

ORDINANCE NO. 4413  
LAND USE ZONING DISTRICT MAP AMENDMENT

**AN ORDINANCE OF SAN BERNARDINO COUNTY, STATE OF CALIFORNIA,  
AMENDING THE SAN BERNARDINO COUNTY LAND USE ZONING DISTRICT  
MAP FH23.**

The Board of Supervisors of the County of San Bernardino, State of California, ordains as follows:

**SECTION 1.** Public hearings have been held before the Planning Commission and Board of Supervisors of San Bernardino County, State of California, pursuant to the Planning and Zoning Laws of the State of California and the San Bernardino County Code.

**SECTION 2.**

The Land Use Zoning District Map FH23 is amended as shown on the attached map from Single Residential, 14,000 square foot minimum lot size (RS-14M) to Neighborhood Commercial (CN) for three parcels of approximately 0.5 acres and from Multiple Residential (RM) to Neighborhood Commercial (CN) for six parcels of approximately 4.5 acres (total of approximately 5 acres), in conjunction with: a Policy Plan Map Amendment from Low Density Residential (LDR) to Commercial (C) on three of the nine parcels; a Conditional Use Permit for the operation of an existing 5-acre cabin/lodging resort consisting of 19 cabin units, two areas for wedding events, receptions, and similar functions for up to 292 persons; and, a Mitigated Negative Declaration (Project) located at 25994 Highway 189, Twin Peaks (Project site).

\*Assessor Parcel Numbers: 0334-391-03, 0334-391-04, 0334-391-09, 0334-391-10, 0334-392-18, 0334-392-19, 0334-392-20, 0334-392-21 and 0334-393-06

**FINDINGS FOR THE LAND USE ZONING DISTRICT AMENDMENT:**

1. The proposed amendment is internally consistent with all other provisions of the Policy Plan. Based on the evidence contained in the Project's supporting documents, the proposed amendment is consistent with and will further the goals and policies of the Policy Plan, including, but not limited to, to following:

**Policy LU-2.1. Compatibility with existing uses.** The county requires that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. New residential developments are required to be located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.

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

2. The proposed amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the County. The Project represents a fiscally viable commercial use in order to legalize the existing resort that capitalizes on its mountain location, juxtaposed by Highway 189, and transected by Grandview Road and North Road. Moreover, the proposed use does not conflict with commercial businesses in the nearby commercial shopping district of Twin Peaks, located approximately one to two miles north of the Project or adjacent Institutional zoned parcels. The Project is compatible with surrounding land uses despite low-density residential uses located nearby, and meets locational and development standards to ensure compatibility of the new development with adjacent land uses and community character. Noise levels have been measured to demonstrate the operation's compliance with the San Bernardino County Development Code (Development Code) ambient noise standards as indicated in the Project's Noise Study. Coupled with the restricted hours of operation and shutdown of

PINE ROSE CABINS/2<sup>ND</sup> SUPERVISORIAL DISTRICT

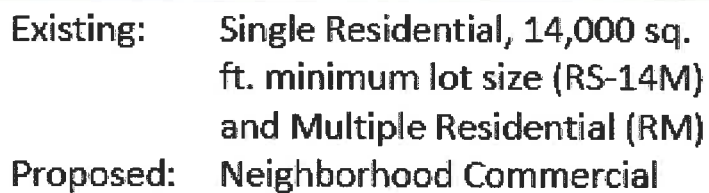
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both assembly venues after 10:00 p.m., on either weekends, or weekdays, the Project's conditions of approval will help to ensure quiet time is maintained in the evening.

3. The proposed land use zoning district change is in the public interest, there will be a community benefit, and other existing and allowed uses will not be compromised. The proposed Project has been conditioned to meet all applicable countywide development standards in order to ensure the proposed use is compatible and harmonious with surrounding properties, and is a fiscally viable commercial facility that meets the general social and economic needs of the Twin Peaks residents. The use proposed with the Policy Plan Amendment and Zoning District Amendment does not conflict with surrounding land uses, which is primarily mountainous and is compatible with the forest and mountain character and meets the needs of local residents and visitors. The site currently operates as a resort, and once operated commercially. Noise levels are restricted to meet Development Code standards, and hours of operation are conditioned to meet quiet time evening curfews (10 p.m.). Adequate parking is available onsite. The design and layout of the facility protects the mountain feel of the region. The facility is located on undulating mountain topography and its two primary facility/assembly venues are visually secluded from the street. The overall facility functions as a tourism draw to the community, complements the rural character of the region and capitalizes on the natural beauty and mountain characteristic of the Twin Peaks area.
4. The proposed land use district change will provide a reasonable and logical extension of the existing land use pattern in the surrounding area. The proposed Policy Plan Amendment and Zoning District Amendment will facilitate development and expansion of an existing resort center and private facilities operation, located on an arterial corridor with a full array of services available. Therefore, no detrimental effects to the public interest, health, safety, convenience or welfare are anticipated. Further, the compatibility of the proposed resort and private facilities operation has been evaluated in the Project's Initial Study (IS), which concludes that if the Project is developed in accordance with applicable countywide standards and appropriate mitigation measures, there will be no significant Project-related environmental impacts and the site is suitable as proposed. In addition, the Project will promote Policy Plan goals and policies that support commercial development in proximity to Highway 189 to serve the surrounding area.
5. The proposed land use zoning district change does not conflict with provisions of the Development Code. The proposed Policy Plan Amendment and Zoning District Amendment is the continuation and logical extension of an existing successful resort operation that supports the community of Twin Peaks and brings benefit to the surrounding area. The Zoning District Amendment will not compromise existing or other commercial uses. Rather, the Project enhances the goal of establishing Twin Peaks as a community tourist destination without conflicting with other nearby commercial facilities. Despite residential uses within the vicinity, noise levels have been measured to demonstrate the operation's compliance with Development Code ambient noise standards as indicated in the Project's Noise Study. The Neighborhood Commercial land use zoning district is intended to provide sites for commercial and personal services, lodging services, office and professional services, including meeting facilities, public or private, such as the proposed Project.
6. The proposed land use zoning district change will not have a substantial adverse effect on surrounding property. Adequate public services and facilities are provided in accordance with the Project's recommended conditions of approval and mitigation measures. Approval of the proposed Project will not result in a reduction of such public services to properties in the vicinity, to the detriment of public health, safety and welfare.

7. The affected site is physically suitable in terms of design, location, shape, size, operating characteristics, the provision of public and emergency vehicle access (e.g., fire and medical) and public services and utilities (e.g., fire protection, police protection, potable water, schools, solid waste collection and disposal, storm drainage, wastewater collection, treatment, and disposal, etc.), to ensure that the proposed or anticipated uses and/or development will not endanger, jeopardize, or otherwise constitute a hazard to the property or improvements in the vicinity in which the property is located. The Project has been evaluated and conditioned to provide a safe and accessible site for the proposed operation. Fire and police protection will be provided by the San Bernardino County Fire Protection District and the San Bernardino County Sheriff's Department, respectively, and appropriate emergency vehicle access has been incorporated into the site design. All cabins utilize on-site septic systems, except for the Ponderosa Lodge, which is connected to the sewer line serviced by Lake Arrowhead Community Services District (LACSD). Water service to the project site is provided by the Crestline Lake Arrowhead Water Agency (CLAWA). The County has evaluated all aspects of the Project and determined that the Project does not constitute a hazard to neighboring properties.
8. Pursuant to the provisions of the California Environmental Quality Act (CEQA), an Initial Study (IS) was prepared to evaluate the environmental impacts of the proposed Project. The IS was posted for the 30-day review and comment period from May 21, 2017, through June 20, 2017, and a second 30-day review period from August 27, 2020, through September 28, 2020. Mitigation measures were incorporated as part of the Project's conditions of approval, reducing the impacts of the Project to less than significant and justifying a Mitigated Negative Declaration (MND) as appropriate for adoption under CEQA. Based on the review of the MND, the County finds that the Project will not have a significant adverse impact on the environment with the implementation of the required mitigation measures. The IS/MND adopted for this Project represent the independent judgment of the County acting as lead agency for the Project.





  
HAGMAN, Curt

Lynna Moxell

By:

