

0X50

November 9, 2013

San Bernardino County

Land Use Services

Planning Project

Dear Planning Project Coordinator,

This letter is written to response to your request for comment on proposed project # P201300470/MV AR. As a neighbor of the Parsons, I have viewed their proposed plans for remodel/ garage addition. I find the proposed plan favorable and have no stated objections. I see the addition will be contributory and an asset to the neighborhood.

Sincerely,

Jennifer Bixler

# **Stop the construction of a Liquor Store and Gas station on the corner of State Highway 38 and State Lane, Erwin Lake area**

To be delivered to: San Bernardino County Land Use Services Planning Project

385 North Arrowhead Avenue, First Floor

San Bernardino, CA 92415-0182

Oxso Shahriari (909) 387-4180 FAX (909)387-3223

## **Petition Statement**

Please stop the construction of a convenience store, liquor store and gas station in our residential neighborhood. The intersection of State Highway 38 and State Lane / Mitchell Lane is a blind intersection where we have had numerous near fatal accidents with the speed limit being 55 miles per hour. The California Highway patrol often patrol this dangerous stretch of highway often citing speeding drivers. This residential neighborhood has many young families as well as an elderly assisted living facility adjoining this proposed facility. The construction of this business would lower our property values as well as take away the natural forest environment that helps our tourism.

## **Petition Background**

Assessor Parcel Number: 0315-231-17

Project Number: P201300086/MUP

Applicant: Munem Maida

Minor use permit to establish a 6,793 Square foot convenience store with a liquor store and gas station.

PETITION TO STOP CONSTRUCTION OF CONVENIENCE STORE/GAS STATION  
HIGHWAY 38 / STATE LANE

PRINT NAME	ADDRESS	SIGNATURE
Cory Seaman	P.O. Box 3070 BB Lake	Cory Seaman
NORIS BTORKMAN	PO Box 3639, Big Bear Lake	Noris Borkman
Roger Richert	2020 Cedar Lane, B.B. City	Roger Richert
Paul	1031 Oak Drive B.B. City	Paul
Paul	1031 Oak Drive B.B. City	Paul
Marilyn A. Jones	P.O. Box 5118, Sugarloaf	Marilyn A. Jones
Harry A. Jones	P.O. Box 5118, Sugarloaf	Harry A. Jones
Mitchell White	1016 W. 19th St. C.M. CA 92627	Mitchell White
Barbara de Leon-White	1016 W. 19th St. C.M. CA 92627	Barbara de Leon-White
Carol A. Spencer	2013 Cedar Lane, Big Bear City, CA	Carol A. Spencer
GARY E. SPENCER		
Mary E. Spencer	2013 Cedar Lane, Big Bear City, CA	Mary E. Spencer
SHERRY SCOTT	2021 CEDAR PINE LANE B.B.C.	Sherry Scott
Heidi Bouchard	2016 Cedar Pine Lane B.B.C.	Heidi Bouchard
Shirley STARLING	2001 Cedar Pine Ln. B.B.C.	Shirley Starling
GLENN STARLING	2001 Cedar Pine Ln. B.B.C.	Glenn Starling
ERIC HALIEL	1049 Mitchell Lane B.B.C.	Eric Haliel
Juli Conger	PO Box 404 Big Bear Lake	Juli Conger
Charley Peterso	329 Montclair Dr	Charley Peterso
Darlene Heiser	2020 Miller Ln. Big Bear City	Darlene Heiser
Maryann Lee	2585 Oak Ln Big Bear City	Maryann Lee
Jackie Richert	2020 Cedar Lane Big Bear City CA	Jackie Richert

## Shahriari, Oxso - LUS

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**From:** Diane Versaggi <diane@versaggi.com>  
**Sent:** Thursday, September 12, 2013 6:48 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project P201300086/MUP

Hello,

I am a resident of the Erwin Lake neighborhood of Big Bear City. I would like to go on record as being in favor of the proposed gas station and convenience store near the corner of State Lane and Highway 38. I've been wishing for something like this. It would be so convenient to have a place nearby to pick up, say, some milk if I run out or to get some gas before heading down the hill without having to drive in the opposite direction first and then backtrack. My sister, who also lives in Erwin Lake, is excited about this as well.

Sincerely,

Diane Versaggi  
925 E Lane  
Big Bear City, CA 92314

6

## Shahriari, Oxso - LUS

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**From:** Andy Keller <andy-keller@hotmail.com>  
**Sent:** Wednesday, September 11, 2013 8:04 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** P201300086/MUP

To Whom it May Concern,

This is In regards to the proposed gas station convenience store to be located at the corner of State Ln. and Highway 38 in Big Bear City project number: P201300086/MUP.

I have lived at the east end of Big Bear City for over 30 years. I currently own a home on Hemlock Ln. off of Sate Lane and work for the Big Bear City Community Services District. Myself, my friends, co-workers and neighbors all agree that a gas station/convenience store on this end of town **would be ideal.** We are in full support of the proposed project and hope to see it become a reality. I strongly urge you to allow this project to proceed, it will be a great benefit to those of us on the east end of the valley.

Respectfully,

Andrew Keller  
933 Hemlock Ln.  
Big Bear City, CA 92314  
(909) 936-1892  
[andy-keller@hotmail.com](mailto:andy-keller@hotmail.com)

## Shahriari, Oxso - LUS

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**From:** Mike Stewart <m.stewart46@yahoo.com>  
**Sent:** Thursday, April 03, 2014 9:31 AM  
**To:** Shahriari, Oxso - LUS; Jason Jones; Walter Maryon Lee; l35lightner@aol.com; Janet Dupre; Debra Julius; Diane Versaggi; Andy Keller; Duane Cox; Mary Zweg; David Brambley; Kelly Hight; Christa; Dave Brambley; Rita Harvey; TEANA LEFORT; Mark Z; Zachary Zschaechner; Janis Zschaechner; bamafan83@aol.com; kazmj@inreach.com; Sandy Steers; ednjeanne@charter.net; drewf3@verizon.net; akeats@biologicaldiversity.org; Yvonne Kurzeja; zumbasly@gmail.com; friendsoffawnskin@gmail.com; Jerry Vantine; Joe Nix; Marianne Page; mdassoc@charter.net; Tricia Cameron  
**Cc:** Prusch, David - LUS; Watkins, Karen  
**Subject:** Re: Convenience Store; Assessor Parcel Number: 0315-231-17; Project Number: P201300086; CUP; Steeno Design for Maida

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Oxso,

May I please see the Conditions of Approval for this project. Many of concerns involve what they will be required to do as part of the public improvements for the development, such as onsite/offsite drainage, road widening and improvements, pavement structural section, intersection improvements including a traffic signal, and widening of SR 38, and so on, and if I know what they will be conditioned to do it could reduce my list of concerns that I will need to address to the Planning Commission.

Thank you in advance for your assistance,

Mike Stewart  
2545 State Lane

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**From:** "Shahriari, Oxso - LUS" <Shahriari.Oxso@lus.sbcounty.gov>  
**To:** Mike Stewart <m.stewart46@yahoo.com>; Jason Jones <Jasman100@verizon.net>; Walter Maryon Lee <maryonandwalter@gmail.com>; "l35lightner@aol.com" <l35lightner@aol.com>; Janet Dupre <janet627@verizon.net>; Debra Julius <dljulius@verizon.net>; Diane Versaggi <diane@versaggi.com>; Andy Keller <andy-keller@hotmail.com>; Duane Cox <DCox@guthy-renker.com>; Mary Zweg <mary.e.zweg@gmail.com>; David Brambley <momsworinplace@aol.com>; Kelly Hight <kelkel7@aol.com>; Christa <browngf@aol.com>; Dave Brambley <vtrrloco18@aol.com>; Rita Harvey <rharvey957@gmail.com>; TEANA LEFORT <psalm11612@att.net>; Mark Z <mark.zschaechner@gmail.com>; Zachary Zschaechner <zzsch001@ucr.edu>; Janis Zschaechner <janmz@sbcglobal.net>; "bamafan83@aol.com" <bamafan83@aol.com>; "kazmj@inreach.com" <kazmj@inreach.com>; Sandy Steers <karsten33@gmail.com>; "m.stewart46@yahoo.com" <m.stewart46@yahoo.com>; "karsten33@gmail.com" <karsten33@gmail.com>; Mike Stewart <m.stewart46@yahoo.com>; "ednjeanne@charter.net" <ednjeanne@charter.net>; "drewf3@verizon.net" <drewf3@verizon.net>; "akeats@biologicaldiversity.org" <akeats@biologicaldiversity.org>; Yvonne Kurzeja <yvonnekurzeja@gmail.com>; "zumbasly@gmail.com" <zumbasly@gmail.com>; Andy Keller <andy-keller@hotmail.com>; "bamafan83@aol.com" <bamafan83@aol.com>; "browngf@aol.com" <browngf@aol.com>; Dave Brambley <vtrrloco18@aol.com>; David Brambley <momsworinplace@aol.com>; Debra Julius <dljulius@verizon.net>; Diane Versaggi <diane@versaggi.com>; "DCox@guthy-renker.com" <DCox@guthy-renker.com>; "friendsoffawnskin@gmail.com" <friendsoffawnskin@gmail.com>; Janet Dupre <janet627@verizon.net>; Janis Zschaechner <janmz@sbcglobal.net>; Jerry Vantine <vantinespines@rocketmail.com>; Joe Nix <nixit@charter.net>; "kazmj@inreach.com"

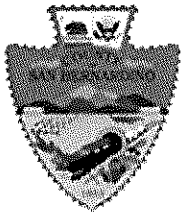
<kazmj@inreach.com>; Kelly Hight <kelkel7@aol.com>; "l35lightner@aol.com" <l35lightner@aol.com>; Marianne Page <mntpage@charter.net>; Mark Z <mark.zschaechner@gmail.com>; Mary Zweg <mary.e.zweg@gmail.com>; Mike Stewart <m.stewart46@yahoo.com>; "mdassoc@charter.net" <mdassoc@charter.net>; Rita Harvey <rharvey957@gmail.com>; Sandy Steers <karsten33@gmail.com>; Adam Keats <akeats@biologicaldiversity.org>; "drewf3@verizon.net" <drewf3@verizon.net>; Ed Wallace <ednjeanne@charter.net>; Jerry Vantine <vantinespines@rocketmail.com>; Tricia Cameron <rtcameron@att.net>; Janet Dupre <janet627@verizon.net>; Mike Stewart <m.stewart46@yahoo.com>; "dljulius@verizon.net" <dljulius@verizon.net>; "zumbasly@gmail.com" <zumbasly@gmail.com>; TEANA LEFORT <psalm11612@att.net>; Tricia Cameron <rtcameron@att.net>  
**Cc:** "Prusch, David - LUS" <David.Prusch@lus.sbcounty.gov>; "Watkins, Karen" <Karen.Watkins@lus.sbcounty.gov>  
**Sent:** Wednesday, April 2, 2014 4:46 PM  
**Subject:** Convenience Store; Assessor Parcel Number: 0315-231-17; Project Number: P201300086; CUP; Steeno Design for Maida

Good afternoon:

You are in receipt of this email and the attached Notice of Hearing because you've expressed interest in the above-referenced project. A Planning Commission Public Hearing is scheduled for April 17, 2014, beginning 9 AM or thereafter, at the San Bernardino County Government Center, located at 385 North Arrowhead Avenue, San Bernardino, CA 92415. The hearing will be held in the Main Hearing Chambers on the First Floor. Please share this email and Notice of Hearing with other interested parties or those who signed a petition in person or electronically.

I encourage you to contact me with any questions or concerns. Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



**Oxso Shahriari**

Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

T: (909) 387-4180

E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov)

F: (909) 387-3223

W: [www.sbcounty.gov](http://www.sbcounty.gov)

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

The County of San Bernardino Development Code may be accessed at:  
<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DC.pdf>

## Shahriari, Oxso - LUS

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**From:** Friends of Fawnskin <friendsoffawnskin@gmail.com>  
**Sent:** Friday, March 14, 2014 12:27 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Re: 0315-231-17; P201300086; CUP; Steeno for Maida

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Oxso,

Could i please get a copy of the Water Quality Management plan that was created for this proposed project?  
Was there any other analysis done on hydrology? If so, could you send me that analysis as well.

Thank you!

Sandy

On Wed, Mar 12, 2014 at 1:44 PM, Shahriari, Oxso - LUS <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)> wrote:

You're welcome.

I encourage you to contact me with any questions or concerns. Thank you.

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**From:** Friends of Fawnskin [mailto:[friendsoffawnskin@gmail.com](mailto:friendsoffawnskin@gmail.com)]

**Sent:** Wednesday, March 12, 2014 1:02 PM

**To:** Shahriari, Oxso - LUS

**Subject:** Fwd: 0315-231-17; P201300086; CUP; Steeno for Maida

Hello Oxso,

Thank you for sending the reports.

Sandy

----- Forwarded message -----

**From:** **Shahriari, Oxso - LUS** <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)>

**Date:** Tue, Mar 11, 2014 at 10:09 AM

**Subject:** RE: 0315-231-17; P201300086; CUP; Steeno for Maida

**To:** Friends of Fawnskin <[friendsoffawnskin@gmail.com](mailto:friendsoffawnskin@gmail.com)>

Please find the attached Initial Study. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.

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**From:** Shahriari, Oxso - LUS

**Sent:** Tuesday, March 11, 2014 10:08 AM

**To:** 'Friends of Fawnskin'

**Subject:** RE: 0315-231-17; P201300086; CUP; Steeno for Maida

Please find the Attached General Bio, and the addendum; in my next email to follow in seconds, I will send you the IS. Thanks.

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**From:** Shahriari, Oxso - LUS

**Sent:** Tuesday, March 11, 2014 9:58 AM

**To:** 'Friends of Fawnskin'

**Subject:** RE: 0315-231-17; P201300086; CUP; Steeno for Maida

Please find the Traffic Study Part 1 & 2. In my next email, I will send you the Initial Study and the Bio Report—just trying to be safe and not overwhelm your Inbox. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



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**From:** Friends of Fawnskin [<mailto:friendsoffawnskin@gmail.com>]

**Sent:** Tuesday, March 11, 2014 9:49 AM

**To:** Shahriari, Oxso - LUS

**Subject:** Re: 0315-231-17; P201300086; CUP; Steeno for Maida

Dear Oxso,

Could you please send me a copy of the General Biological Assessment for this parcel, as well as the traffic study? I could not find them with the Initial Study on the county website.

Also, the link you have to the County Development code does not work. It says the file cannot be found.

Thank you!

Sandy

On Wed, Mar 5, 2014 at 4:12 PM, Shahriari, Oxso - LUS <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)> wrote:

Ms. Steers and Friends of Fawnskin;

Per your request, please see the below link for the Initial Study. Per our conversation just now, a hearing date has not been set yet; and once it is set I will send you an official Notice of Hearing.

<http://cms.sbcounty.gov/lus/Planning/Environmental/Mountain.aspx>.

If for any reason you cannot reach/find/log onto the link, please let me know and I can send you a PDF. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.

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**From:** Friends of Fawnskin [<mailto:friendsoffawnskin@gmail.com>]

**Sent:** Monday, December 09, 2013 9:50 PM

**To:** Shahriari, Oxso - LUS

**Cc:** Ed Wallace; Drew Feldmann; Adam Keats

**Subject:** Comments Re: minor use permit

Dear Mr. Shahriari,

Please find attached the comments on the Planning Project Notice for the proposed Minor Use Permit to establish a 6793 square foot convenience store with grocery and type 21 off site liquor sales and gas station on .89 acres.

Please feel free to contact me if you have any questions. [909-878-3091](tel:909-878-3091)

I look forward to receiving the Initial Study when it is completed.

Thank you for your consideration.

Sandy Steers

Executive Director

## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Wednesday, March 12, 2014 1:45 PM  
**To:** 'Friends of Fawnskin'  
**Subject:** RE: 0315-231-17; P201300086; CUP; Steeno for Maida

You're welcome.

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**Sent:** Wednesday, March 12, 2014 1:02 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Fwd: 0315-231-17; P201300086; CUP; Steeno for Maida

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To: Friends of Fawnskin <[friendsoffawnskin@gmail.com](mailto:friendsoffawnskin@gmail.com)>

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**Sent:** Tuesday, March 11, 2014 10:08 AM

**To:** 'Friends of Fawnskin'

**Subject:** RE: 0315-231-17; P201300086; CUP; Steeno for Maida

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**From:** Shahriari, Oxso - LUS

**Sent:** Tuesday, March 11, 2014 9:58 AM

**To:** 'Friends of Fawnskin'

**Subject:** RE: 0315-231-17; P201300086; CUP; Steeno for Maida

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**Sent:** Tuesday, March 11, 2014 9:49 AM

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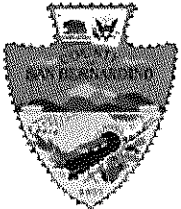
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**Oxso Shahriari**

Planner, Land Use Services Department

County of San Bernardino

385 North Arrowhead Avenue, First Floor

San Bernardino, CA 92415-0187

T: [\(909\) 387-4180](tel:(909)387-4180)

F: [\(909\) 387-3223](tel:(909)387-3223)

E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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**Sent:** Monday, December 09, 2013 9:50 PM

**To:** Shahriari, Oxso - LUS

**Cc:** Ed Wallace; Drew Feldmann; Adam Keats

**Subject:** Comments Re: minor use permit

Dear Mr. Shahriari,

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Please feel free to contact me if you have any questions. 909-878-3091

I look forward to receiving the Initial Study when it is completed.

Thank you for your consideration.

Sandy Steers

Executive Director

## Shahriari, Oxso - LUS

---

**From:** Friends of Fawnskin <friendsoffawnskin@gmail.com>  
**Sent:** Wednesday, March 12, 2014 1:02 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Fwd: 0315-231-17; P201300086; CUP; Steeno for Maida  
**Attachments:** IS OS DP Signed.pdf

Hello Oxso,  
Thank you for sending the reports.  
Sandy

----- Forwarded message -----

From: **Shahriari, Oxso - LUS** <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)>  
Date: Tue, Mar 11, 2014 at 10:09 AM  
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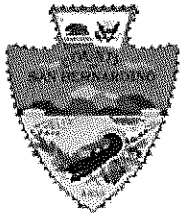
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**Sent:** Tuesday, March 11, 2014 10:12 AM  
**To:** Prusch, David - LUS; Watkins, Karen  
**Subject:** FW: 0315-231-17; P201300086; CUP; Steeno for Maida

I just sent three emails to Friends of Fawnskin and provided the requested documents, including the amended letter to the General Bio. Any questions, please let me know. Thanks.

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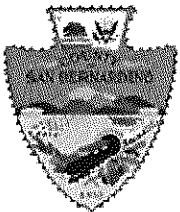
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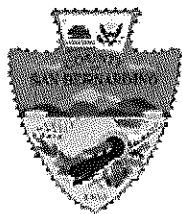
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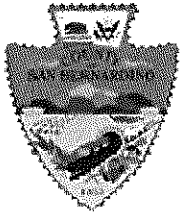
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Please find the Traffic Study Part 1 & 2. In my next email, I will send you the Initial Study and the Bio Report—just trying to be safe and not overwhelm your Inbox. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



**Oxso Shahriari**

Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

T: (909) 387-4180

F: (909) 387-3223

E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov)

W: [www.sbcounty.gov](http://www.sbcounty.gov)

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

The County of San Bernardino Development Code may be accessed at:  
<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DC.pdf>

**From:** Friends of Fawnskin [<mailto:friendsoffawnskin@gmail.com>]  
**Sent:** Tuesday, March 11, 2014 9:49 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Re: 0315-231-17; P201300086; CUP; Steeno for Maida

Dear Oxso,

Could you please send me a copy of the General Biological Assessment for this parcel, as well as the traffic study? I could not find them with the Initial Study on the county website.

Also, the link you have to the County Development code does not work. It says the file cannot be found.

Thank you!

Sandy

On Wed, Mar 5, 2014 at 4:12 PM, Shahriari, Oxso - LUS <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)> wrote:

Ms. Steers and Friends of Fawnskin;

Per your request, please see the below link for the Initial Study. Per our conversation just now, a hearing date has not been set yet; and once it is set I will send you an official Notice of Hearing.

<http://cms.sbcounty.gov/lus/Planning/Environmental/Mountain.aspx>.

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**From:** Friends of Fawnskin [mailto:[friendsoffawnskin@gmail.com](mailto:friendsoffawnskin@gmail.com)]

**Sent:** Monday, December 09, 2013 9:50 PM

**To:** Shahriari, Oxso - LUS

**Cc:** Ed Wallace; Drew Feldmann; Adam Keats

**Subject:** Comments Re: minor use permit

Dear Mr. Shahriari,

Please find attached the comments on the Planning Project Notice for the proposed Minor Use Permit to establish a 6793 square foot convenience store with grocery and type 21 off site liquor sales and gas station on .89 acres.

Please feel free to contact me if you have any questions. [909-878-3091](tel:909-878-3091)

I look forward to receiving the Initial Study when it is completed.

Thank you for your consideration.

Sandy Steers

Executive Director

## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Tuesday, March 11, 2014 9:58 AM  
**To:** 'Friends of Fawnskin'  
**Subject:** RE: 0315-231-17; P201300086; CUP; Steeno for Maida  
**Attachments:** Traffic Study Part 1.pdf; Traffic Study Part 2 (double sided origianls).pdf

Please find the Traffic Study Part 1 & 2. In my next email, I will send you the Initial Study and the Bio Report—just trying to be safe and not overwhelm your Inbox. Thank you.

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Thank you for your consideration.

Sandy Steers

Executive Director

## Shahriari, Oxso - LUS

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Thank you for your consideration.

Sandy Steers

Executive Director

## Shahriari, Oxso - LUS

---

**From:** Friends of Fawnskin <friendsoffawnskin@gmail.com>  
**Sent:** Wednesday, March 05, 2014 6:42 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Re: 0315-231-17; P201300086; CUP; Steeno for Maida

Thank you, Oxso.

On Wed, Mar 5, 2014 at 4:12 PM, Shahriari, Oxso - LUS <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)> wrote:

Ms. Steers and Friends of Fawnskin;

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**From:** Friends of Fawnskin [mailto:[friendsoffawnskin@gmail.com](mailto:friendsoffawnskin@gmail.com)]  
**Sent:** Monday, December 09, 2013 9:50 PM  
**To:** Shahriari, Oxso - LUS  
**Cc:** Ed Wallace; Drew Feldmann; Adam Keats  
**Subject:** Comments Re: minor use permit

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Thank you for your consideration.

Sandy Steers

Executive Director

## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Wednesday, March 05, 2014 4:13 PM  
**To:** 'Friends of Fawnskin'  
**Cc:** Ed Wallace; Drew Feldmann; Adam Keats; karsten33@gmail.com  
**Subject:** 0315-231-17; P201300086; CUP; Steeno for Maida

**Importance:** High

Ms. Steers and Friends of Fawnskin;

Per your request, please see the below link for the Initial Study. Per our conversation just now, a hearing date has not been set yet; and once it is set I will send you an official Notice of Hearing.

<http://cms.sbcounty.gov/lus/Planning/Environmental/Mountain.aspx>.

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### Oxso Shahriari

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County of San Bernardino  
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San Bernardino, CA 92415-0187  
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**From:** Friends of Fawnskin [<mailto:friendsoffawnskin@gmail.com>]  
**Sent:** Monday, December 09, 2013 9:50 PM  
**To:** Shahriari, Oxso - LUS  
**Cc:** Ed Wallace; Drew Feldmann; Adam Keats  
**Subject:** Comments Re: minor use permit

Dear Mr. Shahriari,

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Please feel free to contact me if you have any questions. 909-878-3091

I look forward to receiving the Initial Study when it is completed.

Thank you for your consideration.

Sandy Steers

Executive Director

## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Wednesday, March 05, 2014 2:27 PM  
**To:** 'karsten33@gmail.com'  
**Subject:** 0315-231-17; P201300086; CUP; Steeno for Maida

**Importance:** High

Ms. Steers,

I just returned your call and left a message for you. Please feel free to call me at (909) 387-4180 or email me with any questions. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



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---

**From:** Gamboa, Viridiana  
**Sent:** Wednesday, March 05, 2014 1:53 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Phone Message

Sandy Steers

909-878-3091

Please contact regarding Erwin Lake Market

Thank you.



**Viridiana Gamboa**

Office Assistant III, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor

San Bernardino, CA 92415-0187

T: (909) 387-4161

F: (909) 387-3223

E: [Viridiana.Gamboa@lus.sbcounty.gov](mailto:Viridiana.Gamboa@lus.sbcounty.gov)

W: [www.sbcounty.gov](http://www.sbcounty.gov)

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## Shahriari, Oxso - LUS

---

**From:** Jerry Vantine <vantinespines@rocketmail.com>  
**Sent:** Tuesday, March 04, 2014 12:58 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Eagle Ridge Market and Gas Station APN 0315-231-17 & 0315-085-28  
**Attachments:** OPPOSITION RESPONSE TO EAGLE RIDGE GAS STATION.doc; 001.jpg; 001.jpg; FEDERAL GRANT SHAY MEADOWS.jpg; R8-2010-0036 FACT SHEET.pdf

Dear Mr. Shahriari, Please see the attached documents in opposition to this project. We have provided a cover letter, rebuttal to the initial impact report, and many articles, county and state and federal regulations, grant information, endangered species information, and traffic incident information for your review.

Please acknowledge your receipt of this email (Hard copy to follow) and intended action.

c.c. [SupervisorRamos@sbccounty.gov](mailto:SupervisorRamos@sbccounty.gov)

c.c. [Chris.Carrillo@bos.sbccounty.gov](mailto:Chris.Carrillo@bos.sbccounty.gov)

c.c. [pmailto:philip.paule@bos.sbccounty.gov](mailto:pmailto:philip.paule@bos.sbccounty.gov)

c.c. [pokey&liz@gmail.com](mailto:pokey&liz@gmail.com)

c.c. to Rebecca Forbes, Cal <mailto:Transrebecca.forbes@dot.ca.gov>

c.c. to California Regional Water Quality Control Board, Santa Ana Region  
[waterboards.ca.gov/Santana/water\\_issues/programs/planning/regional\\_planning.shtml](http://waterboards.ca.gov/Santana/water_issues/programs/planning/regional_planning.shtml)  
[waterboards.ca.gov/sanatana/water\\_issues/programs/tmdl/big\\_bear.shtml](http://waterboards.ca.gov/sanatana/water_issues/programs/tmdl/big_bear.shtml)

Warm Regards,

Jerry Vantine

## Shahriari, Oxso - LUS

---

**From:** Jerry Vantine <vantinespines@rocketmail.com>  
**Sent:** Thursday, February 27, 2014 7:37 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Fw: Eagle Ridge Market and Gas Station, Erwin Lake , CA  
**Attachments:** 001.jpg

Please see the email below and attachment.

Warm Regards,

Jerry Vantine

On Thursday, February 27, 2014 3:16 PM, Jerry Vantine <vantinespines@rocketmail.com> wrote:

Dear Dan, Please see the attached letter from the CHP regarding the traffic incidents at the corner of state Highway 38 and county road State Lane, Erwin Lake, Ca. From 1/1/08 to 2/24/14 there have been 10 accidents, 5 non-injury 1 fatal, and 5 injury.

The Traffic Report prepared by Hall & Foreman, Inc. of 6/13/13 states in the traffic signal warrant analysis that the level of safety of the intersection was also considered by reviewing the accident history for the intersection. The Transportation Injury Mapping System was referenced and it showed that a "single" accident occurred with the five year date period. A review of the need for turn lanes or a signal, especially the northbound right turn onto State Lane, which is not a 90 degree turn but is a 110 degree to 120 degree turn should be reconsidered by Cal Trans.

It should be noted that this would be the only gas station in San Bernardino County in a 50 MPH zone with NO SIGNAL, NO REDUCED SPEED TURN LANE, AND/OR NO FRONTAGE ROAD.

Warm Regards,

Jerry Vantine



## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Wednesday, February 26, 2014 4:47 PM  
**To:** 'Jason Jones'  
**Subject:** RE: Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

Not as of yet, except that additional reviews are being completed. We are getting close to setting a hearing date, but as promised before, once a date is set, I will inform you and provide a Notice of Hearing. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



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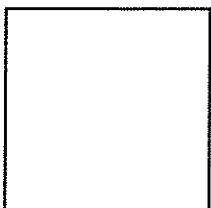
**From:** Jason Jones [mailto:[jasman100@verizon.net](mailto:jasman100@verizon.net)]  
**Sent:** Tuesday, February 25, 2014 5:17 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

Sir,

Do you have any updates for the project? Dates, timeframes, meetings..etc?

Thank you,

Jason Jones



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

## Shahriari, Oxso - LUS

---

**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Tuesday, February 25, 2014 5:17 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

Sir,

Do you have any updates for the project? Dates, timeframes, meetings..etc?

Thank you,

Jason Jones



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## Shahriari, Oxso - LUS

---

**From:** Sophie Steeno <gosoph@verizon.net>  
**Sent:** Tuesday, February 25, 2014 1:36 PM  
**To:** 'Lamar, Paula'; 'Christopher Starbird'  
**Cc:** TSTEENO@VERIZON.NET; blamar2209@gmail.com; mjrabuano@gmail.com; mvague1@cox.net; mountainlady964@aol.com; sdsbrian@verizon.net; 'Leslie Desormiers'; Torres, Julianne - BOS; Shahriari, Oxso - LUS  
**Subject:** RE: Erwin Lake Project

We are waiting for a date from San Bernardino County for an upcoming Planning Commission agenda date. We will certainly give you notice of that date when we receive it from the County. Thank you for your continued support.

Thank you, Sophie Steeno

Steen Design Studio Inc.  
11774 Hesperia Road, Suite B1  
Hesperia, CA 92345  
www.SteenDesignStudio.com  
ph: 760.244.5001

---

**From:** Lamar, Paula [mailto:PLamar@cclc.com]  
**Sent:** Friday, February 21, 2014 9:10 PM  
**To:** Christopher Starbird  
**Cc:** Sophie Steeno; TSTEENO@VERIZON.NET; blamar2209@gmail.com; mjrabuano@gmail.com; mvague1@cox.net; mountainlady964@aol.com; sdsbrian@verizon.net; Leslie Desormiers; Julianne.Torres@bos.sbcounty.gov  
**Subject:** Re: Erwin Lake Project

Ditto I am a homeowner and we really need this gas station and market. Any updates would be great.

Sent from my iPhone

On Feb 21, 2014, at 8:22 PM, "Christopher Starbird" <[chris.starbird@starbirdsecuritysolutions.net](mailto:chris.starbird@starbirdsecuritysolutions.net)> wrote:

Hello, I am a supporter of this project and I live @ 2135 5<sup>th</sup> LN- 92314 (Erwin Lake) Full time resident. Any updates on this project? Our community needs the Erwin Lake Gas Station & Market Project.

Thank you,  
Chris

**Christopher Starbird** | Owner  
Starbird Security Solutions | PO BOX 1718 Big Bear City, CA 92314-1718  
Office: 800.723.4918 | Cell: 562.713.1974 | 24 Hour Central Station: 877.468.7089  
**Web Site:** [www.starbirdsecuritysolutions.com](http://www.starbirdsecuritysolutions.com) | **Email:** [info@starbirdsecuritysolutions.com](mailto:info@starbirdsecuritysolutions.com)  
**CA Lic# ACO6848 Alarm Company Operator** | **CA Lic# LCO5699 Lock Company Operator**

<image001.jpg>

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**From:** Sophie Steeno [<mailto:gosoph@verizon.net>]  
**Sent:** Tuesday, January 21, 2014 1:55 PM  
**To:** [TSTEENO@VERIZON.NET](mailto:TSTEENO@VERIZON.NET); [blamar2209@gmail.com](mailto:blamar2209@gmail.com); [Plamar@cclc.com](mailto:Plamar@cclc.com); [mjrabuano@gmail.com](mailto:mjrabuano@gmail.com); [mvague1@cox.net](mailto:mvague1@cox.net); [mountainlady964@aol.com](mailto:mountainlady964@aol.com); [chris.starbird@starbirdsecuritysolutions.net](mailto:chris.starbird@starbirdsecuritysolutions.net)  
**Cc:** [sdsbrian@verizon.net](mailto:sdsbrian@verizon.net); Leslie Desormiers  
**Subject:** Erwin Lake Project

As you are a supporter of the Erwin Lake Gas Station & Market project, we are asking for you to show your support of the project by writing a letter in support to the County Supervisor's office – James Ramos. The Planning Commission for this project is February 6, 2014 and Mr. Ramos would like to know who the supporters are. Please use the project reference #P201300086/MUP.

Supervisor James Ramos  
San Bernardino County Government Center  
385 N Arrowhead Ave, Fifth Floor  
San Bernardino, CA 92415-0110  
909-387-4855  
Fax: 909-387-3018

Or send email to Mr. Ramos' executive secretary at  
[Julianne.Torres@bos.sbcounty.gov](mailto:Julianne.Torres@bos.sbcounty.gov)

Recently the supervisor's office has received letters of opposition and they need to know there are supporters like you in the community.

Thank you so much for showing your support, Sophie Steeno

Steen Design Studio Inc.  
11774 Hesperia Road, Suite B1  
Hesperia, CA 92345  
[www.SteenDesignStudio.com](http://www.SteenDesignStudio.com)  
ph: 760.244.5001



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## Shahriari, Oxso - LUS

---

**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Friday, February 07, 2014 4:11 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Erwin Ranch Market  
**Attachments:** IMG\_4236.jpg; IMG\_4238.jpg; IMG\_4239.jpg

Dear Sir,

Please include this for the record.

As you know, a major concern to the residents in the area is the safety of State Lane. This morning, someone "salted" the roadway. I have emailed the county maintenance director but have not had a reply. This is the first time EVER this has occurred in the many years I have owned a home there. I find it highly suspect that all of a sudden it has been salted/de-iced. As this is a major concern, now my concern have grown even deeper. Someone, although I cannot prove who, took it upon themselves to salt/de-ice an area that is of great controversy to the residents of the area. I know there are environmental concerns to the practice of salting roadways and the issues it can cause by run off and the affects it has on vehicles. Please see attached photos. You can see the white residue. That is road de-icer/salt. I also contacted the public works dispatch via email to investigate this issue.

Thank you,

Jason Jones  
2062 2nd Lane  
Big, Bear City, CA 92314

17773 Gazania Drive  
Chino Hills, CA 91709

(909) 393-8973



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## Shahriari, Oxso - LUS

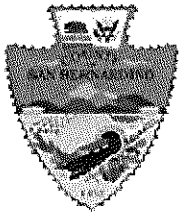
---

**From:** Shahriari, Oxso - LUS  
**Sent:** Monday, February 03, 2014 8:59 AM  
**To:** 'Jason Jones'  
**Subject:** RE: Erwin lake market / 0315-231-17; P201300086; CUP; Steeno for Maida

The applicant is billed for staff time for work related to notification of any project proposal. A list of surrounding property owners is generated based on what parcels fall within a certain radius (300 feet in this case), measured from a project site's boundaries. Three hundred feet is the radius required for notification for project sites 20 acres or less, even though we welcome and consider all comments from interested parties.

I encourage you to contact me with any questions or concerns. Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



### Oxso Shahriari

Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
T: (909) 387-4180 F: (909) 387-3223  
E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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

The County of San Bernardino Development Code may be accessed at:  
<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DC.pdf>

---

**From:** Jason Jones [<mailto:jasman100@verizon.net>]  
**Sent:** Saturday, February 01, 2014 5:55 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Erwin lake market

Sir,

Does the county provide our addresses to Mr. Maida free of charge for notification purposes I.E. - alcohol licensing?

Thank you,

Jason Jones

Sent from my Galaxy S®III

## Shahriari, Oxso - LUS

---

**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Saturday, February 01, 2014 5:55 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Erwin lake market

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Sir,

Does the county provide our addresses to Mr. Maida free of charge for notification purposes I.E. - alcohol licensing?

Thank you,

Jason Jones

Sent from my Galaxy S®III

## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Friday, January 31, 2014 1:31 PM  
**To:** 'Jason Jones'  
**Subject:** RE: Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

You're welcome sir.

I encourage you to contact me with any questions or concerns. Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



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---

**From:** Jason Jones [mailto:[jasman100@verizon.net](mailto:jasman100@verizon.net)]  
**Sent:** Friday, January 31, 2014 1:30 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Re: Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

Thank you sir.

**From:** Shahriari, Oxso - LUS  
**Sent:** Friday, January 31, 2014 1:27 PM  
**To:** Jason Jones  
**Subject:** RE: Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

Mr. Jones;

I apologize for the delay; somehow I must have overlooked your email; please find the Traffic Study (Part 1 & 2; the study and appendices respectively).

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County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187



T: (909) 387-4180

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---

**From:** Jason Jones [<mailto:jasman100@verizon.net>]

**Sent:** Friday, January 31, 2014 10:29 AM

**To:** Shahriari, Oxso - LUS

**Subject:** Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

Good morning Sir,

On Jan 9th I requested a copy of the traffic study. It has been well over 20 days since my request. Can you please tell how to obtain a copy?

Thank you,

Jason Jones



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## Shahriari, Oxso - LUS

---

**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Friday, January 31, 2014 1:30 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Re: Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

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**From:** Jason Jones [mailto:[jasman100@verizon.net](mailto:jasman100@verizon.net)]  
**Sent:** Friday, January 31, 2014 10:29 AM  
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**Subject:** Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

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Jason Jones



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## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Friday, January 31, 2014 1:27 PM  
**To:** 'Jason Jones'  
**Subject:** RE: Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)  
**Attachments:** Traffic Study Part 1.pdf; Traffic Study Part 2 (double sided origianls).pdf

Mr. Jones;

I apologize for the delay; somehow I must have overlooked your email; please find the Traffic Study (Part 1 & 2; the study and appendices respectively).

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**From:** Jason Jones [mailto:[jasman100@verizon.net](mailto:jasman100@verizon.net)]  
**Sent:** Friday, January 31, 2014 10:29 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

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Jason Jones



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## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Friday, January 31, 2014 1:19 PM  
**To:** 'Tricia Cameron'  
**Cc:** Supervisor Ramos; Prusch, David - LUS  
**Subject:** 0315-231-17; P201300086; CUP; Steeno for Maida; RE: Erwin Lake Market

Thank you for your comments. The referenced project remains under review. You have now been added to the list of people interested in getting a Notice of Hearing once a final Planning Commission hearing date is set.

I encourage you to contact me with any questions or concerns. Thank you.

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---

**From:** Tricia Cameron [mailto:[rtcameron@att.net](mailto:rtcameron@att.net)]  
**Sent:** Friday, January 31, 2014 11:24 AM  
**To:** Supervisor Ramos; Shahriari, Oxso - LUS  
**Subject:** Erwin Lake Market

Dear Supervisor Ramos and Land Use Representative Oxso:

I am writing to voice my family's strong opposition to the proposed market and gas station in the Erwin Lake area of Big Bear Valley. When we purchased a vacation home (soon to be our permanent home) in the Big Bear area in 2009 we specifically chose Erwin Lake because it has managed to escape the development in other areas of the valley over the last few decades.

It is quiet, peaceful and naturally beautiful in our little neighborhood. We have little crime. We have lots of wildlife. We know who belongs in the area and who doesn't. We have a market and gas just a short drive away in Big Bear City, and even bigger ones in Big Bear Lake. We don't want the traffic, pollution, crime, loitering, drug deals, etc. associated with gas station/market facilities.

Please, stop this project from going forward. Thank you for your attention.

Tricia and Rory Cameron  
2150 Fern Lane  
Big Bear City, CA 92314  
(909) 584-1754

## Shahriari, Oxso - LUS

---

**From:** Tricia Cameron <rtcameron@att.net>  
**Sent:** Friday, January 31, 2014 11:24 AM  
**To:** Supervisor Ramos; Shahriari, Oxso - LUS  
**Subject:** Erwin Lake Market

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Supervisor Ramos and Land Use Representative Oxso:

I am writing to voice my family's strong opposition to the proposed market and gas station in the Erwin Lake area of Big Bear Valley. When we purchased a vacation home (soon to be our permanent home) in the Big Bear area in 2009 we specifically chose Erwin Lake because it has managed to escape the development in other areas of the valley over the last few decades.

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Please, stop this project from going forward. Thank you for your attention.

Tricia and Rory Cameron  
2150 Fern Lane  
Big Bear City, CA 92314  
(909) 584-1754

## Shahriari, Oxso - LUS

---

**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Friday, January 31, 2014 10:29 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good morning Sir,

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Thank you,

Jason Jones



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## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Wednesday, January 29, 2014 1:41 PM  
**To:** 'Janet Dupre'  
**Subject:** RE: P201300086 Gas Station/Convenience Store

Thank you for your comments. You have now been added to the list of people interested in getting a Notice of Hearing once a final hearing date is set.

I encourage you to contact me with any questions or concerns. Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



### Oxso Shahriari

Planner, Land Use Services Department  
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385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

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---

**From:** Janet Dupre [<mailto:janet627@verizon.net>]  
**Sent:** Wednesday, January 29, 2014 1:37 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** P201300086 Gas Station/Convenience Store

I am totally opposed to this project. It is right near a residential neighborhood, with no other commercial projects within miles. This project does not belong here. State Lane (Mitchell Lane) is narrow, and the additional traffic coming in and out of the station will be problematic. Gasoline trucks will further erode the crumbling blacktop. The visibility turning out of State Lane is limited due to the curvature of Hwy 38; increased traffic will only make it more dangerous. Excess light, noise, and traffic are three good reasons to deny putting this station in a residential neighborhood.

Janet Dupre



## Shahriari, Oxso - LUS

---

**From:** Janet Dupre <janet627@verizon.net>  
**Sent:** Wednesday, January 29, 2014 1:37 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** P201300086 Gas Station/Convenience Store

I am totally opposed to this project. It is right near a residential neighborhood, with no other commercial projects within miles. This project does not belong here. State Lane (Mitchell Lane) is narrow, and the additional traffic coming in and out of the station will be problematic. Gasoline trucks will further erode the crumbling blacktop. The visibility turning out of State Lane is limited due to the curvature of Hwy 38; increased traffic will only make it more dangerous. Excess light, noise, and traffic are three good reasons to deny putting this station in a residential neighborhood.

Janet Dupre

## Shahriari, Oxso - LUS

---

**From:** l35lightner@aol.com  
**Sent:** Tuesday, January 28, 2014 1:14 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Re: Gas Station/Convenience Store located at the east/southeast corner of State HWY 38 & State Lane; APNs 0315-231-17 & 0315-085-28; P201300086; Applicant: Munem Maida

Good Morning, Mr. Shahriari,

My husband and I would like to take one more opportunity to **speak against the construction of a gas station and convenience store at the intersection of Hwy 38 and State Lane** at the entrance to the community of Erwin Lake, Ca.

In reading the report your office has compiled regarding this project it appears that NOTHING that has been considered in reference to "existing laws" or "current codes" is, by their measure, "SIGNIFICANT" about this project. I take specific exception to that conclusion regarding the elements for "noise," "population and housing," "public services," and "traffic."

The "**noise**" that the utilization (as opposed to the initial construction) of this gas station will generate (proposed to be open from 5 AM to 11 PM) can hardly be considered "less than significant" for the neighboring properties when juxtaposed against the existing open forest land of the proposed site or even its previous proposed development as a storage yard.. Although that noise of operation and usage in itself will not affect properties further into the community of Erwin Lake it will definitely affect the single family homes and the elder care facility adjacent to the site. To dismiss the quality of life of those property owners as "less than significant" is insulting, at the very least.

As to "**population and housing**," the placement of a gas station/market literally on top of the two homes to the south of the project (as well as the several to the east) will ruin their properties for day to day living and **displace them 100%**. How can such displacement be considered "less than significant" for those particular properties and the people who have made their homes there? Once the station has been constructed not only will the ambience of living be destroyed but so will their chances of selling their properties and relocating...those residential parcels will be worthless. Does a finding of "less than significant" provide for compensation to the home owners who will be so hugely affected, as it should?

Considering what effect, if any, the proposal will have on "**public services**" such as schools, and "**traffic**" in general, we must remark again about the significantly increased possibility of school buses and the children they carry being involved in traffic accidents during the often-icy winter months as they sit at the stop sign waiting to exit the Erwin Lake area. Safe entry into the Erwin Lake area for traffic inbound from the south when icy or packed snow conditions exist requires making that right-hand turn at **EXTREMELY LOW SPEEDS** (significantly lower than the 50 mph speed that is posted for that section of highway), which a driver unfamiliar to the area could not be expected to know. This hard right turn in such conditions has resulted in numerous accidents over the years we have lived in this area (since 1976). Adding a gas station to the mix (**read: bathrooms**), which seems likely to draw many unfamiliar drivers to make that turn to take advantage of the facilities, puts all of us, school buses AND passenger cars waiting to exit the area, at **significantly increased risk of being slid into**. Not to have conducted traffic studies during these specific winter conditions and thus to have again determined the "sharp curves" and dangerous intersections" to be "less than significant" is absurd.

We ask that all concerned with authorizing this specific proposal for development at the intersection of Hwy 38 and State Lane in Erwin Lake **take a serious second look** at the wisdom of this use of the land in question and make a decision that will benefit and protect the residents of this area as well as visitors to our Valley. We believe the correct decision would be to prohibit such an intrusive and potentially dangerous use of that parcel.

Thank you for your re-consideration of this matter.

Sheryll B. Lightner  
Rembert L. Lightner

l35lightner@aol.com

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

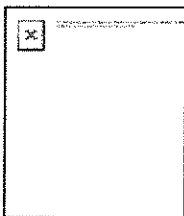
From: Shahriari, Oxso - LUS <Shahriari.Oxso@lus.sbcounty.gov>  
To: Mike Stewart <m.stewart46@yahoo.com>; Jason Jones <Jasman100@verizon.net>; Walter Maryon Lee <maryonandwalter@gmail.com>; l35lightner <l35lightner@aol.com>; Janet Dupre <janet627@verizon.net>; Debra Julius <dljulius@verizon.net>; Diane Versaggi <diane@versaggi.com>; Andy Keller <andy-keller@hotmail.com>; Duane Cox <DCox@guthy-renker.com>; Mary Zwiag <mary.e.zwiag@gmail.com>; David Brambley <momsworinplace@aol.com>; Kelly Hight <kelkel7@aol.com>; Christa <browngf@aol.com>; Dave Brambley <vtrrloco18@aol.com>; Rita Harvey <rhharvey957@gmail.com>; TEANA LEFORT <psalm11612@att.net>; Mark Z <mark.zschaechner@gmail.com>; Zachary Zschaechner <zzsch001@ucr.edu>; Janis Zschaechner <janmz@sbcglobal.net>; bamafan83 <bamafan83@aol.com>; kazmj <kazmj@inreach.com>; Sandy Steers <karsten33@gmail.com>; m.stewart46 <m.stewart46@yahoo.com>; karsten33 <karsten33@gmail.com>; Mike Stewart <m.stewart46@yahoo.com>; ednjeanne <ednjeanne@charter.net>; drewf3 <drewf3@verizon.net>; akeats <akeats@biologicaldiversity.org>; Yvonne Kurzeja <yvonnekurzeja@gmail.com>; zumbasly <zumbasly@gmail.com>  
Cc: Prusch, David - LUS <David.Prusch@lus.sbcounty.gov>; Watkins, Karen <Karen.Watkins@lus.sbcounty.gov>  
Sent: Wed, Jan 8, 2014 5:07 pm  
Subject: RE: Gas Station/Convenience Store located at the east/southeast corner of State HWY 38 & State Lane; APNs 0315-231-17 & 0315-085-28; P201300086; Applicant: Munem Maida

You are in receipt of this message because you have expressed support for or opposition to the proposed Gas Station/Convenience store in the community of Erwin Lake. Please go to the link below to view the California Environmental Quality Act (CEQA) Initial Study and Notice of Intent/Notice of Availability prepared for this project.  
<http://cms.sbcounty.gov/lus/Planning/Environmental/Mountain.aspx>.

Scanned copies of the above documents are available upon request. You may use this email to provide comments, or by mail or fax number provided below. The comment period for the Draft Initial Study closes on **January 28, 2014 at 5:00 PM**.

Mailing Address:  
C/O: Oxso Shahriari, Project Planner  
County of San Bernardino LAND USE SERVICES/Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
Fax: (909) 387-3223

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**  
Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
T: (909) 387-4180 F: (909) 387-3223  
E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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

The County of San Bernardino Development Code may be accessed at:  
<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DC.pdf>

## Shahriari, Oxso - LUS

---

**From:** Yvonne Kurzeja <yvonnekurzeja@gmail.com>  
**Sent:** Monday, January 27, 2014 9:04 PM  
**To:** Shahriari, Oxso - LUS  
**Cc:** Prusch, David - LUS; Watkins, Karen  
**Subject:** RE: Gas Station/Convenience Store located at the east/southeast corner of State HWY 38 & State Lane; APNs 0315-231-17 & 0315-085-28; P201300086; Applicant: Munem Maida

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Mr.Shahriari

Reference Preliminary Environmental Study for subject Gas Station/Convenience Store since the due date for comments is 1/28/14 till 5 pm, I would like to comment that I totally disagree with this Study for this project.

**Reasons:**

Mentioned project is very close to residential houses Beside my family, I have my elderly care business in my home and the noise regarding building and operating this Gas Station and Liquor Store, long hours of operating will be catastrophic for my dementia residents, including my family Increased noise Increased traffic on the narrow street - State Lane Increased hazard on danger intersection Hwy 38 & State Lane, curve turn from Hwy 38 South to State Lane Increased amount of accidents on intersection: Hwy 38 & State Lane, specially in winter time due to ice on the road - please check CHP Reports Danger Big Trucks bringing a gasoline to the gas station - hazardous materials Fire Hazard for our close located homes Cutting these all needed trees for our forest area/ lost of forestland Decreased Air Quality in or residential zoning

There are several commercial lands for sale by Hwy 38 much farther to residential houses, where entrance could be conveniently located from the much wider road - Hwy 38.

I totally oppose this project in our residential area. Please let us enjoy our quiet and peaceful neighborhood we are living right now.

Sincerely,  
Yvonne Kurzeja  
2052 State Lane  
Big Bear City, CA 92314

## Shahriari, Oxso - LUS

---

**From:** Debra Julius <djulius@verizon.net>  
**Sent:** Monday, January 27, 2014 8:26 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: Gas Station/Convenience Store located at the east/southeast corner of State HWY 38 & State Lane; APNs 0315-231-17 & 0315-085-28; P201300086; Applicant: Munem Maida

Oxso,

I do not agree with the majority of this study. It is apparent that the study was done by a company who has no love or concern for the MOUNTAIN area. Nor will they be living here so why would they. I could have sat in my truck during the quiet time of the day and I may agree with some of their findings. However, those of us who LIVE here are the ones who will have to live IN the reality of their ending results.

The NOISE, the LIGHTS, the FUMES from the autos, tankers & delivery trucks, the road that CANNOT handle the EXTRA TRAFFIC or the weight of the tanker trucks, the increase in accidents on Hwy 38 and State Lane – these are NOT acceptable and WILL have a Potentially Significant Impact. That part of State Lane is EXTREMELY icy during the winter with the snow (and the melting snow turning to ice), which they have not been able to experience. The crime rate will go up and, personally, I will not feel safe walking from my garage to my house. This is an area of homes. I know if I would have wanted to live next to (or even close to) a gas station/convenience store I would have purchased a home further in town. I still say this project should be done farther to the north AND on the opposite side of the road where there are NO homes.

Thank you,  
Debra Julius  
DLJULIUS@verizon.net

---

**From:** Shahriari, Oxso - LUS [mailto:Shahriari.Oxso@lus.sbcounty.gov]  
**Sent:** Wednesday, January 08, 2014 5:08 PM  
**To:** Mike Stewart; Jason Jones; Walter Maryon Lee; l35lightner@aol.com; Janet Dupre; Debra Julius; Diane Versaggi; Andy Keller; Duane Cox; Mary Zwiieg; David Brambley; Kelly Hight; Christa; Dave Brambley; Rita Harvey; TEANA LEFORT; Mark Z; Zachary Zschaechner; Janis Zschaechner; bamafan83@aol.com; kazmj@inreach.com; Sandy Steers; m.stewart46@yahoo.com; karsten33@gmail.com; Mike Stewart; ednjeanne@charter.net; drewf3@verizon.net; akeats@biologicaldiversity.org; Yvonne Kurzeja; zumbasly@gmail.com  
**Cc:** Prusch, David - LUS; Watkins, Karen  
**Subject:** RE: Gas Station/Convenience Store located at the east/southeast corner of State HWY 38 & State Lane; APNs 0315-231-17 & 0315-085-28; P201300086; Applicant: Munem Maida  
**Importance:** High

You are in receipt of this message because you have expressed support for or opposition to the proposed Gas Station/Convenience store in the community of Erwin Lake. Please go to the link below to view the California Environmental Quality Act (CEQA) Initial Study and Notice of Intent/Notice of Availability prepared for this project.  
<http://cms.sbcounty.gov/lus/Planning/Environmental/Mountain.aspx>.

Scanned copies of the above documents are available upon request. You may use this email to provide comments, or by mail or fax number provided below. The comment period for the Draft Initial Study closes on **January 28, 2014 at 5:00 PM**.

Mailing Address:

C/O: Oxso Shahriari, Project Planner  
County of San Bernardino LAND USE SERVICES/Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
Fax: (909) 387-3223

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**

Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

T: (909) 387-4180

F: (909) 387-3223

E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov)

W: [www.sbcounty.gov](http://www.sbcounty.gov)

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Version: 2014.0.4259 / Virus Database: 3658/6987 - Release Date: 01/08/14

## Shahriari, Oxso - LUS

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**From:** Yvonne Kurzeja <yvonnekurzeja@gmail.com>  
**Sent:** Friday, January 24, 2014 6:19 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Re: 0315-231-17; P201300086; CUP; Steeno for Maida

Thank you. My neighbors and I would like to attend this meeting.

Sincerely,  
Yvonne Kurzeja  
(714) 943-2350 cell

On Fri, Jan 24, 2014 at 4:44 PM, Shahriari, Oxso - LUS <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)> wrote:

Yvonne,

Per our conversation just now, the Planning Hearing date of Feb. 6 is no longer valid. I will email/mail you a new Notice of Hearing when a final hearing date is set as I have added you to the list of people interested in receiving a hearing notice.

I encourage you to contact me with any questions or concerns. Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



### Oxso Shahriari

Planner, Land Use Services Department

County of San Bernardino

385 North Arrowhead Avenue, First Floor

San Bernardino, CA 92415-0187

T: (909) 387-4180

F: (909) 387-3223

E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DC.pdf>

**From:** Yvonne Kurzeja [mailto:[yvonnekurzeja@gmail.com](mailto:yvonnekurzeja@gmail.com)]  
**Sent:** Wednesday, July 17, 2013 11:47 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project P201300086/MUP

Dear Oxso Shahriari

Ref: Project Number P201300086/MUP

On 7/16/13 I have mailed an original letter and faxed it to (909) 387-3223 to your attention my response to the above project to build a gas station, convenience store and liquor store at Hwy 38@State Lane at Big Bear City, CA 92314.

I am also attaching my documents in this email. This is a nice, quiet area and building a gas station will bring a lots of noise and traffic in to our lovely **RESIDENTIAL** area. Our house is located just by the project area.

I guess our neighbours responded the same with the vote: **NO** for this project. We have several gas stations in Big Bear City on Big Bear Blvd. in business areas. We don't need another one in our lovely, quiet residential area. Please let us live peacefully here.

We are all nervous about this project.. Thank you for your understanding. We are all hoping this project won't happened.

Sincerely yours,

Yvonne Kurzeja

Parcel Number: 0315-231-17

2052 State Lane

Big Bear City, CA 92314



Cell: (714) 943-2350

email: yvonnekurzeja@gmail.com

## Shahriari, Oxso - LUS

---

**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Friday, January 24, 2014 11:42 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Re: 0315-231-17; P201300086; CUP; Steeno for Maida

Thank you very much!

**From:** Shahriari, Oxso - LUS  
**Sent:** Friday, January 24, 2014 11:22 AM  
**To:** Jason Jones  
**Cc:** Prusch, David - LUS  
**Subject:** 0315-231-17; P201300086; CUP; Steeno for Maida

Mr. Jones:

I've been advised that there is no electronic form that can be completed ahead of time. You'll be given the opportunity to complete a speaker slip and speak on the date of hearing. For your information, this project's Hearing date of Feb. 6 is no longer valid. I will email/mail you a new Notice of Hearing when a final hearing date is set as I have added you to the list of people interested in receiving a hearing notice.

I encourage you to contact me with any questions or concerns. Thank you.

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



**Oxso Shahriari**

Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
T: (909) 387-4180 F: (909) 387-3223  
E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DC.pdf>

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**From:** Jason Jones [mailto:[jasman100@verizon.net](mailto:jasman100@verizon.net)]  
**Sent:** Friday, January 24, 2014 10:24 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

Sir,

Can you please email me the request form to be able to speak at the hearing?

Thank you,

Jason Jones

## Shahriari, Oxso - LUS

---

**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Friday, January 24, 2014 10:24 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

Sir,

Can you please email me the request form to be able to speak at the hearing?

Thank you,

Jason Jones



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

## Shahriari, Oxso - LUS

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**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Friday, January 24, 2014 10:17 AM  
**To:** Supervisor Ramos; Shahriari.Oxso@lus.sbcounty.gov; Supervisor Rutherford; Supervisor Ovitt; Supervisor Lovingood; Supervisor Gonzales; Judi Bowers; Jenny Gonzales; zumbasly@gmail.com; nixit@charter.net  
**Subject:** Petition Against - Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)  
**Attachments:** CHANGE Petition Erwin Lake Market.pdf

To: San Bernardino County Board of Supervisors and Planning Commission

Please see attached petition.


Thank you

Residents Against the Erwin Lake Market and Friends

**Author:**  
Jason Jones  
2062 2nd Lane  
Big Bear City, CA 92314

17773 Gazania Drive  
Chino Hills, CA 91709  
(909)393-8973

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 This email is free from viruses and malware because avast! Antivirus protection is active.

## Shahriari, Oxso - LUS

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**From:** Debra Julius <dljulius@verizon.net>  
**Sent:** Thursday, January 23, 2014 3:38 PM  
**To:** Shahriari, Oxso - LUS  
**Cc:** 'Mike Stewart'  
**Subject:** FW: Date for Public Hearing for Convenience Store on State Lane at Hwy 38 in Big Bear City  
**Attachments:** SB Planning Commission Meeting 2-7-14.pdf

Hi Oxso,

I have attached a letter my neighbor accidentally received and gladly shared with me. It looks to me like we should ALL be attending this, not just supporters?? Can we be pulling this info off the county's website since we are not being notified?

Thank you,  
Debra Julius  
909-585-6005  
[DLJULIUS@verizon.net](mailto:DLJULIUS@verizon.net)

---

**From:** Mike Stewart [mailto:m.stewart46@yahoo.com]  
**Sent:** Tuesday, January 21, 2014 1:12 PM  
**To:** dljulius@verizon.net  
**Subject:** Fwd: Date for Public Hearing for Convenience Store on State Lane at Hwy 38 in Big Bear City

Debra,  
Latest info on Public Hearing date. Still a ways off.  
Mike Stewart

Sent from my iPhone

Begin forwarded message:

**From:** "Shahriari, Oxso - LUS" <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)>  
**Date:** January 21, 2014, 10:24:07 AM PST  
**To:** Mike Stewart <[m.stewart46@yahoo.com](mailto:m.stewart46@yahoo.com)>  
**Cc:** "[dljulius@verizon.net](mailto:dljulius@verizon.net)" <[dljulius@verizon.net](mailto:dljulius@verizon.net)>  
**Subject:** RE: Date for Public Hearing for Convenience Store on State Lane at Hwy 38 in Big Bear City

Good morning.:

Not yet. We're contemplating a date in Feb./March timeframe, but technical studies need to be finalized for this project. A "Notice of Hearing" will be mailed/emailed out and I have you on the list of people interested to get noticed on this project. Thank you.



I encourage you to contact me with any questions or concerns. Thank you.

**Oxso Shahriari**  
Planner, Land Use Services Department

County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
T: (909) 387-4180 F: (909) 387-3223  
E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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**From:** Mike Stewart [<mailto:m.stewart46@yahoo.com>]  
**Sent:** Monday, January 20, 2014 2:01 PM  
**To:** Shahriari, Oxso - LUS  
**Cc:** [dj Julius@verizon.net](mailto:dj Julius@verizon.net)  
**Subject:** Date for Public Hearing for Convenience Store on State Lane at Hwy 38 in Big Bear City

Oxso,

Do you have a date yet for the Public Hearing for the above mentioned project? Both Debra and I want to attend and need to get it on our calendars.

Thank you.

Best Regards,  
Mike Stewart  
State Lane Resident

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Version: 2014.0.4259 / Virus Database: 3681/7021 - Release Date: 01/21/14

## Shahriari, Oxso - LUS

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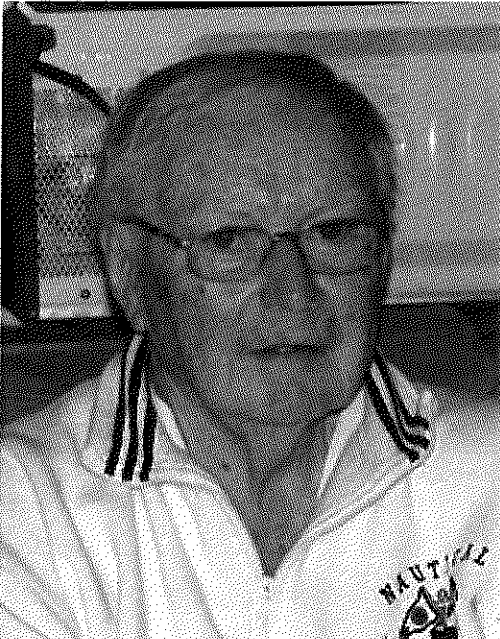
**From:** Joe Nix <nixit@charter.net>  
**Sent:** Thursday, January 23, 2014 11:19 AM  
**To:** Shahriari, Oxso - LUS; Supervisor Ramos  
**Subject:** Parcel Number and Project Number: 0315-231-17; P201300086 (Erwin Lake Market)

I am opposed to the subject petition. I consider the location to be extremely hazardous. There is no need for a gas station along 38 which is at times a very busy road. There will be no signals at State Lane till after some fatalities. No left turn lane into State Lane from 38. The petitioner has plenty of experience with gas stations and convenience stores. He lives in Apple Valley.

No matter what is initially improved, gradually brighter lights running for more hours will appear. Also signage on 38.

Joe Nix  
2182 2nd Lane  
Big Bear City, CA 92314-9513  
909-547-6101

nixit@charter.net  
joe@josephnix.com  
JosephNix.com



## Shahriari, Oxso - LUS

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**From:** Prusch, David - LUS  
**Sent:** Tuesday, January 21, 2014 2:40 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** FW: San Bernardino County Board of Supervisors: Stop the Erwin Lake Market and Gas Station - Sign the Petition!

Oxso,

Please add Mr. Jason Jones (see e-mail and mailing address below) to distribution for the Notice of Hearing. Thanks.

Dave

Please take a moment to complete our 1 Minute Satisfaction Survey [www.surveymonkey.com/s/3RK9JH7](http://www.surveymonkey.com/s/3RK9JH7)



**Dave Prusch**

Supervising Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

T: (909) 387-4122

F: (909) 387-3223

E: [david.prusch@lus.sbcounty.gov](mailto:david.prusch@lus.sbcounty.gov)

W: [www.sbcounty.gov](http://www.sbcounty.gov)

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---

**From:** Prusch, David - LUS  
**Sent:** Thursday, January 16, 2014 5:13 PM  
**To:** Vanhorne, Scott  
**Cc:** Devereaux, Greg; Smith, Dena; Hudson, Tom; Kim, Gia; Rahhal, Terri; Watkins, Karen; Nottingham, Chad; 'Oxso Shariari (oxsodsgn@yahoo.com)'  
**Subject:** RE: San Bernardino County Board of Supervisors: Stop the Erwin Lake Market and Gas Station - Sign the Petition!

Hi Scott,

I need to update you on the Planning Commission date. It looks like we will need to push this Planning Commission hearing to a later date, which is yet to be determined. Several issues came up which we are working to resolve before scheduling the hearing. We'll let you know once a date is confirmed. I wanted you to know before the February 6 date was announced publicly.

We will make sure that Mr. Jones letter is part of the public record.

Thanks.



Dave

**Dave Prusch**

Supervising Planner, Land Use Services Department



County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
T: (909) 387-4122 F: (909) 387-3223  
E: [david.prusch@lus.sbcounty.gov](mailto:david.prusch@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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---

**From:** Vanhorne, Scott  
**Sent:** Thursday, January 16, 2014 3:51 PM  
**To:** Prusch, David - LUS  
**Subject:** FW: San Bernardino County Board of Supervisors: Stop the Erwin Lake Market and Gas Station - Sign the Petition!

That's what I was looking for. Can you make sure this guy's email is provided to the Planning Commission? (Just want to make sure it's part of the "record" on the project.)

Thanks  
Scott

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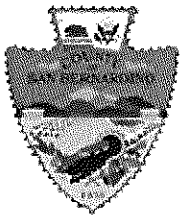
**From:** <Prusch>, David - LUS <[David.Prusch@lus.sbcounty.gov](mailto:David.Prusch@lus.sbcounty.gov)>  
**Date:** Thursday, January 16, 2014 2:37 PM  
**To:** "Vanhorne, Scott" <[svanhorne@sbcounty.gov](mailto:svanhorne@sbcounty.gov)>  
**Cc:** "Devereaux, Greg" <[Greg.Devereaux@cao.sbcounty.gov](mailto:Greg.Devereaux@cao.sbcounty.gov)>, "Smith, Dena" <[dsmith@cao.sbcounty.gov](mailto:dsmith@cao.sbcounty.gov)>, "Hudson, Tom" <[Tom.Hudson@lus.sbcounty.gov](mailto:Tom.Hudson@lus.sbcounty.gov)>, "Kim, Gia" <[Gia.Kim@lus.sbcounty.gov](mailto:Gia.Kim@lus.sbcounty.gov)>, "Rahhal, Terri" <[Terri.Rahhal@lus.sbcounty.gov](mailto:Terri.Rahhal@lus.sbcounty.gov)>, "Watkins, Karen" <[Karen.Watkins@lus.sbcounty.gov](mailto:Karen.Watkins@lus.sbcounty.gov)>, "Nottingham, Chad" <[Chad.Nottingham@lus.sbcounty.gov](mailto:Chad.Nottingham@lus.sbcounty.gov)>  
**Subject:** RE: San Bernardino County Board of Supervisors: Stop the Erwin Lake Market and Gas Station - Sign the Petition!

Hi Scott,

This project is for a proposed conditional use permit gas station/mini mart in Erwin Lake. The project is scheduled to go to the Planning Commission on February 6. It is not required to go to the Board of Supervisors for approval, unless there is an appeal to the Board of the Planning Commission's decision.

I trust this answers your question.

Dave



**Dave Prusch**  
Supervising Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
T: (909) 387-4122 F: (909) 387-3223  
E: [david.prusch@lus.sbcounty.gov](mailto:david.prusch@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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---

**From:** Vanhorne, Scott  
**Sent:** Wednesday, January 15, 2014 2:30 PM  
**To:** Prusch, David - LUS

**Subject:** FW: San Bernardino County Board of Supervisors: Stop the Erwin Lake Market and Gas Station - Sign the Petition!

Do you know if this project will have to come to the BOS for approval?

Thanks  
Scott

---

**From:** Jason Jones <[jasman100@verizon.net](mailto:jasman100@verizon.net)>

**Date:** Wednesday, January 15, 2014 2:21 PM

**To:** Supervisor Gonzales <[SupervisorGonzales@sbcounty.gov](mailto:SupervisorGonzales@sbcounty.gov)>, Supervisor Lovingood <[SupervisorLovingood@sbcounty.gov](mailto:SupervisorLovingood@sbcounty.gov)>, Supervisor Ovitt <[SupervisorOvitt@sbcounty.gov](mailto:SupervisorOvitt@sbcounty.gov)>, Supervisor Rutherford <[Supervisor.Rutherford@bos.sbcounty.gov](mailto:Supervisor.Rutherford@bos.sbcounty.gov)>, Supervisor Ramos <[SupervisorRamos@sbcounty.gov](mailto:SupervisorRamos@sbcounty.gov)>

**Cc:** "[zumbasly@gmail.com](mailto:zumbasly@gmail.com)" <[zumbasly@gmail.com](mailto:zumbasly@gmail.com)>, "[friendsoffawnskin@gmail.com](mailto:friendsoffawnskin@gmail.com)" <[friendsoffawnskin@gmail.com](mailto:friendsoffawnskin@gmail.com)>, "[sharon.shiflett@ngc.com](mailto:sharon.shiflett@ngc.com)" <[sharon.shiflett@ngc.com](mailto:sharon.shiflett@ngc.com)>, "[mountainjen@hotmail.com](mailto:mountainjen@hotmail.com)" <[mountainjen@hotmail.com](mailto:mountainjen@hotmail.com)>, "[jbowers.grizzly@gmail.com](mailto:jbowers.grizzly@gmail.com)" <[jbowers.grizzly@gmail.com](mailto:jbowers.grizzly@gmail.com)>, "[bearyhappy@charter.net](mailto:bearyhappy@charter.net)" <[bearyhappy@charter.net](mailto:bearyhappy@charter.net)>

**Subject:** San Bernardino County Board of Supervisors: Stop the Erwin Lake Market and Gas Station - Sign the Petition!

Please join this campaign: <http://chn.ge/1b4oUGk>

Honorable Board of Supervisors,

Please review the attached website/petition. My name is Jason Jones. My wife and I have a cabin in the Erwin Lake area of Big Bear City. We purchased there for the remote feeling and small community. The proposed project, a 6000+ sq. ft. market/4 pump – 8 filling station, should not be allowed. The main purpose of the owner is to be the LAST gas station in Bear Valley. The site is on State Lane inside the community of Erwin Lake. ALL other gas stations are on highway 38. State Lane is a narrow 2 lane road with a 20 degree turn. This will make it extremely difficult for gas tankers to enter safely. During the winter, the road is iced over. When you add heavy snow, it reduces to 1 lane. There is a dry stream bed that runs under highway 38 and immediately adjacent to this property. Fuel, oil and other contaminants will runoff and absorb into the ground water in the area. There will be an increased fire hazard which will jeopardize the entire east end of the valley.

Less than a mile away there is a pond named Shay Pond. The pond is downstream and is the home to an endangered species the Unarmored Threespine Stickleback fish. This population's existence is based solely on fresh spring water from the aquifer of the area. One gas spill could mean extinction for these fish. It would also contaminate the well water we drink.

Noise will increase in the area especially on weekends and holidays when we are enjoying our cabins. This will spoil the rural feel of the area. Light pollution will increase. Vehicles entering and exiting. The lights from the site itself. I am well aware of the requirements as set by the Land Use provisions for the county, but it will affect the residents.

The proposed site is at the start of the Highway 38 Scenic Highway. This corridor also acts as a path for the area wildlife such as mule deer, mountain lions, bear and wild burros to name a few.

The increased traffic will result in more accidents. There is NO deceleration ramp on highway 38. The surrounding roads are dirt. My cabin is less than 300 ft. from the proposed site. The roads will deteriorate.

The nature of these types of establishments will cause crime to increase in the area(i.e. – domestic violence, drunk driving, theft, robberies).

I speak for the homeowners/residents of the community who are opposed. If this project was on the highway, although unwanted, would make more sense. But it is not. It is inside OUR residential neighborhood.

There are enough existing gas stations/markets in the valley. There is no need for another. The occupancy rate is amongst the highest in the county. The size of the project is solely for visitor traffic and not the community. The existing stores, Lippy's, Community Market, Easy's General Store and Circle K will all suffer financial loss. We, who live within the immediate area of the project, will lose property value.

It is my opinion the commercial districts along the east end of the valley should be re-zoned or preserved as part of the national forest. The project site itself should be re-zoned as residential.

I urge you all to consider this when the time comes. There has never been ANY commercial development in the Erwin Lake area for over 100 years. Please help us to preserve our way of life. Thank you for your time and consideration.

Sincerely,

Jason Jones  
2062 2nd Lane  
Big Bear City, CA 92314

Mailing:  
17773 Gazania Drive  
Chino Hills, CA 91709

(909) 393-8973 Home  
(951) 237-8371 Cell



This email is free from viruses and malware because [avast! Antivirus](#) protection is active.

## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Tuesday, January 21, 2014 10:24 AM  
**To:** 'Mike Stewart'  
**Cc:** dljulius@verizon.net  
**Subject:** RE: Date for Public Hearing for Convenience Store on State Lane at Hwy 38 in Big Bear City

**Importance:** High

Good morning.:

Not yet. We're contemplating a date in Feb./March timeframe, but technical studies need to be finalized for this project. A "Notice of Hearing" will be mailed/emailed out and I have you on the list of people interested to get noticed on this project. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**

Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

T: (909) 387-4180

F: (909) 387-3223

E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov)

W: [www.sbcounty.gov](http://www.sbcounty.gov)

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<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DC.pdf>

---

**From:** Mike Stewart [mailto:m.stewart46@yahoo.com]  
**Sent:** Monday, January 20, 2014 2:01 PM  
**To:** Shahriari, Oxso - LUS  
**Cc:** dljulius@verizon.net  
**Subject:** Date for Public Hearing for Convenience Store on State Lane at Hwy 38 in Big Bear City

Oxso,

Do you have a date yet for the Public Hearing for the above mentioned project? Both Debra and I want to attend and need to get it on our calendars.

Thank you.

Best Regards,  
Mike Stewart  
State Lane Resident

## Shahriari, Oxso - LUS

---

**From:** Mike Stewart <m.stewart46@yahoo.com>  
**Sent:** Monday, January 20, 2014 2:01 PM  
**To:** Shahriari, Oxso - LUS  
**Cc:** dljulius@verizon.net  
**Subject:** Date for Public Hearing for Convenience Store on State Lane at Hwy 38 in Big Bear City

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Oxso,

Do you have a date yet for the Public Hearing for the above mentioned project? Both Debra and I want to attend and need to get it on our calendars.

Thank you.

Best Regards,  
Mike Stewart  
State Lane Resident

## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Wednesday, January 08, 2014 4:37 PM  
**To:** 'Mike Stewart'; 'Jason Jones'; 'Walter Maryon Lee'; 'l35lightner@aol.com'; 'Janet Dupre'; 'Debra Julius'; 'Diane Versaggi'; 'Andy Keller'; 'Duane Cox'; 'Mary Zweg'; 'David Brambley'; 'Kelly Hight'; 'Christa'; 'Dave Brambley'; 'Rita Harvey'; 'TEANA LEFORT'; 'Mark Z'; 'Zachary Zschaechner'; 'Janis Zschaechner'; 'bamafan83@aol.com'; 'kazmj@inreach.com'; 'Sandy Steers'; m.stewart46@yahoo.com; 'karsten33@gmail.com'; 'Mike Stewart'; 'ednjeanne@charter.net'; 'drewf3@verizon.net'; 'akeats@biologicaldiversity.org'; 'Yvonne Kurzeja'; 'zumbasly@gmail.com'  
**Cc:** Prusch, David - LUS; Watkins, Karen  
**Subject:** RE: Gas Station/Convenience Store located at the east/southeast corner of State HWY 38 & State Lane; APNs 0315-231-17 & 0315-085-28; P201300086; Applicant: Munem Maida  
**Importance:** High

You are in receipt of this message because you have expressed support for or opposition to the proposed Gas Station/Convenience store in the community of Erwin Lake. Please go to the link below to view the California Environmental Quality Act (CEQA) Initial Study and Notice of Intent/Notice of Availability prepared for this project.  
<http://cms.sbcounty.gov/lus/Planning/Environmental/Mountain.aspx>.

Scanned copies of the above documents are available upon request. You may use this email to provide comments, or by mail or fax number provided below. The comment period for the Draft Initial Study closes on **January 28, 2014 at 5:00 PM**.

Mailing Address:  
C/O: Oxso Shahriari, Project Planner  
County of San Bernardino LAND USE SERVICES/Planning Division  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
Fax: (909) 387-3223

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**

Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
T: (909) 387-4180 F: (909) 387-3223  
E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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## Shahriari, Oxso - LUS

---

**From:** Sandy Steers <karsten33@gmail.com>  
**Sent:** Monday, December 09, 2013 1:01 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Re: 0315-231-17; P201300086; MUP; Steeno for Maida

Thank you, Oxco. I will have my comments in to you today. They will come from the Friends of Fawnskin email address.

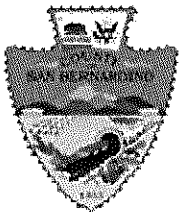
Sandy

On Tue, Dec 3, 2013 at 4:29 PM, Shahriari, Oxso - LUS <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)> wrote:

Sandy;

Just as a follow up, I just wanted to express that we are here for you and looking forward to receiving your comments. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.



### **Oxso Shahriari**

Planner, Land Use Services Department

County of San Bernardino

385 North Arrowhead Avenue, First Floor

San Bernardino, CA 92415-0187

T: [\(909\) 387-4180](tel:(909)387-4180)

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**From:** Shahriari, Oxso - LUS  
**Sent:** Monday, November 25, 2013 11:30 AM  
**To:** 'karsten33@gmail.com'  
**Subject:** 0315-231-17; P201300086; MUP; Steeno for Maida

Sandy;

Per our conversation just now, you may submit your comments by email as well; I've put together a list for those for and against the project. Thank you.

Sandy Steers

909 878 3091

Please provide your mailing address and if you live nearby, give me your assessor parcel number please.

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**

Planner, Land Use Services Department

County of San Bernardino

385 North Arrowhead Avenue, First Floor

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## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Wednesday, December 04, 2013 4:54 PM  
**To:** 'Mike Stewart'  
**Subject:** RE: Market/Gas Station on State Ln @ State Hwy 38

Mike,  
It was tentatively scheduled for tomorrow, the 5<sup>th</sup> at some point, however, we are not ready to proceed with this project yet. The next tentative date in Jan. 23, 2014, but it may change again. Once a definite date is set, the hearing will be advertised and notices will be sent out to all who have requested it, including you. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.



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---

**From:** Mike Stewart [mailto:m.stewart46@yahoo.com]  
**Sent:** Wednesday, December 04, 2013 4:07 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Market/Gas Station on State Ln @ State Hwy 38

Oxso,

I have heard rumors the above project's Public Hearing was yesterday or today. Is that correct? I had asked to be notified when the Public Hearing was so that I could come and speak. There are a lot of issues with this project and I hope that they were all well covered.

Please let me know.

Best Regards,

Mike Stewart  
2545 State Lane  
Big Bear City, CA

## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Tuesday, December 03, 2013 4:30 PM  
**To:** 'karsten33@gmail.com'  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

Sandy;

Just as a follow up, I just wanted to express that we are here for you and looking forward to receiving your comments. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**

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---

**From:** Shahriari, Oxso - LUS  
**Sent:** Monday, November 25, 2013 11:30 AM  
**To:** 'karsten33@gmail.com'  
**Subject:** 0315-231-17; P201300086; MUP; Steeno for Maida

Sandy;

Per our conversation just now, you may submit your comments by email as well; I've put together a list for those for and against the project. Thank you.

Sandy Steers  
909 878 3091

Please provide your mailing address and if you live nearby, give me your assessor parcel number please.

I encourage you to contact me with any questions or concerns. Thank you.



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## Shahriari, Oxso - LUS

---

**From:** Mike Stewart <m.stewart46@yahoo.com>  
**Sent:** Wednesday, December 04, 2013 4:07 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Market/Gas Station on State Ln @ State Hwy 38

Oxso,

I have heard rumors the above project's Public Hearing was yesterday or today. Is that correct? I had asked to be notified when the Public Hearing was so that I could come and speak. There are a lot of issues with this project and I hope that they were all well covered.

Please let me know.

Best Regards,

Mike Stewart  
2545 State Lane  
Big Bear City, CA

## Shahriari, Oxso - LUS

---

**From:** Friends of Fawnskin <friendsoffawnskin@gmail.com>  
**Sent:** Monday, December 09, 2013 9:50 PM  
**To:** Shahriari, Oxso - LUS  
**Cc:** Ed Wallace; Drew Feldmann; Adam Keats  
**Subject:** Comments Re: minor use permit  
**Attachments:** state lane gas station proposal2013.pdf

Dear Mr. Shahriari,

Please find attached the comments on the Planning Project Notice for the proposed Minor Use Permit to establish a 6793 square foot convenience store with grocery and type 21 off site liquor sales and gas station on .89 acres.

Please feel free to contact me if you have any questions. 909-878-3091

I look forward to receiving the Initial Study when it is completed.

Thank you for your consideration.

Sandy Steers

Executive Director

## Shahriari, Oxso - LUS

---

**From:** Marianne Page <mtnpage@charter.net>  
**Sent:** Wednesday, January 08, 2014 9:15 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Fw: Letter regarding Erwin Lake Gas Station  
**Attachments:** Court Decision 4.pdf; Court Decisions 1.pdf; Court Decisions 2.pdf; Court Decisions 3.pdf; Court Decisions 5.pdf

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

**From:** Marianne Page  
**To:** marianne Page  
**Sent:** Wednesday, January 08, 2014 9:09 PM  
**Subject:** Letter regarding Erwin Lake Gas Station

January 8, 2014

Mr. Oxso Shahriari  
Project Planner Land Use San Bernardino County  
Parcel # 031523117  
[oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov)

Re: Erwin Lake Gas Station Plans

Dear Mr. Shahriari,

I am writing to oppose the planned gas station for Erwin Lake. There are many other concerned homeowners in the area also.

My concerns regard the plans for a new gas station/mini market/liquor store on State Lane and its negative effect on our school children. There is a bus stop near by in the immediate area. It is totally inappropriate to subject our small children and teenagers to wait for the school bus in such close proximity to a mini market selling alcohol, in addition to the increased traffic causing a safety issue.

A mini-market is an attractive nuisance to any school age children having to walk past on their way to and from school. A retail liquor license is granted only if the location is suitable, which clearly it is not suitable with children nearby.

Also there is the danger of gas tanker trucks trying to make the very sharp turn onto State Lane with school buses in the opposing lanes of traffic. State Lane has school buses from the Junior High and Elementary School coming and going at different times in the day with late starts and minimum days.

This is not a safe environment for our children.

Also an Environmental Impact Report is needed addressing the above situation. Other issues to be studied include the improper proximity to a heavily residential area, the effect of underground gas storage tanks on the pebble plains and aquifers of the area, and the effect on dark sky ordinances.

I have also attached a court case in an other area of the country, that seems to be similar to the situation we are facing. Some similarities include:

- The case disputes whether the proposed location is a proper location for a liquor license.
- The location is in a rural and residential section with no appreciable commercial activity in the area.
- Approximately 40 homes are within a radius of 300 feet of the location.
- The area is rural and has limited police presence .
- School bus stop is in the immediate area
- Location is frequented with children

I will also be checking with the Bear Valley School District as to their distance requirements of school bus stops near liquor stores.

Thank you for taking the time to review this letter.

Sincerely,

Marianne Page  
2580 State Lane, Big Bear City, CA 92314  
[mtnpage@charter.net](mailto:mtnpage@charter.net)  
909-585-8462

---

Internal Virus Database is out of date.

Checked by AVG - [www.avg.com](http://www.avg.com)

Version: 8.5.455 / Virus Database: 271.1.1/5194 - Release Date: 08/11/12 18:34:00

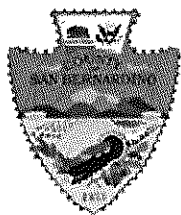
## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Wednesday, November 27, 2013 2:09 PM  
**To:** 'zumbasly@gmail.com'  
**Cc:** Prusch, David - LUS  
**Subject:** RE: Phone Call re: 0315-231-17; P201300086; MUP; Steeno for Maida  
**Attachments:** Project Notice.pdf

Per our discussion just now, please see the project notice and provide any comments in support or opposition to this project.

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**

Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
T: (909) 387-4180 F: (909) 387-3223  
E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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---

**From:** Shahriari, Oxso - LUS  
**Sent:** Wednesday, November 27, 2013 1:40 PM  
**To:** Kim, Gia  
**Subject:** RE: Phone Call re: 0315-231-17; P201300086; MUP; Steeno for Maida

Just called her and left a detailed message, invited her to call back and provide an email address so I can send her the project notice and answer questions.

FYI, I now have a list of people who are for and against the project that I will keep in touch with for the completion of IS and for the upcoming PC hearing. Thank you.

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**

Planner, Land Use Services Department  
County of San Bernardino  
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San Bernardino, CA 92415-0187  
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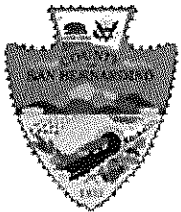
**From:** Sonick, Chrystale  
**Sent:** Wednesday, November 27, 2013 1:24 PM  
**To:** Shahriari, Oxso - LUS  
**Cc:** Kim, Gia  
**Subject:** Phone Call

Hi Oxso;

Silvia Rodriguez called regarding the Big Bear gas station/ market she would like further information regarding the project.

Contact number is 805-895-0084.

Thank you,



**Chrystale Sonick**

Planning Secretary  
Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
T: (909) 387-4110 F: (909) 387-3249

E: [Chrystale.Sonick@lus.sbcounty.gov](mailto:Chrystale.Sonick@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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## Shahriari, Oxso - LUS

---

**From:** Jason Jones <Jasman100@verizon.net>  
**Sent:** Wednesday, November 27, 2013 11:01 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

Thank you!

---

**From:** Shahriari, Oxso - LUS [mailto:Shahriari.Oxso@lus.sbcounty.gov]  
**Sent:** Wednesday, November 27, 2013 10:45 AM  
**To:** Jason Jones  
**Cc:** Prusch, David - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

I thank you for your input and will share with my supervisor. Your comments will be considered during the project evaluation.

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**

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---

**From:** Jason Jones [mailto:Jasman100@verizon.net]  
**Sent:** Wednesday, November 27, 2013 10:00 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

Mr. Shahriair,

While studying the area, I have found some issues I feel need to be explored at the appropriate time.

The drainage of the area flows east towards Baldwin Lake. Not a mile downstream from this location is a small pond on Cascade Street and Hatchery Road. In this pond is a small population of Unarmored Threespine Stickleback (an endangered species). A gas spill/runoff from this project, once completed, could contaminate the ground water and therefore contaminate the spring fed pond where this tiny little fish lives and kill it off. I understand no environmental impact report has been done to determine if and what types of dangers this project has on the ground water and the possibility of how a spill could affect the ground water and/or the spring that fills this pond. I have read that benzene in a 10 gallon gasoline leak can contaminate about 12 million gallons of water.

I feel an E.I.R. should be required to address this as well as many other considerations. These are increased emissions from vehicles, vehicular traffic, light pollution (night sky requirements), noise pollution, road conditions (i.e. -dirt roads surrounding the proposed project site), and effect on the animal population/migration to name a few.

Cordially,

Jason Jones

## Shahriari, Oxso - LUS

---

**From:** Jason Jones <Jasman100@verizon.net>  
**Sent:** Wednesday, November 27, 2013 10:00 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

Mr. Shahriair,

While studying the area, I have found some issues I feel need to be explored at the appropriate time.

The drainage of the area flows east towards Baldwin Lake. Not a mile downstream from this location is a small pond on Cascade Street and Hatchery Road. In this pond is a small population of Unarmored Threespine Stickleback (an endangered species). A gas spill/runoff from this project, once completed, could contaminate the ground water and therefore contaminate the spring fed pond where this tiny little fish lives and kill it off. I understand no environmental impact report has been done to determine if and what types of dangers this project has on the ground water and the possibility of how a spill could affect the ground water and/or the spring that fills this pond. I have read that benzene in a 10 gallon gasoline leak can contaminate about 12 million gallons of water.

I feel an E.I.R. should be required to address this as well as many other considerations. These are increased emissions from vehicles, vehicular traffic, light pollution (night sky requirements), noise pollution, road conditions (i.e. -dirt roads surrounding the proposed project site), and effect on the animal population/migration to name a few.

Cordially,

Jason Jones

## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Monday, November 25, 2013 11:30 AM  
**To:** 'karsten33@gmail.com'  
**Subject:** 0315-231-17; P201300086; MUP; Steeno for Maida

Sandy;

Per our conversation just now, you may submit your comments by email as well; I've put together a list for those for and against the project. Thank you.

Sandy Steers  
909 878 3091

Please provide your mailing address and if you live nearby, give me your assessor parcel number please.

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**

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## Shahriari, Oxso - LUS

---

**From:** Jason Jones <Jasman100@verizon.net>  
**Sent:** Tuesday, November 19, 2013 4:02 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086 / 0315-231-17; P201300086; MUP; Steeno for Maida

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Sir,

Is there a way to obtain the traffic and environmental impact studies for this project? A Representative for the owner was telling people at meet and greet last Saturday it is a done deal and nothing can be done about the project. This discouraged many residents opposed.

Thank you,

Jason Jones

## Shahriari, Oxso - LUS

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**From:** Jason Jones <Jasman100@verizon.net>  
**Sent:** Thursday, November 14, 2013 11:48 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086 / 0315-231-17; P201300086; MUP; Steeno for Maida

Good Morning,

Thank you very much for your prompt reply. I really appreciate it.

Jason Jones

---

**From:** Shahriari, Oxso - LUS [mailto:Shahriari.Oxso@lus.sbcounty.gov]  
**Sent:** Thursday, November 14, 2013 11:35 AM  
**To:** Jason Jones  
**Subject:** RE: 0315-231-17; P201300086 / 0315-231-17; P201300086; MUP; Steeno for Maida

Good morning;

No decision has been made as of yet; and the project remains under Planning Division review. This public engagement meeting is set by the project proponents and architect and the County has no role in it.

A Planning Commission Public Hearing will be set for a final determination and you will be informed of that hearing date through an official "Notice of Hearing". Thank you.

I encourage you to contact me with any questions or concerns. Thank you.



### Oxso Shahriari

Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187  
T: (909) 387-4180 F: (909) 387-3223  
E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov) W: [www.sbcounty.gov](http://www.sbcounty.gov)

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

The County of San Bernardino Development Code may be accessed at:  
<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DC.pdf>

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**From:** Jason Jones [mailto:Jasman100@verizon.net]  
**Sent:** Wednesday, November 13, 2013 1:45 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086

Dear Sir,

We submitted our self-addressed stamped envelope to find out the status of the project. I just received a postcard invitation for discussions with the project manager. Has any decisions been made and if so, why did we not receive acknowledgment from the county? Please let me know the status as we are still strongly opposed to it.

Thank you,

Jason and Juli Jones  
2062 2<sup>nd</sup> Lane  
Big Bear City, CA 92314

Mailing:  
17773 Gazania Drive  
Chino Hills, CA 91709



## Shahriari, Oxso - LUS

---

**From:** Shahriari, Oxso - LUS  
**Sent:** Thursday, November 14, 2013 11:35 AM  
**To:** 'Jason Jones'  
**Subject:** RE: 0315-231-17; P201300086 / 0315-231-17; P201300086; MUP; Steeno for Maida

Good morning;

No decision has been made as of yet; and the project remains under Planning Division review. This public engagement meeting is set by the project proponents and architect and the County has no role in it.

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### Oxso Shahriari

Planner, Land Use Services Department  
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**From:** Jason Jones [mailto:[Jasman100@verizon.net](mailto:Jasman100@verizon.net)]  
**Sent:** Wednesday, November 13, 2013 1:45 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086

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2062 2<sup>nd</sup> Lane  
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Mailing:  
17773 Gazania Drive  
Chino Hills, CA 91709

## Shahriari, Oxso - LUS

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**From:** Jason Jones <Jasman100@verizon.net>  
**Sent:** Wednesday, November 13, 2013 1:45 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir,

We submitted our self-addressed stamped envelope to find out the status of the project. I just received a postcard invitation for discussions with the project manager. Has any decisions been made and if so, why did we not receive acknowledgment from the county? Please let me know the status as we are still strongly opposed to it.

Thank you,

Jason and Juli Jones  
2062 2<sup>nd</sup> Lane  
Big Bear City, CA 92314

Mailing:  
17773 Gazania Drive  
Chino Hills, CA 91709

## Shahriari, Oxso - LUS

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**From:** Walter Maryon Lee <maryonandwalter@gmail.com>  
**Sent:** Saturday, September 28, 2013 4:06 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Gas Station on corner of Highway 38 and State Lane

To Whom It May Concern:

I am a 34 year resident of the Erwin Lake home community. I am opposed to the building of the proposed gas station on the corner of State Lane and Highway 38. Vehicles barrel down highway 38 like its a racetrack. There have been many accidents at this intersection. A gas station will increase congestion and create confusion in an already "tricky" intersection. State Lane is the entry into the Erwin Lake home community. It curves around at the beginning before it straightens out. It is not a good place for a gas station. In the winter the road can be exceptionally icy and accidents occur here also. Also, the noise and congestion of a 5AM to Midnight gas station is not desirable to residents who live in this area for its quiet beauty.

Please consider these concerns of the State Lane and Mitchell Lane Erwin Lake residents and not allow this gas station to be built on any of these corners. Thank you.

Sincerely,

Maryon Lee  
2585 Oak Lane  
Big Bear City, CA 92314  
(Erwin Lake)

## Shahriari, Oxso - LUS

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**From:** Janet Dupre <janet627@verizon.net>  
**Sent:** Tuesday, September 24, 2013 1:24 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project Number P201300086

I writing to state my opposition to this gas station/mini-mart project.

I live in a rural residential area. We **do not need** a gas station here. There are already two nearby in Big Bear City. I do not want the **light pollution** it would bring. We can actually still see the stars at night. I do not want the **noise** it would bring. We have a very nice quiet neighborhood. I do not want the added **traffic** it would bring. Lastly is the **safety** issue. It is already difficult to make a left turn from Mitchell Lane onto Highway 38 (the corner where the proposed gas station would be built). Looking to the right, the highway curves just before Mitchell Lane. A driver turning left from Mitchell cannot see an approaching vehicle until it is very close and going 55+ mph. With structures and vehicles entering and exiting the proposed gas station, the lack of visibility will be even greater, as will the danger of collisions.

I oppose this project because I see no benefit to me or my neighbors, and I see many problems it will create.

Respectfully submitted,  
Janet Dupre

## Shahriari, Oxso - LUS

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**From:** l35lightner@aol.com  
**Sent:** Thursday, September 19, 2013 1:41 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project #P201300086/MUP \_Second Attempt to Send

Mr. Shahriari:

We are re-sending this communication as it is not showing up in our *sent mail*, despite its time stamp as being mailed. Apologies for any confusion this creates:

Subject: Proposed Gas Station and Convenience Store At State Lane and Hwy. 38, Erwin Lake CA  
Project #P201300086/MUP and Assessor Parcel Number 0315-231-17

As 37-year-residents of the Erwin Lake residential area my husband and I are decidedly opposed to the placement of a gas station and convenience store at the entrance to our Erwin Lake residential area and here are our reasons:

The most personal objection we have is on behalf of the two full-time families who live on State Court, immediately adjacent to what appears to be the point of ingress and egress for the site (Big Bear Grizzly, Sept. 11th). There is no question in our minds but that the quality of life for these two property owners will be totally destroyed if the station is built opposite their homes. Current hours of operation are listed in the Grizzly's article as being from 5 AM to Midnight, seven days a week. And if this intensive level of usage of the property isn't enough, consider also the environmental factors associated with a gas station. And aggravating the issue of "loss of quality" is the likelihood that their properties will become virtually worthless as residential land and they will probably not be able to "give them away" when the situation becomes unlivable and they need to relocate - so these two families, more so than any of the rest of us, face a true Lose-Lose situation.

Additionally, the intersection of Hwy. 38 and State Lane is the primary entrance to the entire Erwin Lake neighborhood, and with its immediate "S" curve, already presents continuous driving challenges for residents, particularly when winter driving conditions exist. During those conditions, drivers in-bound to the Valley from the south, approaching at highway speed, may make last-minute, unsafe-for-the-conditions, turn decisions in their attempts to make a fuel or restroom stop, adding ever more chances for turning vehicles to slide into those exiting the neighborhood through the curve or stopped at the stop sign.

And speaking again of this intersection, consider that this PRIMARY TRAFFIC ARTERY effects MANY MORE residents than just the people living "within 300 feet" of the proposed development. It appears current codes required notice of development be given only to those in the "300 feet" group, leaving all the rest of us to find out about the plan much later and possibly "too late" to make effective and vital comments to protect all our interests.

A final point is that, as the primary entrance to our community, State Lane is also the school bus route and is serviced by MANY buses throughout the school day. The increased usage and congestion that the proposed station and store will bring, particularly within that first "S" curve, bring a totally unacceptable increased level of risk to our students.

It appears that some Valley residents have expressed the opinion that "there is no service station this far out" on the east end of our Valley (Grizzly on-line opinion poll, week of September 16th). In the decades that we have lived here in Erwin Lake we have found the location of two gas stations in Big Bear City, scarcely 4 miles away, to be perfectly adequate to our needs, as we believe they have been and will continue to be for in-bound traffic as well. And if indeed it should be determined that

some do need yet another gas station (there are at least six in Big Bear Lake, in addition to the two in Big Bear City) , that station should be positioned on a more appropriate parcel than the current property at the intersection of Hwy. 38 and State Lane.  
Your careful consideration of these points is requested.

Rembert L. and Sheryll B. Lightner

[l35lightner@aol.com](mailto:l35lightner@aol.com)

## Shahriari, Oxso - LUS

---

**From:** l35lightner@aol.com  
**Sent:** Thursday, September 19, 2013 12:25 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Subject: Proposed Gas Station and Convenience Store At State Lane and Hwy. 38, Erwin Lake CA, Project #P201300086/MUP

Subject: Proposed Gas Station and Convenience Store At State Lane and Hwy. 38, Erwin Lake CA  
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Additionally, the intersection of Hwy. 38 and State Lane is the primary entrance to the entire Erwin Lake neighborhood, and with it's immediate "S" curve, already presents continuous driving challenges for residents, particularly when winter driving conditions exist. During those conditions, drivers in-bound to the Valley from the south, approaching at highway speed, may make last-minute, unsafe-for-the-conditions, turn decisions in their attempts to make a fuel or restroom stop, adding ever more chances for turning vehicles to slide into those exiting the neighborhood through the curve or stopped at the stop sign.

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Your careful consideration of these points is requested.  
Rembert L. and Sheryll B. Lightner  
[l35lightner@aol.com](mailto:l35lightner@aol.com)



## Shahriari, Oxso - LUS

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**From:** Debra Julius <dljulius@verizon.net>  
**Sent:** Thursday, September 19, 2013 6:46 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project #P201300086/ MUP

RE: Applicant – Munem Maida  
Parcel #0315-231-17

The corner of State Hwy 38 and State Lane is NOT a good location for a Convenience Store and Gas Station for so many reasons:

- The accident rate at State Hwy 38 and State Lane is already bad and this will cause it to go so high that a signal will be needed. Are the deaths that will occur worth it?
- The traffic will be unbearable. Having the entrance on State Lane will not make the ingress and egress any safer. Maybe even less safe.
- The large gas trucks will cause the need for CONSTANT repairs to be done to State Lane.
- The gas trucks will be attempting to turn left from State Lane on Hwy 38 when leaving. So the explosion and fire from the gas truck involved accident will wipe out how many lives and homes????
- There open hours will be 5am to midnight. Personally, I work and have the need for more than 5 hours of quiet time to sleep.
- Most of us move out here to be away from the hustle and bustle - we want peace and quiet.
- The crime rate in this whole area will increase substantially
- My property and my neighbor's will become totally WORTHLESS. Doubtful I will be able to do anything other than give it away. When I sue who do I start with? The County for giving their approval?
- I will either be a prisoner in my own home or will not even want to come home to the place I so enjoy and the whole reason I chose this spot
- This would change a BEAUTIFUL mountain setting along State Hwy 38 into an UGLY MONSTROSITY not to mention the loss of all those amazing trees – if you have not driven State Hwy 38 from Big Bear City you need to. You have all this MOUNTAIN BEAUTY. Ruining that beauty would be a crime.

Personally, I feel there is absolutely NO NEED for either a gas station or convenience store anywhere around here. But for those who feel there is that need, I suggest taking it farther north and away from this part of Hwy 38 with the curve in the road making it an unsafe location. And a location where there are not ALREADY homes RIGHT THERE. Another couple miles down the road and you have both. I'm not against progress, but it needs to be the right kind in the right place. This is not the right place.

Debra Julius

## Shahriari, Oxso - LUS

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**From:** Diane Versaggi <diane@versaggi.com>  
**Sent:** Thursday, September 12, 2013 6:48 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project P201300086/MUP

Hello,

I am a resident of the Erwin Lake neighborhood of Big Bear City. I would like to go on record as being in favor of the proposed gas station and convenience store near the corner of State Lane and Highway 38. I've been wishing for something like this. It would be so convenient to have a place nearby to pick up, say, some milk if I run out or to get some gas before heading down the hill without having to drive in the opposite direction first and then backtrack. My sister, who also lives in Erwin Lake, is excited about this as well.

Sincerely,

Diane Versaggi  
925 E Lane  
Big Bear City, CA 92314

## Shahriari, Oxso - LUS

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**From:** Mike Stewart <m.stewart46@yahoo.com>  
**Sent:** Thursday, September 12, 2013 6:12 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Re: 0315-231-17; P201300086; MUP; Steeno for Maida

Sir,

First, let me thank you and the County of San Bernardino for this opportunity to comment on the proposed commercial project on State Lane at Highway 38. Per our conversation today I will put into words my objections to this project and a few general comments.

A little background first. We moved to 2545 State Lane 19 years ago after living in central Big Bear Lake on Conklin Road south of the State Highway. We moved to Erwin Lake (State Lane) to get away from the traffic noise and tourist types who liked to sled down our driveway if I didn't get up early and clear it when it snowed. We wanted a quieter environment. We live 1 mile east of Highway 38 on State Lane. It is quiet here and the only people we see drive down this far belong here. At night, when sound carries the worst it is still quiet. This is a nice quiet residential neighborhood.

This proposed commercial project will be operated from 5 am until 12 midnight as I understand it. It will generate both noise and light pollution in the area. Of specific concern to me are the residences that are across State Lane from the proposed project. They may as well not bother to come up to their cabins for peace and relaxation anymore if this development is approved. They may as well let their properties go for taxes since they will never be able to sell them with this across the street. Not to mention the residential care facility that is directly across the street. These people won't be able to sleep. Sleep is very important to ones health and these are all older people who may not be in the best of health in the first place.

I doubt Caltrans will give access from Highway 38 as it is there policy not to. Accesses in general typically generate accidents and lawsuits and Caltrans tries to avoid both wherever possible. So access to this site will be from State Lane. State Lane is a substandard, narrow rural 2 lane road with a graded shoulder and no turn pockets, or accel or decel lanes. So any increase in traffic or turning movements is only going to exacerbate the problems that exist with the already substandard design standard (narrow with bad alignment) of State Lane and additional traffic at the intersection of Highway 38 will be problematic as well.

State Lane is not a 90 degree intersection with Highway 38 and there is also a curve a short distance to the south with no sight distance around the curve and on coming traffic is going at least 55 mph if not more in a lot of cases. This will lead to increased potential for accidents on the Highway and maybe even fatalities.

The proposed commercial development will be selling beer and wine, of course. What we don't need is another location for the undesirable element of Big Bear Valley to congregate. It would be important to get the in put of the SB County Sheriff and CHP on what they think about having another beer and wine outlet in the Valley, and this one being a little more remote at 3 miles out of the main part of the Valley. We also don't need the open invitation for people on the highway to drink and drive.

This area of the Valley is known as Erwin Lake. There is no easy way in or out of Erwin Lake from or to Highway 38 except State Lane. There are a couple of circuitous routes that I am aware of, but nothing direct to/from for the paramedics and for transport to the local hospital, and there are people in my area that regularly get a visit from the paramedics. In the event there is a bad accident at State Lane and Highway 38 due to the

left turning traffic entering back onto the Highway from State Lane after a visit to this commercial development and a paramedic is needed in my area they will be forced to use one of these less direct routes, and in bad weather these routes may not be easily passable. Typically things happen at the worst time, snow on the ground and still falling. State Lane is reasonably well maintained by the County but these other roads are not. There is no doubt that this could happen now, but in approving this commercial development you have increased the probability that this can happen and that deserves deep consideration when there is really only one way in and one way out. We all know there is only one way in/out but we live here and chose to accept that condition when we moved here. I don't think I want to accept that condition knowing that with this commercial development there is now a greater probability that the intersection at State Lane and Highway 38 could be closed for an extended period due to an accident, and fatal accidents take much longer to reopen.

The people who leave this development site after stopping there may get turned around and wind up driving down State Lane instead of back to the Highway. State Lane does not return to the highway if you go the wrong way. So now you've got some "city slicker" driving around the back roads of Erwin Lake and that may not be all that good of a situation either since the roads get narrower with no controlled intersections, which can also lead to increased accidents. It's just not a good situation. It's all about probabilities. Remember Murphy's Law, "If something can go wrong it will."

There is a pretty good stand of trees on this site. What about them? What will be the mitigation? This site will undoubtedly be paved 100 percent. They will need to provide an area where snow can be stock piled that is pervious so that the melting snow does not increase the downstream run off and effect downstream properties adversely. They will also need to mitigate any increase in flows due to development of the site.

The last appraisal on my house it was valued at \$611,000. That was a few years ago and with the down turn in the market I would guess it's worth more like \$411,000. But still it's worth quite a bit compared to what I paid for it. My concern is this project devalues my property along with all the other properties in Erwin Lake. This is not going to help those of us who have made an investment in property in Erwin Lake.

The commercial zoning of this property is incompatible with the residential development that is already here and surrounds it. There are inadequate buffers for this type of commercial development and the existing infrastructure is simply not able to support it, nor should it if we are to maintain our rural environment and lifestyle. I like things as they are. That's why I chose to live here. We think the property should be rezoned "Residential" and then allowed to develop consistent with the surrounding properties that have already developed.

In summation, we are against the proposed development of this site as a gas station/convenience store. We don't need another gas station and convenience store in the Valley. There are already too many of them struggling to make it in Big Bear and to add another way out on Highway 38 is not going to prove to be beneficial all the way around.

Please let me know when the Public Hearing is. I plan to attend and speak.

Thank you,

Michael and Annette Stewart  
2545 State Lane  
Big Bear City, CA 92314

mailing address: PO Box 1853, Big Bear Lake, CA 92315, ph (909) 585-9950

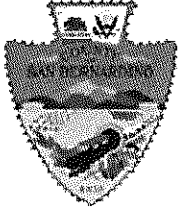
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**From:** "Shahriari, Oxso - LUS" <Shahriari.Oxso@lus.sbcounty.gov>  
**To:** "m.stewart46@yahoo.com" <m.stewart46@yahoo.com>  
**Sent:** Thursday, September 12, 2013 11:33 AM  
**Subject:** 0315-231-17; P201300086; MUP; Steeno for Maida

Mr. Stewart;

Per our discussion today, please write down your comments and email me back.

I encourage you to contact me with any questions or concerns. Thank you.



**Oxso Shahriari**

Planner, Land Use Services Department  
County of San Bernardino  
385 North Arrowhead Avenue, First Floor  
San Bernardino, CA 92415-0187

T: (909) 387-4180

F: (909) 387-3223

E: [oxso.shahriari@lus.sbcounty.gov](mailto:oxso.shahriari@lus.sbcounty.gov)

W: [www.sbcounty.gov](http://www.sbcounty.gov)

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

## Shahriari, Oxso - LUS

---

**From:** Andy Keller <andy-keller@hotmail.com>  
**Sent:** Wednesday, September 11, 2013 8:04 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** P201300086/MUP

To Whom it May Concern,

This is In regards to the proposed gas station convenience store to be located at the corner of State Ln. and Highway 38 in Big Bear City project number: P201300086/MUP.

I have lived at the east end of Big Bear City for over 30 years. I currently own a home on Hemlock Ln. off of Sate Lane and work for the Big Bear City Community Services District. Myself, my friends, co-workers and neighbors all agree that a gas station/convenience store on this end of town would be ideal. We are in full support of the proposed project and hope to see it become a reality. I strongly urge you to allow this project to proceed, it will be a great benefit to those of us on the east end of the valley.

Respectfully,

Andrew Keller  
933 Hemlock Ln.  
Big Bear City, CA 92314  
(909) 936-1892  
andy-keller@hotmail.com

## Shahriari, Oxso - LUS

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**From:** Jason Jones <Jasman100@verizon.net>  
**Sent:** Wednesday, July 31, 2013 8:27 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida  
**Attachments:** A Project Number.docx

I mailed a copy of this letter to your office.

Thank you

Jason Jones

---

**From:** Shahriari, Oxso - LUS [mailto:Shahriari.Oxso@lus.sbcounty.gov]  
**Sent:** Wednesday, July 31, 2013 11:04 AM  
**To:** jasman100@verizon.net  
**Subject:** 0315-231-17; P201300086; MUP; Steeno for Maida

Mr. Jones;

I received your phone message. As it relates to the proposed Gas Station/Convenience Store, you may forward your comments with or without use of the official notification. You may mail your comments to me at the address below, or simply email them to me.

Please feel free to contact me with any questions. Thank you.

Oxso Shahriari, Planner  
LAND USE SERVICES DEPT. Planning Division  
(909) 387-4180 Phone

The County of San Bernardino Development Code may be accessed at:  
<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DC.pdf>

Please send all mail correspondence to:  
Attn: Oxso Shahriari  
County of San Bernardino Land Use Services Department; Planning Division  
385 North Arrowhead Ave. First Floor  
San Bernardino, CA 92415-0187

## Shahriari, Oxso - LUS

---

**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Wednesday, July 31, 2013 12:16 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

Thank you very much. It did not come through on my cell phone. I was able to get it on my pc. Thanks again!

Jason

---

**From:** Shahriari, Oxso - LUS [mailto:Shahriari.Oxso@lus.sbcounty.gov]  
**Sent:** Wednesday, July 31, 2013 11:40 AM  
**To:** Jason Jones  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

The attachment I included in my email is the only mechanism the County uses for notifying surrounding property owners of a project. Did you receive a letter, and if yes what did it say and whose signature was on it?

Please feel free to contact me with any questions. Thank you.

Oxso Shahriari, Planner  
LAND USE SERVICES DEPT. Planning Division  
(909) 387-4180 Phone

The County of San Bernardino Development Code may be accessed at:  
<http://www.sbcounty.gov/Uploads/lus/DevelopmentCode/DC.pdf>

Please send all mail correspondence to:  
Attn: Oxso Shahriari  
County of San Bernardino Land Use Services Department; Planning Division  
385 North Arrowhead Ave. First Floor  
San Bernardino, CA 92415-0187

---

**From:** Jason Jones [mailto:jasman100@verizon.net]  
**Sent:** Wednesday, July 31, 2013 11:19 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

Thank you for your reply. I was trying to obtain a copy off the letter sent to me. I meant to make a copy but did not. Is it possible to get a copy emailed or mailed to me?

Thank you,

Jason Jones

Sent from my Galaxy S@III

----- Original message -----



From: "Shahriari, Oxso - LUS" <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)>  
Date: 07/31/2013 11:03 AM (GMT-08:00)  
To: [jasman100@verizon.net](mailto:jasman100@verizon.net)  
Subject: 0315-231-17; P201300086; MUP; Steeno for Maida

Mr. Jones;

I received your phone message. As it relates to the proposed Gas Station/Convenience Store, you may forward your comments with or without use of the official notification. You may mail your comments to me at the address below, or simply email them to me.

Please feel free to contact me with any questions. Thank you.

Oxso Shahriari, Planner

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## Shahriari, Oxso - LUS

---

**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Wednesday, July 31, 2013 12:04 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

Can I get a copy off the notification emailed to me please?

Sent from my Galaxy S@III

----- Original message -----

**From:** "Shahriari, Oxso - LUS" <Shahriari.Oxso@lus.sbcounty.gov>  
**Date:** 07/31/2013 11:53 AM (GMT-08:00)  
**To:** Jason Jones <jasman100@verizon.net>  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

That sounds like our typical Project Notification that includes the project planner's name. In either case, we'll be receiving your comments soon. Thanks.

Please feel free to contact me with any questions. Thank you.

Oxso Shahriari, Planner

LAND USE SERVICES DEPT. Planning Division

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San Bernardino, CA 92415-0187

---

**From:** Jason Jones [mailto:jasman100@verizon.net]  
**Sent:** Wednesday, July 31, 2013 11:49 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

I believe it was your signature. It was addressed to us, the homeowner, notifying us of a proposed project. It had a map on it showing the proposed area to be developed and if we had an objection, indicate what it was. I wrote on the form and mailed it to you with an attached letter with my objection and concerns regarding the project.

Sent from my Galaxy S@III

----- Original message -----

From: "Shahriari, Oxso - LUS" <Shahriari.Oxso@lus.sbcounty.gov>  
Date: 07/31/2013 11:40 AM (GMT-08:00)  
To: Jason Jones <jasman100@verizon.net>  
Subject: RE: 0315-231-17; P201300086; MUP; Steeno for Maida

The attachment I included in my email is the only mechanism the County uses for notifying surrounding property owners of a project. Did you receive a letter, and if yes what did it say and whose signature was on it?

Please feel free to contact me with any questions. Thank you.

Oxso Shahriari, Planner

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**Sent:** Wednesday, July 31, 2013 11:19 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

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Thank you,

Jason Jones

Sent from my Galaxy S®III

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**From:** "Shahriari, Oxso - LUS" <[Shahriari.Oxso@lus.sbcounty.gov](mailto:Shahriari.Oxso@lus.sbcounty.gov)>  
**Date:** 07/31/2013 11:03 AM (GMT-08:00)  
**To:** [jasman100@verizon.net](mailto:jasman100@verizon.net)  
**Subject:** 0315-231-17; P201300086; MUP; Steeno for Maida

Mr. Jones;

I received your phone message. As it relates to the proposed Gas Station/Convenience Store, you may forward your comments with or without use of the official notification. You may mail your comments to me at the address below, or simply email them to me.

Please feel free to contact me with any questions. Thank you.

Oxso Shahriari, Planner

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## Shahriari, Oxso - LUS

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**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Wednesday, July 31, 2013 11:19 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: 0315-231-17; P201300086; MUP; Steeno for Maida

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Thank you,

Jason Jones

Sent from my Galaxy S@III

----- Original message -----

**From:** "Shahriari, Oxso - LUS" <Shahriari.Oxso@lus.sbcounty.gov>  
**Date:** 07/31/2013 11:03 AM (GMT-08:00)  
**To:** jasman100@verizon.net  
**Subject:** 0315-231-17; P201300086; MUP; Steeno for Maida

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San Bernardino, CA 92415-0187

## Shahriari, Oxso - LUS

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**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Wednesday, July 17, 2013 2:41 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** RE: Project Number: P2001300086

I sent in an opposition to this project. Can you confirm receipt of my letter? Thank you!!

---

**From:** Jason Jones [mailto:jasman100@verizon.net]  
**Sent:** Tuesday, July 16, 2013 1:40 PM  
**To:** 'oxso.shahriari@lus.sbcounty.gov'  
**Subject:** Project Number: P2001300086

Hi,

My name is Jason Jones. My wife and I have a cabin at 2062 2<sup>nd</sup> Lane, Big Bear City. We received a proposal letter in regards to this project and mailed it back with our opposition. I neglected to make a copy. If it is possible, could you please email a copy to me? Thank you!!

Jason Jones  
(951) 237-8371  
Mail: 17773 Gazania Drive, Chino Hills, CA 91709



## Shahriari, Oxso - LUS

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**From:** Yvonne Kurzeja <yvonnekurzeja@gmail.com>  
**Sent:** Wednesday, July 17, 2013 11:47 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project P201300086/MUP  
**Attachments:** Project P201300086 MUP PAGE1.jpeg; Project P201300086 MUP PAGE2.jpeg; Project P201300086 MUP PAGE3.jpeg; Project P20100086 MUP PAGE4.jpeg; Project P20100086 MUP PAGE5.jpeg

Dear Oxso Shahriari

Ref: Project Number P201300086/MUP

On 7/16/13 I have mailed an original letter and faxed it to (909) 387-3223 to your attention my response to the above project to build a gas station, convenience store and liquor store at Hwy 38@State Lane at Big Bear City, CA 92314.

I am also attaching my documents in this email. This is a nice, quiet area and building a gas station will bring a lots of noise and traffic in to our lovely **RESIDENTIAL** area. Our house is located just by the project area.

I guess our neighbours responded the same with the vote: **NO** for this project. We have several gas stations in Big Bear City on Big Bear Blvd. in business areas. We don't need another one in our lovely, quiet residential area. Please let us live peacefully here.

We are all nervous about this project.. Thank you for your understanding. We are all hoping this project won't happened.

Sincerely yours,

Yvonne Kurzeja  
Parcel Number: 0315-231-17  
2052 State Lane  
Big Bear City, CA 92314  
Cell: (714) 943-2350  
email: [yvonnekurzeja@gmail.com](mailto:yvonnekurzeja@gmail.com)

## Shahriari, Oxso - LUS

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**From:** Duane Cox <DCox@guthy-renker.com>  
**Sent:** Tuesday, July 16, 2013 8:46 PM  
**To:** Shahriari, Oxso - LUS  
**Cc:** Cindy Cox  
**Subject:** Objection to Project: P201300086/MUP

Duane and Cynthia Cox  
376 Cedar Lane  
Sugarloaf, CA 92386  
July 16, 2013

Re project: P201300086/MUP  
Parcel number: 0315-231-17

Sir or Ma'am:

We are writing this letter in protest of Project P201300086/MUP: the building of a gas station and liquor store in a quiet residential neighborhood. Although nearby streets border Highway 38, the neighborhoods are wooded, quiet and relaxing. We object to the sound and light pollution that would occur with such businesses in this picturesque area.

We purchased property near this location to encourage our friends and family with young children to join us in the enjoyment of its unspoiled beauty in areas exactly such as this proposed building area. We and our many guests contribute to the Big Bear community economically. We do not need to attract alcohol purchasing attention to this quiet area thereby decreasing its safety. There are already many liquor stores and gas stations in the area, one of which is for sale. One more liquor store and gas station will have little benefit to the community and will have negative ecological and societal impacts on the community.

We love the Big Bear area and spend as much time there as we can. Likewise, we invested financially in the area. We object to the building of this retail establishment which will decrease property values and add foot traffic of alcohol purchasers in this quiet pleasant neighborhood.

Sincerely,

Duane and Cynthia Cox

## Shahriari, Oxso - LUS

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**From:** Mary Zweg <mary.e.zweg@gmail.com>  
**Sent:** Tuesday, July 16, 2013 2:29 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project number P201300086/MUP

I am writing in regard to project number: P201300086/MUP Parcel number: 0315-231-17. I feel it is a very bad idea. I am a regular visitor near there and spend a lot of money in your community and would be upset if this project were completed. There are safety concerns and the visual pollution would be unbecoming.

Sincerely-  
Mary Zweg

Sent from my iPhone

## Shahriari, Oxso - LUS

---

**From:** Jason Jones <jasman100@verizon.net>  
**Sent:** Tuesday, July 16, 2013 1:40 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project Number: P2001300086

Hi,

My name is Jason Jones. My wife and I have a cabin at 2062 2<sup>nd</sup> Lane, Big Bear City. We received a proposal letter in regards to this project and mailed it back with our opposition. I neglected to make a copy. If it is possible, could you please email a copy to me? Thank you!!

Jason Jones  
(951) 237-8371  
Mail: 17773 Gazania Drive, Chino Hills, CA 91709

**Shahriari, Oxso - LUS**

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**From:** David Brambley <momsworinplace@aol.com>  
**Sent:** Tuesday, July 16, 2013 1:32 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** 0315-231-17 Munem Maidia Project 201300086/MUP

**201300086/MUP**

Irwin Lake Residents are begging you to vote NO on this property !!!!!!!!!!! We do not need the added Fire danger from gasoline, the fumes from a gas station, the traffic, the congestion, the noise and added people. Also we do not want the rural feel of our community taken away because someone else wants to make money while we continue to lose money on our property values which said property would further take away. I live on State and we do not want a gas station, liquor store in our neighborhood !!!!!!

**PLEASE VOTE THIS DOWN**

**!!!!!!!!!!!!!!!!!!!!!!!!!!!!**

## Shahriari, Oxso - LUS

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**From:** Kelly Hight <kelkel7@aol.com>  
**Sent:** Tuesday, July 16, 2013 3:56 AM  
**To:** Shahriari, Oxso - LUS  
**Subject:** P201300086/MUP Munem Maida

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Parcel number - 0315-231-17

To Whom It May Concern,

I am writing to discuss my concern about the plan to build a liquor store and gas station on highway 38 at State Ln. I have family who live on State Ln. and not only do I believe that this type of building will cause excessive noise and traffic, but I also believe it will be another fire hazard and a danger to the homes surrounding the area. I would like to voice my disapproval of this project. My vote is no.

Thank you for your time,  
Kelly Hight  
951-751-7468  
kelkel7@aol.com

Sent from my iPhone

## Shahriari, Oxso - LUS

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**From:** Christa <browngf@aol.com>  
**Sent:** Monday, July 15, 2013 5:13 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project P201300086/MUP Parcel #: 0315-231-17

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To Whom It May Concern:

Project P201300086/MUP parcel number: 0315-231-17 is an ill conceived idea. We have a few friends who live off Highway 38 by the intersection with Mitchell Road. The traffic there is already bad enough. We own a home in Big Bear and for the life of me, I cannot understand the need for a gas station, or a liquor store since there are so many places to acquire either on Big Bear Boulevard. We enjoy driving up to Irwin Ranch and Irwin Lake because it is rural. Why spoil that?

It is our sincere hope that you will re-consider this project which could bring about a negative change for all of Big Bear.

Christa and Gary Brown

## Shahriari, Oxso - LUS

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**From:** Dave Brambley <vtrrloco18@aol.com>  
**Sent:** Monday, July 15, 2013 3:18 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** parcel 0315-231-17 development proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

July 15, 2013

San Bernardino Land Use Services  
Planner, Oxso Shahriari  
Project # P291300086/MUP  
APN: 0315-231-17  
Applicant: Munem Maida

Dear Sir or Madam,

I am a full time resident of Big Bear City and reside at 2016 State Ln. I have been living here since 2006. My property is approximately 300 feet from the parcel of land proposed for this project.

I am also disabled and suffer from painful neuropathy and heart related ailments.

I am in opposition of the above mentioned proposal for a convenience store/gas station on said parcel. This parcel is on the northeast corner of State Lane and State Hwy 38. This is a very busy intersection and I have either witnessed or have heard the noise from several automobile accidents at this location. Building a store/gas station will, without a doubt, exasperate the traffic conditions around this intersection.

Besides my residence being nearby, there is also a public school bus stop and a Marta bus stop on the northwest corner of this intersection that could be made more dangerous to school children and adult bus riders.

In addition to the traffic impact on the area, there is also health concerns. My residence is in the direct path of the east winds. The winds would blow fuel, oil, and exhaust fumes from a gas station directly toward my residence, possibly aggravating some of my health issues. Also, directly across the street to the southeast of the parcel, on State Ln., and within approximately 150 feet of said parcel, is an assisted living home for the elderly, where these residents could also be endangered health wise.

There are also many residences all around this property, which will definitely be affected by this type of development. A store/gas station selling liquor could attract undesirable people to the area,



possibly putting residents and/or their property at risk for injury or damage.

I am sure there are better places to put a convenience store and gas station than this intersection, where it will definitely have a detrimental effect on the area.

Please vote NO on this proposal.

Sincerely,

David M Brambley  
2016 State Ln  
Big Bear City, CA 92314  
APN:0315-091-25  
(909) 585-6108  
VTRRLoco18@aol.com

## Shahriari, Oxso - LUS

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**From:** Rita Harvey <rharvey957@gmail.com>  
**Sent:** Monday, July 15, 2013 1:50 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project Number: P201300086/MUP, Parcel 0315-231-17

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I am writing as a concerned citizen, vacationer, and state tax payer to adamantly oppose the proposed building of a gas station and liquor store on Big Bear at parcel 0315-231-17. I and my friends frequently visit Big Bear throughout the year. The clean air, quiet, and welcoming peaceful atmosphere of that area are the attractions. Another busy intersection with noise and air pollution and untold numbers and manner of liquor store clients would very negatively impact that area. The added traffic would also be a major concern safety-wise for children and others that walk in that area. While I don't own property on Big Bear, I and my friends and a vast number of other like-minded individuals do contribute to the tax base of that area as we lodge, dine, and shop there. I strongly oppose this proposed construction, and urge you not to approve it. If there is to be a hearing on this, please let me know and I would like to attend and voice my concerns.

Sincerely,

Rita Harvey  
2719 Pintura Circle South  
Palm Springs, CA 92264  
(760) 567-2676  
[rharvey957@gmail.com](mailto:rharvey957@gmail.com)

## Shahriari, Oxso - LUS

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**From:** TEANA LEFORT <psalm11612@att.net>  
**Sent:** Sunday, July 14, 2013 10:28 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project P 201300086/MUP

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To Whom it may concern,

This letter is regarding project P 201300086/MUP parcel number: 0315-231-17.

My family has had the privilege of spending relaxing, quiet times at 2024 State Court, Irwin Lake. We have recently been informed of the project to

place a gas station and liquor store next to the residences at State Court. In this letter I would like to express our concerns regarding this project.

First: The section of the 38 Highway where it connects to Mitchell is slightly curved and further down it slightly declines. Both of these features

make turning onto Mitchell from the 38 Highway risky. Adding to this risky intersection is the speed at which drivers proceed on the 38. Highway

patrol does patrol the area, yet excessive speeds of drivers continues. To place additional traffic at this site would, I believe, cause endangerment and

greater risk of traffic collisions. Many pedestrians also choose to cross at this site. They have gone so far as to take down a fence to cross over private

property. I believe placing a public area at the suggested site would also place these pedestrians in harms way.

Second: At present the residential area is pleasantly quiet. My children are able to complete their school work and nature projects in this pleasant

atmosphere. The addition of a gas station and liquor store at this location would definitely, and drastically shatter this quiet neighborhood. In the

summer, from inside the residence, you can hear the weekend visitor's car stereo's blaring as they speed down Highway 38. Now please envision

the winter weekend skiers who fly down the 38 on their way to the ski slopes. They would be stopping at the gas station and liquor store with their

stereo's blasting. Most do not bother to turn them down or off as they pump gas or enter the store to make their purchases. The thought

of this constant barrage displacing the present quiet is extremely troubling to myself and my family. Along with the increased traffic and noise to

the residential area there is also the environmental impact next to the residents. Even though most liquor stores and gas stations offer trash receptacles

trash finds its way into the surrounding environment. I do feel this also will cause an impact to the local environment and a cause for the potential

to encourage local wildlife to converge at the site and also increase the likelihood of them being struck by the increase in vehicle traffic. At present

there is a local liquor store within five minutes of the residences on State Court. We are able to obtain most of our needs at this store, which is

situated at an easily accessible site.

In closing I would like ask that you please consider these concerns regarding the proposed project to this beautiful residential neighborhood.

Thank you for your time and attention to this matter,

Kenneth and Teana Lefort

## Shahriari, Oxso - LUS

---

**From:** Mark Z <mark.zschaechner@gmail.com>  
**Sent:** Sunday, July 14, 2013 6:12 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project #:P201300086/MUP, Parcel #:0315-231-17

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To whom it may concern,

My name is Mark Zschaechner, and I am sending this email to appeal to the county so that a gas station/liquor store may not be built close to this residential area.

My main concerns are that the nearby homes will be much more greatly affected by detrimental effects, such as noise pollution, in this residential area.

Another implication in this area in specific is that many people already walk through the front of our home, in the road, which is not the problem. The problem lies in the fact that they do this to cross the fence that separates the residential road from the highly trafficked road nearby.

With this new change, the new implication is that the traffic in front of the house will be greatly increased, to the point where the children who already do this action of crossing the street and breaking down the fence will do this action much more often, with such a new objective nearby.

This will ultimately cause risk for both the business as well as the individuals, while also supplying unnecessary noise to the nearby residents, who have settled in that land for quiet privacy.

Furthermore, our guests as well as our neighbors' guests also provide business to the town of Big Bear through visiting the stores downtown, and with this change would not find the stay in Big Bear nearly as calm or comfortable, and thus less often and desirable.

Thank you very much for your time and consideration,

Mark Zschaechner

Project #:P201300086/MUP  
Parcel #:0315-231-17

## Shahriari, Oxso - LUS

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**From:** Zachary Zschaechner <zzsch001@ucr.edu>  
**Sent:** Saturday, July 13, 2013 8:02 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** URGENT: RE: Project P201300086/MUP, Parcel Number: 0315-231-17

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Zachary Zschaechner

49127 Park Avenue

Morongo Valley, CA 92256

(2024 State Court, Big Bear City, CA )

To Whom It May Concern:

I am writing in regards to ***Project P201300086/MUP, Parcel Number: 0315-231-17***. As I understand it, this proposal would result in the construction of a liquor store across from my family's residence at 2024 State Court. I wish to express my objection to this decision on several grounds. These objections pertain to the ***threats to neighborhood safety*** that building such a place at the proposed location would pose, as well as some other unpleasant states of affairs that would also arise.

Firstly, I must start with the fact that ***the intersection of Highway 38 and Mitchell Lane is very dangerous already. The north and southbound traffic along Highway 38 very often is moving at speeds treacherously above the speed limit.*** To be sure, quite frequently there are CHP officers in the area to counteract this problem, but they have not as yet resolved it. To put it succinctly, ***a lot of people speed dangerously a lot of the time on Highway 38***, and this does not seem to be a trend that will end any time soon. It is this fact that makes turning onto the Highway from Mitchell or turning onto Mitchell from the Highway so dangerous in general. This is compounded by the fact that ***the curve on the road for traffic heading north on Highway 38 makes it quite difficult for people turning onto 38 from Mitchell.*** It is often quite difficult to do this, and I have seen several close calls due both to the dangerous nature of the road itself as well the tendency of drivers to speed.

If a gas station and liquor store is built in the area, it is only logical to conclude that both Highway 38 in general, as well as the intersection of Highway 38 and Mitchell Lane ***will become even more dangerous.*** Increased traffic to the general will obviously increase the likelihood of accidents. My objection here is quite simple and is derived from common sense—more cars going over the speed limit increases the probability of an accident occurring.

If the area were not near a major highway where people frequently speed, it would be a different matter in this regard. However, the intersection is already dangerous, and drawing higher vehicular traffic to the area will only make it more so.

Secondly, it must be noted that our street is already a high traffic area for pedestrians, most if not all of whom make the extremely dangerous cross across Highway 38. The popularity of this route for pedestrians at some point led someone to cut down the wire fence provided by the county—a destruction of public property. With the building of this gas station and liquor store, it seems very plausible that there will be an increase in pedestrian traffic. With this being the case, it seems not unrealistic to stipulate that there will be an increase in attempts at crossing Highway 38 as well as an increase in damage to county property. With this possibility seeming likely, it would thus seem to be an extremely ill-advised move on the part of the governing persons of the Big Bear area to allow such a store to be constructed, since it will effectively lead to a ***higher probability of injury to pedestrians crossing Highway 38, as well as increase cost to the tax payers of San Bernardino County.***

Thirdly, putting a gas station and liquor store there seems ***functionally superfluous and even harmful*** to the big bear economy as a whole. There is already a mom and pop country market called Lippy's Country Market at the corner where Highway 38/Greensport Blvd and E. Big Bear Blvd. They are only about 5 minutes away from my residence, and therefore, they already present an easily accessible source of food, supplies and alcoholic beverages if the occasion calls for it. When I have had friends and associates to my family's residence, this is the place that we have gone to get supplies for parties, whether it be drinks or snacks or other household necessities.

In short, ***building a liquor store is not necessary, as Lippy's Country Market already offers an above average selection of alcoholic beverages, as well as a good variety of food and other supplies.*** It is also worth noting that by allowing another store offering such services, Big Bear will be undercutting this long standing convenience store which has been a part of the community since my family has held a residence there and I'm sure well before. Such a move on that part of Big Bear would surely Lippy's and, as I have noted, it will do so with little new benefit to the community as a whole. Such a move would seem to be ***lacking in fidelity to Big Bear's businesses***, and would seem to be ill-advised.

Fourthly and last of all, despite the proximity to the highway, the neighborhood is currently very quiet and peaceful. Cars drive by all the time, but that's all they do—drive by. The area currently does not present any reason to drivers-by to linger, and therefore, there currently is no real traffic buildup. To put it simply, the traffic flows by quickly, leaving the area fairly calm during the day.

It is for the peace and quiet that this area presents that I have frequently stayed up at my family's residence over the last few years. I have been a student for the last few years, and I have often come up to write papers and work on assignments. During this current summer, I have spent extended periods of time (probably a month and a half in total) at the residence at 2024 State Court, again, in order to get away from noise and traffic. It is, again, because of the peaceful demeanor the neighborhood presents that I have also invited several of my friends to stay with me for extended periods of time.

To get to the crux of my first objection, ***if a store is built near us, we will most certainly lose the tranquility of our cabin, as well as the neighborhood at large.*** This would dissuade both me and my friends from coming up to Big Bear as often as we have. In short, my first objection is that building a liquor store right near our neighborhood will ruin one of the main reasons that draws us there.

In sum, I think that it is clear that there is much to be lost by allowing the construction and liquor store on Highway 38. It will take away from the tranquil experience that draws my family and friends to Big Bear, thus dissuading us from visiting as often, or even at all. If this happens, not only do we suffer undesirable consequences, but the city will lose out on the sizable revenue that we contribute to the Big Bear economy. Secondly, such a move will clearly make an already dangerous intersection, that of Mitchell Lane and Highway 38, even more dangerous. Thirdly, it will do so seemingly with little new benefit to the community, while potentially alienating and undercutting one of its longstanding members, Lippy's Country Market.

I hope that I have made my point effectively and that those responsible for the decision of whether or not to permit such construction at the place in question will take what I have into account in a mature and responsible manner. I trust that you will *make a decision that best reflects a genuine care for the safety and livelihood* of the residents of the neighborhood, and I think that it is clear what this entails based upon my observations noted above.

Sincerely,

Zachary Zschaechner



## Shahriari, Oxso - LUS

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**From:** Janis Zschaechner <janmz@sbcglobal.net>  
**Sent:** Saturday, July 13, 2013 2:16 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** PROJECT#P201300086/MUP

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

I often visit Big Bear where my son and his wife, own a cabin. We enjoy seeing the tall trees and hearing the singing of all the birds. It would be a shame to destroy the beautiful view. We do shop and dine at the markets and restaurants in Big Bear City.

There is a 7 - 11 store a few blocks from my home. It mainly sells liquor, cigarettes and lottery tickets and the many poor homeless hang out in front of the store, asking for spare change.

Don't destroy this beautiful residential area.

Thank you,

Janis Zschaechner

## Shahriari, Oxso - LUS

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**From:** bamafan83@aol.com  
**Sent:** Saturday, July 13, 2013 1:42 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Parcel 0315-231-17 Use Permit Munem Maida

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

To Land Use Services,

I am writing to oppose the above project. Irwin Lake is a rural community, and we would like to keep it that way. This project would be outside my front door. That is not why I moved out here !! I moved to get away from cars, business and the noise.

The corner of Mitchell and 38 is busy enough without cars turning in and out of a gas station, convenience store !!. There have been many fatal accidents at this intersection over the last years because of people coming around that corner too fast. And in the event you added a light to the intersection would further deteriorate from the rural atmosphere !! There is no need for anything like that out here. People can travel an extra few miles for that !

Also, our property vales have dropped enough in the last few years , more than half, please do not devalue our properties more by taking away the quietness and peace out here.

Please keep Irwin Lake the quiet rural community it has always been, there have been many applications for building permits out here and they have been voted down, please do so again !!

Residents out here want to keep what they moved out here for !!!!!!!!!!!!!

Sincerely,

Debra Brambley  
2016 State Lane  
Big Bear City

## Shahriari, Oxso - LUS

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**From:** kazmj@inreach.com  
**Sent:** Friday, July 12, 2013 8:22 PM  
**To:** Shahriari, Oxso - LUS  
**Subject:** Project #:P201300086/MUP

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Kim and Anne Zschaechner  
PO Box 778  
Morongo Valley CA 92256  
July 12th, 2013

Re project: P201300086/MUP  
Parcel number: 0315-231-17

To whom it may concern:

We are writing this letter in protest of the above project: the building of a gas station and liquor store in a quiet residential neighborhood. Even though it borders on highway 38, our streets are wooded, quiet and relaxing. We object to the sound and light pollution that would be added with such a building immediately across the the street from us (we are at 2024 State Court). Our purpose for buying property in this location is to encourage our friends and family with young children to bring there children up to Big Bear and to enjoy its beauty. In doing so they contribute to the Big Bear community economically. Why do we need to attract alcohol purchasing attention to this quiet area thereby decreasing its safety? There are plenty of liquor stores and gas stations already in the area, one of which is for sale. What is the benefit to the community of one more? We have worked hard in the time we have owned our property to fix it up and add to the value of the community. We object to the building of a busy noisy store that will detract from property values and add "on foot alcohol buyers" in increased volume to our quiet pleasant street.

Yours truly

Anne Zschaechner  
Kim Zschaechner