

SAN BERNARDINO COUNTY INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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

PROJECT LABEL:

APN: 0334-391-10
APPLICANT: David Dufour
COMMUNITY: Twin Peaks
LOCATION: 25994 Highway 189, Twin Peaks, CA 92391
PROJECT NO: P201300207 (CUP) P201300304 (GPA)
STAFF: Reuben J. Arceo
REP(S): David and Tricia Dufour
PROPOSAL: General Plan Amendment to rezone the site from Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 Sq.Ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CN) and Conditional Use Permit (CUP) to permit the operation of an existing 5 acre cabin/lodging resort consisting of 19 cabin units, 2 areas for wedding events, receptions and similar functions for up to 292 persons.

USGS Quad: Twin Peaks
T, R, Section: TO2N R03W Sec. 19

Specific Plan: None
OLUD: FH23

Overlays: None

PROJECT CONTACT INFORMATION:

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

Contact person: Reuben J. Arceo, Contract Planner

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

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

PROJECT DESCRIPTION:

The proposed project consists of a General Plan Amendment (GPA) to rezone nine (9) parcels zoned Lake Arrowhead/Single Residential, Minimum Lot Size 14,000 sq.ft. (LA/RS-14M) and Lake Arrowhead/Multiple Residential (LA/RM) to Neighborhood Commercial (CN), and a Conditional Use Permit (CUP) to allow the operation of an existing five (5) acre Cabin and Lodging Resort consisting of 19 Cabin Units, and two (2) assembly areas to accommodate weddings, receptions and similar functions for up to 224 persons. Nine (9) cabins are exclusively assigned for use as part of the event programming. The remaining ten (10) cabins are rented for use that is separate from any on-site wedding event. The total maximum occupancy when the 19 cabins are occupied and the two venues are operating is 292 persons. The site is located at 25994 Highway 189 in the community of Twin Peaks. Twin Peaks is centrally located between the communities of Lake Gregory to the west and Lake Arrowhead to the east. The community of Rim Forest lies to the southeast along Highway 18.

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

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

Table 1: Strawberry Flats Tract Use Restrictions

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

The Tract's CC&R's remained in effect until 1987, at which time the specified zoning would automatically continue, unless the then owners of the lots desired the R-1 and R-3 Zoning classifications to be rezoned. At this time, property owners' within the Strawberry Flat's association can pursue the rezoning of their parcel. Tract 7909 also includes eleven lettered lots that function as common areas which are currently utilized as parking areas for guests or open space for the Strawberry Flats subdivision. No property can maintain exclusive rights to these common parcels. The applicant's parcels that encompass the Project are referenced below in Table 2.

Table 2: Parcel Characteristics

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

0334-392-200	LA/RM	4,488	4,488
0334-392-210	LA/RM	14,395	1,729
0334-393-060	LA/RS-14M	8,500	1,848

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

Hidden Creek Event Site

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

Cedar Creek Event Site

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

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

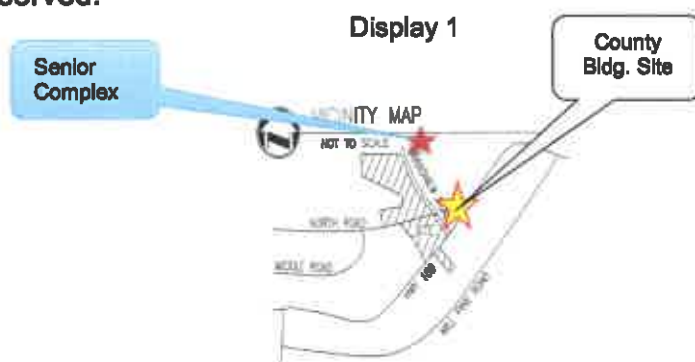
Approximately twelve (10) personnel operate and supervise events at the Pine Rose site which includes staff for parking control, event security and noise monitoring. Events are scheduled from Friday through Thursday during both the summer months and on weekends. At this time, events at the Hidden Creek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

While Arrowhead Pine Rose Cabins has been offering its services for a number of years, the use at this time is inconsistent with the existing LA/RS-14M and LA/RM residential zoning classifications and has been operating without the required entitlements. The applicant is on notice from the County Building and Safety Division to address building code violations. A Notice of Violation was issued on March 4, 2015, and again on August 12, 2016 by the County Code Enforcement Division for Violations pertaining to substandard structures, faulty material and electrical wiring, construction and operating without the proper entitlements. A number of these

structures are an integral part of the entertainment and assembly venues, specifically decking, a pedestrian bridge, walkways, canopy and other decorative on-site features as shown in Figure 3. The County has also received complaints from residents due to noise impacts generated by music bands, DJ's, the public announcement systems and other activities associated with event activities on site. The applicant has been working with Planning, Code Enforcement, and Building & Safety to address the infractions while awaiting final determination on the GPA and CUP.

In response to on-going noise complaints, the applicant has installed mitigation measures to address the noise impacts. The applicant is also proposing to rezone the property to correct the zoning inconsistency and obtain a CUP to permit the use. As the proscription to maintain the subdivision's zoning expired in 1987, Strawberry Flats homeowners are no longer prohibited by the tract's CC&R's from rezoning considerations. Rezoning precedents have occurred within the general vicinity of the project site. The county building parcel, located directly east of the project and senior housing complex site lying just north of the county building along Grandview Road, were formerly zoned "open space" for use as common area for the Strawberry Flats development as noted in Display 1. County records revealed that the Twin Peaks County office building and senior housing sites were rezoned from open space to "Institutional" to provide for these two facilities. The County General Plan defines "Institutional" uses as: (1) "Publicly or privately owned and operated activities that are institutional in nature, such as hospitals, museums, and schools; (2) churches and other religious organizations; and (3) other nonprofit activities of a welfare, educational, or philanthropic nature that cannot be considered a residential, commercial or industrial activity." Residential uses are not permitted in Institutional Districts. Per the County General Plan, Institutional districts are primarily intended:

- To provide for development of future public facilities to meet public needs.
- Areas intended to satisfy both community and regional needs relating to the population levels being served.



Uses permitted in "Institutional" zoned districts subject to approval of either a Minor Use Permit or Conditional Use Permit per the county Development Code are noted in Table 3 below:

Table 3: Institutional Uses

INSTITUTIONAL USES			
Type of Use	Permitted	Minor Use Permit (MUP)	Conditional Use Permit (CUP)
Places of worship			CUP
College or University		MUP ¹	CUP
Private School		MUP ¹	CUP
Hospital		MUP ¹	CUP

Rehabilitation Center		MUP ¹	CUP
Office	Permitted (accessory use only)		
Correctional Facility			CUP
Public Safety Facility			CUP
Social Care Facility > 7		MUP ¹	CUP
Vehicle Service Minor Maint.			CUP
Transportation Facility		MUP ¹	CUP
Utility Facility			CUP
Water Treatment Plant			CUP
Broadcasting studio		MUP ¹	CUP

1. Section 85.08.050 – Cites provisions for projects that do not qualify for a MUP and therefore subject to a CUP.

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

ENVIRONMENTAL/EXISTING SITE CONDITIONS:

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

Table 4: Adjacent Land Use Districts

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

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0334-392-180,190, 200, 210, 0334-393-060
Arrowhead Pine Rose Cabins
March 2017**

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

Federal: None

State of California: None

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

Local: Wells

EVALUATION FORMAT

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

Potentially Significant Impact	Less than Significant with Mitigation	Less than Significant	No Impact
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Substantiation is then provided to justify each determination. One of the four following conclusions is then provided as a summary of the analysis for each of the major environmental factors.

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

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

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

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

DETERMINATION:

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

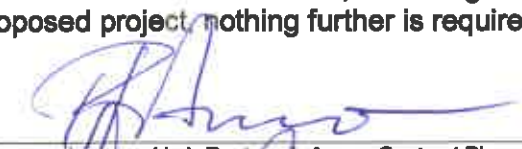

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been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

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

Date

Signature: Dave Prusch, Supervising Planner

Date

May 11, 2017
Date

May 11, 2017
Date

APPENDICES

Kunzman Associates. Traffic Impact Analysis. June 16, 2016

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

One Systems Incorporated Full Line Catalog, Sound Suppression

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

Vicinity Map



Project Site
Arrowhead Pine Rose Parcels



	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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I. AESTHETICS - Would the project

- | | | | | |
|---|--------------------------|--------------------------|-------------------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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

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

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

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

Figure 5: Pine Rose Cabin Designs





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



Retail Venues



Figure 7 String Lighting



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

II. AGRICULTURE AND FORESTRY RESOURCES -

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

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

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

II a) **No Impact.** The project is situated in a residentially developed area of Twin Peaks at the intersection of Highway 189, North Road and Grandview Road. Other adjacent and nearby uses include neighborhood commercial uses and county building which is zoned Institutional. The site is situated within a heavily forested area of the San Bernardino National Forest. No agriculture activity has occurred in this area and no conversion of farmland will result from the use. No Impacts will occur.

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

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

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

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

Existing and probable future levels of air quality within the project area can be inferred from ambient air quality measurements conducted by the South Coast Air Quality Management District (SCAQMD). The data resource in closest proximity is the Crestline Monitoring Station. Data for ozone and large particulates (PM-10) are available from this source. As Crestline is located within the Southern California inversion layer, it is likely that Twin Peaks experiences similar poor ozone air quality levels since the linear distances between the

communities is approximately three (3) miles. Although attainment of every clean air standard is not yet imminent, the steady improvement trend suggests that such attainment could occur within the reasonably near future. Given the built out nature of the project site, it is anticipated that the project will not have any conflicts with applicable air quality plans in the area. Consequently, impacts will be less than significant.

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

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

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

Table 5: Criteria Pollutant Emissions In lbs/Day

	CO	NO _x	ROG	PM ₁₀	PM _{2.5}
Emission per mile	0.007	0.0007	0.0007	0.00009	0.00006
Total Miles	x100	x100	x100	x100	x100
Sub Total	0.7	0.07	0.07	0.009	0.006
Trips per day	X193	X193	X193	X193	X193
Total	135	13.5	13.5	1.74	1.2
SCAQMD Threshold	550	55	55	150	55
Significant?	NO	NO	NO	NO	NO

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

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

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

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

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

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

As part of SCAQMD's environmental justice program, attention has recently been focusing more on the localized effects of air quality. Although the region may be in attainment for a particular criteria pollutant, localized emissions from construction activities coupled with ambient pollutant levels can cause localized increases in criteria pollutant that exceed national and/or State air quality standards. As no construction is proposed, related criteria pollutant emissions and potentially significant localized impacts will not be potentially significant. Consequently impacts will be less than significant.

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

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

IV. BIOLOGICAL RESOURCES - Would the project:

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

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

IV a) **Less Than Significant.** The project site is located in a heavily forested area of Twin Peaks and is developed with low density mountain cabins and furnished with two entertainment venues, including a pool. The dominant trees on site include mature incense cedars and black oak trees. White firs and yellow pines also occur throughout the site. The original understory associated with undeveloped forested lands in the region do not occur on the property. The understory vegetation has been cleared and removed when the property was

developed, which dates back to the early 1900s when the site cleared to construct a post office and town store. The County GIS Biotic map identifies the Project site as within the Southern Rubber Boa overlay and Flying Squirrel Habitat overlay. Based on the Habitat Assessment conducted in September 2013, to assess the project's effects on the Southern Rubber Boa and the San Bernardino Flying Squirrel, the study concluded that given the current use of the property as a mountain resort, the project site is not conducive to the establishment of a population for either species. Consequently, the project will not affect any endangered species identified as a candidate in local or regional plans or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service. Based on this determination, impacts will be less than significant.

- IV b) **Less Than Significant Impact.** The developed characteristic of the site, including walking paths connecting to cabins, walking trails, two independent artificial meandering streams and existing public roads and private driveways to each of the facilities have erased any previous trace of riparian habitats that may have once existed. This issue is not unique to the project site itself but riparian losses may have occurred throughout the vicinity given the substantial housing and road construction currently in place in Twin Peaks. Although not specifically identified in the Habitat Assessment study, the Mountain Yellow-Legged Frog (MYLF) does populate the San Bernardino Mountains. The MYLF is found in high-elevation creeks, meadows and ponds that are fed by springs and/or snowmelt ranging from 1,200 to 7,500 feet. Twin Peaks is located at an elevation of approximately 5,400 feet. The MYLF is designated by the California Department of Fish and Wildlife and U.S. Fish and Wildlife Service as endangered under the California Endangered Species Act and the federal Endangered Act, respectively. With the exception of the two artificial springs, the project will not affect any riparian habitat or other sensitive natural community identified in local or regional plans or policies. Moreover, in that there are no existing riparian habitats in the area, no impacts to the MYLF are expected to occur. Consequently, project impacts will be less than significant.
- IV c) **No Impact.** No surface water bodies exist on the project site and no wetlands as defined by Section 404 of the Clean Water Act are located on the site. The project is not anticipated to impact any protected wetlands.
- IV d) **No Impact** This project will not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites, because there are no such corridors due to the extensive urban (cabin) development characteristic of the site and surrounding area. There are no permanent waterbodies on site that could serve as a waypoint for migratory fowl. The project will have no impact.
- IV e) **No Impact.** This project will not conflict with the Lake Arrowhead Community Plan or ordinances protecting native trees. Section 88.01.070 (b) of the San Bernardino Development Code provides that native trees with a six inch or greater stem diameter or 19 inches in circumference measured 4.5 feet above natural grade level can be removed with an approved Tree or Plan Removal Permit. The project proposes no tree removal. Consequently, No impact will occur.

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

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

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

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

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

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

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

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
VI. GEOLOGY AND SOILS - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map Issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 181-B of the California Building Code (2001) creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

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

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

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

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

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

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

VI c) **No Impact.** The project is not located on a geologic unit or soil identified as being unstable or having the potential to result in or off-site landslide, lateral spreading, subsidence, and liquefaction or collapse because the Natural Resources Conservation Service (NRCS). Soil Survey data does not identify any development restrictions associated with the potential for ground failure. No impact will occur.

VI d) **No Impact.** The project site is not located in an area that has been identified by the NRCS Soil Survey data as having the potential for expansive soils. No impact will occur.

VI e) **No Impact.** The project is served by the Los Angeles County Sanitation District (LACSD). No septic systems are proposed. No impacts will occur.

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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VII. GREENHOUSE GAS EMISSIONS - Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

b) Conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing the emissions of greenhouse gases.

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

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

In 2007, the California State Legislature adopted Senate Bill 97 (SB97) requiring that the CEQA Guidelines be amended to include provisions addressing the effects and mitigation of GHG emissions. New CEQA Guidelines have been adopted that require: inclusion of a GHG analyses in CEQA documents; quantification of GHG emissions; a determination of significance for GHG emissions; and, adoption of feasible mitigation to address significant impacts. The CEQA Guidelines [Cal. Code of Regulations Section 15083.5 (b)] also provide that the environmental analysis of specific projects may be tiered from a programmatic GHG plan that substantially lessens the cumulative effect of GHG emissions. If a public agency adopts such a programmatic GHG Plan, the environmental review of subsequent projects may be streamlined. A project's incremental contribution of GHG emissions will not be considered cumulatively significant if the project is consistent with the adopted GHG plan.

Implementation of the County's GHG Plan is achieved through the Development Review Process by applying appropriate reduction requirements to projects which reduce GHG emissions. All new development is required to quantify the project's GHG emissions and adopt feasible mitigation to reduce project emissions below a level of significance. A review threshold of 3,000 metric tons of carbon dioxide equivalent (MTCO_{2e}) per year is used to

identify and mitigate project emissions. Based on a CalEEMod statistical analysis, projects that exceed 53,000 square feet typically generate more than 3,000 MTCO_{2e}. As the project's contains a total square footage of 14,574 square feet, it is not anticipated that MTCO_{2e} will exceed 3,000 metric tons.

For projects exceeding 3,000 MTCO_{2e} per year of GHG emissions, the developer may use the GHG Plan Screening Tables as a tool to assist with calculating GHG reduction measures and the determination of a significance finding. Projects that garner 100 or more points in the Screening Tables do not require quantification of project-specific GHG emissions. The point system was devised to ensure project compliance with the reduction measures in the GHG Plan such that the GHG emissions from new development, when considered together with those from existing development, will allow the County to meet its 2020 target and support longer-term reductions in GHG emissions beyond 2020. Consistent with the CEQA Guidelines, such projects are consistent with the Plan and therefore will be determined to have a less than significant individual and cumulative impact for GHG emissions.

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

Table 6: GHG Emission In Lbs/Day

	CO₂	N₂O¹	CH₄
Emission per mile	1.10	0.000	0.000
Total Miles	x100	x100	x100
Sub Total	110	0.0	0.0
Trips per day	x193	X193	X193
Sub Total lbs/per day	21,230	0.0	0.0
Total CO _{2e}	8.4	0.0	0.0
Subtotal		8.4	
San Bernardino County Threshold		3,000 CO _{2e}	
Significant?		NO	

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

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

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

VIII a, **Less Than Significant Impact.** Hazardous Material means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present

or potential hazard to human health and safety or to the environment if released into the environment. Hazardous materials include, but are not limited to hazardous substances and hazardous waste. The project provides cabin accommodations and two venue sites for entertainment, the Hidden Creek Event site which accommodates 175 people and Cedar Creek can accommodate up to; 50 persons. Project events will only occur within the two designated event areas. The project does not involve the construction of new structures or operations that involved significant amounts of hazardous materials. Consequently the project will not generate hazards. Impacts are therefore anticipated to be less than significant.

- VIII d) **No Impact.** Based on the Cortese, Hazardous Waste and Substances Site List webpage, maintained by the California Environmental Protection Agency, accessed on February 8, 2016, the project site is not included on the list of hazardous materials sites compile in accordance with Government Code No. 65962.5. No impacts will occur.
- VIII e) **No Impact.** Based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan, the project site is not located within an Airport Safety Review Area. No impacts.
- VIII f) **No Impact.** The project site is not within the vicinity or approach/departure flight path of a private airstrip. No impact will occur.
- VIII g) **No Impact.** The project will not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan as the project has adequate access from two or more directions. No impacts will occur.
- VIII h) **Less than Significant Impact.** The project is located within a Fire Safety Zone (FS1) area based on the Hazards Overlay Maps contained in the County of San Bernardino General Plan. The general area is developed primarily with single family housing, cabin units, and neighborhood commercial uses. Although the project proposes no construction or expansion, with regard to any future construction that the applicant may contemplate, the construction as with any structure in the Fire Safety Zone area shall meet the requirements of the County Fire Department and shall comply with the current Uniform Fire Code requirements and all applicable statutes, codes, ordinances, and standards (such as use of specific building materials, fuel modification areas, building separations, etc.). These requirements will reduce fire hazard risk to below a level of significance. Therefore, no significant adverse impacts are identified or anticipated and no mitigation measures are required.

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

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- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?
- j) Inundation by seiche, tsunami, or mudflow?

SUBSTANTIATION

- IX a) **Less Than Significant Impact.** The project will not violate any water quality standards or waste discharge requirements. The project provides two venues for outdoors events. Events will occur within these two venues, referenced as Hidden Creek Event site which can accommodate up to 175 people and Cedar Creek Event site which accommodate 50 persons. Both sites are existing venues. The Pine Rose Cabins are primarily serviced by septic tank systems with the exception of the Ponderosa Lodge located on Lot 54. The Twin Peaks cabin is serviced by the Lake Arrowhead Community Service District (LACSD). Approximately 90 percent of the communities within the Lake Arrowhead Community Plan are on-line. The remaining 10% are exempt. As no expansion of the cabin septic system is proposed and the septic system has been operating, impacts will be less than significant.
- IX b) **Less Than Significant Impact.** The project will not substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level, because the project is served by an existing water purveyor with sufficient capacity in the existing water system to serve the anticipated needs of this project. Impacts to groundwater levels will be less than significant.
- IX c) **Less Than Significant Impact.** The project will not substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, because the project does not affect any existing drainage pattern, stream or river and the project is not required to submit and implement an erosion control plan as no grading is contemplated. Impacts will be less than significant.
- IX d) **No Impact.** No on-site grading is proposed. The applicant is not proposing to alter existing drainage patterns, therefore no impacts will result.
- IX e) **No Impact.** Existing drainage will remain unaltered given the existing urban development of the site. The applicant proposes no grading that would alter the landscape. No impact will occur.
- IX f) **No Impact.** The project will not otherwise substantially degrade water quality. No impact will occur.
- IX g) **No Impact.** The project will not place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, because the project does not propose any housing. No impact will occur.

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

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

SUBSTANTIATION

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

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

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

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

Figure 9
Zoning Sites

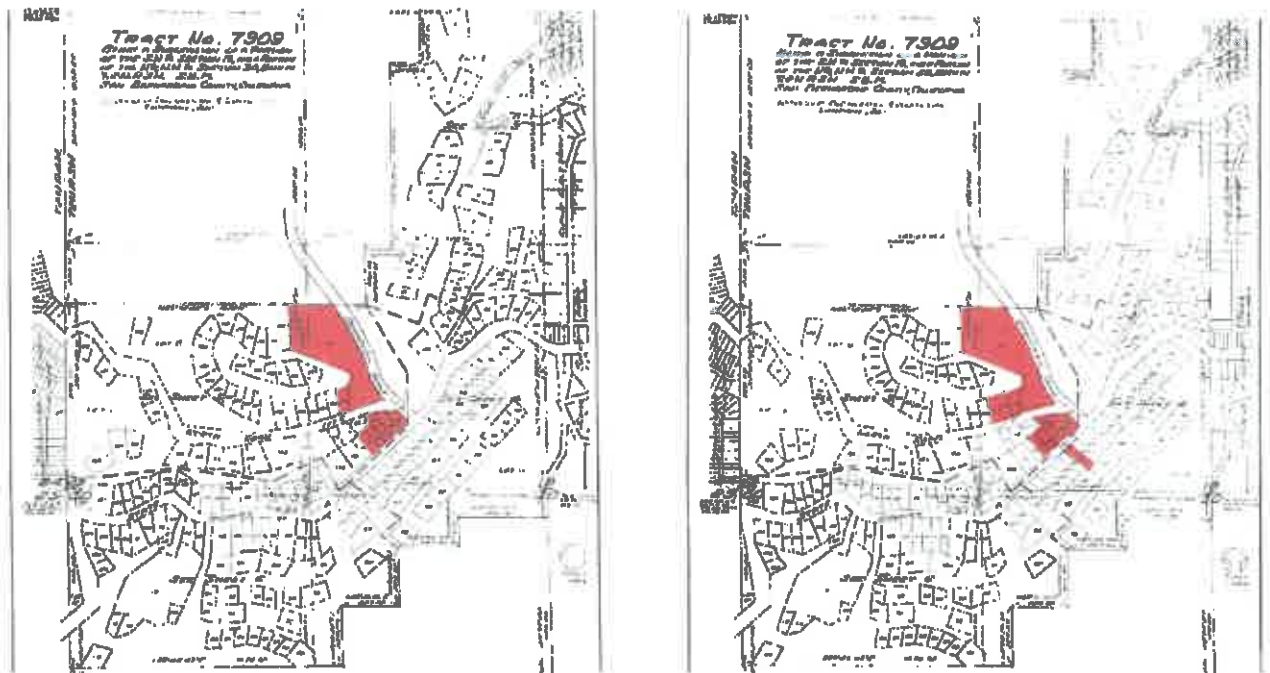


These lots benefited from the advantages provided by the intersection of Highway 189 and Grandview Road. Lots 151 through 193 and 194 as shown in Red were set aside for a resort and a trailer park use in the Original Strawberry Flats configuration.

Original Strawberry Flats Lots
for Resort Uses

Proposed Use Configuration

Figure 10



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

The Lake Arrowhead Community Policy LA/LU3.1 recommends "the establishment of Neighborhood Commercial (CN) zoning districts in close proximity to residential areas to provide convenient commercial services to residents and visitors". Given the heightened sensitivity of dwellings in the mountain areas however, this cannot be achieved without the adequate mitigation to address impacts associated with locating commercial uses within close proximity of residential dwellings or neighborhoods. Consequently, considerable effort has been made to minimize the impacts the proposed use generates. Subject to the mitigation the applicant is required to implement to reduce noise impacts, traffic, and parking, as cited in the Noise, and Traffic/Circulation elements in the Initial Study, the proposed project will not divide an established community. Impacts will be less than significant with mitigation incorporated.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XI. MINERAL RESOURCES - Would the project:

- | | | | | |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

SUBSTANTIATION

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

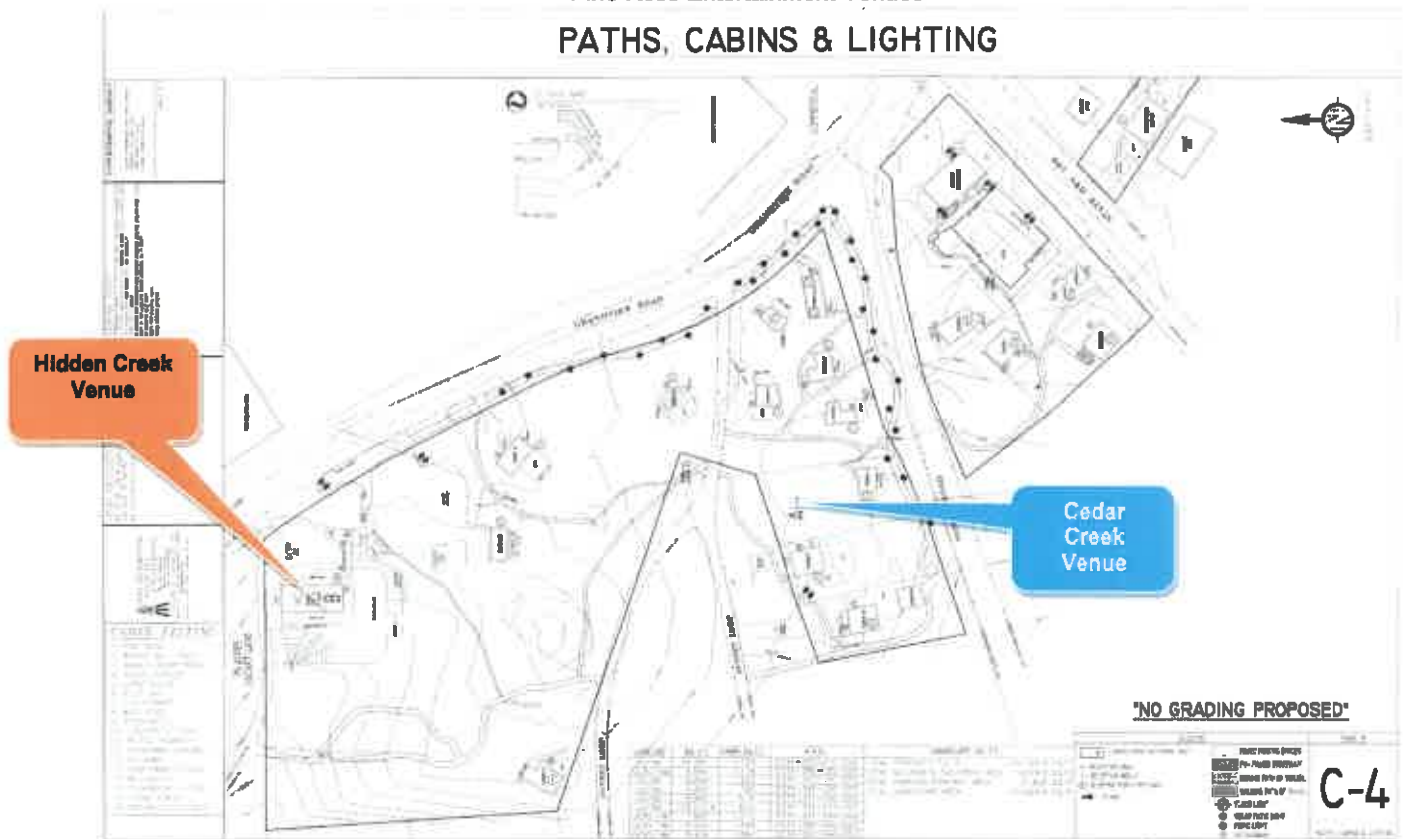
	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XII. NOISE - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable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

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

- XII a) **Less than Significant With Mitigation Incorporated.** As shown in Table 6, the County's ambient noise standards in residentially zoned property from stationary noise sources is 55 dB(A) from 7 am to 10 pm and drops to 45 dB(A) from 10 pm to 7 am. The noise issues associated with the project primarily arise from two stationary entertainment nodes, identified in Exhibit 11. The two venues are:
- **Hidden Creek Event Site** – This venue accommodates approximately 175 persons. The venue includes lodging accommodations, dining area, dance floor, and other miscellaneous design elements for enhancing the venue's effect.

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

Exhibit 11
Pine Rose Entertainment Venues
PATHS, CABINS & LIGHTING



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

- (A) The noise standard for the receiving land use as specified in Subsection B (Noise-impacted areas) for a cumulative period of more than 30 minutes in any hour.
- (B) The noise standard plus 5 dB(A) for a cumulative period of more than 15 minutes in any hour.
- (C) The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour.
- (D) The noise standard plus 10 dB(A) for a cumulative period of more than five minutes in any hour.
- (E) The noise standard plus 20 dB(A) for any period of time.

Table 6

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

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

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

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

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

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

Corporate Measures:

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

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

Noise Measures:

- Innkeeper is available 24 hours per day to address after hour noise issues that arise.
- Earth and wood barriers have been erected to minimize and absorb sound within the two entertainment venues.
- Isolated sound tunnels have been identified where sound carries further than the normal areas and guests are now prohibited from entering.
- Invested in a high quality sound system that has reduced the decibel volume lower than the previous sound system.
- Outside DJ's are no longer permitted. Applicant has hired a designated DJ who is mindful of the decibel levels and county standards.
- Event staff measure and record decibel readings to verify County noise standards are not exceeded.
- For the Cedar Creek venue, the applicant has reduced guest count from 100 to 49. A sound wall will be constructed and Bose Sound System has been installed to minimize sound impacts.

Security and Monitoring Measures:

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

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

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

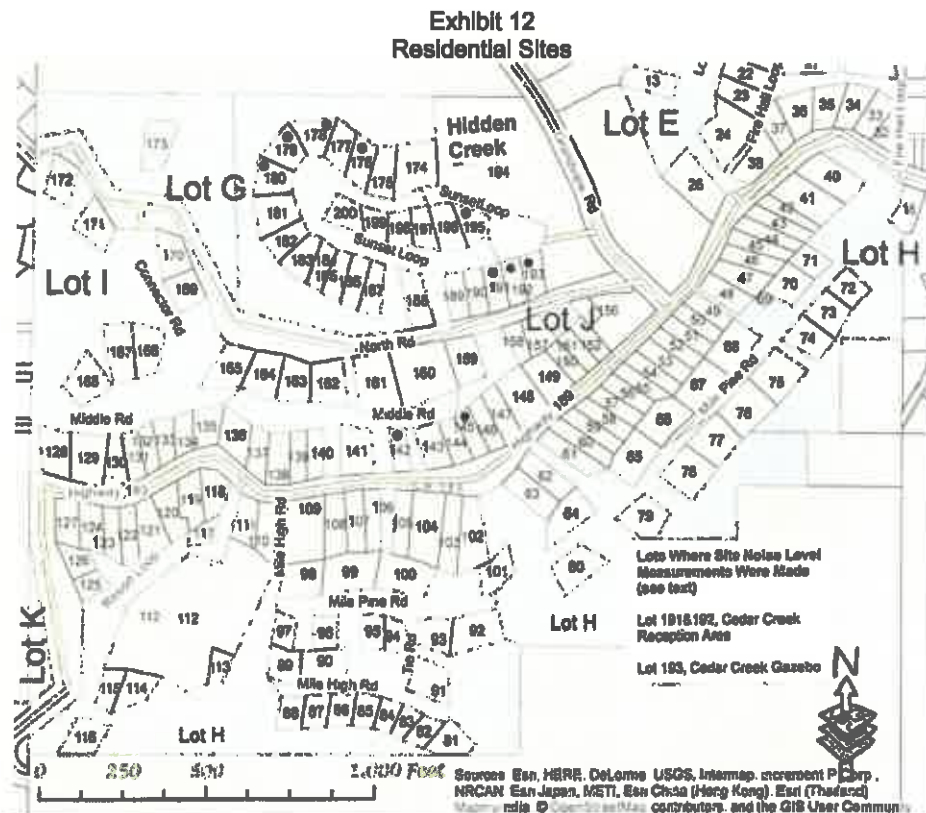


Exhibit 13
North Road and Grand View Road Intersection
Grade Changes



Exhibit 13
Hidden Creek Venue Grade Changes



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

For the twelve (12) events the sound engineer observed, the sound levels at these "worst case" property lines were in conformance with the County of San Bernardino noise standards for the daytime hours of 7 a.m. to 10 p.m. The sound measurements were less than the 55 dB(A) Leq during the hours from 8:30 p.m. to 10:00 p.m. Typical sound levels measured at the subject locations during the loudest activities on the Hidden Creek venue were in the

range of 45 to 50 dB(A) Leq with the sound barriers in place. The ambient noise level in the absence of any sounds coming from the wedding venue was typically 35-40 dB(A) without any vehicular traffic on nearby roadways. As a matter of background, the Noise Study cites that the temperature, relative humidity and minimal winds on the test days had no effect on the testing. Consequently, noise levels measurements can be considered to be representative of worst case conditions. Vocal outburst (i.e., cheers and applause) were typical during the weddings and resulted in momentary peaks up to 60 dB(A), but were infrequent and short in duration such that the noise had no effect on the measured Leq over the designated period of time when the noises measurements were being under taken.

Based on the findings from the Noise Study, with some exceptions, noise levels did not exceed the County noise threshold when measured on another property line during those dates and time periods when measurements where undertaken as the lists shows in Table 7.

Table 7
 Noise Measurements Results

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

Hidden Creek					(yells) West PL 48 dB(A) South PL 60 dB(A) w/yells		
				11/12/2015	Wedding, 75 guests		Top of Hill 55 dB(A) 1 st dance & 2 nd Dance 60 dB(A) announcement
				7/16/2016	Wedding, 118 guests		South PL 45 dB(A) South PL across Lot 195 38-40 dB(A) ambient 50 dB(A) w/music 85 dB(A)
				10/4/2016	Wedding, 143 guests		Dance floor Top of Hill 62-63 dB(A) South PL across Lot 195 45-46 dB(A)
				10/7/2016	Wedding, 143 guests	After 9 PM- noise constant from music/dance floor activities	South PL 49.5 dB(A) 58-63 dB(A) shouts 38 dB(A) Low ambient w/out wedding
				10/8/2016	Wedding, 142 guests	At 9 PM only, straw bales installed	South PL across Lot 195 48.1 Leq Straw bale mitigation lyrics not understandable 1.4 dB(A) increase in noise reduction from straw bales
				10/18/2016	Pink Noise Test	Straw bales installed along south side top of hill	Dance floor 83 dB(A) Top of Hill 61dB(A) South PL across from Lot 195 42 dB(A)
				10/29/2016	Wedding, 100 guests	Straw bales noise barrier along south side top of hill extended further west	South PL from Lot 195 49.4 dB(A) Rowdy Music West PL 52.9 dB(A) Rowdy Music
				11/3/2016	Wedding, 125 guests	Straw bales installed along west side of venue	Top of Hill 61 dB(A) South PL across Lot 195 45 dB(A) West PL 46 dB(A)

Cedar Creek	11/16/2015	Private Party, 50 guests		Dance Floor	80 dB(A)
				South PL of Hidden Creek Area across Lot 195	50 dB(A) Yells; ambient 45 dB(A)
				Lot 142	Minimal audible
				Lot 145	45 dB(A) Ambient 50 dB(A) max
	11/4/2016	Rehearsal Dinner, 60 guests	6:45-7 pm	South PL	41 dB(A) Ambient
				PL from catering, south of Lot 185, inside Cedar Creek area	57 dB(A)
				Pool entrance, Off Hwy 189	37 dB(A)
				PL across from catering, south side of Lot 185	44 dB(A) ambient 52 dB(A) max from cheers and laughter @ 8:20 pm

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

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

To ensure the Pine Rose operations meets the requirements of the County Ambient noise standards and maintain the quiescence of the Mountain Region as per the County General

Plan Goal M/N.1, the following mitigation, which includes the current corporate and operating policy the applicant has instituted is mandated to reduce and maintain noise impacts to less than significant.

Operating Policy:

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

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

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

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

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

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

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

Corporate Policy:

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

- a) All event vendors must be approved by Arrowhead Pine Rose Cabins in order to provide services at an event.**

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

Land Use: Structural Mitigation

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

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

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

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

Bass waves can create resonance with large objects such as walls, which permits the wave to go around walls and corners as the wall facilitates the wave by matching its frequency.

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

Table 8: Outdoor Noise Values

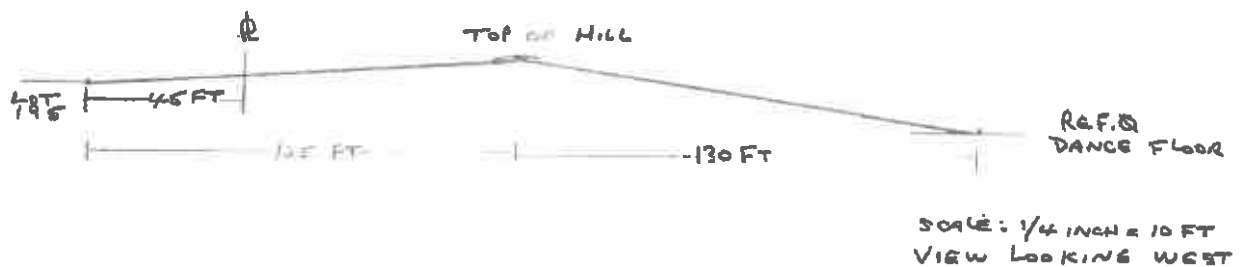
Common Outdoor Activities	Noise Levels dB(A)	Common Indoor Activities
	110	Rock Band
Jet Fly-over at 1000 feet	105	
	100	
Gas Lawnmower at 3 feet	95	
	90	
	85	Food Blender at 3 feet
Diesel Truck going 50 mph at 50 feet	80	Garbage Disposal at 3 feet
Noisy Urban Area/Daytime	75	
Quiet Urban Area/Daytime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

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

1. Zone Mix 761 – the portion of the sound system is devoted to paging and background music control. The system delegates areas by zones and allows the use of certain zones that are active. Other features include:
 - One mic input for ceremony and one output to the ceremony area only.
 - For the reception, only one mic input for the toast and three different reception zones for the output so as to adjust for varying sizes as needed.
 - For the celebration area, a single DJ input and only the output directly on the celebration area while turning down, the reception area to a very low level output.
 - The Digital Signal Processor (DSP) increases user satisfaction while decreasing overall volume output.
2. One system's unique speakers: the "103 IM".
 - The 103IM is designed to provide excellent sound quality and flexibility in a small format, direct-weather capable speaker system that is optimal for distributed systems or background music applications. The system is used in small format background music application for the reception area, which reduces overall output.
3. And the "108 CIM" – is a compact 8-inch two-way coaxial speaker system that features a medium,-format compression driver.
 - The 108 CIM system 70 by 70 degree conical coverage pattern works will in near field outdoor venues and allows to "point" the sound in only the direction where it's needed on the dance floor. This directional "pointing" mitigates sound bleed over. Due to the speaker's system exceptional good intelligibility, it permits output decibels to be lowered by a full 5 dB(A) from 85 to 87 dB(A) to 80 to 82 dB(A).

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

Figure 14
Site Representation



P.A. PENARDI
9/29/16

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

Figure 15
Sound Wall Hay Bales



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

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

Figure 16
Sound Absorbing Material

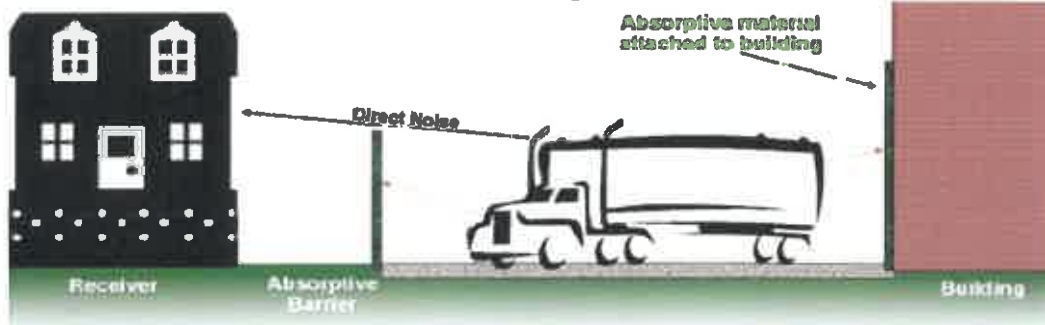
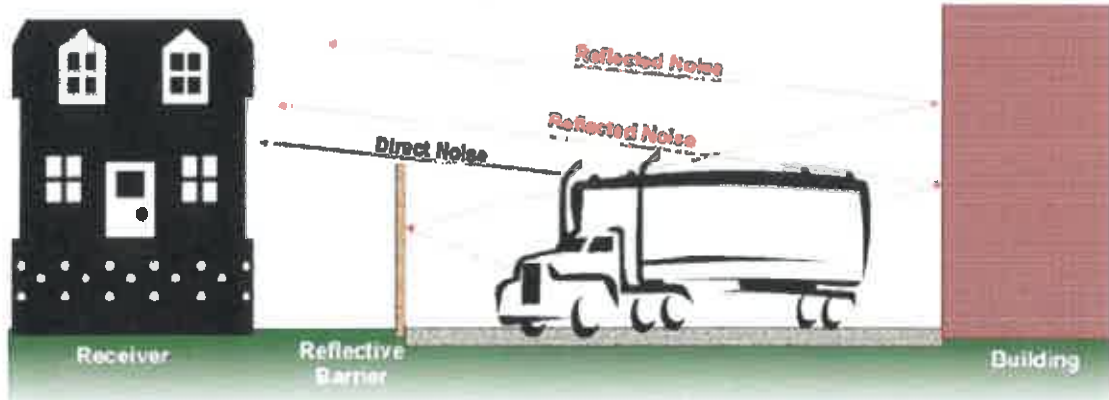


Figure 17
Refractive Walls

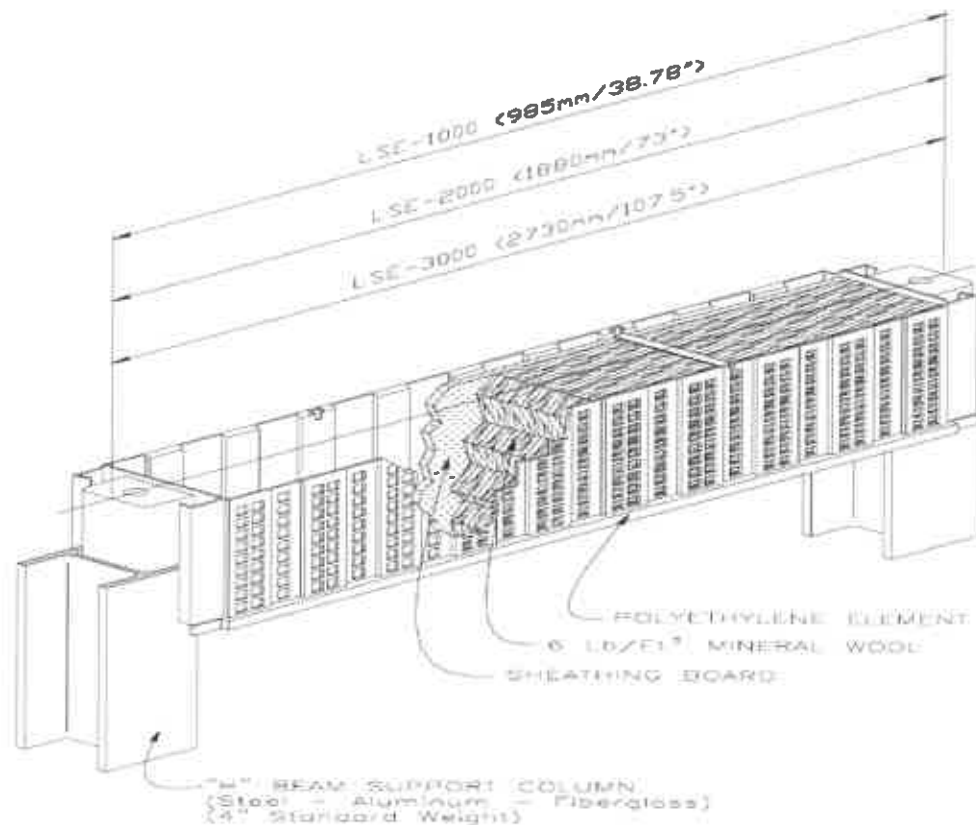


Block walls for use in the project area however is not aesthetically attractive and incongruent with the forest environment. Wood framed sound absorbent walls lack the density and given the site's location could be a fire hazard.

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

The use of acoustical absorptive sound barriers is effective to reduce reverberant and reflective sound in order to maximize overall noise mitigation. It is anticipated that the absorbent walls the applicant intends to install will range in height from 6 feet to 8 feet to minimize the noise impacts from the Hidden Creek venue and provide equivalent if not greater sound attenuation then the absorbent hay bales used as testing devises; and which were significantly thicker then the absorbent walls that are proposed. The absorbent wall which can be designed in a variety of colors to fit the environment.

Figure 18
Absorbent Designed Walls



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

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

Appendix B provides greater detail into the mechanics on how the compressor functions and operates under specific settings or circumstances. In conclusion, it is anticipated that with the application of Mitigation Measures NO.3 NO.4 and NO.11 and NO. 12, noise impacts will be less than significant with mitigation incorporated.

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

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

XIII. POPULATION AND HOUSING - Would the project:

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

SUBSTANTIATION

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

Table 9: Arrowhead Pine Rose Occupancy Scenario

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

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XIV. PUBLIC SERVICES

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

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

SUBSTANTIATION

XIV a) No Impact

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

Fire Protection

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

**Arrowhead Pine Rose Cabins
March 2017**

Police Protection

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

Schools

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

Parks

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

Other Public Facilities

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

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XV. RECREATION

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

SUBSTANTIATION

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

	Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
XVI. TRANSPORTATION/TRAFFIC - Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

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

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

Table 10: Cabin Occupancy

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

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

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

Table 11: Trip Generation

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

The conclusions of the Traffic Study determined that the existing use plus project traffic conditions are projected to operate within acceptable LOS during the peak hours. For the opening year 2018 with project traffic conditions, the study area intersections are projected to operate within acceptable LOS during the peak hours.

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

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

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

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

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

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

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

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

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

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

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

XVI b) **Less Than Significant Impact With Mitigation Incorporated.** Within San Bernardino County, the San Bernardino Associated Governments (SANBAG) was designated as the Congestion Management Agency (CMA). Through this program SANBAG can monitor regional transportation facilities and catalog their daily operating Levels of Service in an effort

to identify existing travel patterns and better plan for future transportation improvements in response to shifting travel patterns. State Route 189 is a roadway that has been designated as Congestion Management Program (CMP) facility.

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

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

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

SUBSTANTIATION

XVII a) **Less Than Significant Impact.** The proposed project is a cabin and lodging facility that generates low wastewater usage from restrooms, kitchens, and showers. No commercial wastewater will be discharged from the facility that would require special permitting or treatment facilities. The project is not subject to Individual Wastewater Discharge Requirements (WDR) by the State Water Resources Control Board (WRCB). The applicant would be required to submit a Form 200 application to the WRCB to address waste discharge issues should events change resulting in discharges of wastewater. Wastewater service is provided by the Lake Arrowhead Community Services District (LACSD). Approximately 90 percent of users in the LACSD area are on-line. The ten percent remaining balance of users are exempt. Sewage is collected by the LACSD and treated based on two drainage basin areas –Willow Creek and Grass Valley Wastewater treatment plants. Treated effluent is

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

- XVII b) **Less Than Significant Impact.** The project will not require construction of any new water service mains or sewer to serve the project since the site is on septic. Typical water service connections may be required resulting in the need for nominal trenching, pipe installation, and connections for water features and possibly landscaping. Impacts will be less than significant.
- XVII c) **Less Than Significant Impact.** The project is not anticipated to prompt the construction of new storm water drainage facilities or expansion of existing facilities as no expansion of the existing use is proposed. Moreover, the general area is not serviced by storm drain systems. Water is carried along natural culverts located along the roadway or percolates into the ground. The area receives substantial snowfall during the winter period and the melting snow water travels along paths of least resistance. Substantial open space exists to capture rainwater and runoff during high periods of snowfall or rains. As no expansion of the use is proposed, the impacts will be less than significant.
- XVII d) **Less Than Significant Impact.** The water purveyor for the site is Alpine Water Company, a private water company. Natural wells also serve the site. Alpine Water provides service for an estimated 4,000 users and maintains over 913 water connections. During high water demands, Alpine Water purchases water from the San Bernardino Valley Municipal Water District through the Crestline-Lake Arrowhead Water Authority (CLAWA). The CLAWA is a wholesale water purveyor selling water to approximately 25 smaller water purveyors in the AREA. CLAWA distributes water from the State Water project and pumps the water from Lake Silverwood. CLAWA's boundary area is approximately 50,000 acre-feet per year from the State Water Project. With peak year usage at 3.00 acre-feet, CLAWA utilized 52 percent of their total water capacity. In that CLAWA has excess capacity to serve residents in the Lake Arrowhead Community Plan Area, Impacts from the project will be less than significant.
- XVII e) **Less Than Significant Impact.** As cited in XVII a), the LACSD currently maintains excess capacity to treat waste water for residents in the Lake Arrowhead Community Plan. As previously cited, approximately 70 percent of the available sewer connections have been used within the Lake Arrowhead Community Plan with 30 percent remaining. However, since 95 percent of the project site is on septic, this will not impact existing sewer lines. Consequently, it is not expected that the use will burden the existing ability of LACSD to treat waste water. Consequently, impacts from the proposed use are expected to be less than significant.
- XVII f) **Less Than Significant Impact.** Athens Services handles solid waste for the Twin Peaks area. Solid waste are sorted at the Heaps Peak Transfer Station in Running Springs. Athens then trucks the residue to various landfills throughout the county. As the use is existing, it is

not anticipated that the project will produce excess solid waste and impacts will be less than significant.

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

Potentially Significant Impact	Less than Significant with Mitigation Incorp.	Less than Significant	No Impact
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XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- | | | | | |
|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|
| <p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| <p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <p>c) Does the project have environmental effects, which will cause Substantial adverse effects on human beings, either directly Or indirectly?</p> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

SUBSTANTIATION

- XVIII a) **Less Than Significant Impact.** The project does not have the potential to significantly degrade the overall quality of the region's environment, or substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory. There are no rare or endangered species or other species of plants or animals or habitat identified as being significantly and negatively impacted by this project. There are no identified historic or prehistoric resources identified on this site. If any archaeological or paleontological resources are identified during project construction, the project is conditioned to stop and identify appropriate authorities, who would properly record and/or remove any such finds for classification.
- XVIII b) **Less Than Significant With Mitigation Incorporated.** The project does not have impacts that are individually limited, but cumulatively considerable. The projects in the area to which this project would add cumulative impacts have either existing or planned infrastructure that is sufficient for all planned uses. These sites either are occupied or are capable of absorbing such uses without generating any cumulatively significant impacts. In addition, the analysis in this Initial Study Checklist demonstrated that the project is in compliance with all applicable regional plans including but not limited to, water quality control plan, air quality maintenance plan (with mitigation incorporated), and plans or regulations for the reduction

of greenhouse gas emissions. Compliance with these regional plans serves to reduce impacts on a regional basis so that the project would not produce impacts, when considered with the effects of other past, present, and probable future projects, would be cumulatively considerable.

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

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

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

XIX. MITIGATION MEASURES

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

XII. Operating Policy

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

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

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

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

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

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

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

Corporate Policy:

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

- a) All event vendors must be approved by Arrowhead Pine Rose Cabins in order to provide services at an event.**

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

Land Use: Structural Mitigation

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

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

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

XVI Traffic Mitigation

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

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

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

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

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

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

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

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

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

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

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

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

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

CEQA Guidelines

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

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

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

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

APPENDICES: PROJECT SPECIFIC STUDIES:

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

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

One Systems Incorporated Full Line Catalog, Sound Suppression

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