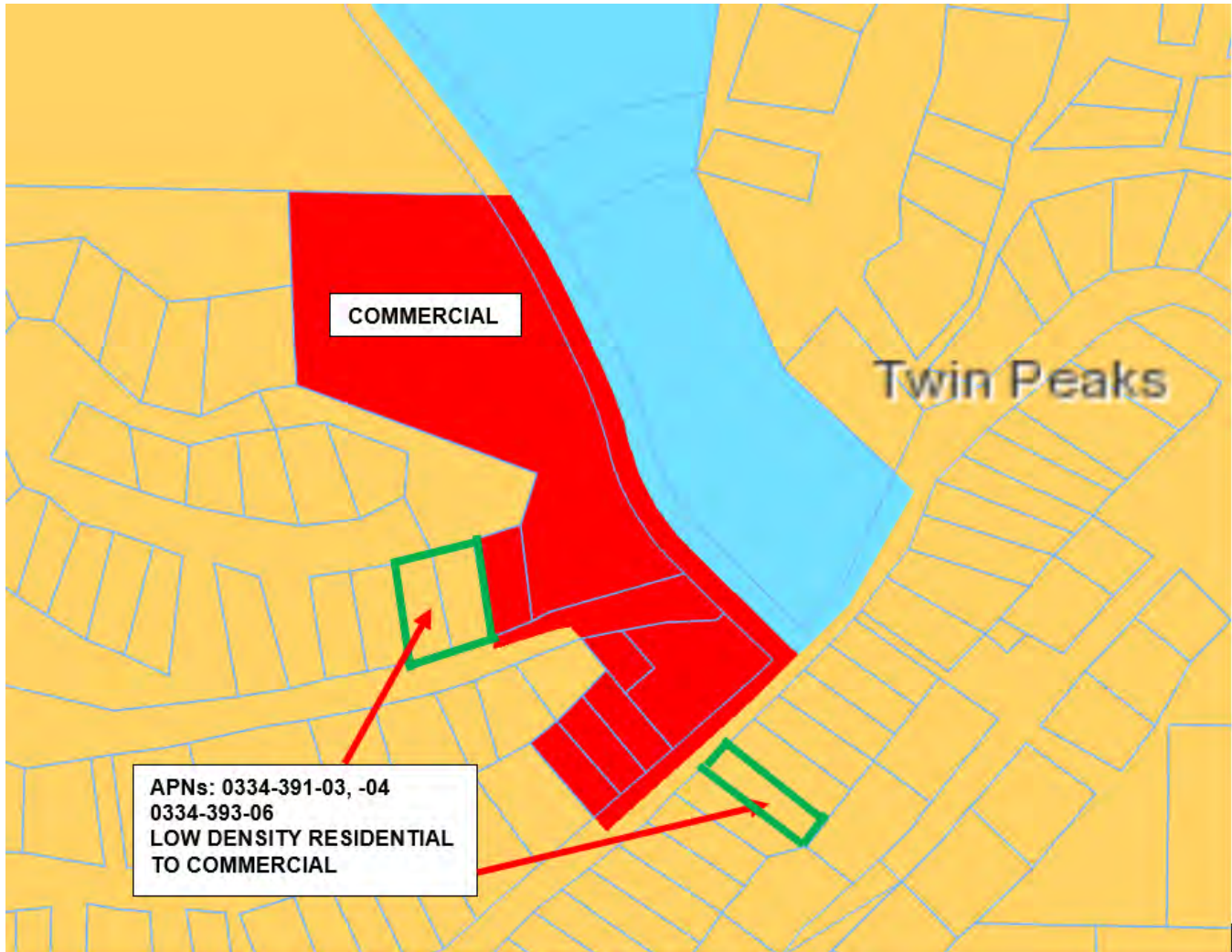
Vicinity Map
Arrowhead Pine Rose Cabins



Aerial View of Arrowhead Pine Rose Project Site

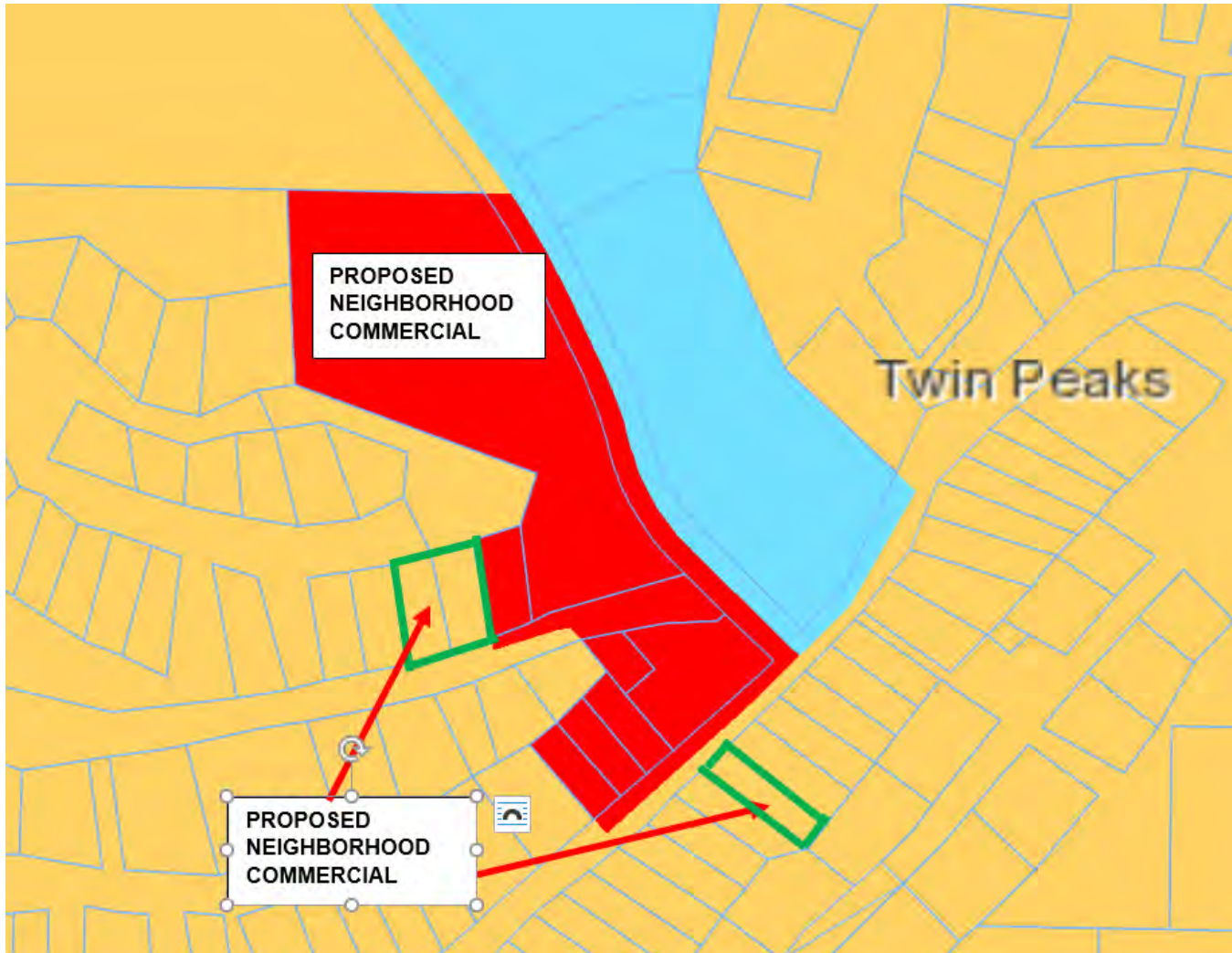


CURRENT AND PROPOSED LAND USE CATEGORY MAP



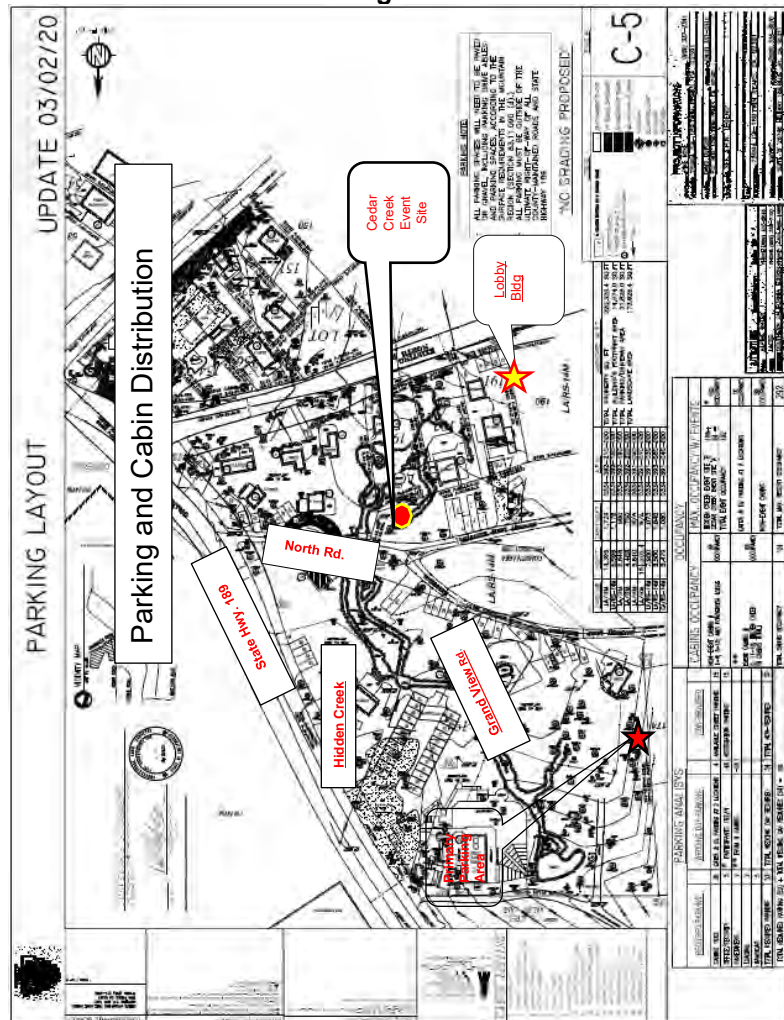
CURRENT AND PROPOSED ZONING MAP

Project Site currently zoned RM and RS-14M





Pine Rose Parking Distribution
 Figure 2



TTM 7909
Strawberry Flats Subdivision
Project Parcels
Figure 4

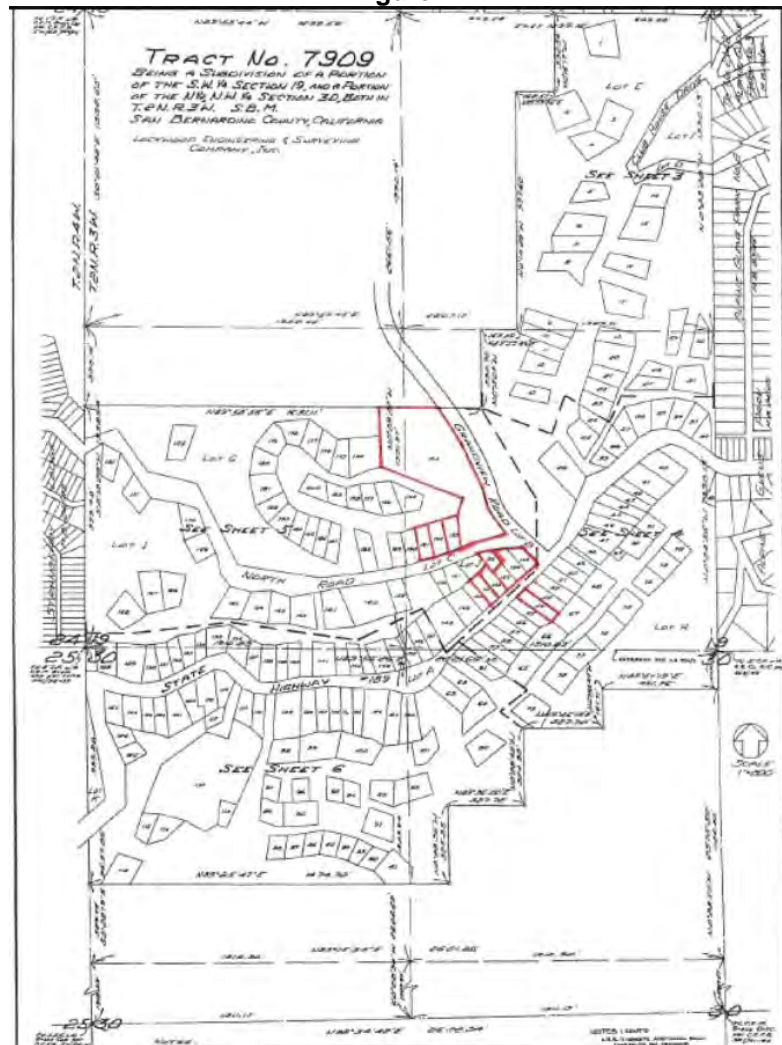
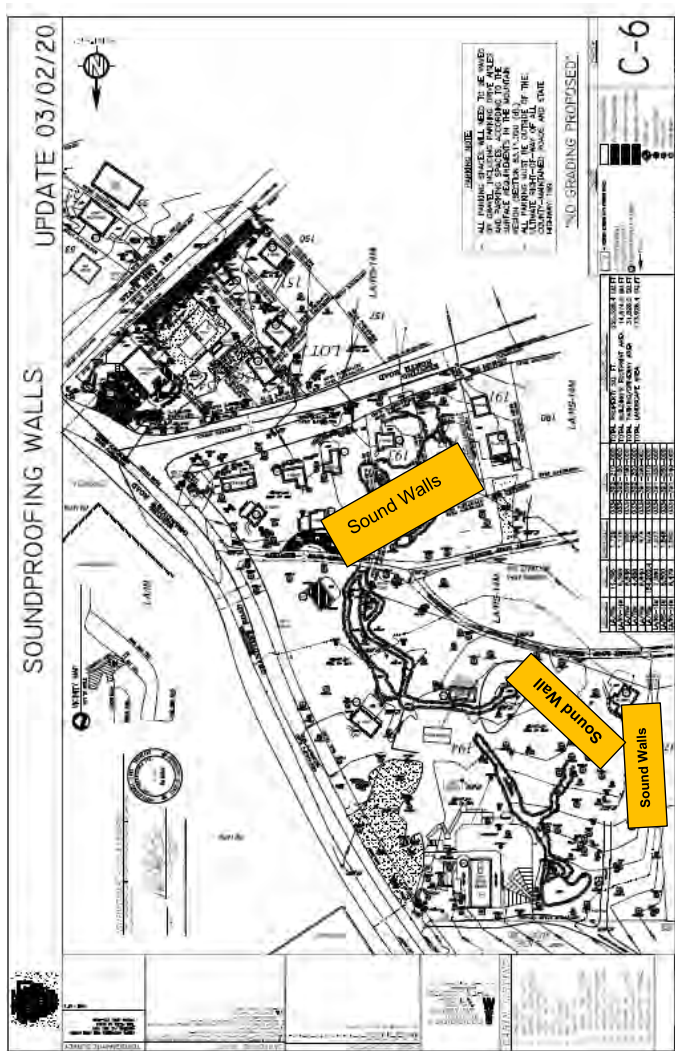


Figure 5



Common Areas
Figure 6



Pine Rose Site Photos and Facilities
Pine Rose Office Lodge



North Road, Grandview Intersection



Cabins # 5, 17 and 10



Pine Rose Lodging Cabin



Hidden Creek Parking Area



Hidden Creek Wedding Grounds Area



Hidden Creek Dance Floor Area and Lodge



Hidden Creek Wedding Dining Area and Dance Floor



Hidden Creek Lodge, Food Catering Area



Cedar Creek Wedding Venue, Noting Path of Travel



Cedar Creek Assembly Area and Wedding Canopy



Cedar Creek Assembly Area and Bench Seating



Cedar Creek Wedding Canopy, Seating Area, and Aesthetic Features



PROJECT DESCRIPTION & BACKGROUND:

Project Description. Dave and Tricia Dufour (Applicants) are requesting the following actions and approvals: (1) Adoption of a Mitigated Negative Declaration; (2) Policy Plan Amendment (PPA) to change the Land Use Category from Low Density Residential (LDR) to Commercial (C) on a three of nine parcels included as part of the project site; (3) Zoning Amendment to change the land use zoning district from Single Residential, Minimum Lot Size 14,000 square feet (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) for the entire project site; and (4) Conditional Use Permit (CUP) to allow the operation of an existing 5 acre cabin/lodging resort, consisting of 19 cabins and two event areas, referenced as Hidden Creek and Cedar Creek, to include facilities for receptions, weddings and similar functions for up to 292 persons. Meeting Facilities, public or private, and lodging services are permitted in the CN Zone subject to approval of a CUP (collectively referred to herein as the Project).

The Applicants have owned the site since 1993 and have been residents of the Twin Peaks area since 1979. The Applicants propose no new construction (except for upgrades to existing cabin structures to address building code violations) with the exception of the relocation of Cabin 18, referenced as the Enchanted Cottage, to provide for additional parking. There is no intention to increase the number of units as part of the CUP. The CUP is intended to entitle the operation of the five (5) acre cabin and lodging resort consisting of 19 Cabins and two assembly areas to accommodate weddings, receptions and similar functions for up to 292 persons.

Project Location. The Project site is located at 25994 Highway 189 in the community of Twin Peaks. Highway 189 is the primary arterial leading 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. Twin Peaks is centrally located between the communities of Lake Gregory to the west and Lake Arrowhead to the east. The Twin Peaks area and communities of Lake Gregory and Lake Arrowhead offer recreational amenities and attractions for visitors and tourists given the mountain resort characteristics of these locations. The community of Rim Forest lies to the southeast along Highway 18.

ANALYSIS:

Policy Plan and Zoning Amendment

As originally proposed, the Applicants requested a general plan amendment to change the land use designation for the entire Project site, which consists of nine parcel of approximately 5-acres. However, following the submission of the project application the County, via adoption of the Countywide Plan, amended the land use designation of the Project site to Commercial (C) for all but three parcels included as part of the Project site. Accordingly, all that is needed as part of this action is a PPA to amend 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). Because the County has not yet adopted a zoning update to reflect the changes in the Countywide Plan, the Applicants are, however, still requesting a Zoning Amendment from Single Residential, Minimum Lot Size 14,000 square feet (RS-14M) and Multiple residential (RM) to Neighborhood Commercial (CN) for the entire Project site to ensure land use and zoning compatibility for the proposed use. The proposed CN zoning district is consistent with the anticipated zoning district to be selected in order to implement the Countywide Plan, as well as existing Twin Peaks Neighborhood Commercial and retail uses that service the Twin Peaks community, situated along highway 189, located approximately a quarter of a mile east of the Project. The CN designation is overall a less intensive commercial designation in comparison to General Commercial (CG) zoning district, commonly applied along major arterial highways, and characterized by uses from medium to large

retail shopping centers, containing a variety of service, professional shops, including health and recreation uses.

Conditional Use Permit

Site Function and Operations. The Applicants intend for nine cabins to function exclusively for use as part of the event and/or wedding programming. The remaining ten cabins function solely for lodging/resort purposes. Cabins can be rented for up to five days. All cabins have fully-equipped kitchens, B-B-Qs and a private outdoor space. The total maximum occupancy when the 19 cabins are occupied and both Hidden and Cedar Creek are operating is 292 persons. Both venues, though separate, can operate simultaneously. Events for both venues are scheduled from Friday through Thursday during both the summer months and on weekends. The developed characteristic of both venues include walking paths connecting to cabins, walking trails, and artificial meandering streams as shown in the photos.

Hidden Creek Event Site

- Occupancy: 175 persons
- Event Schedule: Summer Months
- Days: Fridays, Saturdays and Sunday
- Operating Times: Closing time 10:00 pm on Friday and Saturday;
- 9:30 pm, Sunday through Thursday
- Start time: ~ 4:30 pm

Cedar Creek Event Site

- Occupancy: 60 persons
- Event Schedule: Summer Schedule
- Operating Times: Closing times 9:30 pm, Fridays, Saturdays;
- 9:00 pm Sunday thru Thursday
- Start time: ~ 4:30 pm
- Provides Permanent bench seating for 60 guests

Every private event requires guests to enter into a signed contract with Arrowhead Pine Rose Cabins. The contract arrangement establishes that catering services are provided by companies solely under contract with Pine Rose. Similarly, guests are prohibited from arranging events on Arrowhead Pine Rose Cabin's property without Arrowhead Pine Rose Cabin's approval. Designated licensed and insured bartenders are used for scheduled events. The contract agreement informs guests that amplified music, bands and outside DJs are prohibited from operating on the property.

The use of acoustical instruments must be pre-approved and only licensed DJs are permitted. All music is broadcasted through Arrowhead Pine Rose Cabins sound system. Events are monitored by a professional coordinator and by Arrowhead Pine Rose Cabin staff. As a function of the site's operating procedures, Security personnel are 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 personnel ensure that individuals or group activities occurring after the closure of events at both venues are dispersed to mitigate noise and other activity impacts.

Building Code Compliance. The Applicants have been placed on-notice from the County to address multiple building code and other related violations. Specifically, a Notice of Violation (attached as Exhibit A) was issued on March 4, 2015, and subsequently on August 12, 2016, by the County Code Enforcement Division for violations pertaining to substandard structures, faulty construction material, substandard

electrical wiring and construction, and operating without the required land use entitlements. Work on addressing the building code violations are required to be completed as part of the approval of the Project.

Utilities. All cabins utilize on-site septic systems, except for the Ponderosa Lodge, referenced as lot 54 in Figure 3, which is connected to the sewer line, serviced by Lake Arrowhead Community Services District (LACSD). Porta potties are made available at both venues during the Pine Rose's seasonal events calendar.

Septic systems are maintained on an alternating three-year schedule, versus the recommended five to 10-year septic maintenance period. Septic enzyme treatment occurs at three times the amount, exceeding the manufactures recommendation for septic systems, to verify the system is 100% functional. Septic systems are cleared seasonally. Permanent bathroom services are intended to be constructed at the Hidden Creek Venue. The applicant utilizes Burrtec Company for trash services. Water service to the project site is provided by the Crestline Lake Arrowhead Water Agency (CLAWA).

Table 1: Occupancy Load

OCCUPANCY			
Cabin Occupancy		Max. Occupancy with Events	
9 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
10 Lodging Cabins 5; 11~1; Hidden Creek	66 Occupancy	Cater & DJ Parking Locations	10 Occupancy
Total Cabins Occupancy	124	Event Cabins	58 Occupancy
Total Max. Resort Occupancy			292

Parking. A total of 94 stripped parking spaces are required to accommodate both event and lodge guests and employees. Approximately 52 on-site parking stalls are required for lodge parking and 42 parking spaces for guest totaling 94 parking stalls, which are dispersed throughout the 5 acre site. The Planning Division has received complaints that vehicles are parked in common lot areas, which are lots set aside and assigned for Strawberry Flats general residential parking, shown in yellow in Figure 6, and along Grandview Road.

To prohibit event guests from using reserved residential residents' common areas for event parking, the Applicants have hired a minimum of two parking attendants, stationed on the property during wedding events, to manage and direct traffic for events at Hidden Creek and one parking attendant for Cedar Creek. Attendants will be present during opening and closing periods of events. An event manager is also required to ensure that parking is contained on site and does not migrate onto adjacent properties.

Traffic. Based on the findings from the June 16, 2016, Kunzman Traffic Study, the proposed use plus highway traffic conditions are projected to operate within acceptable Level of Service (LOS) during the peak hour's operation of the use. For the opening year 2021 under existing and project traffic conditions, the study area intersections are projected to operate within acceptable LOS during the peak hours. The Traffic Impact Analysis 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 as cited in Table 2 below.

The maximum total number of trips for Saturday is based on 292 cabin and event guests. The Department of Transportation (Caltrans), reviewed the traffic study and provided comments (Exhibit G) requiring a left-turn pocket for the intersection of Grandview Road and SR-89. The Applicants are also required to provide for their "fair share" of cost of installing a traffic signal at the intersection of Grandview Road and

State Highway 189. The County, based on periodic review of traffic operations in the vicinity of the Project, is responsible for establishing the timetable for the installation of the traffic signal.

Table 2: Project Trip Generation

Description	Guests		Friday Evening			Saturday Mid-Day		
	Friday	Saturday	Inbound	Outbound	Total	Inbound	Outbound	Total
Maximum Cabin Guests ^{4,5}		124	26	26	52	54	54	108
Maximum Special Event Guests ^{6,7}		171	77	9	86	68	17	85
Maximum Total		295	103	35	138	122	71	193

Land Use Compliance Relative to Surrounding Properties. The Project is located adjacent to long-term residential housing units nested within the Strawberry Flats Subdivision and Sunset Loop residential neighborhoods. Within these neighborhoods there are approximately 30 cabins and/or single-family units which lie in close proximity to the proposed use. The Strawberry Flats Subdivision, Tentative Tract Map (TTM) 7909, and associated CC&R's restricted rezoning of parcels until 1987, when the restrictions expired, and the "zoning would automatically continue unless the then owners of the lots desire it to be changed". At this time, property owners within the Strawberry Flat's Association, including the Project Applicants, can pursue the rezoning of their parcel(s) with the County. As the Strawberry Flat's zoning restrictions have expired and due to the recent changes reflected in the Countywide Plan, the Applicants are proposing to rezone the Project site as proposed. Prior to 1987, all lots within the Strawberry Flat subdivision were to be used for residential purposes with the following lot exceptions as noted in Table 2. Those exceptions, which have expired, provided for lots 151 through 194 to operate as a resort and trailer park.

Table 2: Strawberry 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

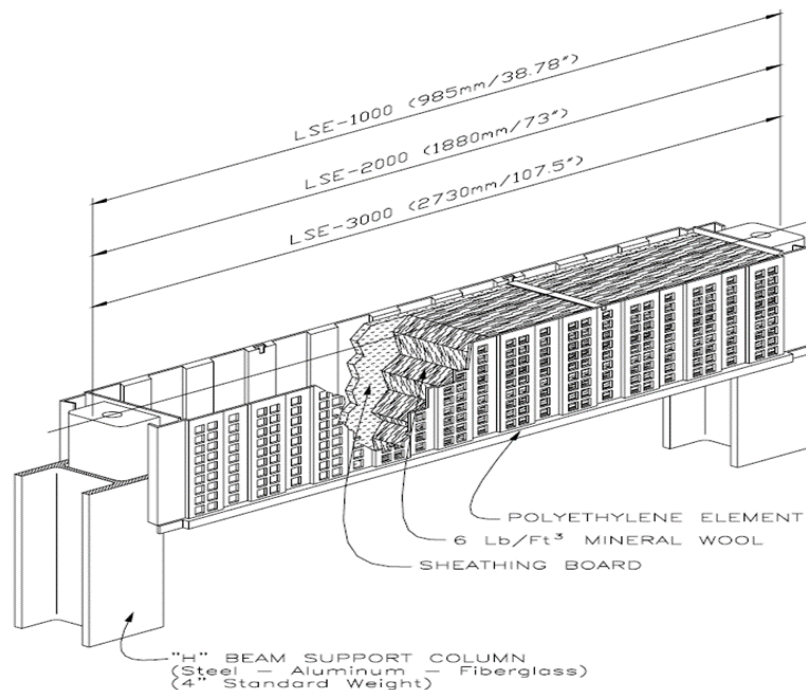
Noise: The Planning Division has received 15 letter in support of the Project and 38 letters in opposition to the Project (attached as Exhibit B). The majority of complaints concern noise impacts and impacts to quality of life. The County's ambient noise standards in residentially zoned property from 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. A Noise Study was completed (Exhibit C) for the Project, which demonstrates that the venue operation complies with the Development Code noise standards.

The complaints from residents due to noise impacts deal primarily with noise generated by music bands, DJ Music, the public announcement systems and other activities associated with event activities on site (such as crowd noises, that include clapping yelling, deep bass sound etc.). Based on the recommendations and findings of the Noise Study, the Applicants have implemented the following noise attenuating mitigation measures:

- Structural and policy operating measures, listed below to mitigate noise impacts generated at both event areas, up to and including constructing a sound wall.

- A sound absorbent barrier, not less than six feet in height shall be erected in accordance with the Sound Engineer's recommendations along the path-line identified by the Sound Engineer as noted in (Figure 5), to mitigate noise impacts emanating from the Cedar Creek venue and to function as a barrier to prevent guests from encroaching onto adjacent properties. The sound wall material is an acoustical absorptive material that can provide significant amount of sound absorption on a wide frequency range, with 2 inch to 4 inch thickness as shown in Figure 7. The amount of lower frequency sound absorption increases with increased thicknesses. The majority of absorptive material makes use of fibrous material such a fiberglass and mineral wool. The material shown in Figure 7 uses a combination polyethylene element and mineral wool and sheathing board. These products will not "wick or wet" and will not retain moisture during rain or snow events.

Figure 7



- 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.
- 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 dB(A) between the hours of 7 am to 10 pm.

- Only acoustical instruments are allowed, in conjunction with pre-approved DJs. All music is to be broadcasted through Arrowhead Pine Rose Cabin's sound system.
- 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.
- Applicants will install various identification elements, (i.e., signs, lighting) to direct visitors, customers and other patrons to each venue from parking areas to prevent persons from encroaching or wandering onto private properties in the vicinity from both entertainment venues, to minimize unruly crowd noise impacts. Monitors and/or security shall be on-site to prevent individuals or crowds from wandering, or getting lost, as the site is heavily forested.

The Applicants have also implemented an operating policy to safeguard and protect nearby homes from noise impacts, and errant noise or group impacts.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

In conformance with the requirements of the California Environmental Quality Act (CEQA), an Initial Study (IS) was prepared to evaluate the environmental impacts that 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. The Planning Division received six comment letters after the first circulation and seven responses during the second 30-day review and comment period.

Collectively, the issues and concerns raised in the letters on the IS/Mitigated Negative Declaration (MND) are associated with the impacts listed below:

- Impacts to property values
- Impacts to quality of life
- Noise impacts and variety of distinctive noises and sounds
- Trash debris and litter
- Crowds, unruly guests and disturbances
- On-site parking, trespassing, unlawful parking encroachment
- Traffic
- On-site security
- Sunset loop road maintenance

Impacts to Property values: While economic and social effects ordinarily need not be discussed in an IS/MND, physical changes to the environment caused by a project's economic or social effects that are secondary impacts should be discussed if they are significant. As explained below, no significant physical environmental consequences are anticipated by the proposed project. (See *Gray v County of Madera* (2008) 167 Cal. App. 4th 1099, 1121 [upholding EIR against economic impact claim because no evidence supported assertion that potential reduction in property values of neighboring lands would have physical environmental consequences].)

The purpose and intent of the Countywide Plan is to guide the future use and development of land within the Twin Peaks Community area in a manner that preserves the character and independent identity of the individual communities. The Countywide Plan recognizes the area will continue to experience growth as a variety of factors drive both people and businesses to migrate from urban areas to areas attractive for their rural (Mountain) nature. Consequently, as the mountain develops, it is important that adequate services and infrastructure are provided, so all improvements reflect the needs of local residents as well as visitors. The common priorities that have influenced the development goals and policies included within the Twin Peaks area are the environment and development character of uses. To this end, the County has striven to ensure the compatibility of the proposed Project with the Policy Plan development goals and policies to protect property values. As designed and operated, the Project is unique in that both aesthetically and architecturally it comports with the mountain character of the community. Moreover, based on the environmental analysis, it is not expected that the use will be a strain on existing highway, or sewer services, thus affecting property values as the site is primarily on septic systems, with the exception of the Ponderosa Lodge. Pursuant to the findings of the traffic study, LOS on Highway 189 and Grandview Road will also not be significantly degraded and, consequently it is not anticipated that changes in traffic and circulation will affect property values. Concerning Public Safety and Fire, the Project is situated directly across from the Twin Peaks Sheriff Station and County Building and Safety Facility, and also from County Fire Station No. 26. The station houses a Type 1 Fire Engine Truck and paramedic/ambulance truck. Station No. 26 is located in Division 4 district. Given the supportive public services available within close proximity of the Project, it is not anticipated that property values will be affected due to any reduction of public safety services.

The proposed use also fits the community character of the area and is compatible with the Alpine character of the Twin Peaks community. Both the lodge and cabins are pine, fir or cedar log construction and reflect a rustic look that fits into the forest setting and will not affect property values resulting from design incompatibility. Moreover, the intended site has a history of accommodating commercial uses. A general store and post office once operated on the grounds where the existing Pine Rose office facility is located.

Most importantly, the proposed Neighborhood Commercial (CN) zone is not arbitrary in nature and is consistent with the recent land use designation selected as part of the Countywide Plan, as well as existing general CN retail uses operating in the general area. Likewise, the Countywide Plan recommends “the establishment of Neighborhood Commercial (CN) zoning districts in close proximity to residential areas to provide convenient commercial services to residents and visitors”. Moreover, as indicated above, the existing grounds were originally allowed to operate as a resort, and therefore the project is in essence an expansion of the “resort operation”. As solely a resort business, the occupancy load is 124 persons. The Project has also undergone rigorous examination by the County requiring both a full traffic study and noise study, and Bio and environmental assessment to ensure impacts to property values are protected. Similarly, the conditions of approval are fashioned to ensure the applicant is held continuously accountable so that the use will operate within the County’s Development Standards and requirements.

Impacts to Quality of Life: Given the high priority placed by residents to protect their quality of life, the Project has been rigorously scrutinized by the County through the conditional use process in accordance with the Countywide Policy Plan and Development Code standards, including Code Enforcement Division and Building and Safety staff. Moreover, several meetings have been held with community action groups from the Strawberry Flats community in 2016 and 2017 with County staff as a function of the community development review process to hear concerns raised by residents living within close proximity of the proposed use, in an effort to recognize and protect the area’s quality of life that citizens and residents value. To ensure that the project minimizes impacts to quality of life, a comprehensive traffic study, noise

study and Bio assessment were required to analyze the potential effects of the Project. The Project has been substantially revised to address on-site parking, and traffic circulation, including noise and crowd impacts in accordance with the studies.

Noise Impacts and variety of distinctive noises and sounds. As discussed above, with the proposed mitigation and conditions of approval, noise thresholds will be maintained in accordance with the County's development requirements.

Trash Debris and Litter; Crowds, Unruly Guests and Disturbances: With the following policies and measures in effect, impacts arising from litter and unruly guests will be mitigated and safeguard the area's quality of life;

- Parking attendants available at all events, including an event manager and monitoring staff for all events.
- 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.

On-site parking. As indicated above, the Applicants are required to provide 94 striped parking spaces. The site plan has undergone extensive review to ensure the Project provides sufficient number of parking stalls, including handicap. For purposes of this calculation, "common" areas throughout the Strawberry Flats area are not counted toward the Project's event parking assignment. The Applicants are also prohibited from using county property as a spill-over parking and shall be required to inform and prevent guests from parking along Grandview Road.

Traffic. Based on the Traffic Study, the Applicants will be required to contribute a fair share towards the installation of a traffic signal at Grandview Road and Highway 189.

On-site Security. Please see discussion above.

Sunset Loop Road Maintenance. The Applicants, as members of the Strawberry Peak Property Owner's Association, are responsible for contributing a "fair share" to address impacts to Sunset Loop, as the road is a private loop. This is a matter for the Property Owner's Association to address with the Applicants.

For the reasons discussed above and included within the IS/MND (Exhibit D), the IS/MND concludes that the proposed Project will not result in a significant impact to the environment with the implementation of the proposed mitigation measures and conditions of approval.

SUMMARY:

The proposed Policy Plan Amendment, Zoning Amendment, and Conditional Use Permit, subject to the Conditions of Approval and mitigation measures, is consistent with the Countywide Plan and the County Development Code. Changes to the operation of the existing facility, as proposed by the Project will enhance its use, bring the facility into compliance with the Development Code, and enhance tourism amenities within the community of Twin Peaks.

RECOMENDATION:

That the Planning Commission RECOMMEND that the Board of Supervisors take the following actions:

- A. **ADOPT** the Mitigated Negative Declaration (Exhibit D);
- B. **ADOPT** the recommended findings (Exhibit E);
- C. **ADOPT** 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);
- D. **ADOPT** a Zoning Amendment from Single Residential, Minimum Lot Size 14,000 Square Feet (RS-14M) and Multiple Residential (RM) to Neighborhood Commercial (CN) for nine parcels consisting of 5-acres;
- E. **APPROVE** the Conditional Use Permit to permit the operation of an existing 5-acre cabin/lodging resort consisting of 19 cabins, including two event areas, referenced as Hidden Creek and Cedar Creek, to include receptions and similar functions for up to 292 persons, subject to the Conditions of Approval (Exhibit F); and
- F. **DIRECT** the Clerk of the Board to file the Notice of Determination.

ATTACHMENTS:

- Exhibit A: Notice of Violation
- Exhibit B: Public Comment Letters
- Exhibit C: Noise Assessment Study
- Exhibit D: Initial Study/Mitigated Negative Declaration
- Exhibit E: Findings
- Exhibit F: Conditions of Approval
- Exhibit G: Caltrans Comment Letter

EXHIBIT A

Notice of Violation



**County of San Bernardino Land Use Services Department
CODE ENFORCEMENT**

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0187
8575 Haven Avenue, Suite 130, Rancho Cucamonga, CA 91730
15900 Smoke Tree Street, Hesperia, CA 92345
63655 Twentynine Palms Highway, Joshua Tree, CA 92252

NOTICE OF VIOLATION

Name:

Date: 03/04/2015

Address:

Case No: C201200869

APN: 09

A complaint/investigation of your premises was made on 05/09/2012

Location of property

Location Description:

VIOLATION(S) AS LISTED

1: 63.0603(b) Substandard Conditions: (b) Structural Hazards. (1) Deteriorated or inadequate foundations;(2). Defective, deteriorated or inadequate size flooring and/or floor supports; (3) Defective, deteriorated or inadequate size members of walls, partitions or other vertical supports; (4) Defective, deteriorated or inadequate size ceiling, roof, or other horizontal supports

2: 63.0603(g): Substandard Conditions. Faulty Materials of Construction. Any material of construction except those which are allowed or approved by the San Bernardino County Code and which have been adequately maintained in good and safe condition.

3: 82.02.020 (a thru c): General Requirements for Development and New Land Uses. Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements. (a) Allowed use. The land use shall be allowed by this Development Code in the land use zoning district applied to the site. The basis for determining whether a use is allowed is described in Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements). (b) Permit and approval requirements. Any planning permit or other approval required by Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 82.02.040 (Exemptions from Planning Permit Requirements). (c) Development standards, conditions of approval. Each land use and structure shall comply with the development standards of this Division, applicable standards and requirements in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities), and any applicable conditions imposed by a previously granted planning permit.

There is an expired permit for alteration of SFR (permit# B200712059). Contact Building and Safety and renew permit for alteration of SFR, permit to include but not be limited to verification of tub install and siding at rear of house, expose any and all concealed work for inspection when requested, call for all inspections as required.

There is a fall hazard at basement access located at south east portion of Single Family Residence. Provide approved rail with guards at fall hazard location of basement access.

There are unapproved decks located on the west and south side of Single Family Residence, log type deck covers are in same locations. There is an additional portion of deck that connects to deck on westerly parcel, construction across property lines is prohibited. Provide proof of permits and approvals for decks with associated log type deck covers located on the west and south side of SFR or remove structures from parcel. Separate or remove westerly deck from adjacent parcel, setback requirements shall apply. If attempting to permit submit engineer designed plans to Building and Safety for review and approval. Deck to be removed from use at log type deck cover locations until proof of permit approval, inspection and final sign off is obtained.

There are two small bridges that interconnect decks on parcel. Submit engineered design plans to Building and Safety for review and approval, obtain any permits as required, bridges not to cross lot lines.

There is a bridge of approx. 8' in length from path to gazebo located on the south portion of parcel, bridge has unapproved connections and support at gazebo location. Bridge has substandard rails and guards that do not meet the minimum requirements of code. Gazebo is constructed of unapproved materials and base attachments. Provide proof of permits and approvals for bridge and gazebo or remove structures from parcel, if attempting to permit submit engineer designed plans to Building and Safety for review and approval. Bridge and gazebo to be removed from use until proof of permit approval, inspection and final sign off is obtained

4: 63.0603 (c)(2): Substandard Conditions. Inadequate or Hazardous Wiring. (2) All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

There are exterior electrical raceways, conductors, boxes and devices that have been installed throughout parcel. Obtain all required permits and approvals for all exterior electrical or remove raceways, conductors, boxes and devices from parcel.

Interior type extension cords are in use in exposed locations (exterior use). Remove all interior type extension cords from exterior use.

There are multiple strands of festoon/holiday type lighting located on parcel. Festoon/holiday lighting of this type is approved for use for a maximum of 90 days as per Manufacturers installation instructions. Remove all existing festoon/holiday type lighting from parcel.

5: 83.02.070(e): Setback Regulations and Exceptions.

(e) Construction Across Property Lines Prohibited. A structure shall not be constructed across the property line(s) of two or more contiguous parcels. If the placement of a proposed structure would otherwise cross the property line of two or more contiguous parcels held by the same owner, before the issuance of a Building Permit, the property owner shall apply for and receive an approved voluntary lot merger, lot line adjustment, or parcel map to move or eliminate the property line in question. The lot line adjustment process may be used if the parcels will still meet the development standards of the land use zoning district in which the parcels are located.

(Ord. 4011, passed - -2007; Am. Ord. 4043, passed - -2008; Am. Ord. 4057, passed - - 2008)

There is a manmade pond that crosses to adjacent easterly parcel construction across property lines is prohibited. Remove all associated structures (including pond) electric and non-potable water supply from crossing property lines to adjacent easterly parcel. Proof of permits and approvals required for any associated power and water supply to remain with ponds onsite.

6: 82.04.040: Residential Land Use Zoning District Allowed Uses and Permit Requirements.

(a) General permit requirements. Table 82-7 identifies the uses of land allowed by this Development Code in each residential land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) Requirements for certain specific land uses. Where the last column in Table 82-7 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

A research of records does not show current Planning approvals for the current use of the property. You must contact the Planning Division to seek Planning approval for the current use of the property.

There is an approx. 1073 sq. ft. Single Family Residence that is being used as a short term rental. A research of records does not show current Planning approvals for the current use of the property. Provide proof of Special Use Permit and all required land use approvals for the short term rental of residential structure.

7: 83.11.030(a): General Parking Provisions.

(a) Location. The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to a Site Plan approved in compliance with Chapter 85.08 (Site Plan Permits). Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities. Parking shall not be allowed in the front yard setback other than in the driveway for a single-family residential use or within a driveway in a multi-family development that is specifically designed for and has sufficient length to provide off-street parking for a specific dwelling unit.

Strawberry Flats Homeowners Association Property is being used as parking for this parcel. Provide proof of parking approval or discontinue the use of Strawberry Flats Homeowners Association Property for parking at this time.

Failure to address the violation(s) within 30 days may result in an administrative citation, fines, rehabilitation of property, property vacated, and /or demolition. The County will charge the property owner for all administrative costs associated with the abatement of the violation(s) in compliance with §86.09.180 (Recovery of Costs), and/or initiate legal action as described in §86.09.080 (Enforcement) of the San Bernardino County Code. If you have any questions regarding this notice call (909) 884-4056, Monday through Friday between 8:00 a.m. and 4:00 p.m.

Prepared by: J. Sinclair

Ph. 909-387-8058



**County of San Bernardino Land Use Services Department
CODE ENFORCEMENT**

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0187
8575 Haven Avenue, Suite 130, Rancho Cucamonga, CA 91730
15900 Smoke Tree Street, Hesperia, CA 92345
63655 Twentynine Palms Highway, Joshua Tree, CA 92252

NOTICE OF VIOLATION

Name:

Date: 03/04/2015

Address:

Case No: C201200868

APN: 04

A complaint/investigation of your premises was made on 02/12/2015

Location of property

Location Description:

VIOLATION(S) AS LISTED

1: 63.0603(b) Substandard Conditions: (b) Structural Hazards. (1) Deteriorated or inadequate foundations;(2) Defective, deteriorated or inadequate size flooring and/or floor supports; (3) Defective, deteriorated or inadequate size members of walls, partitions or other vertical supports; (4) Defective, deteriorated or inadequate size ceiling, roof, or other horizontal supports

2: 63.0603(g): Substandard Conditions. Faulty Materials of Construction. Any material of construction except those which are allowed or approved by the San Bernardino County Code and which have been adequately maintained in good and safe condition.

There is an approx. 664 sq. ft. deck located between the Single Family Residence and garage, there is an additional portion of deck that connects to deck on easterly parcel. Construction across property lines is prohibited. Provide proof of permits and approvals for approx. 664 sq. ft. deck located between SFR and garage or remove structure from parcel. Separate or remove easterly portion of deck from adjacent parcel, setback requirements shall apply. If attempting to permit submit engineer designed plans to Building and Safety for review and approval. Deck to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There is an approx. 250 sq. ft. log deck cover located between the Single Family Residence and garage. Obtain all required permits and approvals or provide proof of existing permits and approvals for approx. 250 sq. ft. log deck cover or remove structure from parcel, approvals to include the addition of walls at west side of deck and north side of garage. If attempting to permit submit engineer designed plans to Building and Safety from review and approval. Area of log deck cover to be removed from use until proof of permit approval, inspection and final sign off is obtained.

3: 63.0603 (c)(2): Substandard Conditions. Inadequate or Hazardous Wiring. (2) All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

There are exterior electrical raceways, conductors, boxes and devices that have been installed throughout parcel. Obtain all required permits and approvals for all exterior electrical or remove raceways, conductors, boxes and devices from parcel.

Interior type extension cords are in use in exposed locations (exterior use). Remove all interior type extension cords from exterior use.

There are multiple strands of festoon/holiday type lighting located on parcel. Festoon/holiday lighting of this type is approved for use for a maximum of 90 days as per manufacturers installation instructions. Remove all existing festoon/holiday type lighting from parcel.

4: 82.04.040: Residential Land Use Zoning District Allowed Uses and Permit Requirements.

(a) General permit requirements. Table 82-7 identifies the uses of land allowed by this Development Code in each residential land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) Requirements for certain specific land uses. Where the last column in Table 82-7 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

There is an approx. 1080 sq. ft. Single Family Residence that is being used as a short term rental. A research of records does not show current Planning approvals for the current use of the property. Provide proof of Special Use Permit and all required land use approvals for the short term rental of residential structure.

5: 83.11.030(a) General Parking Provisions.

(a) Location. The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to a Site Plan approved in compliance with Chapter 85.08 (Site Plan Permits). Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities. Parking shall not be allowed in the front yard setback other than in the driveway for a single-family residential use or within a driveway in a multi-family development that is specifically designed for and has sufficient length to provide off-street parking for a specific dwelling unit.

Strawberry Flats Homeowners Association Property is being used as parking for this parcel. Provide proof of parking approval or discontinue the use of Strawberry Flats Homeowners Association Property for parking at this time.

6: 84.01.020(d): General Development Standards. (d) Determination of Accessory Uses. In addition to the accessory uses specifically provided for by this Chapter or elsewhere within this Development Code, each land use shall be deemed to include other accessory uses that are necessarily and customarily associated with and are clearly incidental and subordinate to the primary land use. Whenever the accessory uses are questioned, the Director shall be responsible for determining if a proposed accessory use meets the criteria in this Chapter. Before making a determination, the Director shall give notice to contiguous property owners in compliance with § 85.02.030 (Staff Review with Notice).

An accessory use structure (residential garage) is being used for the purpose of commercial storage. Provide proof of approvals for accessory use structure as commercial storage or convert back to approved use (garage).

Failure to address the violation(s) within 30 days may result in an administrative citation, fines, rehabilitation of property, property vacated, and /or demolition. The County will charge the property owner for all administrative costs associated with the abatement of the violation(s) in compliance with §86.09.180 (Recovery of Costs), and/or initiate legal action as described in §86.09.080 (Enforcement) of the San Bernardino County Code. If you have any questions regarding this notice call (909) 884-4056, Monday through Friday between 8:00 a.m. and 4:00 p.m.

Prepared by: J. Sinclair

Ph. 909-387-8058



**County of San Bernardino Land Use Services Department
CODE ENFORCEMENT**

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0187
8575 Haven Avenue, Suite 130, Rancho Cucamonga, CA 91730
15900 Smoke Tree Street, Hesperia, CA 92345
63655 Twentynine Palms Highway, Joshua Tree, CA 92252

NOTICE OF VIOLATION

Name:

Date: 03/04/2015

Address:

Case No: C201201195

APN: 10

A complaint/investigation of your premises was made on 02/12/2015

Location of property

Location Description:

VIOLATION(S) AS LISTED

1: 63.0603(b) Substandard Conditions: (b) Structural Hazards. (1) Deteriorated or inadequate foundations;(2) Defective, deteriorated or inadequate size flooring and/or floor supports; (3) Defective, deteriorated or inadequate size members of walls, partitions or other vertical supports; (4) Defective, deteriorated or inadequate size ceiling, roof, or other horizontal supports

2: 63.0603(g): Substandard Conditions. Faulty Materials of Construction. Any material of construction except those which are allowed or approved by the San Bernardino County Code and which have been adequately maintained in good and safe condition.

3: 82.02.020 (a thru c): General Requirements for Development and New Land Uses. Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements. (a) Allowed use. The land use shall be allowed by this Development Code in the land use zoning district applied to the site. The basis for determining whether a use is allowed is described in Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements). (b) Permit and approval requirements. Any planning permit or other approval required by Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 82.02.040 (Exemptions from Planning Permit Requirements). (c) Development standards, conditions of approval. Each land use and structure shall comply with the development standards of this Division, applicable standards and requirements in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities), and any applicable conditions imposed by a previously granted planning permit.

There is an approx. 3500 sq. ft. cottage (Hidden Creek Lodge) located on north side of parcel, the building record shows structure as having 2 bedrooms. Pine Rose Cabins website advertises structure as a 5 bedroom lodge. Obtain all required permits and approvals for the conversion of 2 bedroom cottage to 5 bedroom lodge. Submit plans including floor plan to Building and Safety for review and approval, drawings to show full extent of work performed. Expose any and all concealed work as requested, call for all inspections as required.

There is an approx. 75 sq. ft. 1st floor deck located on west side of Hidden Creek Lodge. The deck has unapproved materials at guards and rails, a substandard landing is located at south egress door, a stair protrudes into landing location. Obtain all required permits and approvals or provide proof of existing permits and approvals for the approx. 75 sq. ft. 1st floor deck, permit to include the repair of guards, rails and the addition of required landing at egress door. Deck to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There is an approx. 750 sq. ft. 2nd floor deck located on west and south side of Hidden Creek Lodge, an approx. 40' overhead pedestrian walkway connects to the 2nd floor deck. There are unapproved materials at guards and rails, insufficient lateral support at pedestrian walkway, improper ledger attachment, improper column base attachment and columns of unapproved material in direct contact with soil. Provide proof of permits and approvals for approx. 750 sq. ft. 2nd floor deck with associated pedestrian walkway or remove structure from parcel. If attempting to permit submit engineer designed plans to Building and Safety for review and approval. Deck and walkway to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There is approx. 4000 sq. ft. of exterior decking located on the east, west and south portions of Hidden Creek Lodge. Decking is of varying heights and sizes and does not meet minimum code requirements. Violations include but are not limited to, footings of unknown size and depth, untreated posts in direct contact with soil, improper materials of construction, improper column base attachment, substandard lateral support, improper/missing post and beam connections, lack of approved guards and rails at stairs, disabled access ramps missing curbs and exceed maximum allowable slope. Provide proof of permits and approvals for approx. 4000 sq. ft. of deck or remove structure from parcel. If attempting to permit submit engineer designed plans to Building and Safety for review and approval. Deck to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There is an approx. 500 sq. ft. canopy structure and assorted log type trellis/arbor structures located at Hidden Creek Lodge exterior deck locations. Violations include but are not limited to, footings of unknown size and depth, untreated posts in direct contact with soil, improper materials of construction, improper column base attachment, substandard lateral support, improper/missing post to post connections, improper/missing post and beam connections. Provide proof of permits and approvals for approx. 500 sq. ft. canopy structure and assorted log type trellis/arbor structures or remove structures from parcel. If attempting to permit submit engineer designed plans including site plan with location of canopy and trellis/arbor structures to Building and Safety for review and approval. Canopy, trellis/arbor structures and adjacent areas are to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There are multiple gazebos and pedestrian bridges located throughout parcel. Structures do not meet minimum accessibility requirements, are constructed with unapproved materials, have improper footings, direct contact with soil, girders to close to grade, improper and missing mechanical connections, improper guard height and rail spacing and substandard structural integrity of overhead cover materials. Provide proof of permits and approvals for multiple gazebos and pedestrian bridges or remove structures from parcel. If attempting to permit submit engineer designed plans including site plan with location of all gazebos and bridges to Building and Safety for review and approval. Gazebos and pedestrian bridges are to be removed from use until proof of permit approval, inspection and final sign off is obtained.

A dishwashing deep sink is located at food prep area on east side of Hidden Creek Lodge, sink is located in an unapproved location and has improper drainage and venting. Provide proof of permits and approvals for exterior dishwashing sink or remove from parcel.

There is a log type ornamental structure located at north parking area, structure appears to cross property line into the public right of way. Construction across property lines is prohibited. Remove log type ornamental structure from public road right of way. Provide proof of permits and approvals for remaining portion of log ornamental structure or remove from parcel. If attempting to permit submit engineer designed plans including site plan with location of log type ornamental structure to Building and Safety for review and approval, setback requirements shall apply. Log structure and adjacent area are to be removed from use until proof of permit approval, inspection and final sign off is obtained.

4: 63.0603 (c)(2): Substandard Conditions. Inadequate or Hazardous Wiring.(2) All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

Electric service at Hidden Creek Lodge is blocked by deck stair and rail. Provide minimum 36" of working clearance at Electric service panel. Electric service meter socket to be located between 4' and 6'3" as measured from center of meter to grade or working surface. Provide minimum of height of 4' and 6'3" from center of meter to grade or working surface as per Edison requirements.

There are exterior electrical raceways, conductors, boxes and devices that have been installed throughout parcel. Violations include but are not limited to substandard lighting at egress path of travel locations, unapproved lighting and receptacles at food prep area, exterior pendant lighting is improperly installed and not approved for use. Interior type extension cords are in use in exposed locations (exterior use). Obtain all required permits and approvals for all exterior electrical or remove raceways, conductors, boxes and devices from parcel.

There are multiple strands of festoon/holiday type lighting located on parcel. Festoon/holiday lighting of this type is approved for use for a maximum of 90 days as per Manufacturers installation instructions. Remove all existing festoon/holiday type lighting from parcel.

5: 83.02.070(e): Setback Regulations and Exceptions.

(e) Construction Across Property Lines Prohibited. A structure shall not be constructed across the property line(s) of two or more contiguous parcels. If the placement of a proposed structure would otherwise cross the property line of two or more contiguous parcels held by the same owner, before the issuance of a Building Permit, the property owner shall apply for and receive an approved voluntary lot merger, lot line adjustment, or parcel map to move or eliminate the property line in question. The lot line adjustment process may be used if the parcels will still meet the development standards of the land use zoning district in which the parcels are located.

There is a manmade pond and creek that crosses property lines to adjacent south parcel and south westerly parcel, planning approvals are required for ponds within RM zoning, construction across property lines is prohibited. Remove all associated structures (including pond) electric and non-potable water supply from crossing property lines to adjacent parcels. Provide proof of planning approvals for ponds within RM zoning. Proof of permits and approvals are required for any associated power and water supply to remain with ponds onsite.

6: 82.04.040: Residential Land Use Zoning District Allowed Uses and Permit Requirements.

(a) General permit requirements. Table 82-7 identifies the uses of land allowed by this Development Code in each residential land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) Requirements for certain specific land uses. Where the last column in Table 82-7 ("Specific Use Regulations") includes a section number, the referenced section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

Parcel is being used at this time as a wedding venue. Parcel not approved for use as a wedding venue, access to wedding venue seating area does not meet minimum accessibility requirements. Provide proof of all required permits and approvals for parcel as wedding venue or discontinue use for wedding/assembly purposes at this time.

7: 83.11.030(a): General Parking Provisions.

(a) Location. The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to a Site Plan approved in compliance with Chapter 85.08 (Site Plan Permits). Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities. Parking shall not be allowed in the front yard setback other than in the driveway for a single-family residential use or within a driveway in a multi-family development that is specifically designed for and has sufficient length to provide off-street parking for a specific dwelling unit.

There are approx. 48 parking spaces on the provided site plan associated with this parcel that are either located in the county road right of way or on parcels owned by others. Remove parking spaces from use at this time.

Failure to address the violation(s) within 30 days may result in an administrative citation, fines, rehabilitation of property, property vacated, and /or demolition. The County will charge the property owner for all administrative costs associated with the abatement of the violation(s) in compliance with §86.09.180 (Recovery of Costs), and/or initiate legal action as described in §86.09.080 (Enforcement) of the San Bernardino County Code. If you have any questions regarding this notice call (909) 884-4056, Monday through Friday between 8:00 a.m. and 4:00 p.m.

Prepared by: J. Sinclair

Ph. 909-387-8058



**County of San Bernardino Land Use Services Department
CODE ENFORCEMENT**

385 N. Arrowhead Avenue, San Bernardino, CA 92415-0187
8575 Haven Avenue, Suite 130, Rancho Cucamonga, CA 91730
15900 Smoke Tree Street, Hesperia, CA 92345
63655 Twentynine Palms Highway, Joshua Tree, CA 92252

NOTICE OF VIOLATION

Name:

Date: 03/04/2015

Address:

Case No: C201201188

APN: 09

A complaint/investigation of your premises was made on 02/12/2015

Location of property

Location Description: CABIN #5

VIOLATION(S) AS LISTED

1: 63.0603(b) Substandard Conditions: (b) Structural Hazards. (1) Deteriorated or inadequate foundations;(2) Defective, deteriorated or inadequate size flooring and/or floor supports; (3) Defective, deteriorated or inadequate size members of walls, partitions or other vertical supports; (4) Defective, deteriorated or inadequate size ceiling, roof, or other horizontal supports

2: 63.0603(g): Substandard Conditions. Faulty Materials of Construction. Any material of construction except those which are allowed or approved by the San Bernardino County Code and which have been adequately maintained in good and safe condition.

3: 82.02.020 (a thru c): General Requirements for Development and New Land Uses. Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements. (a) Allowed use. The land use shall be allowed by this Development Code in the land use zoning district applied to the site. The basis for determining whether a use is allowed is described in Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements). (b) Permit and approval requirements. Any planning permit or other approval required by Section 82.02.030 (Allowed Land Uses and Planning Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section 82.02.040 (Exemptions from Planning Permit Requirements). (c) Development standards, conditions of approval. Each land use and structure shall comply with the development standards of this Division, applicable standards and requirements in Division 3 (Countywide Development Standards), and Division 4 (Standards for Specific Land Uses and Activities), and any applicable conditions imposed by a previously granted planning permit.

There is an approx. 50 sq. ft. gazebo at wedding venue seating area that exceeds 30" to grade. Structure does not meet minimum requirements for footings, supports, materials, attachments, guard rails and structural integrity of overhead cover materials. Obtain all required permits and approvals or provide proof of existing permits and approvals for approx. 50 sq. ft. gazebo or remove structure from parcel. If attempting to permit submit engineer designed plans to Building and Safety for review and approval. Gazebo to be removed from use until proof of permit approval, inspection and final sign off is obtained.

There are unapproved pedestrian bridges located on the east and west side of parcel. The east bridge is constructed of unapproved materials both bridges do not meet accessibility requirements. Provide proof of permits and approvals for bridges or remove structures from parcel, if attempting to permit, submit engineer designed plans to Building and Safety for review and approval. Bridges to be removed from use until proof of permit approval, inspection and final sign off is obtained.

3: 63.0603 (c)(2): Substandard Conditions. Inadequate or Hazardous Wiring. (2) All wiring except that which conformed with all applicable laws in effect at the time of installation and which has been maintained in good condition and is being used in a safe manner.

There are exterior electrical raceways, conductors, boxes and devices that have been installed throughout parcel. Obtain all required permits and approvals for all exterior electrical or remove raceways, conductors, boxes and devices from parcel.

Interior type extension cords are in use in exposed locations (exterior use). Remove all interior type extension cords from exterior use.

There are multiple strands of festoon/holiday type lighting located on parcel. Festoon/holiday lighting of this type is approved for use for a maximum of 90 days as per Manufacturers installation instructions. Remove all existing festoon/holiday type lighting from parcel.

4: 83.02.070(e): Setback Regulations and Exceptions.

(e) Construction Across Property Lines Prohibited. A structure shall not be constructed across the property line(s) of two or more contiguous parcels. If the placement of a proposed structure would otherwise cross the property line of two or more contiguous parcels held by the same owner, before the issuance of a Building Permit, the property owner shall apply for and receive an approved voluntary lot merger, lot line adjustment, or parcel map to move or eliminate the property line in question. The lot line adjustment process may be used if the parcels will still meet the development standards of the land use zoning district in which the parcels are located.

There is a manmade pond that crosses property lines to adjacent easterly and westerly parcels, planning approvals are required for ponds within RM zoning. There is a manmade creek that crosses north and east property line, construction across property lines is prohibited. Remove all associated structures (including pond) electric and non-potable water supply from crossing property lines to adjacent parcels. Provide proof of planning approvals for ponds within RM zoning. Proof of permits and approvals are required for any associated power and water supply to remain with ponds onsite.

There is a pedestrian bridge, pond and associated equipment located on south side of parcel. As per provided site plan the pedestrian bridge, pond and associated equipment crosses property line and encroaches into the public road right of way, construction across property lines is prohibited. Remove pedestrian bridge, all associated structures (including pond) electric and non-potable water supply from crossing property lines to public road right of way. Proof of permits and approvals are required for any associated power and water supply to remain with ponds onsite.

5: 82.04.040(a-b): Residential Land Use Zoning District Allowed Uses and Permit Requirements.

(a) General Permit Requirements. Table 82-7 identifies the uses of land allowed by this Development Code in each residential land use zoning district established by Chapter 82.01 (Land Use Plan, and Land Use Zoning Districts, and Overlays), in compliance with § 82.02.030 (Allowed Land Uses and Planning Permit Requirements).

(b) Requirements for Certain Specific Land Uses. Where the last column in Table 82-7 (Specific Use Regulations) includes a Section number, the referenced Section may affect whether the use requires Land Use Review, or Conditional Use Permit or Minor Use Permit, or other County approval, and/or may establish other requirements and standards applicable to the use.

Parcel is being used at this time as a wedding venue. Parcel not approved for use as a wedding venue, access to wedding venue seating area does not meet minimum accessibility requirements. Provide proof of all required permits and approvals for parcel as wedding venue or discontinue use for wedding/assembly purposes at this time

6: 83.11.030(a): General Parking Provisions.

(a) Location. The required parking spaces shall be located on the same site with the primary use or structure, on premises contiguous to them, or in a location conforming to a Site Plan approved in compliance with Chapter 85.08 (Site Plan Permits). Property within the ultimate right-of-way of a street or highway shall not be used to provide required parking or loading facilities. Parking shall not be allowed in the front yard setback other than in the driveway for a single-family residential use or within a driveway in a multi-family development that is specifically designed for and has sufficient length to provide off-street parking for a specific dwelling unit.

There are approx. 48 parking spaces on the provided site plan associated with this parcel that are either located in the county road right of way or on parcels owned by others. Remove parking spaces from use at this time.

Failure to address the violation(s) within 30 days may result in an administrative citation, fines, rehabilitation of property, property vacated, and /or demolition. The County will charge the property owner for all administrative costs associated with the abatement of the violation(s) in compliance with §86.09.180 (Recovery of Costs), and/or initiate legal action as described in §86.09.080 (Enforcement) of the San Bernardino County Code. If you have any questions regarding this notice call (909) 884-4056, Monday through Friday between 8:00 a.m. and 4:00 p.m.

Prepared by: J. Sinclair

Ph. 909-387-8058

EXHIBIT B

Public Comment Letters

October 20, 2015

Mr. Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Ave., First Floor
San Bernardino, CA 92415-0187

RE: Assessor Parcel #0334-391-01
Applicant: David DuFour

Dear Mr. Arceo,

The Lake Arrowhead – Twin Peaks area has been my home since 1966. As you may have guessed, I've seen many changes up here while enjoying our mountain lifestyle.

As a 30 year Realtor in our area, I'm very much aware of what drives property values in this community and what appeals to both vacation and full-time home buyers. I also have a deep knowledge of the Twin Peaks area and I can only say that the presence of the DuFours and their Pine Rose Cabins has served to enhance Twins Peaks in many ways. Their Resort is well kept with landscaping, water features and most importantly – the restoration of several rundown and all but abandoned vintage cabins in the area. They bring business to Twin Peaks and surrounding communities in so many ways. With their wedding venue, folks come up for the wedding and end up discovering all that our mountain communities have to offer –benefitting other business and we Realtors, as well.

Pine Rose Cabins was here long before the complainers moved into the area – and long before current “zoning” was even thought of. The few folks who complain about the music, etc. also know that the DuFours have worked very hard to mitigate any issues they have with the venue. These complainers should understand that the alternative might be a whole lot worse – in this economy with buyers few and far between – they could have a drug rehab center housed there – or perhaps it could again become as run down and unattractive as it was when the DuFours first invested in the Twin Peaks area. Our local economy depends upon business like Pine Rose cabins with owners who understand the difficult, seasonal market in which they operate and are still willing to invest in our Mountain Communities.

Sincerely,



Carol Banner, Realtor and Member of the Lake Arrowhead Communities Chamber of Commerce. 909-553-6812 Cell, 909-336-7917 Office.

From: [Planning Commission Comments](#)
To: [Arceo, Reuben](#)
Cc: [Prusch, David - LUS](#)
Subject: FW: Public Hearing for Dave Dufour
Date: Wednesday, May 26, 2021 9:20:28 AM
Importance: High

FYI – Comment received for Pine Rose.

Thank you,

Lupe Biggs

Administrative Assistant to Planning

Land Use Services Department

Phone: (909) 387-4110 | Mobile: (909) 601-4640

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If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

From: lisa Garland <lisalgarland@msn.com>

Sent: Tuesday, May 25, 2021 10:41 PM

To: Planning Commission Comments <PlanningCommissionComments@lus.sbcounty.gov>

Subject: Public Hearing for Dave Dufour

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

My name is Lisa Garland. I live at 712 Lodge Lane in Twin Peaks. I have been a close neighbor of Pine Rose Cabins for 21 years. I am writing to say that I am for the project of Pine Rose Cabins. They have improved the area with creativity, making a beautiful place for weddings and others to enjoy. They have created a unique spot with ponds, streams and interesting decorations. I believe that they really care about their neighbors and our community. I can't say anything negative about the project or Pine Rose Cabins. I enjoy having them right across the road from me. Thank you,

Sincerely,

Lisa Garland

From: [Nicki Erber](#)
To: [Arceo, Reuben](#)
Subject: In support of the CUP at Arrowhead Pine Rose Cabins
Date: Thursday, May 27, 2021 3:14:51 PM

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

To who it may concern:

I been fortunate to live in the mountain community for the last 20 years and just love it up here.

I worked at Arrowhead Pine Rose Cabins from 2012 to 2014 and thoroughly enjoyed my job as a wedding coordinator. It was such a privilege to interact with so many wedding couples and families from down the mountain. They loved having their weddings in such a beautiful location.

When I worked there, we had a few complaints of sound from neighbors and they actually had my phone number and could call me if the wedding noise was too loud. We had one neighbor, however, Roy, who was only a part timer, R who was very difficult and hard to please. He was unhappy about every wedding even before it began. I would always go over to his house before the wedding and let him know that I was available if he had any specific complaints and would try to interact with him. I even brought him dinner and cake to see if that would please him. I had a decibel meter to be able to read the noise level from the street and always kept it at decent level and could barely hear the noise in his yard. On a few occasions, he had a blow horn and would blow it during the event, and this would bring complaints from the neighbors. If he couldn't hear the sound of the DJ or the music, he even complained about the noise of the dishes being cleared and rinsed. We put up a sound curtain to keep that minimal noise down even further. At the end of the day, there wasn't anything that could keep Roy from complaining. He did tell me once, that he hated Pine Rose, but did love the staff. I just thought he was never going to be happy, no matter how much we tried to please him.

I love Pine Rose Cabins and their weddings bring so much to our community. Many couples and their family and friends come and stay for the weekend. They stay at the resort and other lodging when Pine Rose is filled. They have their rehearsal dinners and "day after" brunches at numerous restaurants on the mountain. They play at Lake Gregory, rent paddle boards on the lake and take advantage of all the wonderful amenities we have on the mountain.

The weddings at Pine Rose are invaluable for our community!!!

Sincerely,

Nicki Erber



May 26, 2021

Mr. Reuben Arceo
San Bernardino County Land Use Services
385 N. Arrowhead Ave, First Floor
San Bernardino, CA 92415
Reuben.Arceo@lus.sbcounty.gov

RE: Pine Rose Cabins and Pine Rose Weddings Project

Dear Mr. Arceo,

On behalf of the Lake Arrowhead Communities Chamber of Commerce ("LACCC" or the "Chamber"), this letter expresses our community support for the Zoning Change to Commercial for Pine Rose Cabins and Pine Rose Weddings. Pine Rose has a long history of economic development and commercial significance in the Mountain Communities of Lake Arrowhead.

Our Chamber represents over 300 members, demographics are mostly small and medium-sized businesses that comprise the lion's share of our community's economy. Tourism and weddings are some of the most significant industries of the Lake Arrowhead Mountain Communities.

Pine Rose Cabins is an important lodging business for our area, one of few lodging venues here and unique among our lodging landscape because guests can experience the rustic beauty of the mountains while remaining self-sufficient; guest log cabins provide kitchen and living space.

Pine Rose Cabins and the DuFour's commercial development is an important part of our area's history and economy. Pine Rose Cabins is a significant Transient Occupancy Tax collector and Property Tax contributor to SBC for the Twin Peaks district.

Twin Peaks is one of our 7 primary mountain villages where commerce, tourism, nature, eco-tourism and history converge. Twin Peaks and the DuFour's contribution to our area's economic development are so important that we've highlighted their historic contribution on our area's tourism website ilovelakearrowhead.com.

Pine Rose Weddings put the wedding business in the mountain communities "on the map". They were first to develop what became the industry for our area. Tricia DuFour, co-owner of Pine Rose launched the Lake Arrowhead Wedding Association to put structure to the economic development of the industry, bringing together all the power of the vendors who support the Wedding Industry.



Pine Rose is one of the bigger employers of our area. In addition, countless Wedding Vendors – caterers, photographers, videographers, musicians, entertainers, florists, cake makers, retail stores, spas & hair salons – all earn livings for their families because of Pine Rose Cabins and Weddings. So many got their career start and training at Pine Rose as they continue to make contributions to our economics.

Many new wedding venues have popped up over the years, or existing businesses have expanded into the wedding business -- but Pine Rose Weddings was there first! They've provided a baseline for commercial success in the wedding business in the mountain communities.

Pine Rose have raised the profile of the wedding business and of our mountain communities through press and motion picture, they were featured in popular international magazines "Harper's Bazaar" and "Country Living" to name a few and this brought brides and notoriety from all over the world to Lake Arrowhead Communities for boho chic weddings and the outdoor event / forest experience. Pine Rose was also "Camp David" in the "Veep" TV series.

In summary, Pine Rose is a critically important commercial enterprise in our mountain communities. Pine Rose breathes life daily into the important cycle of economic development throughout the communities. Lodging Guests and Wedding Parties shop and eat at our local businesses. Pine Rose Cabins employs a significant number of local employees. Pine Rose Weddings supports a large infrastructure of vendor stand-alone businesses earning their living from ongoing, thriving Wedding business.

Our business, not for profit organizations and other Chamber of Commerce community members support formal re-zoning to Commercial Use.

Sincerely yours,

A handwritten signature in black ink that reads "Robin Bull". The signature is written in a cursive, flowing style.

Robin Bull
Executive Director
Lake Arrowhead Communities Chamber of Commerce

From: [Jolene Little](#)
To: [Arceo, Reuben](#)
Subject: Pine Rose
Date: Friday, May 28, 2021 12:01:15 PM

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

Dear Mr. Arceo

My name is Jolene Little.
I've lived on the Mountain since 2011

This letter is in support of the County of San Bernardino Re-zoning Pine Rose Cabins to Commercial residential. Pine Rose is great for our Mountain community in many ways. It has beautiful landscape that brings up the value of the area, it brings in tourism to an area that totally survives on tourism so in that case it adds to the survival of the mountain community. It also supplies jobs for locals and others, which also adds to the survival of the community.

Thanks Jolene

Sent from my iPhone

From: [Tom Greer](#)
To: [Arceo, Reuben](#)
Cc: tricia@pinerosecabins.com
Subject: Pine Rose Cabins zoning change
Date: Tuesday, May 25, 2021 10:16:00 PM

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

Hi Mr.Reuben Arceo,

My name is Tom Greer and I've resided full time across the highway from the Dowd's Arrowhead Road Resort and more recently, the DuFour's Pine Rose Cabins, since 1978. My parents bought the cabin in 1964. My wife and I are trying to negate a few complaints about the zoning change for Pine Rose Cabins.

The Dufours have massively improved their property and cabins compared to the Dowds, the previous owners. They employ several locals, even one of my neighbors. They give back to the community and they need the added income from weddings and events, especially during the covid years.

My wife and I don't have any noise complaints, we can't hear any wedding noise because of the thousands of loud cars, trucks, & motorcycles driving past our cabin everyday, 24/7. Our non Dufour neighbors make lots of noise with chainsaws, compressors, nail guns, portable saws, barking dogs, loud music, screaming and yelling. This is part of life and we accept it.

The neighbors that live on or are part time residents of Sunset Loop need to get a life. They have to drive through the Dufour property, past their beautiful ponds, to get to their cabins. They knew about the rental cabins when they bought their properties and have large "NO TRESPASSING-PRIVATE PROPERTY" signs posted every few feet.

The Dufours have really catered to their neighbor's complaints, they still get hate from other neighbor's loud events.

Please change the zoning to "commercial", it's been commercial for decades.

Thanks for reading my rant, we vote
Thomas (Tom) Greer 909 567-7365 909 337-4542
Patricia (Tricia) Greer
25967 Highway 189, P.O. Box 524 Twin Peaks, 92391

From: [Dennis Petras](#)
To: [Arceo, Reuben](#)
Subject: Pine Rose Project
Date: Tuesday, May 25, 2021 3:19:45 PM

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Dear Mr. Arceo,

I would like to send my support for the Pine Rose resort project. I have been a neighbor across from Pine Rose since 1994 and have seen great benefits to the neighborhood. The Pine Rose resort has greatly improved the area, with beautiful upgrades to the cottages and environment.

We have never had an issue with guests at the resort, and the benefits to local restaurants and other business' makes Twin Peaks a desirable location.

Thank you for your attention, and maintaining this local benefit.

Regards,

Dennis E. Petras
Cell: 1 (760) 815-1195
Email: dennis.petras@sbcglobal.net

May 24, 2021

San Bernardino County Land Use Services

385 N. Arrowhead Ave, First Floor

San Bernardino, CA 92415

Attn: Mr. Reuben Arceo, Pine Rose Project

Email: Reuben.Arceo@lus.sbcounty.gov

Dear Mr. Arceo

I have been an officiant at Pine Rose Cabins for the past four years.

This letter is in support of the County of San Bernardino Re-zoning Pine Rose Cabins to Commercial residential. Pine Rose has been a commercial property since 1927 when the US forest service had the first post office in year-round general store where the hotel lobby is today.

Pine Rose has given me employment and a place to be a part of the wedding community. The owners Trish and David are also active in the local Twin Peaks community.

Pine Rose Cabins and Pine Rose Weddings has been a vital part of the San Bernardino Mountains business community. The weddings and lodging businesses bring many guests up to our mountains communities who spend money at local businesses. Pine Rose is a major local employer in our community.

In my business they have helped create employment for myself and family. Accordingly, I support the zoning to Commercial project that Pine Rose proposes to the County of San Bernardino. It is a positive move for our community and critically important to our economic development.

Sincerely yours,

Rory Collins

Officiant

From: [Arceo, Reuben](#)
To: ["Nicki Erber"](#)
Subject: RE: In support of the CUP at Arrowhead Pine Rose Cabins
Date: Thursday, May 27, 2021 3:33:00 PM
Attachments: [image001.png](#)

Thank you for your comment on pine rose Nicki, it will be noted for the record.

:)

Please take a moment to complete our 1 Minute Satisfaction Survey

https://www.surveymonkey.com/r/LUS_Email

Reuben Arceo

Planner

Land Use Services Department

Phone: 909-387-4387

Fax: 909-387-3223

385 N. Arrowhead Avenue

San Bernardino, CA 92415-0187



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

www.SBCounty.gov

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From: Nicki Erber <nicinthewoods@yahoo.com>
Sent: Thursday, May 27, 2021 3:14 PM
To: Arceo, Reuben <Reuben.Arceo@lus.sbcounty.gov>
Subject: In support of the CUP at Arrowhead Pine Rose Cabins

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

To who it may concern:

I been fortunate to live in the mountain community for the last 20 years and just love it up here.

I worked at Arrowhead Pine Rose Cabins from 2012 to 2014 and thoroughly enjoyed my job as a wedding coordinator. It was such a privilege to interact with so many wedding couples and families from down the mountain. They loved having their weddings in such a beautiful location.

When I worked there, we had a few complaints of sound from neighbors and they actually had my phone number and could call me if the wedding noise was too loud. We had one neighbor, however, Roy, who was only a part timer, R who was very difficult and hard to please. He was unhappy about every wedding even before it began. I would always go over to his house before the wedding and let him know that I was available if he had any specific complaints and would try to interact with him. I even brought him dinner and cake to see if that would please him. I had a decibel meter to be able to read the noise level

from the street and always kept it at decent level and could barely hear the noise in his yard. On a few occasions, he had a blow horn and would blow it during the event, and this would bring complaints from the neighbors. If he couldn't hear the sound of the DJ or the music, he even complained about the noise of the dishes being cleared and rinsed. We put up a sound curtain to keep that minimal noise down even further. At the end of the day, there wasn't anything that could keep Roy from complaining. He did tell me once, that he hated Pine Rose, but did love the staff. I just thought he was never going to be happy, no matter how much we tried to please him.

I love Pine Rose Cabins and their weddings bring so much to our community. Many couples and their family and friends come and stay for the weekend. They stay at the resort and other lodging when Pine Rose is filled. They have their rehearsal dinners and "day after" brunches at numerous restaurants on the mountain. They play at Lake Gregory, rent paddle boards on the lake and take advantage of all the wonderful amenities we have on the mountain.

The weddings at Pine Rose are invaluable for our community!!!

Sincerely,

Nicki Erber

From: [Arceo, Reuben](#)
To: ["Chad Hobart"](#)
Subject: RE: June 3 2021 Meeting re: Arrowhead Pine Rose Weddings C.U.P.
Date: Friday, May 28, 2021 10:04:00 AM
Attachments: [image001.png](#)

Thank you Chad for your email in support of pine rose, your email will be noted for the record.

Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey

https://www.surveymonkey.com/r/LUS_Email

Reuben Arceo

Planner

Land Use Services Department

Phone: 909-387-4387

Fax: 909-387-3223

385 N. Arrowhead Avenue

San Bernardino, CA 92415-0187



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From: Chad Hobart <mountainlakeswa@gmail.com>
Sent: Friday, May 28, 2021 9:57 AM
To: Arceo, Reuben <Reuben.Arceo@lus.sbcounty.gov>
Subject: June 3 2021 Meeting re: Arrowhead Pine Rose Weddings C.U.P.

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

Attn: San Bernardino Land Use Department

I am writing on behalf of **The Lake Arrowhead Wedding Association** regarding the news that Arrowhead Pine Rose Cabins may no longer be able to host weddings at their facility.

The Lake Arrowhead Wedding Association is composed of a group of local mountain wedding professionals whose goal is to help "destination couples" plan their weddings in the San Bernardino Mountains. Membership in our association is limited to vetted professionals and award-winning venues. We are originally formed in the late 1990s with Arrowhead Pine Rose as a founding venue member.

We now proudly feature more than 20 local vendors including caterers, photographers,

videographers, bakers, entertainers, transportation, as well as some of the best wedding venues the San Bernardino Mountains has to offer - including Arrowhead Pine Rose.

Arrowhead Pine Rose is a cornerstone in our local community and without the high-quality events they produce, most of the Lake Arrowhead Wedding Association would no longer be able to live and work in our beautiful resort community.

For the past 20+ years, Pine Rose continues to invite guests from all over the world to discover the San Bernardino Mountains for the first time. Happily, many of them return; for future vacations, outdoor activities, and even purchase homes for their families to enjoy for years to come - all because they were invited to a wedding at Arrowhead Pine Rose.

In conclusion, our working-class community needs Arrowhead Pine Rose weddings. We are pleading that the San Bernardino Land Use Department sees clear that Arrowhead Pine Rose needs to remain operating as a premier San Bernardino Mountain wedding venue.

We invite you to visit our website at www.lakearrowheadweddings.com - and check out our Instagram followers of more than 1,200 @lakearrowheadweddings.

Thank you for your consideration.

Chad Hobart
Director of Marketing
Lake Arrowhead Wedding Association
(909) 744-7550

From: [Arceo, Reuben](#)
To: ["Dennis Petras"](#)
Subject: RE: Pine Rose Project
Date: Tuesday, May 25, 2021 3:21:00 PM
Attachments: [image001.png](#)

Dennis thank you for your email it will be noted for the record.

Please take a moment to complete our 1 Minute Satisfaction Survey
https://www.surveymonkey.com/r/LUS_Email

Reuben Arceo
Planner
Land Use Services Department
Phone: 909-387-4387
Fax: 909-387-3223
385 N. Arrowhead Avenue
San Bernardino, CA 92415-0187



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www.SBCounty.gov

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From: Dennis Petras <dennis.petras@sbcglobal.net>
Sent: Tuesday, May 25, 2021 3:18 PM
To: Arceo, Reuben <Reuben.Arceo@lus.sbcounty.gov>
Subject: Pine Rose Project

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

Dear Mr. Arceo,

I would like to send my support for the Pine Rose resort project. I have been a neighbor across from Pine Rose since 1994 and have seen great benefits to the neighborhood. The Pine Rose resort has greatly improved the area, with beautiful upgrades to the cottages and environment.

We have never had an issue with guests at the resort, and the benefits to local restaurants and other business' makes Twin Peaks a desirable location.

Thank you for your attention, and maintaining this local benefit.

Regards,

Dennis E. Petras
Cell:1 (760) 815-1195

Email: dennis.petras@sbcglobal.net

From: [Arceo, Reuben](#)
To: ["rory.collins@mountainhopecenter.org"](mailto:rory.collins@mountainhopecenter.org)
Subject: RE: Pine Rose Re-Zoning Letter of Support
Date: Friday, May 28, 2021 9:08:00 AM
Attachments: [image001.png](#)

Thank you Rory for your letter of support it will be noted for the record.

Please take a moment to complete our 1 Minute Satisfaction Survey

https://www.surveymonkey.com/r/LUS_Email

Reuben Arceo

Planner

Land Use Services Department

Phone: 909-387-4387

Fax: 909-387-3223

385 N. Arrowhead Avenue

San Bernardino, CA 92415-0187



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From: rory.collins@mountainhopecenter.org <rory.collins@mountainhopecenter.org>

Sent: Thursday, May 27, 2021 4:18 PM

To: Arceo, Reuben <Reuben.Arceo@lus.sbcounty.gov>

Subject: Pine Rose Re-Zoning Letter of Support

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

Hi Sir,

Please find attached my letter of support for the Pine Rose Re-Zoning.

Thanks,

Rory Collins

From: [Greg Zook](#)
To: [Arceo, Reuben](#)
Subject: Support for Pine Rose Cabins
Date: Friday, May 28, 2021 12:14:16 PM

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

On behalf of Zook Photography:

Pine Rose Cabins and Pine Rose Weddings has been a vital part of the San Bernardino Mountains community. The weddings and lodging businesses bring many guests up to our mountains communities who spend money at local businesses. Pine Rose is a major local employer in our community. They have been critical to our business as local residents.

Sincerely yours,
Greg & Stacy

www.zookphoto.com
PO Box 1222
Lake Arrowhead, Ca 92352
714-809-4309

April 3, 2019

Dorothy B. Bowdoin
P.O. Box 0397
Twin Peaks, California 92391
(909) 645-0850

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

Re: Parcel No 0334-391-01+
Project No P201300207/CUP
Applicant David Dufour
District LA/RM
Location Twin Peaks

From Gina Richmond: After hearing the news about the resort expansion, my mother Dorothy Bowdoin wanted to add her thoughts to the discussion. Dorothy is 95 years old, she requires 24-hour, in-home care, I am her caregiver. My mother has slight dementia, she is frequently confused. We leave our back door open in the summer, Dorothy hears the screaming, yelling, and music coming from Pine Rose in her living room. Dorothy thinks the people are in her backyard and repeats 'who is in my back yard?'... over and over- this happens *almost* every evening. I have conveyed this to David Dufour, however he seems indifferent to the problem.

Here are Dorothy's thoughts:

Dear Mr. Arceo,

I have owned property in Twin Peaks for over 62 years. We purchased our lots on Sunset Loop from the families of the original builders. My home was built in 1921! Our family used to spend summers in the mountains while my children were growing up. My husband and I moved here when we retired, we both love the forest.


I am now 95 years old. I spend most of my summer evenings sitting on the deck; occasionally a squirrel or blue jay comes by to visit! I enjoy listening to music, my daughter brings her speaker outside so we can listen in the yard. Sometimes, the resort is so loud that we can't hear our own music. Since I can't drive or travel far, my home is where our family meets to celebrate holidays and enjoy the outdoors together. In recent years I have noticed a lot of noise behind my house. If our back door is open, we hear resort music in the living room- sometimes I think someone is behind my house.

I don't have anything against the resort, I was good friends with the previous owners, Fred and Helen Dowd. I enjoy seeing families walk down the road together, many of them wave while I'm sitting outside feeding the squirrels. I don't mind if I hear occasional noise from the resort, I think, with the proper oversight, gatherings can be kept under control. I've noticed that the crowds at the resort are much bigger now, and I'm worried that if they continue to grow, we will never be able to enjoy our quiet solitude again. I am concerned that our quality of life will be affected by the large influx of people coming to the area. I fear that my great grandchildren will not be able to sleep under the stars and listen to the animals at night, like my children used to do.

I grew up at a time when there were less people and more open spaces. I also understand that everything changes with time. It would be a shame if greedy people are allowed to destroy the very things we moved here to enjoy. We have been here for many years, it isn't fair if we don't have a voice in the current decisions being made. Our neighborhood was a residential area long before the wedding and party crowds showed up,

I hope the county planners consider all the impacts to the area before making their decision- our quality of life and happiness hang in the balance!

Thank you,


Dorothy B. Bowdoin
SFPOA Lot 177/178

Mike and Gina Richmond- Bowdoin Estate Trustees
P.O. Box 1036
Twin Peaks, California 92391-1036
(909) 237-4281

April 1, 2019

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

RECEIVED
2019 APR -4 PM 9:52
LAND USE SERVICES
ADMINISTRATION

Re: Parcel No 0334-391-01
Project No P201300207/CUP
Applicant David Dufour
District LA/RM
Location Twin Peaks

Dear Mr. Arceo and County Planners,

Like many in our community, we did not receive the letter sent out by the County regarding Pine Rose Resort's planned modifications. We *were* able to obtain a copy of the plan from our neighbor Trudie Blank. We are asking for clarification on this proposal, and detailed information on what types of modification are under consideration. In addition, it has been over a year since the first re-zoning request was made by Pine Rose, and we still have not received an update on the status of *that* request.

Since we live close to Pine Rose, we hear their parties from our house; their sound system reaches into our living room. Our family has owned this Sunset Loop property for over 60 years. On warm summer nights, we used to sit outside on our deck, and enjoy the sunset- hence the name, Sunset Loop. Now, we are forced to listen to loud and rowdy parties; the PA system operated by a DJ comes in loud and clear. We hear guests use vulgar language; especially after the alcohol kicks in. At 10 pm, when the DJ finally turns the sound system down, the parties often continue into the night, with talking and music extending into the early morning hours. We have complained to Pine Rose many times; they tell us they will contact the night manager and send him over to check on it- they have *No* security after hours at these events! The current owners once lived near the resort, they have since moved out of the area- probably due to the noise and traffic. Also, the wording in the proposed re-zoning document states, **Events will be held Friday through Thursday, which means 7 Days a Week!** The previous owners did not run rave parties and weddings 7 days a week. They cared about the community and understood the importance of respecting the residents' right to enjoy their property. Our property values will most likely go down due to the resort's frat-party atmosphere. So far, Pine Rose Resort fails to understand our concerns.

Resort guests regularly cross private property; drunks leaving the venue walk the private roads at night leaving beer bottles, cigarette butts, and other trash. We have cars going up and down our road all evening; we have deduced that over 50% of this traffic is from the resort. Additionally, we have elderly residents, and small children that walk on our private road, all of them are at risk of being injured from the increased traffic. Pine Rose guests drive on our road at speeds that far exceed our designated speed limit. Signs have been posted on Sunset Loop indicating private property, however, guests continue to trespass without regard to our privacy. Where are the cars supposed to park with the increased attendance? Event vehicles are often parked along Grandview Road, blocking the view of people trying to pull out from the side roads, some vehicles have been parking illegally at the nearby County building forcing guests to 'J' walk.

Wildfires are a real concern for residents in this area. We have a sign posted on nearby Grandview Road stating: **Extreme Fire Hazard Area**. We have smelled cigarette smoke on the trail behind our house- this trail was mostly unused prior to the influx of Pine Rose guests. Together, alcohol and cigarettes are not a safe combination in the forest- lack of supervision means unthinking guests can pose a risk to the residents of this community.

Pine Rose should not be allowed to continue operations in this manner. They have been caught modifying the resort property without the proper permits, they ignore complaints by residents about noise pollution, and they are reluctant to work with the local community to create an environment that satisfies both the residents and the resort. This 'modified' plan will degrade the beauty and serenity of Twin Peaks. In addition to lowering property values, it will add to our already congested roads. It will raise noise levels, negatively impact the environment, and increase the risk of a catastrophic wildfire.

It would be unfortunate if our County planners ignored residents' input on this proposal, it creates the impression that the County is not impartial on this matter. Further investigation into this assumption will be warranted if we feel our voices have not been heard.

Thank you,

Mike Richmond – Trustee
SFPOA Lot 177

Gina Richmond - Trustee
SFPOA Lot 177

March 22, 2019

County of San Bernardino

Land Use Services Department-Planning Division

385 North Arrowhead Ave. First Floor

San Bernardino CA 92415-0187

Mr. Arceo:

My family has owned property at 25881 Sunset Loop in Twin Peaks, down the road from the Pine Rose Cabins, since 1972.

We love the peaceful atmosphere where we can come and enjoy our cabin and renew our souls from the hustle and bustle of everyday life.

The impact of LARGE social groups, such as the Pine Rose Cabins wish to book, would damage the peaceful atmosphere of our street.

Please keep our area free from further traffic, crowds, development and noise.

Respectfully,

Mary Chisler-Chaffee

5200 Irvine Blvd. Space 465

Irvine CA 92620

714-669-9081

[Mechafee72@att.net](mailto:Mechaffee72@att.net)

0334-381-19-0000/P201300207/RA

CHISLER, JOHN WALTER CHAFFEE, MARY

5200 IRVINE BLVD #465

IRVINE CA 92620

To: San Bernardino Planning Commission. 4/1/19

Project Number P201300207/CUP.

Twin Peaks

Applicant David Dufour
Assessor Parcel# 0334-391-01

As owners of a house on Sunset Loop Lot 179 since the 1960s. We cringe at the thought of 100's of total strangers coming into our residential neighborhood every week with the loud music and the danger of fire from drunken smokers, which has become a huge issue. And only a matter of time before, one of them start a major forest fire. Pine Rose claims they have security, nobody in neighborhood has ever seen 1 Security Guard, they have Zero Security.

Everywhere you walk around the neighborhood you find cigarettes and beer bottles, especially during the months of May til Oct. Loud people screaming and fighting. People trespassing on private property, home thefts have risen considerably and parking problems are huge and dangerous.

It clearly amazes me that there has never been a bad accident on Grandview.

But it's coming and both Pine Rose and the City of San Bernardino will be directly responsible.

Pine Rose guests just park up and down the street on Grandview blocking views, etc. People end up walking down the middle of the street. Many times drunk.

With all this going on, who but Pine Rose would be interested in buying the property should we wish to sell? At lower value.

This is a residential neighborhood, surrounded by a beautiful forest. Not a commercial party zone, where 100's of people can party and play loud music till late at night.

There will clearly be a huge impact on the forest around this area where they propose to expand.

We expect to see a full **Environmental Impact Report** done, or surely legal action will be taken.

The valley area directly below where they are building, contains a wide and diverse group of wildlife, including **deer, squirrels, flying squirrels, mountain lion, bears, coyotes, raccoons and many different bird species, etc**

We know the County wants and needs tax money and that Pine Rose wishes to expand their business. We wish both well but not on the backs of the individual owners in a residential area, the huge environmental impact it would have on the area, just to name a few.

Therefore we urge you **not to approve this expansion.**

Respectfully,
Joan and Louis Chenault
25849 Sunset Loop
Twin Peaks, CA 92391

RECEIVED
2019 APR -5 PM 10:00
LAND USE SERVICES
ADMINISTRATION



ATTENTION PROPERTY OWNERS

Page 1 of 2

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

Your comments must be received by Planning no later than September 30, 2015 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, Reuben Arceo at (909) 387-4374, by email at reuben.arceo@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0334-391-01

(See map below for more information)

PROJECT NUMBER: P201300207/CUP

* Multiple Parcel Associations *

APPLICANT: DAVID DUFOUR

LAND USE DISTRICT (ZONING): LA/RM

IN THE COMMUNITY OF: TWIN PEAKS/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: TWIN PEAKS

PROPOSAL: Proposed 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 (CM), and Conditional Use Permit (CUP) to permit the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 18 Cabin Units, two (2) areas to accommodate weddings, receptions and similar functions for up to 400 people, dba as Arrowhead Pine Rose Cabins in Twin Peaks.

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

Comments (If you need additional space, please attach additional pages):

VICINITY MAP



SIGNATURE

DATE

AGENCY

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

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

Twin Peaks, California 92391

September 23, 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.



ATTENTION PROPERTY OWNERS

Page 1 of 2

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(See map below for more information)

PROJECT NUMBER: P201300207/CUP

* Multiple Parcel Associations *

APPLICANT: DAVID DUFOUR

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IN THE COMMUNITY OF: TWIN PEAKS/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: TWIN PEAKS

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Twin Peaks, California 92391

September 23, 2015

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

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Applicant: David Dufour

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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.

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To Whom it May Concern,

9/28/2015

My name is David Little and I have lived in Twin Peaks area within the Strawberry Flats Homeowners Association for the past 5 years. I have also been a mountain resident for the past 25 years and have been an active member of the community for many years. The purpose of this letter is respond to the County Notice of proposed changes to the Pine Rose Cabin Resort Conditional Use Permits and General Amendments.

As a resident of Twin Peaks, both my wife and I appreciate the stability and consistency that Pine Rose Cabins brings to the Twin Peaks area. Many of the homes in the Twin Peaks area were built in the 1920s and 1930s. During the 2008 economic downturn many residents struggled to maintain their property and the overall appeal of the area took a dramatic hit. However, Pine Rose Cabin Resort, which owns 20 plus cabins in the area, not only maintained each of its cabins, but made many improvements to its 'green space' including an artificial river system, decorative wood sculptures and other wooded features. My wife and I enjoy walking along North Road as we listen to one of the two waterfalls cascade down next to the road. Even with the uptick in the economy over the past 7 years, Pine Rose remains one of the most picturesque locations in the area. As a resident I am in favor of the updates to use Permits by Pine Rose as it will allow them to continue to improve their extensive property and the overall appeal of the local community. We are convinced that this establishment has increased the value of the land as it has been and remains the best kept tract of land in Twin Peaks.

As a former board member of the Strawberry Flat Homeowners Association, I am excited for the business that Pine Rose Cabin Resorts brings to the area. The added guests at Pine Rose due to its increasingly popular wedding site has brought many tourists and patrons that support local businesses and allow mountain residents to live and work in the same place. Many of Pine Rose Cabin Resort's guests have become local homeowners as a result of their stay. Because Pine Rose Cabins has attracted new homeowners to the area the demand for homes has risen. In 5 short years, my home value has increased from \$134,000 to \$240,000. It would be a shame to restrict and prevent the expansion of the resort as it has had such a positive impact on the area. Granted, some guests or events can get loud or rowdy, but Pine Rose is always professional in its approach to its guests with respect to the local residents. These 'growing pains' are a small trade off for the multitude of benefits that Pine Rose brings to the area. By allowing Pine Rose Cabins to operate under the rezoning license, I believe the Pine Rose will continue to attract homebuyers and continue to improve the value of our homes.

In conclusion, I would like to offer full fledged support for the commercial rezoning of Pine Rose Cabins. I believe that this rezoning will allow Pine Rose Cabins to continue providing a wonderful place for people to visit and residents to enjoy.

Thank you for taking the time to read this letter. If you have any questions or concerns about my experience with Pine Rose or my support of their business, please feel free to contact me on my cell phone (909) 647-8314.

Thank you,

David Little
SFHO #138

John E. and Dorothy B. Bowdoin
P.O. Box 397
Twin Peaks, CA. 92391

September 28, 2015

Parcel# 0334381090000
Parcel# 0334381100000

David Dufour Development Proposal
Assessor Parcel Number: 0334-391-01

To San Bernardino County Land Use Planners:

We are not in favor of the proposed rezoning of Pine Rose Cabin property.

We have owned 2 parcels on Sunset Loop Rd. near Pine Rose Cabins for over 60 years; we are members of the Strawberry Flats H.O.A. Fred and Helen Dowd, the original developers of the Pine Rose property (formerly Arrowhead Road Resort) managed the venue with reasonable operating hours and outdoor recreation activities for visitors, which allowed the residents living nearby to enjoy the quiet natural setting of the forest. After the resort was purchased by the current owners, and renamed Pine Rose Cabins the area has been transformed into a big party destination for sometimes unruly and aggressive guests.

Our properties are located in close proximity to the Paul Bunion wedding site. Since its inception as a wedding location, the resort owners have taken full advantage of the facility and have booked weddings with at least 75 people on a regular basis, especially during the summer months. With the increase in the number of visitors and party frequency our quality of life has been impacted.

The back windows of our 2 cabins are facing the general direction of the Paul Bunion wedding facility, which unfortunately makes us very aware of their guests' activities, especially after hours. Many of the events that take place are not quiet weddings or ceremonies; screaming, yelling and chanting seems to be promoted and encouraged by the people conducting the parties without consideration for the residents nearby. As with any large gathering, some guests continue to "party" after the 10 pm curfew, sometimes yelling and exhibiting unruly behavior at 2, 3 and 4 am!

Trash has increased on the Strawberry Flats property owner's land that is adjacent to the Pine Rose resort without being removed; on several occasions my family has found drug paraphernalia and alcohol containers on or adjacent to resort property. The traffic on Sunset Loop Road has increased substantially, some of the guests use Strawberry Flats easement land to park their vehicles.

We do not feel the resort should expand its operations as the Strawberry Flats area was not developed to accommodate a large influx of traffic and people. We are concerned that the increase in traffic can slow the response of emergency vehicles trying to navigate the narrow roads. The remote location of the Paul Bunion wedding cabin makes it an ideal place for

unsupervised late night activities such as illegal fireworks, drug use and excessive noise; these types of activities have been ongoing for the last few years.

On the evening of September 28, 2015 a large party was held at the Paul Bunion cabin. Resort guests were heard screaming and yelling until very late at night. A large group of rowdy people were seen walking down the middle of Grandview Road after the ‘ceremony’ had concluded. These negative impacts are occurring *before* any increase in Resort guests is authorized!

To date there has been very little outreach on the part of Pine Rose to mitigate impacts to the local residents and property owners. We do not want to see our small community transformed into a noisy “rave” type environment for the sole purpose of producing profits for the Pine Rose Resort owners.

We are not in favor of the proposed rezoning of Pine Rose Cabin properties or an increase in resort visitors.

Sincerely,

John E. and Dorothy B. Bowdoin

25841 Sunset Loop
25845 Sunset Loop
Twin Peaks, CA. 92391

From: [Carl Blank II](#)
To: [Arceo, Reuben](#)
Subject: FW: Noise from Party at the Lodge
Date: Monday, October 17, 2016 2:54:01 PM
Attachments: [ATT00001.txt](#)
[Untitled attachment 00317.txt](#)

Hi Reuben,

This is Doug LaFlamme's recording that he took when he went out to barbecue dinner Sunday evening. I realize that it is not after 10:00 PM but we hear this same noise at 11 PM or 12 or 1 AM as well. This is part of the reason that we don't have friends over for a barbecue during the summer. It is not pleasant to try to entertain while listening to this type of yelling.

Trudie Blank

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

From: Doug LaFlamme [<mailto:dlaflamme@cox.net>]
Sent: Sunday, October 16, 2016 6:27 PM
To: blankc@charter.net
Subject: Noise from Party at the Lodge

Sunday, October 16, 6:11pm

I walked upstairs to light my grill on a peaceful mountain evening. To my dismay, this was going on. It's ear shattering. Feeling like I live right next door to Irvine Meadows amphitheater. Actually, I did at one point - and it was nothing left me this.

I don't care what the decibel meter shows. The DJ and cheerleaders are impacting our quality of life in the community. It's crap.

Trudy/Carl, please feel free to distribute freely in any venue or media. This place cannot be commercialized. I wouldn't have bought this place if I knew that was happening so frequently.

Reuben Arceo, Planner
San Bernardino County Land Use Services
385 North Arrowhead Ave., First Floor
San Bernardino, CA 92415-0187

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

Dear Mr. Arceo:

We are owners and part-time residents of our home on Lodge Lane, in Strawberry Flats Property Owners' Association (SFPOA) in Twin Peaks. We were made aware by the Executive Committee of the Board of Directors of our association of the proposed rezoning of the above referenced parcel, located in our neighborhood and home owners' association. We are writing to object to the proposed changes, submitted by Dave Dufour, to his properties in SFPOA.

When we bought our property in 1983 and built our home in SFPOA, we chose the site because of its location in the quiet residential community. We were familiar with the Pine Rose Resort as it had long been a destination for our annual family retreats. It was a quiet family resort with low key traditional mountain entertainment of swimming, hiking and games.

When the Dufours purchased the property it gradually grew into a large party venue with amplified music and unruly crowds wandering through the quiet adjoining neighborhood. We understand they want to expand their business potential, but it is unconscionable that their business profits should be at the expense of the peaceful enjoyment of their neighbors' own homes.

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, including noise, rowdy attendees, obstructive parking and party guests trespassing on neighboring private properties. These activities negatively impact the neighboring homeowners and the property values of the area, as well as the natural wildlife and environment.

We are entitled to the peaceful enjoyment of our homes and the County has the responsibility and burden to ensure our rights to live in the quiet community in which we built our homes and lives. We trust you to remember your responsibility to all the residents you represent and protect our rights by **denying the request to rezone the Pine Rose Resort property from residential to commercial.**

Thank you for your consideration.

Gary and Marilyn Haas
Lots 11 and 12 of Tract 7909
Strawberry Flats Property Owners Association
724 Lodge Lane
Twin Peaks, CA 92391

Mailing Address:
4527 Monogram Ave.
Lakewood, CA 90713

April 4, 2019

Re: Comments on San Bernardino County Land Use Services Project P201300207/CUP (Twin Peaks)

Dear Planning Commission:

Our names are Doug and Stacy LaFlamme; we are the property owners and residents of **25833 Sunset Loop, Twin Peaks CA 92391**. Our property is located **340 feet** from the rear deck of the Hidden Creek Lodge, which is part of the proposed rezoning expansion project P201300207/CUP.

We are stating our adamant opposition to and concern about the entire project and any other related projects or sub-projects related to rezoning, expansion, conditional use, and the like in regards to David and Tricia DuFour's Pine Rose Cabins, Hidden Creek Lodge, Cedar Creek Lodge, and other properties owned by the DuFours near Hwy 189 and Grandview in Twin Peaks, CA. The quality of life for those in our beautiful and quiet little neighborhood is being *adversely impacted* by the DuFours and their business practices.

In addition to parking issues, safety of pulling from Sunset Loop onto Grandview – often blocked by party guests, cigarette butts found in the forest (sometimes picked up still burning), empty cans of alcoholic beverages on private property, and seemingly-lost wedding guests trampling through private property and our common land which is intended to be shared by the owners of the Strawberry Flats Property Owners' Association, we are extremely concerned about the noise levels of events held at Hidden Creek Lodge, in particular.

According to mapping software, our property is 340 feet away from the rear deck of Hidden Creek Lodge. We hear everything that happens during their events, with incredible clarity. We hear the high pitch sounds, we feel the bass notes of music played. We have become so frustrated with the lack of consideration of the owners and management of the property that we purchased a digital sound meter.

Because of the noise, frequently above the law's limits, that is allowed at the Hidden Creek Lodge, we cannot leave our windows open on a warm Summer or Fall evening and watch a movie peacefully in our own home. Nor can we enjoy our upstairs deck to quietly play acoustic guitar, or having a meal with our family and children, enjoying our forest – from Hidden Creek Lodge, we can count on experiencing a continuous 4-5 hours of obnoxious, loud sounds every Friday and Saturday night, and sometimes on Sundays between April/May and November, and on many weeknights in the Summer and Fall months.

During weddings and other parties at Hidden Creek Lodge, sustained sound levels during festive portions of the event (music, dancing, screaming, yelling, usually outside on the patio) are observed to be between **55-64dbA** at ground level, even higher on our upstairs deck. Throughout the events, we recognize sustained noise levels can be just under or right at 55dbA (44-51dbA during events' meal time with acceptable levels of background music); however, multiple times during any given event at Hidden Creek Lodge, we will frequently observe extended spikes of **57-64dbA, up to 67dbA** at our property a full 340 feet away. This pattern is observed well into the evening, and causes undue hardship on our family, and we fear, our property values.

We have a beautiful property in a wonderful neighborhood, with a large upper deck for grilling and family meals that we are often unable to enjoy due to the noise levels. During the spring, summer, and fall months, in order to block the noise at ground level, we must also close all of our windows and doors – and this makes us feel isolated from our community.

The incidents below are a mere sampling, as it is very common. These are actual observations captured with a BAFX3370 Digital Sound Level Meter from our property – both outside and inside the home:

- Observed from: 25833 Sunset Loop, Twin Peaks
- Source of Noise: Hidden Creek Lodge - weddings or other parties
- Distance between properties: 340 feet

August 24, 2018:

- **Pre-event:** Normal daytime ambient noise from our property ranges between 39dbA and 43dbA.
- **6:40pm:** Reading at ground level, during PA announcements, the DJ incites yelling, shouting, and whistling - observed noise at ground level peaks at 64.6dbA.
- **7:08pm:** Reading from private deck overlooking the woods. DJ allows excited attendees to use the microphone. Excited drunken gibberish ending in a loud "1, 2, 3" incites the crowd to yell, shout, and whistle, topping 65.8dbA for several seconds.
- **9:08pm-10pm:** Crowd is yelling, shouting, and whistling along with various songs. Crowd noises frequently hit 57-60dbA.

August 25, 2018:

- **5pm:** Fairly quiet party for a Sunday night. Generally acceptable, with low-key music, lower than normal PA system and crowd; mostly under 50dbA, occasional crowd yelling and cheering at 52dbA. Prop airplane flies nearby overhead, registers 66.3dbA. Airplane dbA provided as reference point.

September 1, 2018:

- **6:05pm:** DJ makes announcement; yelling, shouting, and whistling tops 64.1dbA
- **6:09pm:** DJ allows guest to speak into the microphone, screaming hits 63.6dbA. Guest yells into the microphone "1, 2, 3!" and incites the crowd to yell, shout, and whistle. Meter hits 67.2dbA.
- **8:40pm:** Crowd yelling is obnoxious and hits 65dbA. Ambient noise with nearby crickets is 47dbA-49dbA.
- **9:23pm:** Crowd yelling hits 57.4dbA.
- **9:25pm:** During a FIVE minute period, crowd yelling hits 56.8dbA., 60.6, 57.5, 58.3, 57.9, 58.4, 58.2, 60.1, 60.6, 63.1, 64.8, 64.2, 63.7, 61.8, 59.2, 57.4, 58.5, 58.1, 58.7, 62.5, 59.8, 62, 58, 59,

September 2, 2018:

- **9:42-9:48pm:** Event winding down, music playing (Whitney Houston, I Want to Dance with Somebody, very clearly) occasional readings of yelling, shouting, whistling between 55.4. and 57.1dbA
- **9:53pm** (as read from inside our home, in bedroom): Song winds down, crowd yells, shouts, and whistles hitting 63.1dbA.
- **9:54pm** (as read from inside our home, in bedroom): Journey's song *Don't Stop Believing* is played. Seems to be a crowd favorite at Hidden Creek. Loud, drunken sing-along ensues every time. We can clearly hear and understand every word, and feel every bass note from our bed. Depending on whether the crowd knows a particular verse, noise consistently ranges from

52.2dbA- 58.6dbA. Reference: Neal Schon's guitar solo reads a lower, but very clearly heard from our bed 50.1dbA without Steve Perry vocals, and without the drunken singalong.

- **9:58pm:** DJ closes the event with some announcements, goodbyes, all reading under 47-52dbA
- **10:01pm:** DJ appears is still saying goodbye, gives the microphone to a female, she gives some announcements. Crowd goes wild, peaking at 61.4dbA, with sustained yelling and whistling that peaks between 56-58dbA.
- **10:02pm:** DJ plays one more slow song. Sustained sound level through song is observed at 47.3dbA - 49.8dbA. Song ends, crowd yells, shouts, and whistles for 11 seconds, observed at 52.2dbA-55.5dbA. DJ makes a final announcement at 10:03pm registering 45.9dbA - 46.3dbA from inside our bedroom.

September 7, 2018:

- **6:09pm:** Outside at ground level. DJ plays music with a heavy bass line. He incites crowd. Yelling, shouting, whistling registers 57.9dbA, 66.1dbA. We can feel the song's heavy bass notes booming through our body, although the music's volume without crowd is under 45dbA.
- **6:11pm:** Outside at ground level. Crowd yelling and shouting registers 67.1dbA.
- **6:16pm:** Outside at ground level. Guest

This is just a mere sampling of recent events we have captured. It is incredibly frustrating to be subject to the Pine Rose Cabins/Hidden Creek Lodge business practices, where members of our own property owners' association have no concern for their neighbors' quality of life. We implore the planning commission to reject any expansion of the DuFour's project, and reject in entirety the proposal to re-zone any part of our quiet community to anything other than Residential.

We also urge the commission to investigate the Pine Rose Cabin and Hidden Creek Lodge business practices to determine the legality of the business, its security, alcohol practices, and any approved smoking areas. We are not against the cabin rentals; we are, however, vehemently opposed to the parking, noise, and safety issues created by the two event venues and have great concern toward County's approval of rezoning and expansion.

Please REJECT this project in its entirety.

Sincerely,

Doug & Stacy LaFlamme, Owners
25833 Sunset Loop
Twin Peaks, CA 92630
949-768-5645

Arceo, Reuben

From: Lopez, Veronica - LUS on behalf of LUS - Customer Service
Sent: Thursday, April 18, 2019 2:28 PM
To: Arceo, Reuben
Subject: FW: Attention Reuben Arceo Planner

From: Scott Lukesh <scottlukesh@gmail.com>
Sent: Thursday, April 18, 2019 1:25 PM
To: LUS - Customer Service <luscustomerservice@lus.sbcounty.gov>
Subject: Attention Reuben Arceo Planner

Dufour CUP application Project # P201300207/CUP

Dear Mr. Arceo,
My name is Scott Lukesh and we own a cabin on Sunset Loop. As I am sure you have heard Pine Rose often gets very loud and busy. We have been promised noise abatement but that has not panned out.
I am very concerned about even more development at the site as this could only contribute to a busier and louder situation.

I hope my concerns will be taken in to consideration.

Thanks

Scott Lukesh
25870 Sunset Loop, Twin Peaks, CA

KATHLEEN MAGERA
3754 Gaviota Ave
Long Beach, CA 90807
(310) 963-1660

September 29, 2015

Reuben Arceo
San Bernardino County-Land Use Services
385 North Arrowhead Ave, First Floor
San Bernardino, CA 92415-0187

RE: Project #: P201300207/CUP
Parcel #: 0334-191-01, Twin Peaks

Dear Mr. Arceo,

It was nice meeting you on Saturday during the walkthrough. I appreciate you taking the time to meet with the HOA members and myself to clarify the situation and take us through the proposed process.

A little background on myself: I purchased Lot 189 (25897 North Rd, Twin Peaks) back in March of 2014. I am a part-time (usually weekends) resident, coming up several times a month to enjoy my vacation home in the mountains. My property is just off of 'Sunset Loop'.

As I mentioned to you, I was NOT notified by mail regarding this proposed zoning change even though I am within one lot of Pine Rose Cabin property. If a notice is legally required to go out within a certain radius from the proposed rezoning, then San Bernardino County should ensure that their "mailing list" is up to date and not a couple of years old -- in our transient State of California that list should have been considered obsolete, and a new mailing list obtained from the County Tax Assessors.

I would like to summarize my concerns with the Proposed General Plan Amendment, to rezone from LA/RS-14M and LA/RM to Neighborhood Commercial, submitted by David Dufour of the Pine Rose Cabins (PRC).

1. Excessive Noise: Pine Rose Cabins has an extensive history of excessive noise levels that unfortunately are not being monitored by PRC and continue regularly into the early morning hours (1am-2am). Our local Sheriff's station should be able to provide your agency with a record of not only the number of complaint calls, but also the dates and times of those complaint calls. While I am not adverse to a residential neighbor having the occasional event or party, I do have issues with events that occur most Friday, Saturday, & Sunday afternoons and continue to get louder and more boisterous as the evening progresses. In Long Beach where I reside, the cutoff time for that kind of noise is 10pm. My understanding of the San Bernardino County Noise Ordinance is much stricter, but for some reason is not rigorously enforced. Recently, due to the high volume of calls, it seems that the Sheriff's Department is no longer logging the complaint calls. Allowing this proposed rezoning will aggravate a situation that is already out of control.

2. Parking/Traffic: First, I'm not sure how 109 parking spaces for "up to 400 people" is considered adequate, since most Southern Californians rarely drive more than 2 people to a car, but that seems to be San Bernardino's current requirements. The more people (and cars) you bring into a residential area, the more traffic/parking/driving abuses. Currently my Sunset Loop area is experiencing issues weekly with event parking and traffic. The PRC "guests" park wherever they can find a spot,

due to inadequate parking at the actual venue location(s). Wedding guests, dressed up and/or wearing high heels, are not going to park in many of those so-called proposed 109 event parking spaces due to their distance from the venue they are attending. Nor has PRC shown that they will monitor and correct the parking abuses committed by their 'guests' such as parking on neighboring (non-PRC) lots, in HOA common areas, blocking the neighborhood road access, trash left behind - cigarette butts, paper trash, beer bottles, etc., not to mention all the driving under the influence safety issues that can occur after these events. In addition:

- a) Some of the proposed 109 parking spaces will require grading and deforesting in order to even access them let alone use them. Yet the application/plans from PRC states **"No grading required"**! (so thank you Ruben for taking those pictures on Sat.)
- b) Increased auto accidents: Parking over the white street lines -- out into Grandview Road.
- c) Increased traffic congestion prior to and after their events (already an issue)
- d) Increased DUI traffic incidents
- d) Speeding on Hwy 189, North Rd, Grandview Rd and down our HOA maintained roads.
- e) Increased wear and tear on our HOA maintained roads - Increased costs to all HOA members due to one owner's (PRC) commercial use.

3. Trespassing/Litter. There are no walls or even fences between many of our residential lots. It's a beautiful forest environment with the National Forest stretching out behind backyards, and lush forested common areas between our cabins. While residents respect each other's open properties, PRC "guests" leaving litter along the HOA roads, on our properties, and in the common areas, not to mention hiking through our private properties.

4. Fire & Safety: Allowing bigger events mean more people i.e. potential smokers. Currently the PRC 'guests' drink and smoke as they wander around the area during the events. They have no vested interest in the twin peaks area, nor any concern as to what damage their cigarette butts could do to a forest area that is in a serious drought. Our homes and surroundings being burnt down due to a drunken reveler dropping a still lit cigarette is a real concern whether they are trespassing on our own property, or in the common areas, or running through the National Forest. All mountain homeowners pay an exorbitant amount each year in fire insurance, we do not want to use it, or worse case, choose not to rebuild, thereby lowering our property's worth and property taxes paid to San Bernardino County. (Traffic Safety was covered above in # 2)

5. Lowered Property Values: Allowing Commercial Zoning and allowing larger events will decrease the value of the surrounding properties. Anyone who wants to purchase a mountain cabin as a peaceful and quiet retreat, will not be as interested in properties near a commercially zoned "party place". As property values decrease (or potentially do not increase) that means less revenue to San Bernardino County.

In conclusion, based on the Pine Rose Cabins' extensive history of allowing unregulated excessive noise, frequent parking abuses, disregard for private property (or HOA common areas), in combination with the potential fire hazards, traffic/pedestrian safety concerns, potential falling property values (and in turn, SB County revenues), I must oppose the proposed rezoning and giving permission for an even higher level of misconduct than is currently occurring due to PRC's current number of events and participant levels. I hope that your findings also support that our forest neighborhood infrastructure is not conducive to commercial zoning.

Thank you for your consideration,



Kathleen (Kami) Magera

Owner: Parcel # 0334-391-06-0-000 (Lot 189)

From: sbcolm@sbcountry.gov
To: [Arceo, Reuben](#)
Subject: Message from KM_C650i
Date: Monday, May 24, 2021 11:44:17 AM
Attachments: [SKM_C650i21052411341.pdf](#)



ATTENTION PROPERTY OWNERS

Page 1 of 2

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

Your comments must be received by Planning no later than September 30, 2015 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, Reuben Arceo at (909) 387-4374, by email at reuben.arceo@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0334-391-01

(See map below for more information)

PROJECT NUMBER: P201300207/CUP

* Multiple Parcel Associations *

APPLICANT: DAVID DUFOUR

LAND USE DISTRICT (ZONING): LA/RM

IN THE COMMUNITY OF: TWIN PEAKS/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: TWIN PEAKS

PROPOSAL: Proposed 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 (CM), and Conditional Use Permit (CUP) to permit the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 18 Cabin Units, two (2) areas to accommodate weddings, receptions and similar functions for up to 400 people, dba as Arrowhead Pine Rose Cabins in Twin Peaks.

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

Comments (If you need additional space, please attach additional pages):

VICINITY MAP



SIGNATURE

DATE

AGENCY

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

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

Twin Peaks, California 92391

September 23, 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.



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

Referral Date:
September 16, 2015

ATTENTION PROPERTY OWNERS

Page 1 of 2

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ASSESSOR PARCEL NUMBER: 0334-391-01

(See map below for more information)

PROJECT NUMBER: P201300207/CUP

*** Multiple Parcel Associations ***

APPLICANT: DAVID DUFOUR

LAND USE DISTRICT (ZONING): LA/RM

IN THE COMMUNITY OF: TWIN PEAKS/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: TWIN PEAKS

PROPOSAL: Proposed 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 (CM), and Conditional Use Permit (CUP) to permit the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 18 Cabin Units, two (2) areas to accommodate weddings, receptions and similar functions for up to 400 people, dba as Arrowhead Pine Rose Cabins in Twin Peaks.

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SIGNATURE

DATE

AGENCY

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Twin Peaks, California 92391

September 23, 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

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April 2, 2019

Gina Richmond
P.O. Box 1036
Twin Peaks, California 92391
(909) 645-0850

RECEIVED
2019 APR -9 AM 2:23
LAND USE SERVICES
ADMINISTRATION

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

Re: Parcel No 0334-391-01+
Project No P201300207/CUP
Applicant David Dufour
District LA/RM
Location Twin Peaks

Dear Mr. Arceo,

I am writing to you again after the surveyor's statement was brought to our attention.

I was totally surprised at the density of the tree/hobbit houses and structures being proposed in this revised project- the resort hasn't yet addressed the noise problem associated with their last proposal! By spreading the resort population across a larger area and increasing the size of the gatherings will only contribute to an already unacceptably noise level.

I am a local botanist and I've spent most of my career doing plant surveys for the Federal Government. I'm concerned about the loss of our local flora with the construction of an expanded resort. If this project is approved, one of my fears is that non-native grasses and weeds will be introduced during construction and through further incursion into the forest. This will only increase the risk of uncontrollable wind-driven fires. The yellow pine forest surrounding the site is mostly weed-free. I have seen landscapes transformed by the introduction of non-native species that gain entry through intrusions made by equipment and humans. Currently, there is a thick pine needle duff layer on the forest floor, which makes it difficult for weeds to become established - it also helps support a diverse array of plant and animal species.

I have seen 2 plant species that are Watch List status in the vicinity of the Pine Rose project: *Streptanthus bernardinus*- Laguna mountain jewelflower (rare plant rank 4.3), *Eriophyllum lanatum* var. *obovatum*- Common woolly sunflower (rare plant rank 4.3). Twin Peaks has possibly already lost one plant species: *Lewisia brachycalyx*- Short sepaed lewisia, (rare plant rank 2B.2)- I would imagine this species is extirpated due to past development.

Seasonal and year-around streams and drainages are numerous and create ecotones where diversity thrives. We also have a diverse array of reptiles and amphibians. Over the years, we have seen California Mountain Kingsnakes on the hikes behind our house- near the project site. The State of California considers these snakes potentially threatened.

I will soon be contributing to research on the San Bernardino flying squirrel populations in the area. I got involved in the project after seeing our local population decline.

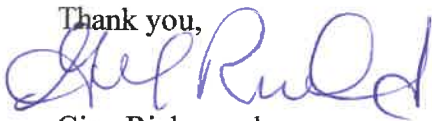
As a botanist I am concerned about the number of trees the Dufour's are going to remove. What type of plants and trees will the 'landscaping' consist of? Will these plants be native species found in the area, or are they going to change the plant community composition?

Contrary to what some believe, the Dufour's are not good forest stewards. I have photos of trash and debris dumps including electronic waste near the project area, after several attempts, the staff removed the pile- they were responsible for putting it there. They dump waste from their streams and ponds on the road behind our houses- mounds of cattails and other plant material- another fire hazard!

I have many more concerns about this project. Locally, I have heard residents complaining about traffic and noise generated from the increase in Air bnb rentals in the community. If Pine Rose Resort continues to expand, the County is condoning the operation of a non-stop Air bnb business behind our houses- Very Frustrating to say the least!

I am looking forward to reviewing the EIR- Mr. Arceo, please ensure that EVERYONE gets a copy!

Thank you,



Gina Richmond
SFPOA/177-178

April 4, 2019

Re: Comments on San Bernardino County Land Use Services Project P201300207/CUP (Twin Peaks)

Dear Planning Commission:

Our names are Doug and Stacy LaFlamme; we are the property owners and residents of **25833 Sunset Loop, Twin Peaks CA 92391**. Our property is located **340 feet** from the rear deck of the Hidden Creek Lodge, which is part of the proposed rezoning expansion project P201300207/CUP.

We are stating our adamant opposition to and concern about the entire project and any other related projects or sub-projects related to rezoning, expansion, conditional use, and the like in regards to David and Tricia DuFour's Pine Rose Cabins, Hidden Creek Lodge, Cedar Creek Lodge, and other properties owned by the DuFours near Hwy 189 and Grandview in Twin Peaks, CA. The quality of life for those in our beautiful and quiet little neighborhood is being *adversely impacted* by the DuFours and their business practices.

In addition to parking issues, safety of pulling from Sunset Loop onto Grandview – often blocked by party guests, cigarette butts found in the forest (sometimes picked up still burning), empty cans of alcoholic beverages on private property, and seemingly-lost wedding guests trampling through private property and our common land which is intended to be shared by the owners of the Strawberry Flats Property Owners' Association, we are extremely concerned about the noise levels of events held at Hidden Creek Lodge, in particular.

According to mapping software, our property is 340 feet away from the rear deck of Hidden Creek Lodge. We hear everything that happens during their events, with incredible clarity. We hear the high pitch sounds, we feel the bass notes of music played. We have become so frustrated with the lack of consideration of the owners and management of the property that we purchased a digital sound meter.

Because of the noise, frequently above the law's limits, that is allowed at the Hidden Creek Lodge, we cannot leave our windows open on a warm Summer or Fall evening and watch a movie peacefully in our own home. Nor can we enjoy our upstairs deck to quietly play acoustic guitar, or having a meal with our family and children, enjoying our forest – from Hidden Creek Lodge, we can count on experiencing a continuous 4-5 hours of obnoxious, loud sounds every Friday and Saturday night, and sometimes on Sundays between April/May and November, and on many weeknights in the Summer and Fall months.

During weddings and other parties at Hidden Creek Lodge, sustained sound levels during festive portions of the event (music, dancing, screaming, yelling, usually outside on the patio) are observed to be between **55-64dbA** at ground level, even higher on our upstairs deck. Throughout the events, we recognize sustained noise levels can be just under or right at 55dbA (44-51dbA during events' meal time with acceptable levels of background music); however, multiple times during any given event at Hidden Creek Lodge, we will frequently observe extended spikes of **57-64dbA, up to 67dbA** at our property a full 340 feet away. This pattern is observed well into the evening, and causes undue hardship on our family, and we fear, our property values.

We have a beautiful property in a wonderful neighborhood, with a large upper deck for grilling and family meals that we are often unable to enjoy due to the noise levels. During the spring, summer, and fall months, in order to block the noise at ground level, we must also close all of our windows and doors – and this makes us feel isolated from our community.

The incidents below are a mere sampling, as it is very common. These are actual observations captured with a BAFX3370 Digital Sound Level Meter from our property – both outside and inside the home:

- Observed from: *25833 Sunset Loop, Twin Peaks*
- Source of Noise: *Hidden Creek Lodge - weddings or other parties*
- Distance between properties: *340 feet*

August 24, 2018:

- **Pre-event:** Normal daytime ambient noise from our property ranges between 39dbA and 43dbA.
- **6:40pm:** Reading at ground level, during PA announcements, the DJ incites yelling, shouting, and whistling - observed noise at ground level peaks at 64.6dbA.
- **7:08pm:** Reading from private deck overlooking the woods. DJ allows excited attendees to use the microphone. Excited drunken gibberish ending in a loud “1, 2, 3” incites the crowd to yell, shout, and whistle, topping 65.8dbA for several seconds.
- **9:08pm-10pm:** Crowd is yelling, shouting, and whistling along with various songs. Crowd noises frequently hit 57-60dbA.

August 25, 2018:

- **5pm:** Fairly quiet party for a Sunday night. Generally acceptable, with low-key music, lower than normal PA system and crowd; mostly under 50dbA, occasional crowd yelling and cheering at 52dbA. Prop airplane flies nearby overhead, registers 66.3dbA. Airplane dbA provided as reference point.

September 1, 2018:

- **6:05pm:** DJ makes announcement; yelling, shouting, and whistling tops 64.1dbA
- **6:09pm:** DJ allows guest to speak into the microphone, screaming hits 63.6dbA. Guest yells into the microphone “1, 2, 3!” and incites the crowd to yell, shout, and whistle. Meter hits 67.2dbA.
- **8:40pm:** Crowd yelling is obnoxious and hits 65dbA. Ambient noise with nearby crickets is 47dbA-49dbA.
- **9:23pm:** Crowd yelling hits 57.4dbA.
- **9:25pm:** During a FIVE minute period, crowd yelling hits 56.8dbA., 60.6, 57.5, 58.3, 57.9, 58.4, 58.2, 60.1, 60.6, 63.1, 64.8, 64.2, 63.7, 61.8, 59.2, 57.4, 58.5, 58.1, 58.7, 62.5, 59.8, 62, 58, 59,

September 2, 2018:

- **9:42-9:48pm:** Event winding down, music playing (Whitney Houston, I Want to Dance with Somebody, very clearly) occasional readings of yelling, shouting, whistling between 55.4. and 57.1dbA
- **9:53pm** (as read from inside our home, in bedroom): Song winds down, crowd yells, shouts, and whistles hitting 63.1dbA.
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September 7, 2018:

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- **6:16pm:** Outside at ground level. Guest

This is just a mere sampling of recent events we have captured. It is incredibly frustrating to be subject to the Pine Rose Cabins/Hidden Creek Lodge business practices, where members of our own property owners' association have no concern for their neighbors' quality of life. We implore the planning commission to reject any expansion of the DuFour's project, and reject in entirety the proposal to re-zone any part of our quiet community to anything other than Residential.

We also urge the commission to investigate the Pine Rose Cabin and Hidden Creek Lodge business practices to determine the legality of the business, its security, alcohol practices, and any approved smoking areas. We are not against the cabin rentals; we are, however, vehemently opposed to the parking, noise, and safety issues created by the two event venues and have great concern toward County's approval of rezoning and expansion.

Please REJECT this project in its entirety.

Sincerely,

Doug & Stacy LaFlamme, Owners
25833 Sunset Loop
Twin Peaks, CA 92630
949-768-5645

April 4, 2019

Re: Comments on San Bernardino County Land Use Services Project P201300207/CUP (Twin Peaks)

Dear Planning Commission:

Our names are Doug and Stacy LaFlamme; we are the property owners and residents of **25833 Sunset Loop, Twin Peaks CA 92391**. Our property is located **340 feet** from the rear deck of the Hidden Creek Lodge, which is part of the proposed rezoning expansion project P201300207/CUP.

We are stating our adamant opposition to and concern about the entire project and any other related projects or sub-projects related to rezoning, expansion, conditional use, and the like in regards to David and Tricia DuFour's Pine Rose Cabins, Hidden Creek Lodge, Cedar Creek Lodge, and other properties owned by the DuFours near Hwy 189 and Grandview in Twin Peaks, CA. The quality of life for those in our beautiful and quiet little neighborhood is being *adversely impacted* by the DuFours and their business practices.

In addition to parking issues, safety of pulling from Sunset Loop onto Grandview – often blocked by party guests, cigarette butts found in the forest (sometimes picked up still burning), empty cans of alcoholic beverages on private property, and seemingly-lost wedding guests trampling through private property and our common land which is intended to be shared by the owners of the Strawberry Flats Property Owners' Association, we are extremely concerned about the noise levels of events held at Hidden Creek Lodge, in particular.

According to mapping software, our property is 340 feet away from the rear deck of Hidden Creek Lodge. We hear everything that happens during their events, with incredible clarity. We hear the high pitch sounds, we feel the bass notes of music played. We have become so frustrated with the lack of consideration of the owners and management of the property that we purchased a digital sound meter.

Because of the noise, frequently above the law's limits, that is allowed at the Hidden Creek Lodge, we cannot leave our windows open on a warm Summer or Fall evening and watch a movie peacefully in our own home. Nor can we enjoy our upstairs deck to quietly play acoustic guitar, or having a meal with our family and children, enjoying our forest – from Hidden Creek Lodge, we can count on experiencing a continuous 4-5 hours of obnoxious, loud sounds every Friday and Saturday night, and sometimes on Sundays between April/May and November, and on many weeknights in the Summer and Fall months.

During weddings and other parties at Hidden Creek Lodge, sustained sound levels during festive portions of the event (music, dancing, screaming, yelling, usually outside on the patio) are observed to be between **55-64dbA** at ground level, even higher on our upstairs deck. Throughout the events, we recognize sustained noise levels can be just under or right at 55dbA (44-51dbA during events' meal time with acceptable levels of background music); however, multiple times during any given event at Hidden Creek Lodge, we will frequently observe extended spikes of **57-64dbA, up to 67dbA** at our property a full 340 feet away. This pattern is observed well into the evening, and causes undue hardship on our family, and we fear, our property values.

We have a beautiful property in a wonderful neighborhood, with a large upper deck for grilling and family meals that we are often unable to enjoy due to the noise levels. During the spring, summer, and fall months, in order to block the noise at ground level, we must also close all of our windows and doors – and this makes us feel isolated from our community.

The incidents below are a mere sampling, as it is very common. These are actual observations captured with a BAFX3370 Digital Sound Level Meter from our property – both outside and inside the home:

- Observed from: *25833 Sunset Loop, Twin Peaks*
- Source of Noise: *Hidden Creek Lodge - weddings or other parties*
- Distance between properties: *340 feet*

August 24, 2018:

- **Pre-event:** Normal daytime ambient noise from our property ranges between 39dbA and 43dbA.
- **6:40pm:** Reading at ground level, during PA announcements, the DJ incites yelling, shouting, and whistling - observed noise at ground level peaks at 64.6dbA.
- **7:08pm:** Reading from private deck overlooking the woods. DJ allows excited attendees to use the microphone. Excited drunken gibberish ending in a loud “1, 2, 3” incites the crowd to yell, shout, and whistle, topping 65.8dbA for several seconds.
- **9:08pm-10pm:** Crowd is yelling, shouting, and whistling along with various songs. Crowd noises frequently hit 57-60dbA.

August 25, 2018:

- **5pm:** Fairly quiet party for a Sunday night. Generally acceptable, with low-key music, lower than normal PA system and crowd; mostly under 50dbA, occasional crowd yelling and cheering at 52dbA. Prop airplane flies nearby overhead, registers 66.3dbA. Airplane dbA provided as reference point.

September 1, 2018:

- **6:05pm:** DJ makes announcement; yelling, shouting, and whistling tops 64.1dbA
- **6:09pm:** DJ allows guest to speak into the microphone, screaming hits 63.6dbA. Guest yells into the microphone “1, 2, 3!” and incites the crowd to yell, shout, and whistle. Meter hits 67.2dbA.
- **8:40pm:** Crowd yelling is obnoxious and hits 65dbA. Ambient noise with nearby crickets is 47dbA-49dbA.
- **9:23pm:** Crowd yelling hits 57.4dbA.
- **9:25pm:** During a FIVE minute period, crowd yelling hits 56.8dbA., 60.6, 57.5, 58.3, 57.9, 58.4, 58.2, 60.1, 60.6, 63.1, 64.8, 64.2, 63.7, 61.8, 59.2, 57.4, 58.5, 58.1, 58.7, 62.5, 59.8, 62, 58, 59,

September 2, 2018:

- **9:42-9:48pm:** Event winding down, music playing (Whitney Houston, I Want to Dance with Somebody, very clearly) occasional readings of yelling, shouting, whistling between 55.4. and 57.1dbA
- **9:53pm** (as read from inside our home, in bedroom): Song winds down, crowd yells, shouts, and whistles hitting 63.1dbA.
- **9:54pm** (as read from inside our home, in bedroom): Journey’s song *Don’t Stop Believing* is played. Seems to be a crowd favorite at Hidden Creek. Loud, drunken sing-along ensues every time. We can clearly hear and understand every word, and feel every bass note from our bed. Depending on whether the crowd knows a particular verse, noise consistently ranges from

52.2dbA- 58.6dbA. Reference: Neal Schon's guitar solo reads a lower, but very clearly heard from our bed 50.1dbA without Steve Perry vocals, and without the drunken singalong.

- **9:58pm:** DJ closes the event with some announcements, goodbyes, all reading under 47-52dbA
- **10:01pm:** DJ appears is still saying goodbye, gives the microphone to a female, she gives some announcements. Crowd goes wild, peaking at 61.4dbA, with sustained yelling and whistling that peaks between 56-58dbA.
- **10:02pm:** DJ plays one more slow song. Sustained sound level through song is observed at 47.3dbA - 49.8dbA. Song ends, crowd yells, shouts, and whistles for 11 seconds, observed at 52.2dbA-55.5dbA. DJ makes a final announcement at 10:03pm registering 45.9dbA - 46.3dbA from inside our bedroom.

September 7, 2018:

- **6:09pm:** Outside at ground level. DJ plays music with a heavy bass line. He incites crowd. Yelling, shouting, whistling registers 57.9dbA, 66.1dbA. We can feel the song's heavy bass notes booming through our body, although the music's volume without crowd is under 45dbA.
- **6:11pm:** Outside at ground level. Crowd yelling and shouting registers 67.1dbA.
- **6:16pm:** Outside at ground level. Guest

This is just a mere sampling of recent events we have captured. It is incredibly frustrating to be subject to the Pine Rose Cabins/Hidden Creek Lodge business practices, where members of our own property owners' association have no concern for their neighbors' quality of life. We implore the planning commission to reject any expansion of the DuFour's project, and reject in entirety the proposal to re-zone any part of our quiet community to anything other than Residential.

We also urge the commission to investigate the Pine Rose Cabin and Hidden Creek Lodge business practices to determine the legality of the business, its security, alcohol practices, and any approved smoking areas. We are not against the cabin rentals; we are, however, vehemently opposed to the parking, noise, and safety issues created by the two event venues and have great concern toward County's approval of rezoning and expansion.

Please REJECT this project in its entirety.

Sincerely,

Doug & Stacy LaFlamme, Owners
25833 Sunset Loop
Twin Peaks, CA 92630
949-768-5645

From: genera@verizon.net
To: [Arceo, Reuben](#)
Subject: Pine Rose Cabins Twin Peaks
Date: Thursday, October 27, 2016 9:46:10 PM

Hello Reuben,

We are neighbors of the Pine Rose cabins property. Carl and Trudy Blank gave us your email address because I wanted to send a brief comment about our experiences with the resort.

We live on the north side of Sunset Loop, the back of our property is just down-canyon from the Hidden Creek cabin where many of the weddings are held. Like many others, the noise is affecting our enjoyment of the forest. Originally, the weddings were mostly held on the weekends which allowed us to enjoy our solitude during the weekdays, however the events are held nightly during the summer now so our evening solitude is filled with yelling, cheering, and screaming in addition to the very loud PA system and music.

The resort recently installed a wall of straw bales to limit the noise. This may have initially seemed like a good idea, but unless they cover the straw with a non-flammable material, there will be an increased fire risk.

The resort has been our neighbor since we purchased our property in the 1950's. We have never had any problems until it became a full-time wedding venue. With the noise, increased traffic, wear and tear of our association roads, and no quiet summer evenings - it would be disappointing to think that we will have to surrender our happiness so that others can make money.

Dorothy Bowdoin et al.
25841/25845 Sunset Loop
Twin Peaks, CA. 92391
909-645-0850

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Carl and Trudie Blank
P.O. Box 1330
Twin Peaks, California 92391-1330
(909) 337-3222

March 24, 2019

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

Re:	Parcel No	0334-391-01
	Project No	P201300207/CUP
	Applicant	David Dufour
	District	LA/RM
	Location	Twin Peaks

Dear Mr. Arceo:

I have some concerns regarding the above project. I believe that before any presentation of this project to the Planning Commission more specific information such as actual dimensional drawings and specifications of the units, spacing of the units and slope configuration need to be stipulated.

I received information from a reputable contractor that, because of their complexity, dwellings such as Hobbit Hollows and tree houses MUST have final approval by a civil engineer. Have any of these issues been addressed? Are there actual drawings of the tree houses or Hobbit Hollows not just a picture of something similar? Our Association architectural committee needs actual drawings or even blue prints of each unit that is within our Association. I realize that Mr. DuFour has done whatever he has wanted to with his property without permits or Association approval for years because he never notified anyone of what he was doing. That needs to change now.

I appreciate your attention to my concerns.

Carl Blank II, lot 176

Carl and Trudie Blank
P.O. Box 1330
Twin Peaks, California 92391-1330
(909) 337-3222

March 24, 2019

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

Re: Parcel No 0334-391-01
 Project No P201300207/CUP
 Applicant David Dufour
 District LA/RM
 Location Twin Peaks

Dear Mr. Arceo:

I have some concerns regarding the above project. I believe that before any presentation of this project to the Planning Commission more specific information such as actual dimensional drawings and specifications of the units, spacing of the units and slope configuration need to be stipulated.

I received information from a reputable contractor that, because of their complexity, dwellings such as Hobbit Hollows and tree houses MUST have final approval by a civil engineer. Have any of these issues been addressed? Are there actual drawings of the tree houses or Hobbit Hollows not just a picture of something similar? Our Association architectural committee needs actual drawings or even blue prints of each unit that is within our Association. I realize that Mr. DuFour has done whatever he has wanted to with his property without permits or Association approval for years because he never notified anyone of what he was doing. That needs to change now.

I appreciate your attention to my concerns.

Carl Blank II, lot 176

RECEIVED

2019 APR -4 PM 9: 46

LAND USE SERVICES
ADMINISTRATION

Christopher Schaar
920 Starcrest Dr.
Glendora, CA 91740

30 March 2019

Reuben Arceo
San Bernardino County Planning
385 N. Arrowhead Ave. First Floor
San Bernardino, CA 92415-0187

RE: David Dufour
Parcel 0334-391-01
Project P201300207/CUP

To Whom It May Concern:

Thank you for the opportunity to allow us as neighbors of Mr. Dufour's Arrowhead Pine Rose Cabins to chime in on the proposed expansion of his business!

Mr. Dufour may be within his legal rights to add acreage and an additional 21 lodging units, but legal rights should not be invoked to the harm of others. Just because I have the legal right to drive 65 miles per hour on the freeway does not mean I should when that speed jeopardizes the safety of others (in inclement weather or in the aftermath of an accident with injured people).

Mr. Dufour likes to talk a good talk about his business and all the good he has done to improve the situation. The truth of the matter is that he has trampled the rights of neighbors who have just as many legal rights as he – and continues to do so. He has diminished the enjoyment of our lives and the valuation of our properties.

This business – located within a quiet, rural, residential neighborhood with small single-family cabins – has gone from being a pleasant place for people to spend the night in quaint cottages into being "Party Central."

Hundreds of people and cars regularly flood the neighborhood. Loud music and drunken screaming can be heard at my property (over ½ mile away), late into the evening. Pine Rose guests wander freely through neighboring properties, looking in windows and helping themselves to firewood. Golf carts carrying Pine Rose housekeepers race up and

down the entire length of Middle Road (these are UNLICENSED vehicles and Middle Road is supposed to be “one way.”).

In the 13 years I have owned my property the situation has only gotten worse – not better. With this proposed expansion it stands to reason that our rights as neighbors will be further compromised and our property values further diminished.

I respectfully ask that this application not be approved in any way under any circumstances.

Sincerely,

A handwritten signature in cursive script, appearing to read "Christy J. Sloan". The signature is written in dark ink and is positioned below the word "Sincerely,".

c: Supervisor Janet Rutherford

From: [Carl Blank II](#)
To: [Arceo, Reuben](#)
Subject: Pine Rose project
Date: Wednesday, April 3, 2019 6:38:57 PM

Hello Mr Arceo,

I have been asked by two of our residents, who did not receive your notice about the DuFours change to their application, to voice their concerns. Both are very concerned about noise and traffic increase. Especially with tree houses being elevated which could cause the noise to travel further than from a ground level unit. There is also concern about our wildlife in the area as we are a wildlife corridor which goes down the gully toward the area they want to develop and rezone. We have already lost owls which used to be seen every night as well as flying squirrels and quail. All of which appear to have been deterred by the noise and lights from Pine Rose.

As I said I am writing on behalf of two neighbors, Dean Chisler lot 187 (the recorded name might be Mary Chaffee who is his sister) and Noel Gallegos-Garcia lot 189.

I too am concerned about the wildlife corridor which I may have omitted in my previous letter. I have several photographs of the animals that go past our home every day. I would be happy to send the photos to you if you would like.

Thank you for your consideration of this letter.

E. Trudie Blank, lot 176

From: [Kelly Meade](#)
To: [Arceo, Reuben](#)
Cc: [Carl & Trudie Blank](#); [Frances James](#); [Frank Allen](#); [My Cell](#)
Subject: Pine Rose Zoning Change Request Letter
Date: Wednesday, April 3, 2019 8:32:10 PM
Attachments: [Pine Rose Zoning Change Request \(1\).pdf](#)

Hello Mr. Arceo,

Please read the attached letter in response to the Zoning Request made by Pine Rose. I would appreciate confirmation of the email and review of our letter. Thank you for your time and consideration.

--

Kelly Meade



From: [Doug LaFlamme](#)
To: [Planning Commission Comments](#)
Cc: [Arceo, Reuben](#)
Subject: PROJ-2020-00156/Dufour
Date: Thursday, May 27, 2021 2:01:42 PM

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

Hello,

I would like to receive confirmation that my previous written statements, comments, and video files with decibel readings opposing this project (and any previous related project IDs, as the ID appears to have changed) and applicant Dufour have been entered into record for the hearing next week. I am unable to attend.

Previous comments and videos were submitted to Reuben Arceo, he indicated they were filed. Reference ID P201300207/CUP.

Thank you,

Doug LaFlamme
25833 Sunset Loop
Twin Peaks, CA 92630

From: [Doug LaFlamme](#)
To: [Arceo, Reuben](#)
Cc: dlaflamme@cox.net
Subject: RE: Comments for DuFour/project P201300207/CUP
Date: Thursday, April 4, 2019 6:43:35 PM
Attachments: [P201300207CUP - LaFlamme 25833 Sunset Loop Response 040419.pdf](#)

Hello Reuben - It appears my first email didn't get send, so I'm doubling-up just in case - I also faxed to the number on the County mailing, 909-387-3223. attached are our comments on the DuFour's proposed expansion and the project in general. I would be happy to speak with any member of the planning commission, and share video files of the sounds we hear from our property at 25833 Sunset Loop, Twin Peaks.

Best,

Doug

---- "Arceo wrote:

> Hello Doug, this is to confirm receipt of your email.

>

> Best regards.

>

> Please take a moment to complete our 1 Minute Satisfaction Survey

https://www.surveymonkey.com/r/LUS_Email

>

> Reuben Arceo

> Planner

> Land Use Services Department

> Phone: 909-387-4387

> Fax: 909-387-3223

> 385 N. Arrowhead Avenue

> San Bernardino, CA 92415-0187

>

>

>

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

> www.SBCounty.gov

>

> County of San Bernardino Confidentiality Notice: This communication contains confidential information sent solely for the use of the intended recipient. If you are not the intended recipient of this communication, you are not authorized to use it in any manner, except to immediately destroy it and notify the sender.

>

> -----Original Message-----

> From: Doug LaFlamme <dlaflamme@cox.net>

> Sent: Thursday, April 4, 2019 1:59 PM

> To: Arceo, Reuben <Reuben.Arceo@lus.sbcounty.gov>

> Subject: Comments for DuFour/project P201300207/CUP

>

> Hi Reuben - hope you're doing well these days.

>

> I wanted to let you know I plan to submit comments for the proposed expansion and overall project today; my work and business travel prevented me from getting the in earlier. I know they're due today so hope you can keep an eye out. If ok I'll email to you as well as fax.

>

> Best Regards,

- >
- > Doug LaFlamme
- > 25833 Sunset Loop
- > Twin Peaks

From: [Darren Diess](#)
To: [Arceo, Reuben](#)
Cc: [Darren Diess](#)
Subject: Re: Project # 201300207/CUP
Date: Thursday, March 21, 2019 8:25:17 PM

Reuben,

Thank you for the recent letter.

We spoke a few years ago, I own the property just adjacent to his on Highway 189. I am strongly against any additional "growth" in the area, as I mentioned before. It creates noise, traffic, and very unfriendly environment for a residential home. During the season, we hear the noise from weddings and people partying in the house(s) adjacent to ours on a regular basis. This is unsettling, and very disheartening.

The idea of owning a getaway property is to relax and enjoy the peace and quiet of the mountains vs. listen to wedding music, disrespectful DJs, and having couples walk behind our house to "make out/or have SEX " while sneaking getting away from the attending party is a nuisance for us and our guest.

Last season, This noise increasingly escalated. (In peak season its terrible). 3 times we had to complain in the office (to a very rude staff) for parking issues. Their guest have parked in MY driveway.. Staff told us they have many guest and would have no idea who to to ask to move the cars, it was suggested we call the police.

If I bought a house next to Disneyland, I would expect the consequences. However when I purchased my house , this was not a noted disclosure or known consequence.

Please let me know if I need to formally submit any additional paperwork, or attend any upcoming meetings. I am 100% against any addition growth.

Darren Diess
25958 hwy 189
Twin Peaks
619-990-8871

> On May 20, 2017, at 12:50 PM, Darren Diess <dldiess@yahoo.com> wrote:

>

> Reuben-

>

> As stated 10/15 in our phone conversation, I'm opposed to this zoning amendment - what steps do we need to take to prevent this?

>

>

>

> Darren Diess

> 619-990-8871

>

> Sent while out of the office, please excuse all typos and brevity.

>

>

>> On Oct 28, 2015, at 3:55 PM, Diess Darren <dldiess@yahoo.com> wrote:

>>

>> Ruben,

>>

>> Just left a voice message for you as well. I would like to learn more about the impact on this project. We own one of the neighboring lots

>> (25958 Hwy 189) And may have additional concerns. The noise during “special events” is already a concern. Having a zoned Neighborhood Commercial lot may impact our property values.

>>

>> Please keep us posted on all meetings regarding this project.

>>

>>

>> Darren Diess 619-990-8871

>>

108 Ultimately, the wedding

255



April 04, 2019, Thursday

Roy & Sheri Houghton
30202 Rainbow Crest Drive
Agoura Hills, California 91301
royed.houghton@gmail.com

Our Twin Peaks Address:
25811 Sunset Loop (AKA North Road)
Twin Peaks, California 92391

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

Subject:

Arrowhead Pine Rose Cabins
Planning Project Notice, Dated: March 21, 2019
Assessor Parcel Number: 0334-391-01
Project Number: P201300207/CUP
Applicant: David Dufour
Land Use District (Zoning) LA/RM
Location: Twin Peaks

Dear Mr. Arceo

My wife and I have read the "Planning Project Notice" and are dismayed at the huge overall scope of a "Disneyland" type project to be established within our private residential neighborhood. These requests will have a large, negative impact on the enjoyment of our property and those of our neighbors as well.

Listed Below are some of the salient problems/concerns that the Dufour's have already inflicted illegally upon our neighborhood WITHOUT "Due Process" as required by the County Of San Bernardino Land Use requirements.

This Proposed Project by the Dufour's will now further amplify these problems as noted below.

- * We fail to understand how and why one person's business interests can have such a negative impact on so many property owners. Essentially "Greed".
- * This proposal is very vague in the overall design of the various proposed structures. No detail drawings or specifications are mentioned.
Who paid for the Environmental Impact Report/Study?
Was this an independent vendor or a vendor paid for by the Dufour's?
If the report was paid for by the Dufour's....then this report does not "pass the smell test" at all, and creates a distinct conflict of interest, and favoritism on behalf of the Dufours.
- * The Dufour's have been conducting weddings, social gatherings, business retreats and FUNERALS etc., without the required zoning changes or permits, within our private residential neighborhood.
- * We and our neighbors have experienced extremely loud music, particularly from weddings, with the use of a "DJ" and a bass (boom boom box).
Our cabins "air conditioning system" consists of opening our windows and turning on the ceiling fans. This total unacceptable invasion of loud music within our cabin is devastating.
Note: There is no such thing as a "quite wedding".
- * This proposal asks for the establishment of twelve (12) "Tree Houses". The expected noise, from an "elevated platform" of a tree house will certainly create more unacceptable noise for our private residential neighborhood. (Ground level noise and elevated noise.)
- * We have experienced weddings and social gatherings of 75 up to over 150 persons within one hundred feet (100) of our property.
Pine Rose Cabins and our property are not zoned for "commercial-business use. Why is Pine Rose Cabins allowed to do this?
- * There is a severe lack of vehicle parking for these events. Many times Pine Rose guests have parked their cars on our property and blocked our exit or entry. Cars are being parked along Grandview road blocking

visibility of anyone trying to exit Sunset Loop creating a huge traffic liability.

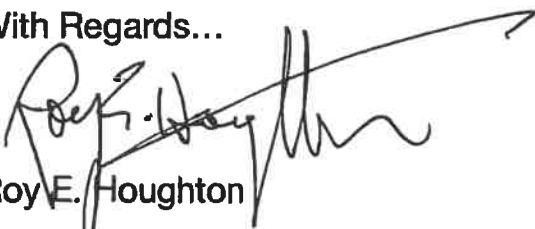
- * Some but not all of the various negative experiences we have had to contend with, particularly with weddings are: Excessive trash left on our property...plastic cups and glasses, wine and beer bottles, drug syringes and paraphernalia, paper plates and cigarette butts. Pine Rose guests have been seen trespassing on our property, utilizing our deck space and looking into our windows. Our neighbors telling us of "tuxedo dressed wedding guests" dancing on our cabins deck when we are not in residence. Intoxicated wedding guests yelling, screaming and cursing at all hours of the day or nite. Pine Rose has lighting that creates a "hallo" effect within our forest. Cater's unloading and loading their trucks at all hours of the day or nite. Cater's metal carts with metal wheels making noise as they are pushed across the pavement at all hours of the day or nite.
- * Pine Rose requires that guests of the wedding party must rent the adjacent cabins when they choose to use their wedding sites, which in turn, keeps the "wedding partying" going on until all hours of the night after the wedding has supposedly stopped for the night. These cabin renters continue partying and drinking well into the early morning hours, often outside due to the warm nights in Spring and Summer.
- * The illegal commercial business that the Dufour's are proposing is in total conflict with our Home Owners Association (HOA) Regulations and By-Laws.
- * The "Real Estate Value" of our property and our neighbors' property has suffered a negative impact due to the unacceptable Pine Rose business activity within our established private residential neighborhood.
- * Pine Rose wedding guests using their "car horn" to make excessive noise to celebrate the wedding at all hours of the day or nite.
- * We have observed intoxicated guests getting into their cars and driving away. Who is responsible should there should be an unfortunate accident? Pine Rose Cabins, our HOA or the County of San Bernardino? Since this business is being conducted on


property that is not zoned for this type of business.....I would venture a guess that the County of San Bernardino would be liable.

When we purchased our cabin in 1996, we found this area to be a quiet peaceful retreat-away from the hassle and stress of the everyday life we have on a day to day basis. We looked forward to having our family and friends come and stay with us on the weekends enjoying all that the forest and surrounding areas had to offer. The peaceful serenity was shattered when the Dufour's decided to renovate one of their cabins to accommodate and celebrate the marriage of their daughter. They then discovered how lucrative the wedding business was. Without any permits or environmental impacts, they have continued to expand and grow their business venture. We no longer have the peace and serenity we once enjoyed. Our friends and family no longer want to stay in the area due to the noise and stress a wedding celebration causes to everyone around. If we want to enjoy any semblance of peace and enjoyment of our cabin, we can only do this on a weekday, usually Tuesday thru Thursday morning, since they are also using Monday and Thursday nights as celebration dates at a "reduced rate".

Please help us, and those neighbors around us, return to the peaceful forest environment we all bought into before this illegal blight on our neighborhood began, by denying the Dufour's this proposal. With all due respect, we are sure that all persons reviewing this letter of concern would not want this type of commercial business activity next to their residence.

With Regards...


Roy E. Houghton


Sheri L. Houghton

Friday, April 23, 2021

RECEIVED

2021 APR 27 PM 2:45

LAND USE SERVICES
ADMINISTRATION

Roy E. Houghton
30202 Rainbow Crest Drive
Agoura Hills, California 91301
Telephone: 818-991-4128
eMail: royed.houghton@gmail.com
Owner Of Twin Peaks Property: 25811 Sunset Loop (AKA
North Road)

Reuben Arceo
San Bernardino County Government Center
Land Use Department
385 North Arrowhead Avenue
San Bernardino, California 92415

Subject: Ongoing Concerns Of Illegal Commercial Business
Activity Regarding Pine Rose Resorts/Cabins In
Twin Peaks

RECEIVED
2021 APR 26 PM 2:42
CODE ENFORCEMENT DIV.

Hello Reuben

Trust you and yours are well and safe. It certainly has been an
unforgettable past year.

With the relaxing of the COVID restrictions I am sure the
DuFours and the staff of Pine Rose Cabins will resume their
illegal business activity of weddings and other types of social
gatherings.

8/15/2021

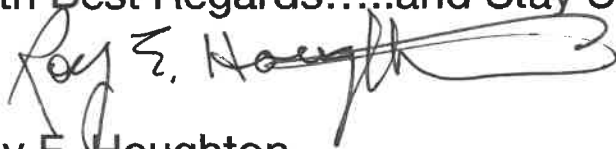
The DuFours continue to use issue “road block” schemes to prevent any resolution or public input of their ongoing illegal business activities.

It is my understanding that DuFour’s non-compliance of “building code” violations is totally unacceptable....why is it allowed for the DuFours to be non-compliant with these serious defects?

I know very well Reuben you are very knowledgeable of the ongoing Pine Rose issues...thus at this time I do not feel the need to re-establish my concerns....I know your file is full of my letters and other persons letters of complaints about Pine Rose illegal business.

I want to keep this issue active as well as our Home Owners Association members.

With Best Regards.....and Stay Safe !

A handwritten signature in black ink, appearing to read "Roy E. Houghton", with a stylized flourish at the end.

Roy E. Houghton

Wednesday, May 16, 2018

**Roy E. Houghton
30202 Rainbow Crest Drive
Agoura Hills, California 91301
eMail: royed.houghton@gmail.com
Telephone: 818-991-4128**

**Our Twin Peaks Address is:
25811 Sunset Loop (AKA North Road)
Twin Peaks, California 92391**

**Ruben Arceo
Code Enforcement, County Of San Bernardino
385 North Arrowhead Avenue
San Bernardino, California 92415**

**Subject:
Arrowhead Pine Rose Cabins
25994 California Highway 189
Twin Peaks, California 92391
Case Numbers: C20001200868 & C201200869**

Hi Ruben

First I want to thank you for your effort in helping our Home Owners Association and my wife and I on our several years long concern of Arrowhead Pine Rose Cabins being in total violation of many of San Bernardino County Code / Zoning requirements.

If I may, I would again like to recap some, but not all, of the salient unacceptable, unlawful concerns that "Pine Rose" owners and management have created within our community.

Of course "Pine Rose" owners (Mr. & Mrs. Dufour) and their management team continue to sell wedding and social gatherings within our community of single family residents properties that are NOT zoned for commercial or business use. We have had up to 300 wedding guests and cars within 100 feet of our property. Let me assure you there is "no such thing as a quiet wedding" !

The Dufour's created this "wedding business" totally without "due process" ...no permits, no zoning permits, no notification of adjacent property owners, no environment impact report, no sound impact report, no building permits, no car parking requirements.....and in total violation of many of our HOA requirements. And needless to say totally ruining our cabins real estate property value.

We continue to experience very loud DJ music, complete with the "boom boom box" evading our once peaceful cabin and of course followed up by extreme yelling and shouting by the "guests".

After these "gatherings" there is always an abundance of trash...ie plastic cups, empty liquor/beer bottles, paper plates and even syringes.....etc.

Of course now with the upcoming "wedding season" this totally unacceptable venue will again start anew.

I sincerely would like to again have a "sit-down" talk with you and your management team to review my many previous written complaints that you have on file about this "Pine Rose" concern. I feel this is the best way to express my frustrations as well as my fellow neighbors concerns.....there are just too many concerns/problems to document in this letter to you.

And of course I am trying my very best to not engage a property use lawyer to further pursue this long overdue, ignored concern that needs to come to a conclusion.

Best Regards

Roy Houghton,
Property Owner In Twin Peaks

A handwritten signature in dark ink, appearing to read 'Roy Houghton', with a long horizontal flourish extending to the right.

September 23, 2015

Mr. Ruben Arceo, Planner
San Bernardino County Land Use Services
385 N. Arrowhead Avenue, 1st Floor
San Bernardino, CA 92415-0187
Re: Assessor Parcel #334-391-10
Applicant: David Dufour

Dear Mr. Arceo:

My name is Frances James and my family and I have owned the property at 25825 Sunset Loop Road, Lot #174 in Twin Peaks, California since 1987. We have lived and worked in Los Angeles, and purchased our retreat in Twin Peaks to enjoy the peace and solitude of this mountain community. We are now retired and are spending even more time in this beautiful place.

But, we have noticed an obvious change in our mountain community, especially since the previous Arrowhead Road Resorts was purchase by Mr. David Dufour several years ago, renaming it the Pine Rose Cabins. Since that time, the nighttime quiet is invaded by loud music which blasts into all hours. Mr. Dufour has taken a large residential structure and converted it into a rental space for weddings, receptions and parties. It has come to my attention that he has conducted these affairs without the proper zoning changes required to convert a residential neighborhoods into a commercial business districts. This illegal change has been a source of irritation and concern for some time. It is now my understanding that he is petitioning to have the property in question, legally changed to commercial zoning, which includes increasing his capacity to 400 persons and adding 100 parking spaces.

My home is the first house located on the right side of Sunset Loop, right next to the resort's cabin #12. Renters from the resort have been seen stealing our firewood and trespassing on my property even though No Trespassing signs have been clearly posted for years. Several years ago, Mr. Dufour authorized a filming company to record a video on my property without my permission, for which he was compensated. One of my neighbors questioned the trespassers and was threatened with bodily harm. She immediately contacted the Sheriff's Department for assistance. The Sheriff was told that the company had permission from Mr. Dufour.

Many of the renters from the resort use our property as hiking trails, often with their pets, who defecate at liberty wherever they choose. Most pets are not on a leash. I recently decided to replace an old shed on my property and to erect a new shed. To make sure I did not infringe on the resort's property, I went about looking for the markers which outline my property boundaries. They could not be found. I was informed that employees from Pine Rose Cabins have removed my property markers in order to expand for more parking spaces. I am truly concerned that this expansion of his capacity will place his business closer than ever to my property.

Mr. Dufour apparently puts no restrictions on his renters. In fact, I understand he actually provides them with maps to trails which lead them through our property for hiking. I don't believe Mr. Dufour has an ounce of integrity. He is out to make a buck at the risk of turning our community into an

entertainment venue. He has shown our community that he had little regard for any inconvenience he may cause. I leave Los Angeles to get away from big and thoughtless businesses. I am now finding them in the very place that was at one time a peaceful community.

In your assessment of this issue, please help us to protect our wonderful mountain home, a place of peace and solitude.

Sincerely,

Frances R. James
25825 Sunset Loop Road
Twin Peaks, CA 92391
Lot # 174

Twin Peaks, California 92391

September 23, 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.



DAVID HUBLER

Twin Peaks, California 92391

September 23, 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.

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Christine Hubler

JOHN LEVY
25730 Middle Rd.,
Twin Peaks, CA 92391
Johnlevy42@gmail.com

To: Reuben Arceo
Reuben.arceo@lus.sbcounty.gov

Re: **Project No. 0334-391-01**
Parcel No. P201300207/CVP

Dear Mr. Arceo:

I strongly object to the proposed zoning changes as detailed in your document dated September 16, 2015.

The proposal will not only negatively impact the quality of life for residents on the adjacent Middle Road and surrounding areas with noise, additional traffic, crime as well as creating a dangerous environment for children living near this facility.

Furthermore, in the event of the need to evacuate this area due to the ever present danger of fire, Middle Road is a private single lane one-way road, incapable of supporting mass exodus of 4-500 people.

Finally, as well as increasing the demand for scarce water and power resources, together with vastly increased need for trash removal, allowing this change to proceed will destroy the peace and tranquility of the neighborhood for resident and visitors alike.

John Levy

cc: sfpoassoc@gmail.com



SAN BERNARDINO COUNTY
LAND USE SERVICES
PLANNING PROJECT NOTICE
385 North Arrowhead Avenue, First Floor, San Bernardino, CA 92415-0187

Referral Date:
September 16, 2015

ATTENTION PROPERTY OWNERS

Page 1 of 2

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

Your comments must be received by Planning no later than September 30, 2015 to be sure that they are included in the final project action. However, comments will be taken up to the time of the project decision. Please refer to this project by the Applicant's name and the Assessor Parcel Number indicated below. If you have no comment, a reply is not necessary. If you have any questions regarding this proposal, please contact Planner, Reuben Arceo at (909) 387-4374, by email at reuben.arceo@lus.sbcounty.gov, or mail your comments to the address above. If you wish, you may also FAX your comments to (909) 387-3223.

ASSESSOR PARCEL NUMBER: 0334-391-01

(See map below for more information)

PROJECT NUMBER: P201300207/CUP

* Multiple Parcel Associations *

APPLICANT: DAVID DUFOUR

LAND USE DISTRICT (ZONING): LA/RM

IN THE COMMUNITY OF: TWIN PEAKS/2ND/ SUPERVISORIAL DISTRICT

LOCATED AT: TWIN PEAKS

PROPOSAL:

Proposed 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 (CM), and Conditional Use Permit (CUP) to permit the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 18 Cabin Units, two (2) areas to accommodate weddings, receptions and similar functions for up to 400 people, dba as Arrowhead Pine Rose Cabins in Twin Peaks.

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

Comments (If you need additional space, please attach additional pages):

SEE ATTACHED

VICINITY MAP



Alma Paplauskas
ALMA PAPLAUSKAS

Stasis Paplauskas
STASYS PAPLAUSKAS 9/28/15

SIGNATURE

DATE

AGENCY

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

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