



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: December 11, 2025

AGENDA ITEM NO. 3

Project Description

APN: 0357-631-11
Applicant: Oak Hills Land Holdings LLC
Community: Oak Hills / 1st Supervisorial District
Location: 9928 Desmond Drive
Project No: PRAF-2025-00005
Staff: Oliver Mujica
Rep: James Erwin
Proposal: Major Reasonable Accommodation (Land Use Modification) for the establishment and operation of a Licensed Residential Care Facility as a Congregate Care Living Health Facility for eighteen (18) non-ambulatory residents requiring 24-hour nursing care and physical/rehabilitation therapy. This includes the conversion of an existing residence containing 3,186 square feet, addition of 1,382 square feet and the reduction of the required parking from eleven (11) to eight (8) parking spaces on 2.45 acres.



30 Public Hearing Notices Sent on: November 25, 2025

Report Prepared By: Oliver Mujica, Contract Planner III

SITE INFORMATION:

Parcel Size: Approximately 2.45 acres
Vegetation: Native grass and landscaping

TABLE 1: SITE AND SURROUNDING LAND USES AND ZONING

AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
SITE	Single-Family Residence	Rural Living (RL)	Rural Living (RL)
North	Single-Family Residences	Rural Living (RL)	Rural Living (RL)
South	Single-Family Residences	Rural Living (RL)	Rural Living (RL)
East	Single-Family Residence	Rural Living (RL)	Rural Living (RL)
West	Single-Family Residence	Rural Living (RL)	Rural Living (RL)

City Sphere of Influence:
 Water Service:
 Sewer Service:

Agency
 City of Hesperia
 Mojave Water Agency
 Septic

Comment
 N/A
 Existing Service
 Existing Service

STAFF RECOMMENDATION

That the Zoning Administrator: **ADOPT** the Findings in support of the Major Reasonable Accommodation; **APPROVE** the Major Reasonable Accommodation (Land Use Modification) for the establishment and operation of a Licensed Residential Care Facility (Congregate Care Living Health Facility) for eighteen (18) non-ambulatory residents requiring 24-hour skilled nursing care and physical/rehabilitation therapy. This includes the conversion of an existing single-family residence containing 3,186 square feet, and addition of 1,382 square feet and the reduction of the required parking from eleven (11) to eight (8) parking spaces on 2.45 acres, subject to the Conditions of Approval; and **DIRECT** the Land Use Services Department to file the Notice of Exemption in accordance with CEQA¹.

¹ In accordance with Section 86.08 of the Development Code, the action taken by the Zoning Administrator may be appealed to the Planning Commission before its effective date.

FIGURE 1: VICINITY MAP



Scale: 1:6,000

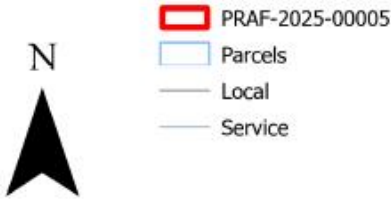
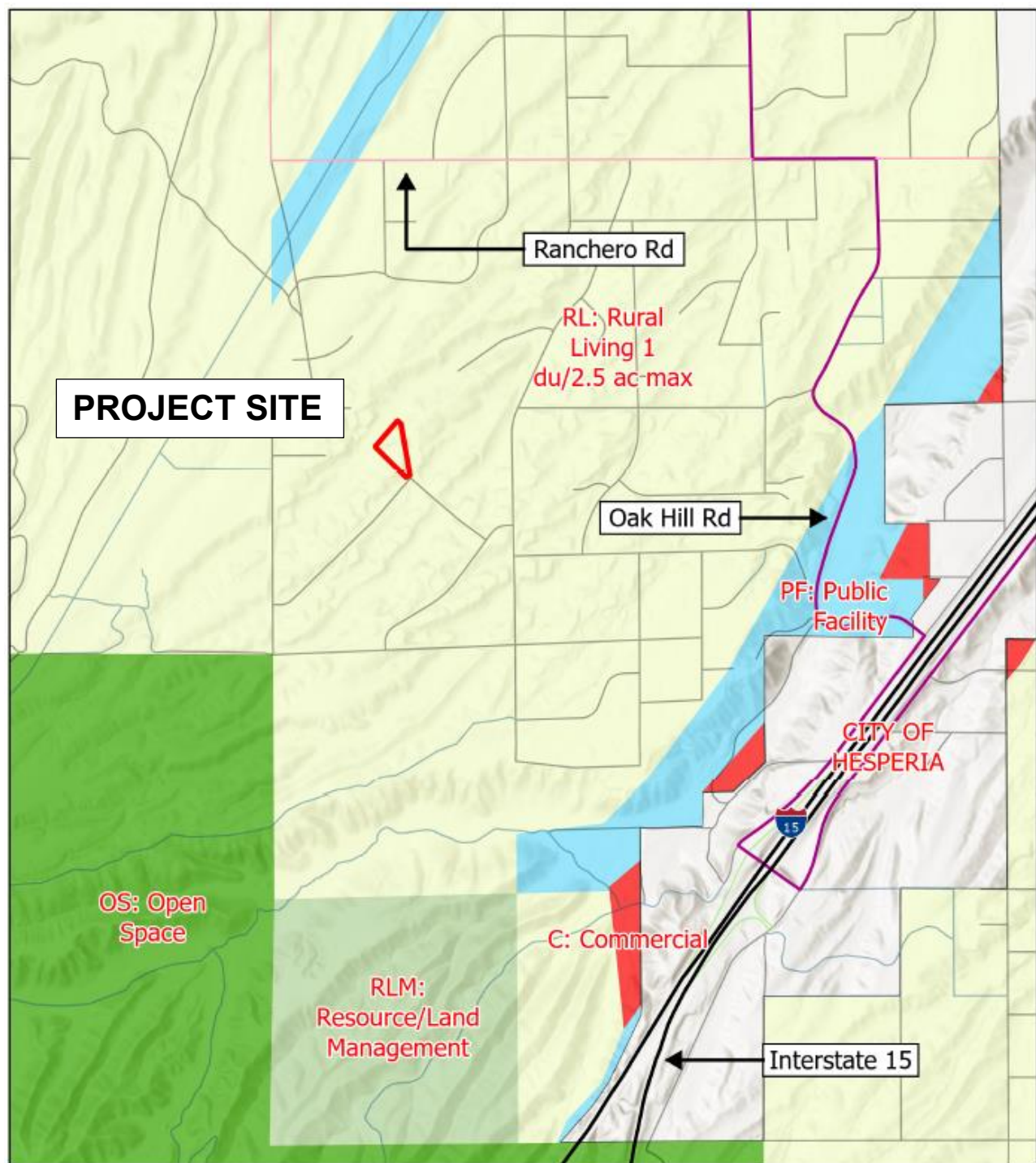


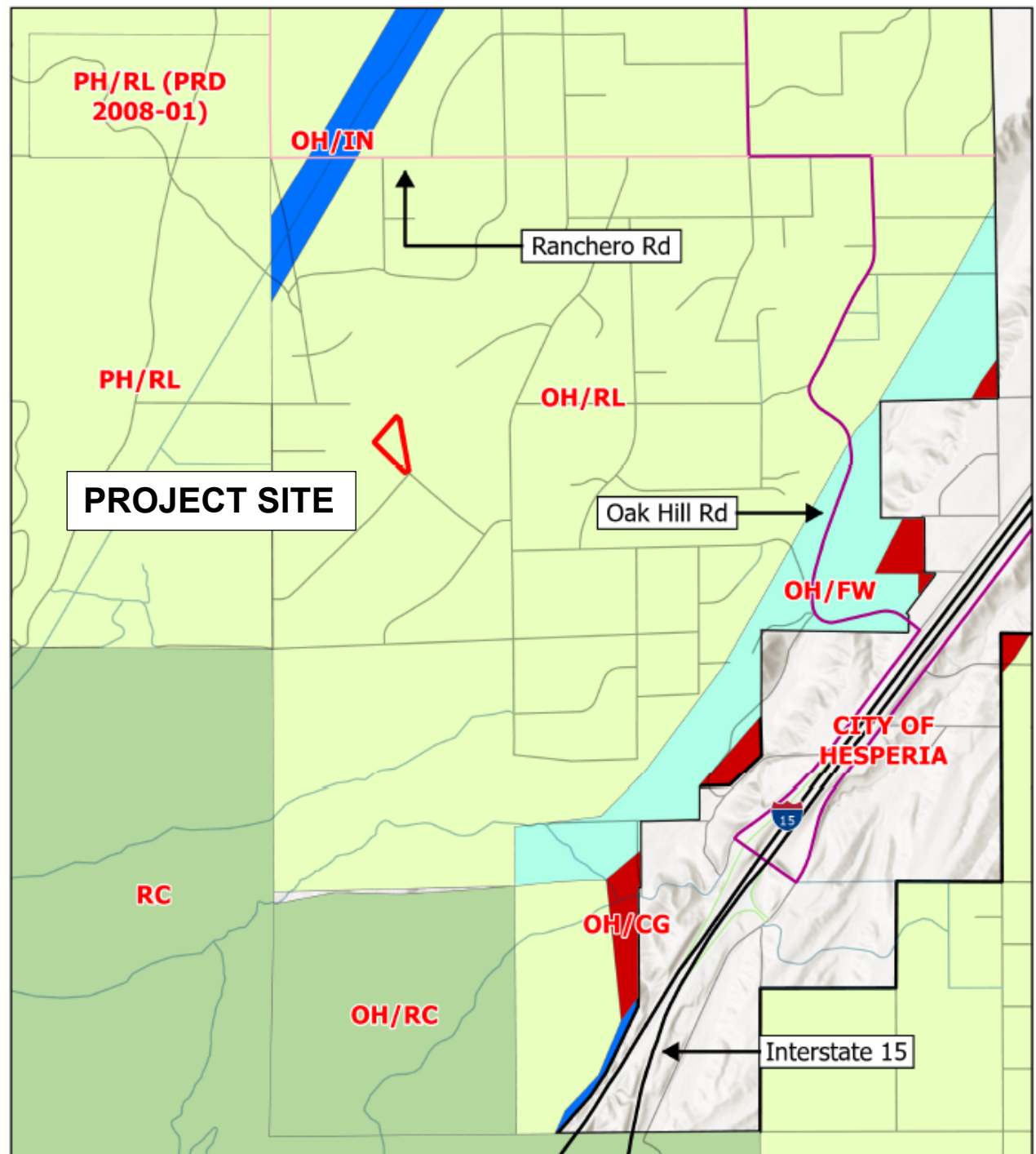
FIGURE 2: LAND USE CATEGORY MAP



Scale: 1:20,000



FIGURE 3: ZONING MAP



Scale: 1:20,000

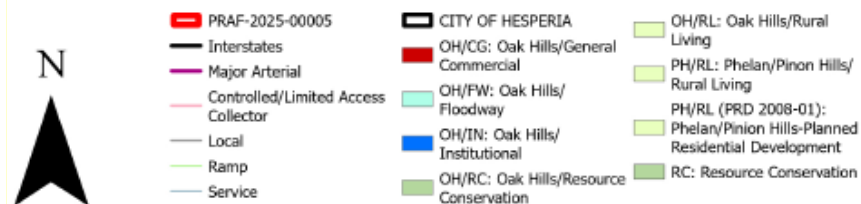


FIGURE 4: PROJECT SITE
View looking northwest on Desmond Drive



FIGURE 5: PROJECT SITE
View looking southwest on Desmond Drive



FIGURE 6: PROJECT SITE
View looking southeast at Desmond Drive and west on Fuchsia Lane



FIGURE 7: EXISTING DEVELOPMENT



FIGURE 8: SITE PLAN

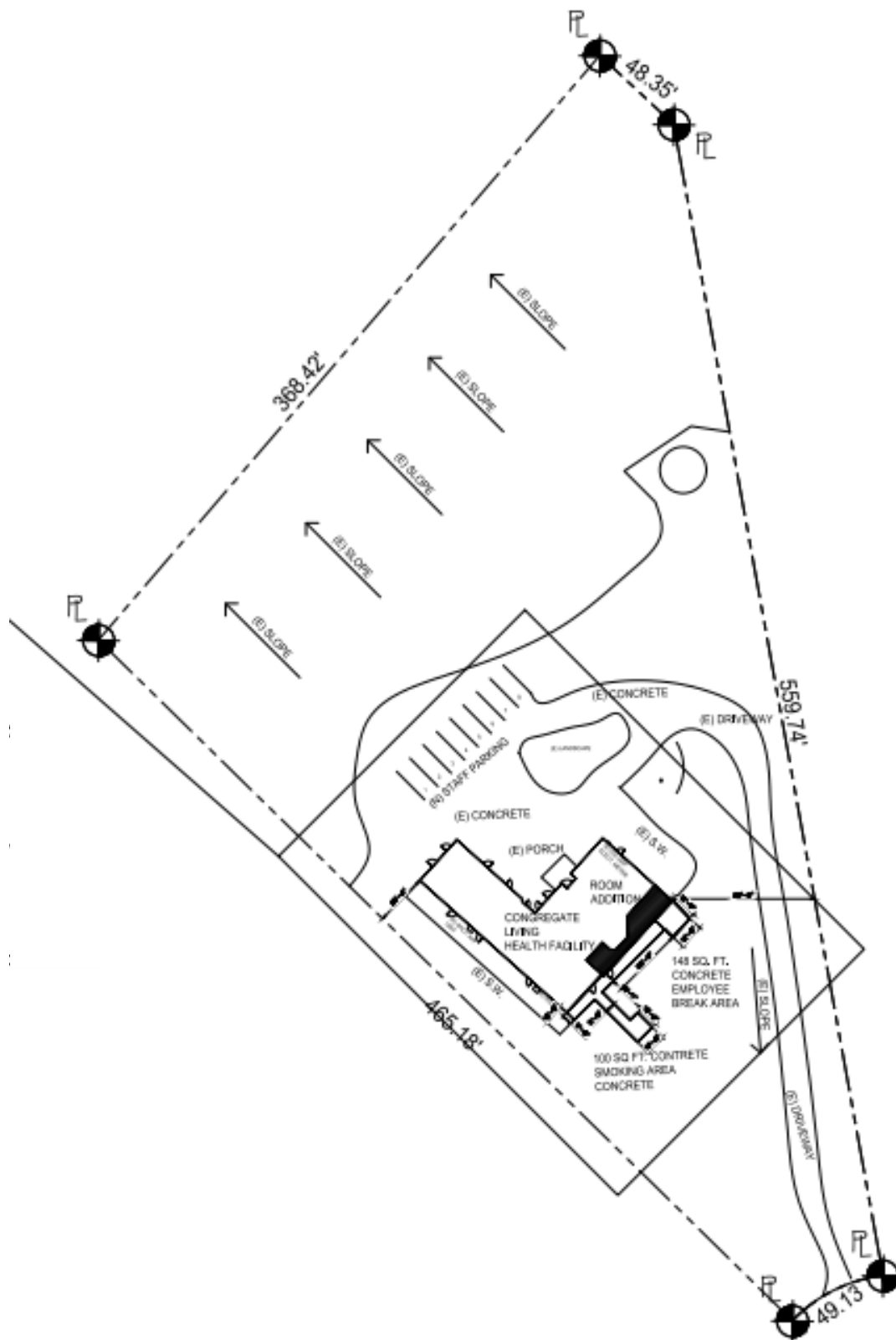
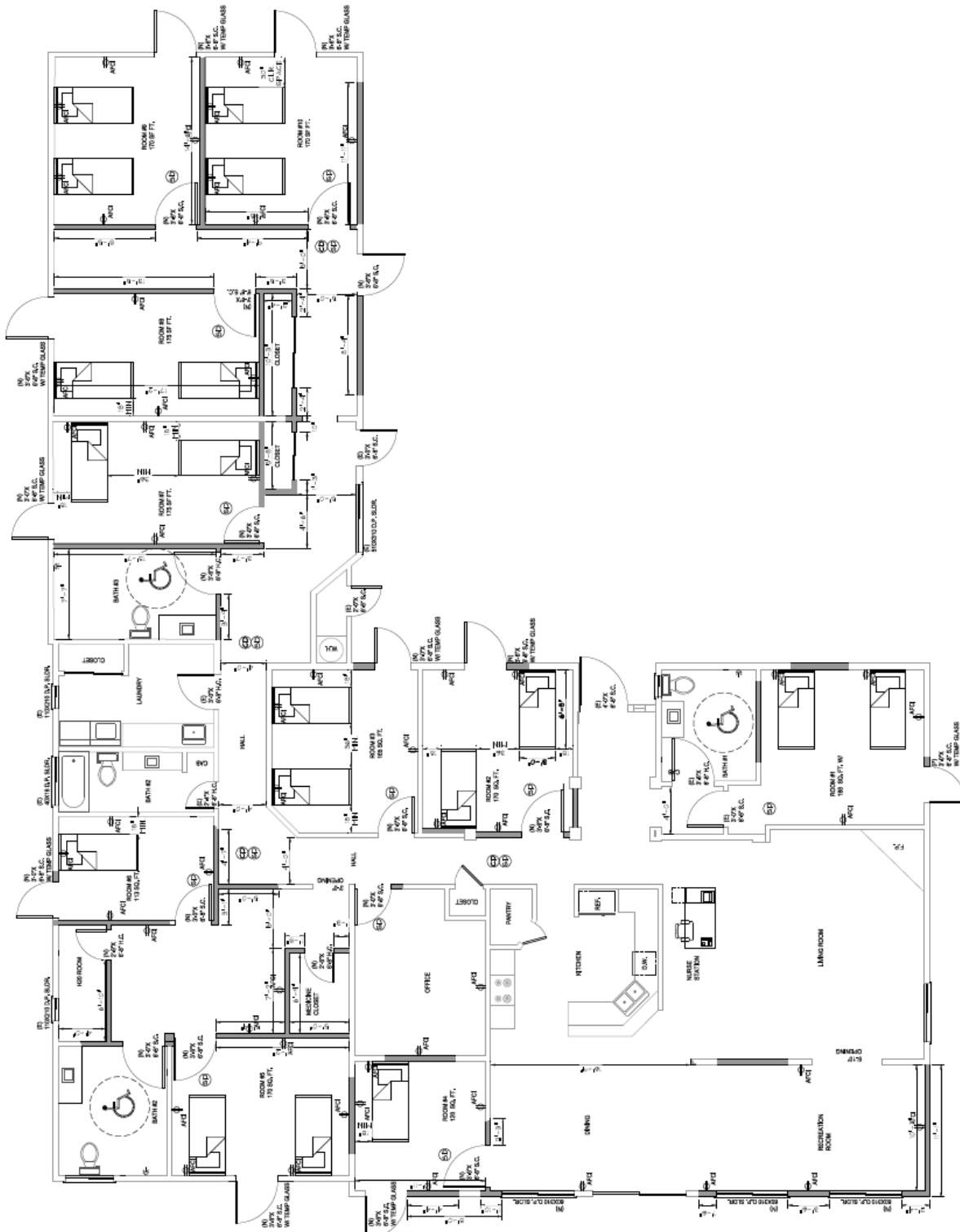


FIGURE 9: FLOOR PLAN



BACKGROUND AND PROJECT DESCRIPTION

Existing Conditions

The Project site is located on the north side of the intersection of Desmond Drive and Fuchsia Lane in the valley region of Oak Hills. The Project site is surrounded by single-family residences. The Project site is currently developed with a single-family residence with a sloping topography.

Proposed Project

The Major Reasonable Accommodation request (Land Use Modification) is to allow the establishment and operation of a Licensed Residential Care Facility (Congregate Care Living Health Facility) for eighteen (18) non-ambulatory residents requiring 24-hour nursing care and supportive services in a residential environment for individuals with complex medical conditions, including those who are chronically ill, ventilator-dependent, or in need of physical/rehabilitation therapy. This includes the conversion of an existing residence containing 3,186 square feet and addition of 1,382 square feet, and the reduction of the required parking from eleven (11) to eight (8) spaces on 2.45 acres. The proposed facility will serve the housing and supportive services needs of individuals with health impairing conditions (Project). This proposed Project is being processed as a Licensed Residential Care Facility of seven (7) or more people under the San Bernardino County Development Code.

The San Bernardino County Development Code allows a Licensed Residential Care Facility of seven (7) or more people within the Multiple Residential (RM) zoning district with the approval of a Conditional Use Permit. The Licensed Residential Care Facility of seven (7) or more people is not allowed within the Rural Living (RL) zoning district. However, Land Use Modifications for Licensed Residential Care Facilities such as the proposed Project within the Rural Living (RL) zoning district can be processed as provided by State law.

Pursuant to State law, Chapter 84.30 (Reasonable Accommodation in Housing Development for Disabled Individuals) of the Development Code provides guidance for an applicant to file a request for a Reasonable Accommodation (Land Use Modification). The purpose is to *"provide individuals with disabilities reasonable accommodation in the application of the County's rules, policies, practices and procedures, as necessary to ensure equal access to housing. The purpose is also to provide a process for individuals with disabilities to make requests for and be provided reasonable accommodation. When reasonable accommodation is warranted under the law based upon sufficient evidence, with respect to the various laws, rules, policies, practices and/or procedures of the County, including land use and zoning regulations."*

Therefore, although a Licensed Residential Care Facility of seven (7) or more people is not permitted within the subject Rural Living (RL) zoning district, Chapter 84.30 of the San Bernardino County Development Code provides the Major Reasonable Accommodation (Land Use Modification) process to allow the proposed Project.

PROJECT ANALYSIS

Land Use:

The proposed project (EXHIBIT C) is comprised of the following:

- Conversion of the existing single-family residence containing 3,186 square feet.
- Addition to the existing single-family residence containing 1,382 square feet.
- Hardscape and parking.
- Operation of a Licensed Residential Care Facility
 - Ten (10) bedrooms for eighteen (18) non-ambulatory residents.
 - 24-hour staffing (4 to 5 employees per shift).
 - Medication and medical care oversight by Licensed Vocational Nurses.

- Room and board with three (3) meals and three (3) snacks per day.
- Laundry and cleaning services.
- The proposed Licensed Residential Care Facility will not be a temporary rehabilitation housing facility.

Site Design:

The Project site will be developed with the conversion of, and addition to, an existing single-family residence, along with the required landscaping, parking, and internal circulation improvements (EXHIBIT C). The Project plans have been reviewed and accepted by the Land Use Services Department's Building and Safety, Geology, and Land Development Divisions, and the Environmental Health Services, Fire Protection District, and Public Works (Traffic and Solid Waste Management) Departments.

Access/Circulation:

An existing residential driveway from Desmond Drive will provide vehicular access onto the Project site. The on-site circulation drive aisle meets the Development Code and San Bernardino County Fire Protection District standards. The Project's site plan has also been reviewed by the County's Land Use Services and Public Works Departments.

Landscaping:

Pursuant to Section 83.10.060(c)(2) and (4) (Desert Region) of the San Bernardino County Development Code, "[p]lant materials shall be a cohesive mix of evergreen and deciduous trees, shrubs, groundcovers, succulents, and native plant material that are drought and infestation tolerant; turf shall be minimized," and "[t]he front yard and street side yard setback areas of a parcel shall be landscaped using xeriscape landscaping techniques, which combines drought tolerant plant and hardscape materials in a variety of aesthetically pleasing designs. For sites where no disturbance of land within setbacks is proposed, landscaping shall not be required," respectively. There will be no disturbance within the front yard setback, as is typical throughout the Oak Hills development. Therefore, no front yard landscaping is required or proposed.

Parking:

Section 83.11.040 of the Development Code does not specify an off-street parking requirement for a licensed residential care facility of 7 or greater persons. However, an unlicensed residential care facility of 7 or greater persons requires one (1) parking space for each bedroom plus one (1) parking space for the on-site manager. The proposed Project is comprised of a single-family residence with eight (8) bedrooms and each bedroom has two (2) residents, and two (2) bedrooms with one (1) resident each for a total of ten (10) bedrooms. Based on the Development Code requirement, a total of eleven (11) parking spaces would be required for the proposed Project.

The Applicant proposes a total of eight (8) parking spaces on site, a deficiency of three (3) parking spaces or (28%). According to the Applicant, a maximum of five (5) employees will be on-site at any given time. Additionally, the residents do not drive, and very few visits occur at the facility throughout the day. While there may not be any hardship in providing the deficient eight parking spaces, there is a great need to provide the necessary beds to serve the residents. Therefore, the requested Major Reasonable Accommodation (Land Use Modification) includes a parking reduction from eleven (11) to eight (8) parking spaces to retain the number of residents at eighteen (18).

Code Compliance Summary:

The proposed Project satisfies all applicable standards of the County Development Code for development within the Rural Living (RL) zoning district, as summarized below in Table 2.

TABLE 2: PROJECT CODE COMPLIANCE

Project Component	Development Code		Project Plans
Licensed residential care facility of 7 or more persons	Reasonable Accommodation		Reasonable Accommodation
Parking	11 spaces		8 Spaces
Minimum Landscaping	N/A		N/A
Minimum Building Setbacks	Front	25 Feet	180 Feet
	Side (west)	10 Feet	70 Feet
	Side (east)	10 Feet	25 Feet
	Rear	15 Feet	200 Feet
Maximum Building Height	35 Feet		16 Feet
Maximum Lot Coverage	40% (42,689 Square Feet)		4.2% (4,568 Square Feet)

TABLE 3: COUNTYWIDE POLICY PLAN CONSISTENCY

Policy LU-2.1: Compatibility with Existing Uses	Consistency
We require that new development is located, scaled, buffered, and designed to minimize negative impacts on existing conforming uses and adjacent neighborhoods. We also require that new residential developments are located, scaled, buffered, and designed so as to not hinder the viability and continuity of existing conforming nonresidential development.	Considering the site design and development features for the operation of the Licensed Residential Care Facility consistent with the San Bernardino County Development Code, along with implementing the Conditions of Approval, the Project minimizes negative impacts on the surrounding land uses and adjacent neighborhoods.
Policy LU-2.4: Land Use Map Consistency	Consistency
We consider the proposed development that is consistent with the Land Use Map (i.e., it does not require a change in Land Use Category), to be generally compatible and consistent with surrounding land uses and a community's identity. Additional site, building, and landscape design treatment, per other policies in the Policy Plan and development standards in the Development Code, may be required to maximize compatibility with surrounding land uses and community identity.	The development of the Project conforms with the performance standards that are identified in the San Bernardino County Development Code. The Licensed Residential Care Facility is an allowed use within the Rural Living (RL) zoning district, as well as the Rural Living (RL) land use category, subject to the approval of a Major Reasonable Accommodation (Land Use Modification). Additionally, the Project site plan identifies compliance with the San Bernardino County Development Code.
Policy H-5.1 Housing Discrimination	
We further fair housing opportunities by prohibiting discrimination in the housing market; providing education, support, and enforcement services to address discriminatory practices; and removing potential impediments to equal housing opportunity.	Pursuant to Chapter 84.31 of the San Bernardino County Development Code, as provided by State law, Major Reasonable Accommodation for the proposed Unlicensed Residential Care Facility removes potential impediments to equal housing opportunities.

CALIFORNIA ENVIRONMENTAL QUALITY ACT COMPLIANCE

Pursuant to the requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines, the Planning Division conducted an environmental evaluation in connection with the proposed Major Reasonable Accommodation (Land Use Modification) (PRAF-2025-00005) and concluded that the proposed Project for the use of a Licensed Residential Care Facility for eighteen (18) residents for Oak Hills Manor is Categorically Exempt from CEQA under Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines. Pursuant to CEQA Guidelines Section 15303(b), a Class 3 exemption includes, but is not limited to, a single-family residence.

The Planning Division further determined that no unusual circumstances or other reasons exist with respect to the Project site and the proposed activity that would exempt the Project from the exemption above.

PROJECT NOTICE

On October 21, 2025, a Project Notice was mailed to the fourteen (14) surrounding property owners within 300 feet of the Project site, as required by Section 85.03.080 of the Development Code. A total of twenty-two (22) public comment letters were received (EXHIBIT D).

NOTICE OF HEARING

On November 25, 2025, a Notice of Hearing was mailed to the thirty (30) surrounding property owners within 300 feet of the Project site, as required by Section 86.07.020 of the Development Code. As of the date of preparation of this report, no public comment letters have been received.

REQUIRED FINDINGS FOR REQUESTED ACTIONS

Pursuant to Development Code Section 84.31.050, the supporting facts for the required findings below for approval of the Reasonable Accommodation are provided in EXHIBIT A.

- 1) The housing, which is the subject of the request for reasonable accommodation, will be occupied as the primary residence by an individual protected under the Fair Housing Laws.
- 2) The request for reasonable accommodation is necessary to make specific housing available to one or more individuals protected under the Fair Housing Laws.
- 3) The reasonable accommodation requested will not impose an undue financial or administrative burden on the County.
- 4) The requested reasonable accommodation will not require a fundamental alteration of the zoning or building laws, policies, and/or procedures of the County.
- 5) The requested reasonable accommodation will not, under the specific facts of the case, result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.
- 6) Whether the requested reasonable accommodation will affirmatively enhance the quality of life of one or more individuals with a disability.
- 7) Whether the individual or individuals with a disability will be denied an equal opportunity to enjoy the housing type of their choice, absent the accommodation.

- 8) Whether the requested reasonable accommodation would fundamentally alter the character of the neighborhood.
- 9) Whether the reasonable accommodation requested would result in a substantial increase in traffic or insufficient parking.
- 10) Whether granting the requested reasonable accommodation would substantially undermine any express purpose of either the County's General Plan or an applicable Specific Plan.
- 11) Whether the requested reasonable accommodation would create an institutionalized environment due to the number of and distance between facilities that are similar in nature or operation.

RECOMMENDATION

That the Zoning Administrator take the following actions:

- 1) **ADOPT** the Findings in support of the Reasonable Accommodation (EXHIBIT A);
- 2) **APPROVE** the Major Reasonable Accommodation (Land Use Modification) for the establishment and operation of a Licensed Residential Care Facility (Congregate Care Living Health Facility) for eighteen (18) non-ambulatory residents requiring 24-hour skilled nursing care and physical/ rehabilitation therapy. This includes the conversion of an existing single-family residence containing 3,186 square feet, and addition of 1,382 square feet and the reduction of the required parking from eleven (11) to eight (8) parking spaces on 2.45 acres, subject to the recommended Conditions of Approval (EXHIBIT B); and
- 3) **DIRECT** the Land Use Services Department to file the Notice of Exemption in accordance with the California Environmental Quality Act.

ATTACHMENTS:

- EXHIBIT A: Findings for Reasonable Accommodation
EXHIBIT B: Conditions of Approval
EXHIBIT C: Project Plans
EXHIBIT D: Project Notice Comment Letters

EXHIBIT A

FINDINGS FOR REASONABLE ACCOMODATION

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FINDINGS: MAJOR REASONABLE ACCOMMODATION REQUEST. Allow the establishment and operation of a Licensed Residential Care Facility (Congregate Care Living Health Facility) for eighteen (18) non-ambulatory residents requiring 24-hour nursing care and physical/rehabilitation therapy. This includes the conversion of an existing residence containing 3,186 square feet, addition of 1,382 square feet and the reduction of the required parking from eleven (11) to eight (8) parking spaces on 2.45 acres located at 9928 Desmond Drive (Project). The following are the required findings pursuant to San Bernardino County Development Code Section 84.31.050 and supporting facts for approval of the Major Reasonable Accommodation request:

1. THE HOUSING, WHICH IS THE SUBJECT OF THE REQUEST FOR MAJOR REASONABLE ACCOMMODATION, WILL BE OCCUPIED AS PRIMARY RESIDENCE BY INDIVIDUALS PROTECTED UNDER THE FAIR HOUSING LAWS.

Facts:

- 1A. Pursuant to Fair Housing Laws, as defined in § 801.01.080(c), the intent is to provide individuals with disabilities reasonable accommodation in the application of the County's rules, policies, practices and procedures, as necessary to ensure equal access to housing. The purpose is also to provide a process for individuals with disabilities to make requests for, and be provided, reasonable accommodation, when reasonable accommodation is warranted under the law based upon sufficient evidence, with respect to the various laws, rules, policies, practices and/or procedures of the County, including land use and zoning regulations.
- 1B. The Applicant has requested a Major Reasonable Accommodation to establish and operate a Licensed Residential Care Facility (Congregate Care Living Health Facility) with eighteen (18) beds for non-ambulatory residents requiring 24-hour nursing care and physical/rehabilitation therapy as defined in Section 810.01.200(ee)(1) of the San Bernardino County Development Code to provide housing and supportive services/needs for eighteen (18) non-ambulatory residents with health impairing conditions. The proposed Licensed Residential Care Facility is located at 9928 Desmond Drive within the Rural Living (RL-1) zoning district, in the community of Oak Hills within the unincorporated area of San Bernardino.

2. THE REQUEST FOR MAJOR REASONABLE ACCOMMODATION IS NECESSARY TO MAKE SPECIFIC HOUSING AVAILABLE TO ONE OR MORE INDIVIDUALS PROTECTED UNDER THE FAIR HOUSING LAWS.

Facts:

- 2A. The proposed Project is located within the Rural Living (RL) zoning district, and, as such, the requested Major Reasonable Accommodation is necessary to establish the proposed Project as a legal land use. The San Bernardino County Development Code allows a licensed Residential Care Facility of seven (7) or more people within the Multiple Residential (RM) zoning district with the approval of a Conditional Use Permit. However, a licensed Residential Care Facility of seven (7) or more people is not a permitted land use within the Rural Living (RL) zoning district. Therefore, a licensed Residential Care Facilities, such as the proposed Project within the Rural Living (RL) zoning district, shall be processed as a Major

Reasonable Accommodation, as provided by State law, pursuant to Chapter 84.31 of the San Bernardino County Development Code.

- 2B. The proposed Project achieves the goals of the certified San Bernardino County Housing Element by addressing disparities in access to opportunities, promote a variety of housing choices and mobility, remove constraints for persons with disabilities, and address displacement risks.

3. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WILL NOT IMPOSE AN UNDUE FINANCIAL OR ADMINISTRATIVE BURDEN ON THE COUNTY.

Facts:

- 3B. No financial or administrative burden, including no undue costs related to administrative or enforcement activity, would be created by providing the Major Reasonable Accommodation requested for eighteen (18) residents requiring 24-hour nursing care and physical/rehabilitation therapy within the existing residence with a total of nine (9) bedrooms for two (2) residents in each bedroom and two (2) bedrooms for one (1) resident in each bedroom.

4. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WILL NOT REQUIRE A FUNDAMENTAL ALTERATION OF THE ZONING OR BUILDING LAWS, POLICIES, AND/OR PROCEDURES OF THE COUNTY.

Facts:

- 4A. **“Fundamental alteration” has been described in cases interpreting the Fair Housing Amendments Act of 1988 (FHAA) reasonable accommodation requirement as “undermining the basic proposed which the requirement seeks to achieve.”**
- a) The request must be granted only if granting the Major Reasonable Accommodation does not undermine the basic purpose of the San Bernardino County Development Code. Although a licensed Residential Care Facility of seven (7) or more people is not allowed within the Rural Living (RL) zoning district, the proposed Project is being processed as a Major Reasonable Accommodation, as provided by State law, pursuant to Chapter 84.31 of the San Bernardino County Development Code. The accommodation is granted to the specific residential care facility land use and not a non-residential use, which preserves the general character of the residential zone.
- 4B. **The requested Major Reasonable Accommodation will not require a fundamental alteration of the County’s zoning or building laws, policies and/or procedures requiring the establishment of Residential Care Facilities with 7 or more residents in single residential land use zones.**
- a) a) The request must be granted only if granting the Major Reasonable Accommodation does not undermine the basic purpose of the San Bernardino County Development Code. Although a licensed Residential Care Facility of seven (7) or more people is not allowed within the Rural Living (RL) zoning district, the proposed Project is being processed as a Major Reasonable Accommodation, as provided by State law, pursuant to Chapter 84.31 of the

San Bernardino County Development Code. The accommodation is granted to the specific residential care facility land use and not a non-residential use, which preserves the general character of the residential zone.

- b) All relevant standards required for the issuance of a Residential Care Facility permit have been included in the Conditions of Approval for the proposed Project including, but not limited to the following:
- i. The Licensed Residential Care Facility shall maintain a minimum of eight parking spaces.
 - ii. The Licensed Residential Care Facility will maintain a residential character, including the residential building façade, fences, walls and landscaping. All trash and food items shall be promptly and properly contained within closed containers, pending weekly trash collection.
 - iii. The operator will provide at least one (1) qualified house manager in the form of 24/7 staff for the Licensed Residential Care Facility on site who is present to supervise. In addition, there are manager and support staff providing services for its day-to-day operations.
 - iv. The operator will ensure that the Licensed Residential Care Facility will be an alcohol and drug free environment, with drug and alcohol testing administered on-site. The proposed Project will provide all of the disabled persons with severe mental illness for their medical and mental health needs which include: medical, mental health and/or behavioral health evaluations, procedures, counseling and therapy and special needs groups, mental health providers counseling, substance abuse and alcohol treatment program; and medical needs.
 - v. Adequate on-site parking will be required for staff members and the Licensed Residential Care Facility van. Onsite parking for any guest and loading or delivery is also adequate, with no on-street parking generally being required. Residents will not bring vehicles to the Residential Care Facility.
 - vi. The noise level at the Licensed Residential Care Facility shall be maintained at or below County Standards, as detailed in Development Code Section 83.01.080. House rules will require quiet hours for the Licensed Residential Care Facility from 10:00 p.m. and 8:00 a.m.
 - vii. The Licensed Residential Care Facility has a written “good neighbor policy” that directs residents to be considerate of neighbors, including refraining from engaging in excessively loud behavior or in any activity that would violate any of the standards of the County Code that would interfere with the neighbors’ quiet enjoyment of their properties. The Licensed Residential Care Facility Good Neighbor policy has a written protocol for the 24/7 staff to follow when a neighbor complaint is received. Additionally, a 24/7 cell phone contact information for Licensed Residential Care Facility staff will be provided to the County for any problems regarding the property.

- viii. The “House Rules” of the Licensed Residential Care Facility for the residents will be posted within the Licensed Residential Care Facility and include the following:
 - a. The requirement for resident participation in the appropriate programs;
 - b. A prohibition of possession, use, sale or distribution of any alcohol or any non-prescription controlled substances by any resident either on or off-site;
 - c. A prohibition of visitors who possess, or who are under the influence of any, alcohol or any non-prescription controlled substances; and
 - d. A prohibition of any activity that would result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

5. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WILL NOT, UNDER THE SPECIFIC FACTS OF THE CASE, RESULT IN A DIRECT THREAT TO THE HEALTH OR SAFETY OF OTHER INDIVIDUALS OR SUBSTANTIAL PHYSICAL DAMAGE TO THE PROPERTY OF OTHERS.

Fact:

- 5A. A request for Major Reasonable Accommodation may be denied if granting it would pose a “direct threat to the health or safety of other individuals or result in substantial physical damage to the property of others.” See 42 U.S.C. Section 3604 (f)(9). This is a very limited exception and can only be used when, based on the specific facts of a situation, a requested accommodation results in a significant and particularized threat. Federal cases interpreting this exception, have indicated that requested accommodations cannot be denied due to generalized fears of the risk posed by residents with impaired health conditions. There are no known specific facts of this Project to support a finding that granting the request for Major Reasonable Accommodation would pose a “direct threat to the health or safety of other individuals or substantial physical damage to the property of others.”

6. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WILL AFFIRMATIVELY ENHANCE THE QUALITY OF LIFE OF ONE OR MORE INDIVIDUALS WITH A DISABILITY.

Fact:

- 6A. The County addresses the housing needs of persons with disabilities by allowing a variety of housing types. For example, the San Bernardino County Development Code considers licensed care facilities for seven (7) or more persons as permitted in the Rural Living (RL) zoning district with the submittal of a request for Major Reasonable Accommodation. Furthermore, the County adopted Ordinance 4169 (2012) and Ordinance 4230 (2014) to provide people with disabilities with reasonable accommodation in rules, policies, practices, and procedures necessary to ensure equal access to housing, pursuant to state and federal fair

housing laws and the State Housing Element Law. This application is requested under the requested Major Reasonable Accommodation, as provided by State law, pursuant to Chapter 84.31 of the San Bernardino County Development Code.

7. THE INDIVIDUAL OR INDIVIDUALS WITH A DISABILITY WILL BE DENIED AN EQUAL OPPORTUNITY TO ENJOY THE HOUSING TYPE OF THEIR CHOICE ABSENT THE MAJOR REASONABLE ACCOMMODATION.

Fact:

7A. The County of San Bernardino Housing Element addresses Special Needs Groups – Persons with Disabilities, as follows:

- a) San Bernardino County has a significant population of people with mental, physical, and developmental disabilities that substantially limit major life activities. People with disabilities have special needs because many earn very low incomes, have higher health costs, and are often dependent on supportive services. People with disabilities may also face discrimination in obtaining housing, because landlords may be concerned about how a disability is perceived by other tenants, the disabled person's income and ability to afford housing, or whether the unit can be maintained.
- b) Physical and developmental disabilities can hinder access to housing units of traditional design and limit the ability to earn adequate income. The needs of people with disabilities exhibit a wide range of complexities and subtleties. For those with physical disabilities, the County can help facilitate the reconfiguration of existing housing through loan programs. By rehabilitating and upgrading housing, renters or homeowners can more easily "age in place" and live the fullest independent lives without the need to move to housing that is more suitable for their physical disability. As described later, implementing a reasonable accommodation ordinance can further the above goal.
- c) Ensuring fair and equal housing opportunity under state and federal fair housing laws is also important for people with disabilities. According to the Housing Rights Center, fair housing complaints from people with disabilities represent the largest percentage of complaints received in recent years. The recent surge in complaints appears to be due to a greater awareness of existing fair housing laws and focus by the courts on ensuring that cities affirmatively address the housing needs of people with disabilities, specifically with respect to reasonable accommodation procedures.
- d) Regardless of the disability, meeting the full range of housing and supportive service needs for people with disabilities requires a comprehensive strategy. This strategy should focus on facilitating independent living through in-home modifications, allowing for suitable housing by enacting and updating land use and zoning practices, facilitating and/or financing a range of supportive services, and implementing and enforcing existing state and federal fair housing law.

7B. Pursuant to San Bernardino County Development Code Section 84.31.010, the purpose of the reasonable accommodation in housing development for disabled individuals Chapter, pursuant to Fair Housing Laws, as defined in §801.01.080, is

to provide individuals with disabilities reasonable accommodation in the application of the County's rules, policies, practices and procedures, as necessary to ensure equal access to housing. The purpose is also to provide a process for individuals with disabilities to make requests for, and be provided, reasonable accommodation, when reasonable accommodation is warranted under the law based upon sufficient evidence, with respect to the various laws, rules, policies, practices and/or procedures of the County, including land use and zoning regulations.

8. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WOULD NOT FUNDAMENTALLY ALTER THE CHARACTER OF THE NEIGHBORHOOD.

Fact:

The project site is located on the north side of the intersection of Desmond Drive and Fuchsia Lane. The subject neighborhood is within the rural Living (RL) zoning district and comprised of single-family residences. The design and development of the proposed Project is intended to maintain the residential character of the neighborhood.

9. THE MAJOR REASONABLE ACCOMMODATION WOULD NOT RESULT IN A SUBSTANTIAL INCREASE IN TRAFFIC OR INSUFFICIENT PARKING.

Fact:

- 9A. The Conditions of Approval requires that the Applicant maintain eight (8) parking spaces on the site, and designating a minimum of five (5) parking spaces available for the Licensed Residential Care Facility staff at all times.
- 9B. The Conditions of Approval requires that the Applicant maintain at least three (3) parking spaces on the site to accommodate the resident van and guest parking/loading to prevent overflow parking on the street.
- 9C. The residents of the Licensed Residential Care Facility will not have vehicles on site and resident transportation shall be provided by the Applicant.

10. THE GRANTING OF THE REQUESTED MAJOR REASONABLE ACCOMMODATION WOULD NOT SUBSTANTIALLY UNDERMINE ANY EXPRESS PURPOSES OF EITHER THE COUNTY'S GENERAL PLAN OR AN APPLICABLE SPECIFIC PLAN.

Fact:

- 10A. On September 27, 2022, the Board of Supervisors adopted the County of San Bernardino 6th Cycle (2021-2029) Housing Element. On November 28, 2022, the State of California Department of Housing and Community Development certified the County's Housing Element pursuant to the State Housing Element Law (Article 10.6 of the Gov. Code). Through the Housing Element, the County strives to continue timely and effective implementation of all programs, including but not limited to:
 - Affirmatively Furthering Fair Housing: To address disparities in access to opportunities, promote a variety of housing choices and mobility, remove constraints for persons with disabilities, and address displacement risks.

Based on the evidence contained in the proposed Project's supporting documents, Major Reasonable Accommodation is internally consistent with and will further the goals and policies of the Countywide Plan (Housing Element) as further described below:

Goal H-1 Housing Production and Supply: A broad range of housing types in sufficient quantity, location, and affordability levels that meet the lifestyle needs of current and future residents, including those with special needs.

Policy H-1.1 Appropriate Range of Housing. We encourage the production and location of a range of housing types, densities, and affordability levels in a manner that recognizes the unique characteristics, issues, and opportunities for each community.

Consistency: By affording the eighteen (18) non-ambulatory residents requiring 24-hour nursing care and physical/rehabilitation therapy with an opportunity they may not otherwise have for residential housing combined with specialized treatment, the proposed licensed Residential Care Facility is consistent with the Countywide Plan (Housing Element).

Goal H-5 Equal Housing Opportunities: Equal housing opportunities for all persons regardless of race, age, religion, sex, marital status, disability status, ancestry, national origin, or color.

Policy H-5.1 Housing Discrimination. We further fair housing opportunities by prohibiting discrimination in the housing market; providing education, support, and enforcement services to address discriminatory practices; and removing potential impediments to equal housing opportunity.

Consistency: Pursuant to Chapter 84.31 of the San Bernardino County Development Code, as provided by State law, Major Reasonable Accommodation for the proposed Licensed Residential Care Facility removes potential impediments to equal housing opportunities.

11. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WOULD NOT CREATE AN INSTITUTIONALIZED ENVIRONMENT DUE TO THE NUMBER OF AND DISTANCE BETWEEN FACILITIES THAT ARE SIMILAR IN NATURE OR OPERATION.

Fact:

- 11A. The proposed Project will not coordinate services with other facilities in the neighborhood, thereby avoiding the creation of an institutional or campus environment in the residential neighborhood.
- 11B. There are no other licensed or unlicensed Residential Care Facilities located on the subject block.
- 11C. The residence for the proposed Project is accessible to those with physical disabilities and provides the benefit of residential living in a non-institutionalized environment.

11D. The proposed Project will operate a residence similar to and compatible with the residences within the surrounding neighborhood.

11E. The proposed Project will provide housing that is comfortable, accessible to those with disabilities and will provide the routine benefits of residential living.

12. THE REQUESTED MAJOR REASONABLE ACCOMMODATION WOULD COMPLY WITH THE REQUIRED FINDINGS.

Fact:

12A. Conditions of Approval have been imposed for the approval of the proposed Project to ensure that the requested Major Reasonable Accommodation will comply with the findings required by Section 84.31.050 of the San Bernardino County Development Code.

13. THE APPROVAL OF THE REQUESTED MAJOR REASONABLE ACCOMMODATION IS EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA).

Fact:

13A. The approval of the Major Reasonable Accommodation is exempt from CEQA pursuant to Section 15303 (New Construction or Conversion of Small Structures). A Class 3 exemption consists of the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Examples of the exemption include, but are not limited to, a single-family residence.

13B. The proposed Project involves the conversion of an existing single-family residence containing 3,186 square feet and addition of 1,382 square feet for the operation of a Licensed Adult Residential Facility (Residential Care Facility) for eighteen (18) residents. This is consistent with the cited Class 3 categorical exemption from CEQA.

13C. A Notice of Exemption is therefore recommended for filing. The Notice of Exemption represents the independent judgment and analysis of the County acting as lead agency for the Project.

EXHIBIT B

CONDITIONS OF APPROVAL

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Conditions of Approval

Record:	PRAF-2025-00005	System Date:	12/11/2025
Record Type:	Reasonable Accommodation Request (Residential Care Facility)	Primary APN:	0357631110000
Record Status:	In Review	Application Name:	Oak Hills Land Holdings LLC – MAJOR REASONABLE ACCOMODATION (RESIDENTIAL)
Effective Date:		Expiration Date:	
Description:	OAK HILLS MANOR – MAJOR REASONABLE ACCOMODATION (RESIDENTIAL)		

MAJOR REASONABLE ACCOMMODATION (LAND USE MOFIFICATION) FOR THE ESTABLISHMENT AND OPERATION OF A LICENSED RESIDENTIAL CARE FACILITY AS A CONGREGATE CARE LIVING HEALTH FACILITY FOR EIGHTEEN (18) NON-AMBULATORY RESIDENTS REQUIRING 24-HOUR NURSING CARE AND PHYSICAL/REHABILITATION THERAPY. THIS INCLUDES THE CONVERSION OF AN EXISITING RESIDENCE CONTAINING 3,186 SQUARE FEET, ADDITION OF 1,382 SQUARE FEET AND THE REDUCTION OF THE REQUIRED PARKING FROM ELEVEN (11) TO EIGHT (8) PARKING SPACES ON A 2.45 ACRES, LOCATED AT 9928 DESMOND DRIVE, HESPERIA; WITHIN THE COUNTYWIDE POLICY PLAN RURAL LIVING (RL) LAND USE CATEGORY, RURAL LIVING (RL) ZONING DISTRICT; APN: 0357-631-11; 1ST SUPERVIORIAL DISTRICT; PROJECT NUMBER: PRAF-2025-00005

This document does not signify project approval.

If the project has been approved, then an effective date and an expiration date for these conditions can be found below. This content reflects County records as at the System Date and time below.

The following conditions of approval have been imposed for the project identified below. The applicant/developer shall complete all conditions of approval stipulated in the approval letter.

Conditions of Approval are organized by project phase, then by status, and finally by department imposing the condition.

On-going conditions must be complied with at all times. For assistance interpreting the content of this document, please contact the Land Use Services Department Planning Division.

Contact information is provided at the end of this document for follow-up on individual conditions.

ON-GOING

Land Use Services - Planning

1 Project Approval Description (CUP/MUP) - Status: Outstanding

This Major Reasonable Accommodation (Licensed Residential Care Facility) is conditionally approved to allow the establishment and operation of a Congregate Care Living Health Facility involving the conversion of an existing residence containing 3,186 square feet and addition of 1,382 square feet for eighteen (18) non-ambulatory residents requiring 24-hour skilled nursing care and physical/rehabilitation therapy on 2.45 acres, in compliance with the San Bernardino County Code (SBCC), California Building Codes (CBC), the San Bernardino County Fire Code (SBCFC), the following Conditions of Approval, the approved site plan, and all other required and approved reports and displays (e.g. elevations). The developer shall provide a copy of the approved conditions and the approved site plan to every current and future project tenant, lessee, and property owner to facilitate compliance with these Conditions of Approval and continuous use requirements for the Project.

2 Operational Standards - Status: Outstanding

The Project shall continuously comply with the following:

- i. The Residential Care Facility will maintain a residential character, including the building façade, fences, walls and landscaping. All trash and food items shall be promptly and properly contained within closed containers, pending weekly trash collection.
- ii. The operator will provide at least one (1) qualified house manager in the form of 24/7 staff for the Residential Care Facility on site who is present to supervise. In addition, there are manager and support staff providing services for its day-to-day operations.
- iii. The Residential Care Facility is a licensed facility in the State of California for this location. The County of San Bernardino Department of Behavioral Health will screen the residents in the Residential Care Facility to determine that they are disabled and eligible for placement in the ARF. Additionally, as part of the Residential Care Facility, and the Conditions of Approval, the Residential Care Facility shall not provide any services to a residents nor house any residents at the Residential Care Facility other than those residents approved in conjunction with the County of San Bernardino Department of Behavioral Health. The following described persons shall not be provided services or housed at the Residential Care Facility:
 - a. Any person who is required to register as a sex registrant under the California Sex offender Registration Act, set forth in Penal Code Sections 290 et seq.;
 - b. Any person who has been convicted of a violent crime or who has a history of violence;
 - c. Any persons who currently illegally uses or are addicted to a controlled substance (as defined in section 102 of the Controlled Substance Act) or have been convicted of a crime for the illegal manufacture, sale, or distribution of a controlled substance;
 - d. Any person with or without disabilities who presents a direct threat to the persons or property of others; or.
 - e. Any more than two (2) persons who are currently on parole or probation, as described in Sections 810.01.180 (l) and (m) of the County's Development Code.
- iv. The operator will ensure that the Residential Care Facility will be an alcohol and drug free environment, with drug and alcohol testing administered on-site. The Residential Care Facility will provide all of the disabled persons with severe mental illness for their medical and mental health needs which include: medical, mental health and/or behavioral health evaluations, procedures, counseling and therapy and special needs groups, mental health providers counseling, substance abuse and alcohol treatment program; and medical needs.
- v. Adequate on-site parking will be required for staff members and the Residential Care Facility van. Onsite parking for any guest and loading or delivery is also adequate, with no on-street parking generally being required. Residents will not bring vehicles to the Residential Care Facility.
- vi. The noise level at the Residential Care Facility shall be maintained at or below County Standards, as detailed in Development Code Section 83.01.080. House rules will require quiet hours for the Residential Care Facility from 10:00 p.m. and 8:00 a.m.

- vii. The Residential Care Facility has a written "good neighbor policy" that directs residents to be considerate of neighbors, including refraining from engaging in excessively loud behavior or in any activity that would violate any of the standards of the County Code that would interfere with the neighbors' quiet enjoyment of their properties. The Residential Care Facility Good Neighbor policy has a written protocol for the 24/7 staff to follow when a neighbor complaint is received. Additionally, a 24/7 cell phone contact information for Residential Care Facility staff will be provided to the County for any problems regarding the property.
- viii. The "House Rules" of the Residential Care Facility for the residents will be posted within the Residential Care Facility and include the following:
 - a. The requirement for resident participation in the appropriate programs;
 - b. A prohibition of possession, use, sale or distribution of any alcohol or any non-prescription controlled substances by any resident either on or off-site;
 - c. A prohibition of visitors who possess, or who are under the influence of any, alcohol or any non-prescription controlled substances; and
 - d. A prohibition of any activity that would result in a direct threat to the health and safety of other individuals or substantial physical damage to the property of others.

3 **Project Location** - Status: Outstanding

The Project site is located at 9928 Desmond Drive.

4 **Revisions** - Status: Outstanding

Any proposed change to the approved Project and/or conditions of approval shall require that an additional land use application (e.g. Revision to an Approved Action) be submitted to County Land Use Services for review and approval.

5 **Indemnification** - Status: Outstanding

In compliance with SBCC §81.01.070, the developer shall agree, to defend, indemnify, and hold harmless the County or its "indemnitees" (herein collectively the County's elected officials, appointed officials (including Planning Commissioners), Zoning Administrator, agents, officers, employees, volunteers, advisory agencies or committees, appeal boards or legislative body) from any claim, action, or proceeding against the County or its indemnitees to attack, set aside, void, or annul an approval of the County by an indemnitee concerning a map or permit or any other action relating to or arising out of County approval, including the acts, errors or omissions of any person and for any costs or expenses incurred by the indemnitees on account of any claim, except where such indemnification is prohibited by law. In the alternative, the developer may agree to relinquish such approval. Any condition of approval imposed in compliance with the County Development Code or County General Plan shall include a requirement that the County acts reasonably to promptly notify the developer of any claim, action, or proceeding and that the County cooperates fully in the defense. The developer shall reimburse the County and its indemnitees for all expenses resulting from such actions, including any court costs and attorney fees, which the County or its indemnitees may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate at its own expense in the defense of any such action, but such participation shall not relieve the developer of their obligations under this condition to reimburse the County or its indemnitees for all such expenses. This indemnification provision shall apply regardless of the existence or degree of fault of indemnitees. The developer's indemnification obligation applies to the indemnitees' "passive" negligence but does not apply to the indemnitees' "sole" or "active" negligence or "willful misconduct" within the meaning of Civil Code Section 2782.

6 Expiration - Status: Outstanding

This project permit approval shall expire and become void if it is not "exercised" within three (3) years of the effective date of this approval, unless an extension of time is approved. The permit is deemed "exercised" when either: (a.) The permittee has commenced actual construction or alteration under a validly issued building permit, or (b.) The permittee has substantially commenced the approved land use or activity on the project site, for those portions of the project not requiring a building permit. (SBCC §86.06.060) (c.) Occupancy of approved land use, occupancy of completed structures and operation of the approved and exercised land use remains valid continuously for the life of the project and the approval runs with the land, unless one of the following occurs: - Construction permits for all or part of the project are not issued or the construction permits expire before the structure is completed and the final inspection is approved. - The land use is determined by the County to be abandoned or non-conforming. - The land use is determined by the County to be not operating in compliance with these conditions of approval, the County Code, or other applicable laws, ordinances or regulations. In these cases, the land use may be subject to a revocation hearing and possible termination. PLEASE NOTE: This will be the ONLY notice given of this approval's expiration date. The developer is responsible to initiate any Extension of Time application.

7 Continuous Effect/Revocation - Status: Outstanding

All of the conditions of this project approval are continuously in effect throughout the operative life of the project for all approved structures and approved land uses/activities. Failure of the property owner or developer to comply with any or all of the conditions at any time may result in a public hearing and possible revocation of the approved land use, provided adequate notice, time and opportunity is provided to the property owner, developer or other interested party to correct the non-complying situation.

8 Extension of Time - Status: Outstanding

Extensions of time to the expiration date (listed above or as otherwise extended) may be granted in increments each not to exceed an additional three years beyond the current expiration date. An application to request consideration of an extension of time may be filed with the appropriate fees no less than thirty days before the expiration date. Extensions of time may be granted based on a review of the application, which includes a justification of the delay in construction and a plan of action for completion. The granting of such an extension request is a discretionary action that may be subject to additional or revised conditions of approval or site plan modifications. (SBCC §86.06.060)

9 Project Account - Status: Outstanding

The Project account number is PRAF-2025-00005. This is an actual cost project with a deposit account to which hourly charges are assessed by various county agency staff (e.g. Land Use Services, Public Works, and County Counsel). Upon notice, the "developer" shall deposit additional funds to maintain or return the account to a positive balance. The "developer" is responsible for all expense charged to this account. Processing of the project shall cease, if it is determined that the account has a negative balance and that an additional deposit has not been made in a timely manner. A minimum balance of \$1,000.00 must be in the project account at the time the Condition Compliance Review is initiated. Sufficient funds must remain in the account to cover the charges during each compliance review. All fees required for processing shall be paid in full prior to final inspection, occupancy and operation of the approved use.

10 Development Impact Fees - Status: Outstanding

Additional fees may be required prior to issuance of development permits. Fees shall be paid as specified in adopted fee ordinances

11 Performance Standards - Status: Outstanding

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

12 Continuous Maintenance - Status: Outstanding

The Project property owner shall continually maintain the property so that it is visually attractive and not dangerous to the health, safety and general welfare of both on-site users (e.g. employees) and surrounding properties. The property owner shall ensure that all facets of the development are regularly inspected, maintained and that any defects are timely repaired. Among the elements to be maintained, include but are not limited to: a) Annual maintenance and repair: The developer shall conduct inspections for any structures, fencing/walls, driveways, and signs to assure proper structural, electrical, and mechanical safety. b) Graffiti and debris: The developer shall remove graffiti and debris immediately through weekly maintenance. c) Landscaping: The developer shall maintain landscaping in a continual healthy thriving manner at proper height for required screening. Drought-resistant, fire retardant vegetation shall be used where practicable. Where landscaped areas are irrigated it shall be done in a manner designed to conserve water, minimizing aerial spraying. d) Dust control: The developer shall maintain dust control measures on any undeveloped areas where landscaping has not been provided. e) Erosion control: The developer shall maintain erosion control measures to reduce water runoff, siltation, and promote slope stability. f) External Storage: The developer shall maintain external storage, loading, recycling and trash storage areas in a neat and orderly manner, and fully screened from public view. Outside storage shall not exceed the height of the screening walls. g) Metal Storage Containers: The developer shall NOT place metal storage containers in loading areas or other areas unless specifically approved by this or subsequent land use approvals. h) Screening: The developer shall maintain screening that is visually attractive. All trash areas, loading areas, mechanical equipment (including roof top) shall be screened from public view. i) Signage: The developer shall maintain all on-site signs, including posted area signs (e.g. "No Trespassing") in a clean readable condition at all times. The developer shall remove all graffiti and repair vandalism on a regular basis. Signs on the site shall be of the size and general location as shown on the approved site plan or subsequently a County-approved sign plan. j) Lighting: The developer shall maintain any lighting so that they operate properly for safety purposes and do not project onto adjoining properties or roadways. Lighting shall adhere to applicable glare and night light rules. k) Parking and on-site circulation: The developer shall maintain all parking and on-site circulation requirements, including surfaces, all markings and traffic/directional signs in an un-faded condition as identified on the approved site plan. Any modification to parking and access layout requires the Planning Division review and approval. The markings and signs shall be clearly defined, un-faded and legible; these include parking spaces, disabled space and access path of travel, directional designations and signs, stop signs, pedestrian crossing, speed humps and "No Parking", "Carpool", and "Fire Lane" designations. l) Fire Lanes: The developer shall clearly define and maintain in good condition at all times all markings required by the Fire Department, including "No Parking" designations and "Fire Lane" designations.

13 Lighting - Status: Outstanding

Lighting shall comply with Table 83-7 "Shielding Requirements for Outdoor Lighting in the Mountain Region and Desert Region" of the County's Development Code (i.e. "Dark Sky" requirements). All lighting shall be limited to that necessary for maintenance activities and security purposes. This is to allow minimum obstruction of night sky remote area views. No light shall project onto adjacent roadways in a manner that interferes with on-coming traffic. All signs proposed by this project shall only be lit by steady, stationary, shielded light directed at the sign, by light inside the sign, by direct stationary neon lighting or in the case of an approved electronic message center sign, an alternating message no more than once every five seconds.

14 Construction Hours - Status: Outstanding

Construction will be limited to the hours of 7:00 a.m. to 7:00 p.m., Monday through Saturday in accordance with the County of San Bernardino Development Code standards. No construction activities are permitted outside of these hours or on Sundays and Federal holidays.

15 Construction Noise - Status: Outstanding

The following measures shall be adhered to during the construction phase of the project: - All construction equipment shall be muffled in accordance with manufacturer's specifications. - All construction staging shall be performed as far as possible from occupied dwellings. The location of staging areas shall be subject to review and approval by the County prior to the issuance of grading and/or building permits. - All stationary construction equipment shall be placed in a manner so that emitted noise is directed away from sensitive receptors (e.g. residences and schools) nearest the project site.

Public Health– Environmental Health Services

- 16 **Noise Levels** - Status: Outstanding
Noise level shall be maintained at or below County Standards, Development Code Section 83.01.080.
- 17 **OWTS Maintenance** - Status: Outstanding
The onsite wastewater treatment system shall be maintained so as not to create a public nuisance and shall be serviced by an EHS permitted pumper.
- 18 **Refuse Storage and Disposal** - Status: Outstanding
All refuse generated at the premises shall at all times be stored in approved containers and shall be placed in a manner so that environmental public health nuisances are minimized. All refuse not containing garbage shall be removed from the premises at least 1 time per week, or as often as necessary to minimize public health nuisances. Refuse containing garbage shall be removed from the premises at least 2 times per week, or as often if necessary to minimize public health nuisances, by a permitted hauler to an approved solid waste facility in conformance with San Bernardino County Code Chapter 8, Section 33.0830 et. seq.

Public Works - Traffic

- 19 **Access** - Status: Outstanding
The access point to the facility shall remain unobstructed at all times, except a driveway access gate which may be closed after normal working hours.
- 20 **Back Out Into Public Roadways** - Status: Outstanding
Project vehicles shall not back up into the project site nor shall they back out into the public roadway.

INFORMATIONAL

County Fire - Community Safety

- 21 **F01 Jurisdiction** - Status: Outstanding
The above referenced project is under the jurisdiction of the San Bernardino County Fire Department herein "Fire Department". Prior to any construction occurring on any parcel, the applicant shall contact the Fire Department for verification of current fire protection requirements. All new construction shall comply with the current California Fire Code requirements and all applicable statutes, codes, ordinances, and standards of the Fire Department.
- 22 **F04 Fire Permit Expiration** - Status: Outstanding
Construction permits shall automatically expire and become invalid unless the work authorized such permit is commenced within 180 days after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. Suspension or abandonment shall mean that no inspection by the Department has occurred with 180 days of any previous inspection. After a construction permit becomes invalid and before such previously approved work recommences, a new permit shall be first obtained and the fee to recommence work shall be one-half the fee for the new permit for such work, provided no changes have been made or will be made in the original construction documents for such work, and provided further that such suspension or abandonment has not exceeded one year. A request to extend the permit may be made in writing PRIOR TO the expiration date justifying the reason that the permit should be extended.

23 **F08 Fire Safety Overlay** - Status: Outstanding

The County General Plan designates this property as being within the Fire Safety Review Area. All construction shall adhere to all applicable standards and requirements of the Fire Safety Review Area as adopted in the San Bernardino County Development Code.

24 **F36 Sprinkler Installation Letter** - Status: Outstanding

The applicant shall submit a letter to the Fire Department agreeing and committing to installation of a fire protection system prior to the building inspection for drywall and insulation.

25 **F38 Fire Sprinkler-NFPA 13R** - Status: Outstanding

An automatic fire sprinkler system complying with NFPA Pamphlet #13R and Fire Department standards for light Hazard Occupancies under 5,000 sq. Ft and Multi-Residential Occupancies. The applicant shall hire a licensed fire sprinkler contractor. The fire sprinkler contractor shall submit plans with hydraulic calculations, manufacture's specification sheets and a letter from a licensed structural (or truss) engineer with a stamp verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design to the Fire Department for approval. The required fees shall be paid at the time of plan submittal. Minimum water supply shall be a two (2) inch water meter for Commercial and one and one half (1½) inch for Residential

26 **F70 Additional Requirements** - Status: Outstanding

In addition to the Fire requirements stated herein, other onsite and off-site improvements may be required which cannot be determined at this time and would have to be reviewed after more complete improvement plans and profiles have been submitted to this office.

Land Use Services - Land Development

27 **Tributary Drainage** - Status: Outstanding

Adequate provisions should be made to intercept and conduct the tributary off-site and on-site 100-year drainage flows around and through the site in a manner that will not adversely affect adjacent or downstream properties at the time the site is developed. The project site shall be designed in a manner that perpetuates the existing natural drainage patterns with respect to tributary drainage areas, outlet points and outlet conditions.

APN: 0357631110000

Effective Date:

PRAF-2025-00005

Expiration Date:

PRIOR TO LAND DISTURBANCE

Land Use Services - Land Development

- 31 **Erosion Control Installation** - Status: Outstanding
Erosion control devices must be installed and maintained at all perimeter openings and slopes throughout the construction of the project. No sediment is to leave the job site.
- 32 **FEMA Flood Zone** - Status: Outstanding
FEMA Flood Zone. The project is located within Flood Zone D according to FEMA Panel Number 06071C7180J dated 05/08/2024. Flood hazards are undetermined in this area, but they are still possible. The requirements may change based on the recommendations of a drainage study accepted by the Land Development Division and the most current Flood Map prior to issuance of grading permit.
- 33 **Joshua Trees** - Status: Outstanding
Any land disturbance shall be kept at least 40 feet away from any Joshua tree in order for the design to be acceptable. If the proposed land disturbance is within 40 feet of a Joshua tree, then the applicant will need to submit a survey by a licensed arborist to verify that the proposed design will not detrimentally affect the tree. For all applications, plot plans must show the location of all Joshua trees on a parcel.
<http://www.sbcounty.gov/Uploads/LUS/BandS/Handouts/IB-0016.pdf>
- 34 **State Construction Stormwater General Permit** - Status: Outstanding
Notice of Intent (NOI) and WDID # are required on all land disturbance of one (1) acre or more prior to issuance of a grading/construction permit. For questions regarding the State Construction Stormwater General Permit, please contact: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html
- 35 **Drainage Improvements** - Status: Outstanding
Drainage Improvements. Adequate drainage improvements should be considered to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties.

36 **Grading Plans** - Status: Outstanding

Grading Plans. Grading and erosion control plans shall be prepared in accordance with the County's guidance documents (which can be found here: <https://lus.sbcounty.gov/land-development-home/grading-and-erosion-control/>) and submitted for review with approval obtained prior to construction. Fees for grading plans will be collected upon submittal to the Land Development Division and are determined based on the amounts of cubic yards of cut and fill. Fee amounts are subject to change in accordance with the latest approved fee schedule.

37 **On-site Drainage Easement** - Status: Outstanding

On-site flows shall be directed within a drainage easement.

38 **On-site Flows** - Status: Outstanding

On-site flows need to be directed to the nearest County maintained road or drainage facilities unless a drainage acceptance letter is secured from the adjacent property owners and provided to Land Development.

PRIOR TO BUILDING PERMIT ISSUANCE

County Fire - Community Safety

41 **F02 Fire Fee** - Status: Outstanding

The required fire fees shall be paid to the San Bernardino County Fire Department/Community Safety Division.

42 **F09 Building Plans** - Status: Outstanding

Building Plans shall be submitted to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

43 **F10 Combustible Protection** - Status: Outstanding

Prior to combustibles being placed on the project site an approved all-weather fire apparatus access surface and operable fire hydrants with acceptable fire flow shall be installed. The topcoat of asphalt does not have to be installed until final inspection and occupancy.

44 **F21 Turnaround** - Status: Outstanding

An approved turnaround shall be provided at the end of each roadway one hundred and fifty (150) feet or more in length. Cul-de-sac length shall not exceed six hundred (600) feet; all roadways shall not exceed a 12 % grade and have a minimum of forty-five (45) foot radius for all turns. In the Fire Safety Overlay District cul-de-sac length shall not exceed three hundred fifty (350) feet.

45 **F26 Fire Flow Test** - Status: Outstanding

Please provide a fire flow test report from your water purveyor that has been completed in the last six months demonstrating that the fire flow demand is satisfied.

46 **F30 Water System Residential** - Status: Outstanding

A water system approved by the Fire Department is required. The system shall be operational prior to any combustibles being stored on the site. Detached single family residential developments may increase the spacing between hydrants to be no more than six hundred (600) feet and no more than three hundred (300) feet (as measured along vehicular travel-ways) from the driveway on the address side of the proposed single-family structure.

47 **F69 Haz-Mat Approval** - Status: Outstanding

The applicant shall contact the San Bernardino County Fire Department/Hazardous Materials Division (909) 386-8401 for review and approval of building plans, where the planned use of such buildings will or may use hazardous materials or generate hazardous waste materials.

Land Use Services - Building and Safety

48 **Construction Plans** - Status: Outstanding

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

Land Use Services - Land Development

49 **Encroachment Permits** - Status: Outstanding

Prior to installation of driveways, sidewalks, etc., an encroachment permit is required from the County Department of Public Works, Permits/Operations Support Division, Transportation Permits Section (909) 387-1863 as well as other agencies prior to work within their jurisdiction.

50 **Road Improvements** - Status: Outstanding

Road Improvements. • Driveway Approach. Design driveway approach per County Standard 129B and located per County Standard 130.

51 **Utilities** - Status: Outstanding

Final plans and profiles shall indicate the location of any existing utility facility or utility pole which would affect construction, and any such utility shall be relocated as necessary without cost to the County.

Public Health– Environmental Health Services

52 **California Regional Water Quality Control Board Clearance (CRWQCB)** - Status: Outstanding

Written clearance shall be obtained from the designated CRWQCB (listed below) and a copy submitted to EHS for projects with design flows greater than 10,000 gallons per day. Lahontan Region, 15095 Amargosa Road, Bldg. 2 Suite 210, Victorville, CA 92392, (760) 241-658

53 **Existing OWTS** - Status: Outstanding

Existing Onsite Wastewater Treatment System (OWTS) can be used if applicant provides an EHS approved certification that indicated the system functions properly, meets code, has the capacity required for the proposed project, and meets LAMP requirements. Submit an OWTS certification for EHS review and approval. OWTS certification must be completed by a state licensed contractor with license A, C-36, and C42 or other qualified professionals (i.e., Registered Civil Engineer (RCE.), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.) Applicable EHS review fee will be invoiced upon receipt of certification.

54 **Existing Wells** - Status: Outstanding

If wells are found on-site, evidence shall be provided that all wells are: (1) properly destroyed, by an approved C57 contractor and under permit from the County OR (2) constructed to EHS standards, properly sealed and certified as inactive OR (3) constructed to EHS standards and meet the quality standards for the proposed use of the water (industrial and/or domestic). Evidence, such as a well certification, shall be submitted to EHS for approval.

55 **Food Establishment Plan Check Required** - Status: Outstanding

Plans for food establishments shall be reviewed and approved by EHS. For information, call EHS Plan Check at: (800) 442-2283.

56 **New OWTS** - Status: Outstanding

If a sewer is within 200 feet, a connection is required. The sewer connection requirement increases by 100-ft. per one Equivalent Dwelling Unit (EDU). A sewer will/will not serve letter may be required. If sewer connection and/or service are unavailable, onsite wastewater treatment system (OWTS) may then be allowed under the following conditions: a. A soil percolation report shall be submitted for EHS review and approval. b. An Alternative Treatment System (ATS), if applicable, shall be required. Submit an ATS written proposal for EHS review and approval. Soil percolation report and ATS written proposal shall be prepared by qualified professionals (i.e., Registered Civil Engineers (RCE), Registered Environmental Health Specialist (REHS), Certified Engineering Geologist (C.E.G.), etc.). Report and written proposal must be properly documented with the signature, stamp, and professional registration of the qualified professional. Applicable EHS review fee will be invoiced upon receipt of report or written proposal.

57 **Sewage Disposal** - Status: Outstanding

Method of sewage disposal shall be an EHS approved onsite wastewater treatment system (OWTS) that conforms to the Local Agency Management Program (LAMP).

58 **Water Purveyor** - Status: Outstanding Water purveyor shall be EHS approved.59 **Water System Permit** - Status: Outstanding

A water system permit will be required and concurrently approved by the State Water Resources Control Board – Division of Drinking Water. Applicant shall submit preliminary technical report in accordance with California Health and Safety Code

§116527(c) to EHS and the State Water Resources Control Board. Application must be approved prior to initiating construction of any water-related development. Source of water shall meet water quality and quantity standards. Test results, which show source meets water quality and quantity standards shall be submitted to the Division of Environmental Health Services (EHS). For information, contact the Water Section at (800) 442-2283 and SWRCB-DDW at (916) 449-5577.

PRIOR TO OCCUPANCY

Land Use Services - Planning

60 **Fees Paid** - Status: Outstanding

Prior to final inspection by Building and Safety Division and/or issuance of a Certificate of Conditional Use by the Planning Division, the applicant shall pay in full all fees required under actual cost job number PRAF-2025-00005.

62 **Screen Rooftop** - Status: Outstanding

All roof top mechanical equipment is to be screened from ground vistas.

63 **Condition Compliance** - Status: Outstanding

Prior to occupancy/use, all conditions shall be completed to the satisfaction of County Planning with appropriate authorizing approvals from each reviewing agency.

County Fire - Community Safety

64 **F06 Inspection by Fire Department** - Status: Outstanding

Permission to occupy or use the building/facility (Certification of Occupancy or Shell Release) will not be granted until the Fire Department inspects, approves and signs off on the Building and Safety job card for "fire final".

County Fire - Hazardous Materials

65 **Permit Required** - Status: Outstanding

Prior to occupancy, a business or facility that handles hazardous materials in quantities at or exceeding 55 gallons, 500 pounds, or 200 cubic feet (compressed gas) at any one time or generates any amount of hazardous waste shall obtain hazardous material permits from this department. Prior to occupancy, the business operator shall apply for permits (Hazardous Material Handler Permit, Hazardous Waste Generator Permit, Aboveground Petroleum Storage Tank Permit, Underground Storage Tank Permit, or other applicable permits) by submitting a complete hazardous materials business plan using the California Environmental Reporting System (CERS) at <http://cers.calepa.ca.gov/> or apply for exemption from permitting requirements. Contact the Office of the Fire Marshal, Hazardous Materials Section at (909) 386-8401 or visit <https://sbcfire.org/hazmatcupa/> for more information.

County of San Bernardino Special Districts

66 **Water - District** - Status: Outstanding

The project is located in CSA 70 J Oak Hills for water service. The applicant shall submit existing and proposed floor plans to Special Districts for fixture unit count. For questions relative to this condition please contact the Development Services at 760-955-9885.

Land Use Services - Building and Safety

67 **Condition Compliance Release Form Sign-off** - Status: Outstanding

Prior to occupancy all Department/Division requirements and sign-offs shall be completed.

Land Use Services - Land Development

68 **Drainage Improvements** - Status: Outstanding

Drainage Improvements. Adequate drainage improvements should be considered to intercept and conduct the tributary off-site and on-site drainage flows around and through the site in a safe manner that will not adversely affect adjacent or downstream properties.

69 **LDD Requirements** - Status: Outstanding

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

Public Health– Environmental Health Services

- 70 **Medical Waste Generator Permit** - Status: Outstanding
A Medical Waste Generator annual permit shall be required. For information, contact EHS at: (800) 442-2283.
- 71 **New Public Water System Permit** - Status: Outstanding
A Public Water System annual permit which meets Title 22, CCR requirements pertaining to the type of water system, shall be required. For information, contact EHS at: (800) 442-2283.
- 72 **New Retail Food Facility Permit** - Status: Outstanding
A Retail Food Facility annual permit for food facility shall be required. For information, contact EHS at: (800) 442-2283.

PRIOR TO FINAL INSPECTION**County Fire - Community Safety**

- 73 **F16 Access** - Status: Outstanding
The development shall have a minimum of one point of vehicular access. These are for fire/emergency equipment access and for evacuation routes. a. Single Story Road Access Width. All buildings shall have access provided by approved roads, alleys and private drives with a minimum twenty-six (26) foot unobstructed width and vertically to fourteen (14) feet six (6) inches in height. b. Multi-Story Road Access Width. Fire apparatus access roadways serving buildings that are three (3) or more stories or thirty (30) feet or more in height shall be a minimum of thirty (30) feet in unobstructed width and vertically to fourteen (14) feet six (6) inches in height.
- 74 **F11 Combustible Vegetation** - Status: Outstanding
Combustible vegetation shall be removed as follows: a. Where the average slope of the site is less than 15% - Combustible vegetation shall be removed a minimum distance of thirty (30) feet from all structures or to the property line, whichever is less. b. Where the average slope of the site is 15% or greater - Combustible vegetation shall be removed a minimum one hundred (100) feet from all structures or to the property line, whichever is less. County Ordinance #3586
- 75 **F24 Fire Lanes** - Status: Outstanding
The applicant shall submit a fire lane plan with the building construction plans to the Fire Department for review and approval. Fire lane curbs shall be painted red. "No Parking, Fire Lane" signs shall be installed on public/private roads in accordance with the approved plan.
- 76 **F40 Roof Certification** - Status: Outstanding
A letter from a licensed structural (or truss) engineer shall be submitted with an original wet stamp at time of fire sprinkler plan review, verifying the roof is capable of accepting the point loads imposed on the building by the fire sprinkler system design.

77 **F41 Fire Alarm** - Status: Outstanding

A manual, automatic or manual and automatic fire alarm system complying with the California Fire Code, NFPA and all applicable codes is required. The applicant shall hire a licensed fire alarm contractor. The fire alarm contractor shall submit detailed plans to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.

- 78 **F45 Fire Extinguishers** - Status: Outstanding
Hand portable fire extinguishers are required. The location, type, and cabinet design shall be approved by the Fire Department.
- 79 **F46 Hood and Duct Suppression** - Status: Outstanding
An automatic hood and duct fire extinguishing system is required. The applicant shall hire a licensed fire protection contractor to submit detailed plans with manufactures' specification sheets to the Fire Department for review and approval. The required fees shall be paid at the time of plan submittal.
- 80 **F53 Residential Addressing** - Status: Outstanding
The street address shall be installed on the building with numbers that are a minimum of four (4) inches in height and with a one half (½) inch stroke. The address shall be visible from the street. During the hours of darkness, the numbers shall be internally and electrically illuminated with a low voltage power source. Numbers shall contrast with their background and be legible from the street. Where the building is one hundred (100) feet or more from the roadway, the street address shall be displayed at the property entrances with numbers that are a minimum of four (4) inches in height and one half (½) inch stroke.
- 81 **F55 Key Box** - Status: Outstanding
An approved Fire Department key box is required. In commercial, industrial and multi-family complexes, all swing gates shall have an approved fire department Lock (Knox ®).
- 82 **F56 Override Switch** - Status: Outstanding
Where an automatic electric security gate is used, an approved Fire Department override switch (Knox ®) is required.
- 83 **F57 Spark Arrestor** - Status: Outstanding
An approved spark arrestor is required. Every chimney that is used in conjunction with any fireplace or any heating appliance in which solid or liquid fuel are used, shall have an approved spark arrestor visible from the ground that is maintained in conformance with the California Fire Code.

If you would like additional information regarding any of the conditions in this document, please contact the department responsible for applying the condition and be prepared to provide the Record number above for reference. Department contact information has been provided below.

Department/Agency	Office/Division	Phone Number
Land Use Services Dept.	San Bernardino Govt. Center	(909) 387-8311
(All Divisions)	High Desert Govt. Center	(760) 995-8140
Web Site	https://lus.sbcounty.gov/	
County Fire	San Bernardino Govt. Center	(909) 387-8400
(Community Safety)	High Desert Govt. Center	(760) 995-8190
Web Site	https://www.sbcfire.org/	
County Fire	Hazardous Materials	(909) 386-8401
	Flood Control	(909) 387-7995
Dept. of Public Works	Solid Waste Management	(909) 386-8701
	Surveyor	(909) 387-8149

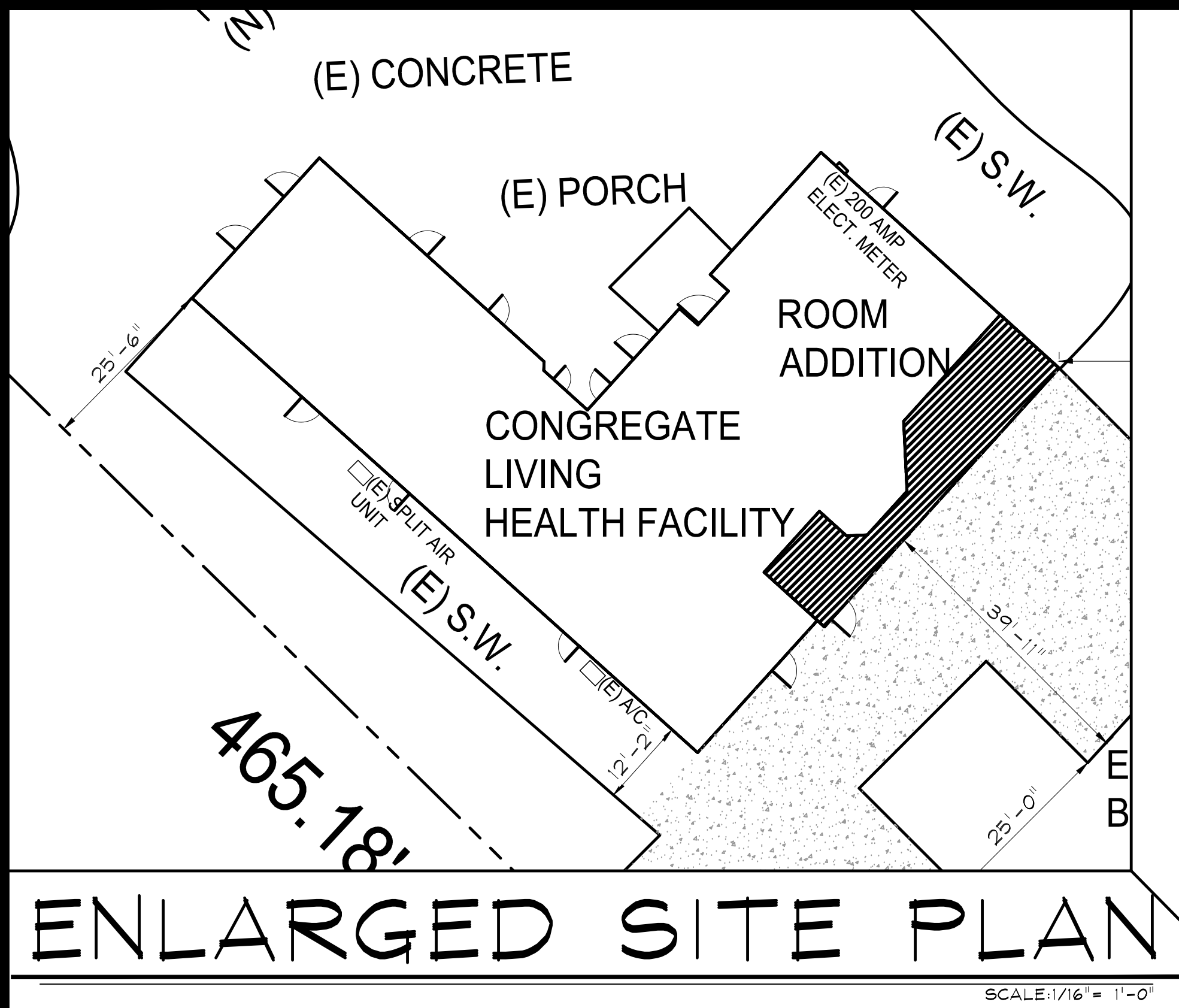
	Traffic	(909) 387-8186
Web Site	https://dpw.sbcounty.gov/	
Dept. of Public Health	Environmental Health Services	(800) 442-2283
Web Site	https://ehs.sbcounty.gov	
Local Agency Formation Commission (LAFCO)		(909) 388-0480
Web Site	http://www.sbclafco.org/	
	Water and Sanitation	(760) 955-9885
	Administration,	
	Park and Recreation,	
Special Districts	Roads, Streetlights,	(909) 386-8800
	Television Districts, and Other	
<i>External Agencies (Caltrans, U.S. Army, etc.)</i>		<i>See condition text for contact information...</i>

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EXHIBIT C

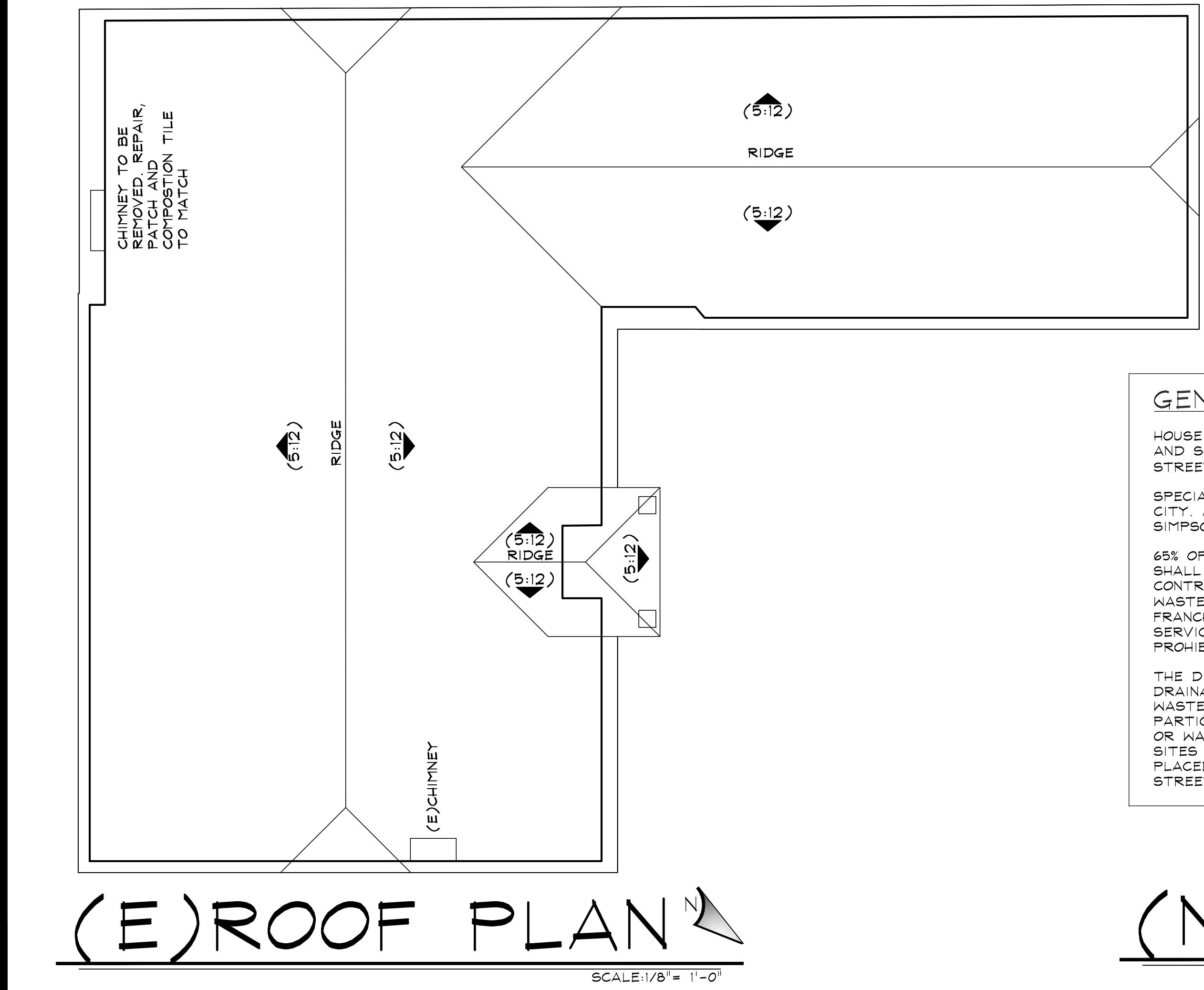
PROJECT PLANS

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FACILITY TO BE SERVED BY EXISTING ELECTRICAL SYSTEM THROUGH EXISTING 200 AMP ELECTRICAL PANEL"

"ELECTRICAL UPGRADES INCLUDING ADDITIONAL 200 AMP PANEL AND UPGRADED PROPANE POWERED BACK UP GENERATOR TO BE PERFORMED BY LICENSED ELECTRICAL CONTRACTOR UNDER SEPARATE PERMIT."



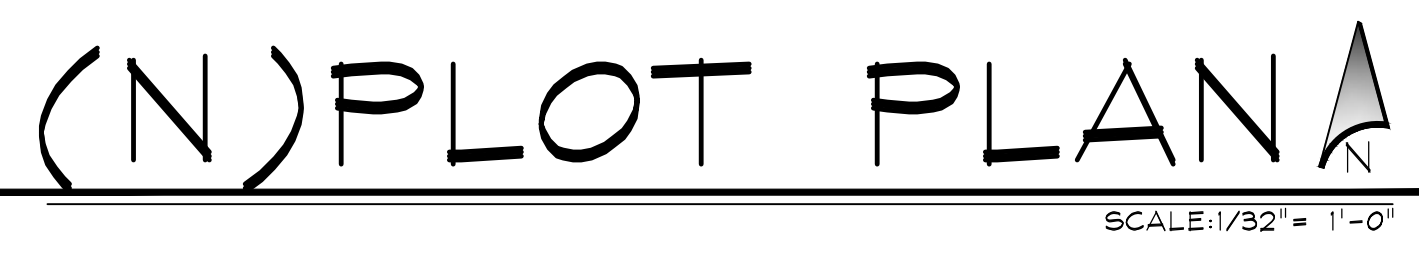
GENERAL NOTES:

HOUSE NUMBERS SHALL BE MOUNTED TO THE HOUSE AND SHALL BE VISIBLE AND LEGIBLE FROM THE STREET IN A CONTRASTING COLOR 4" TALL MIN.

SPECIAL INSPECTOR SHALL REGISTER WITH THE CITY AND SPECIAL INSPECTION REQUIRED FOR SIMPSON EPOXY.

65% OF THE CONSTRUCTION AND DEMOLITION DEBRIS SHALL BE RECYCLED. UNLESS SELF-HAULED BY THE CONTRACTOR OF THE PROJECT, THE USE OF ANY WASTE HAULER OTHER THAN THE CITY'S FRANCHISED HAULER, OR ENVIRONMENTAL SERVICE TO HAUL CONSTRUCTION DEBRIS IS PROHIBITED.

THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BY PRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTE WATERS GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.



ALL EGRESS, EXITS AND ENTRANCES WILL BE AT GRADE LEVEL FOR ADA COMPLIANCES

LEGAL DISCRPTION

APN: 03576311 10000

LEGAL: LOT/PARCEL 14040 TRACT: 36

OWNER: OAK HILLS LAND HOLDINGS, LLC
NEIL DERRY
909.215.5329

REMODEL DATA

SCOPE OF WORK: RESIDENTIAL ADDITION AND RENOVATION

EXISTING RESIDENCE 3,186 SQ.FT.
PROPOSED RESIDENCE 1,382 SQ.FT.
TOTAL RESIDENCE 4,568 SQ.FT.
RESIDENCE: 4,568 / LOT 106,722 = 43% LOT COVERAGE

1 STORY SINGLE FAMILY RESIDENCE/CONGREGATE LIVING

OCCUPANCY GROUP: R-2.1

TYPE OF CONSTRUCTION: V-A

ACCESSORY OCCUPANCY: NONE

SEPARATION REQ'D: NONE

DISCRPTION OF USE: USE OF A STRUCTURE FOR AN 18 BED CONGREGATE LIVING HEALTH

FACILITY: CLHF

FIRE SPRINKLERS REQUIRED: YES

NFPA 13R (IN ACCORDANCE WITH SECTION 903.3.1.2

FIRE ALARMS REQUIRED: YES

MANUAL AND AUTOMATIC FIRE ALARM SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH 2022 CBC

420.5 & 907.2.9.4

SMOKE ALARMS: YES

SINGLE OR MULTI-STATION SMOKE ALARMS SHALL BE PROVIDED IN ACCORDANCE WITH 2022 CBC 420.5

907.2.9.4.1, 907.2.10 & 907.2.11

FIRE EXTINGUISHERS: YES

PROVIDED PER 2022 CFC, AND IN ACCORDANCE W/ 2022 CBC 906. EMERGENCY RESPONDER SAFETY FEATURES OF SECTION 914 SHALL BE INSTALLED WHERE REQUIRED.

CODE COMPLIANCE GUIDELINE

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CRC
- 2022 CALIFORNIA ENERGY STANDARDS
- 2022 SAN BERNARDINO MUNICIPAL CODE

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A-3 FLOOR & ELECTRICAL PLAN
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A-5 FIRE RATED WALL
GCB 1 GREEN BUILDING STANDARDS
GCB 2 GREEN BUILDING STANDARDS

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REVISION	REVISED BY

General Contractor:	TERESA BRUNO 1.31.25

Drawn by:	Lines of Design & Associates	Terri Bruno PH. 951-334-4763

Congregate LivingHealth Facility	Oak Hills Land Holdings LLC 9928 Desmond Dr. Oak Hills, Ca. 92334

DATE:	6-24-25
DRAWN BY:	TERRI BRUNO
JOB NO:	624225
SHEET:	A-1
OF 01 SHEETS	



EXISTING FLOOR PLAN

SCALE: 1/4" = 1'-0"

REVISION	REVISED BY

General Contractor:

TERESA BRUNO
7.31.25

Drawn by:
Lines of Design & Associates
Terri Bruno
PH. 951-334-4763

Congregate LivingHealth
Facility
Oak Hills Land Holdings
LLC
9928 Desmond Dr.
Oak Hills, Ca. 92334

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SHEET: A-2
OF 01 SHEETS

SAFETY GLAZING

1. LABELED SAFETY GLASS [CBC SECTION 2406.4] IS REQUIRED IN:
A. TUB/SHOWER ENCLOSURE AND GLAZING WITHIN 60" FROM THE BOTTOM OF TUB/SHOWER (MASTER BATH).
B. WINDOWS ADJACENT TO A DOOR, WHERE EXPOSED EDGE IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR (ENTRY).
C. ALL GLASS IN DOORS (LIVING ROOM, MUD ROOM).

EGRESS

EMERGENCY EXITS ARE REQUIRED IN ALL SLEEPING AREAS AND MAY BE PROVIDED BY A DOOR OR WINDOW OPENING DIRECTLY TO THE OUTSIDE. EMERGENCY EGRESS WINDOWS IN ALL SLEEPING ROOMS MUST COMPLY WITH THE FOLLOWING:
A. A 20" MINIMUM OPENING WIDTH, AND
B. A 24" MINIMUM OPENING HEIGHT, AND
C. A SILL HEIGHT NO HIGHER THAN 44" ABOVE THE FLOOR [UBC 310.4].

SMOKE DETECTOR GENERAL NOTES

- VERIFY THAT A SMOKE DETECTOR IS PROVIDED IN EACH SLEEPING ROOM AND IN EACH CORRIDOR, OR AREA GIVING ACCESS TO EACH SLEEPING AREA. (CBC - 907.2.10.1, 2)
- SMOKE DETECTORS PLACED IN EXIST. CONST. MAY BE BATTERY OPERATED
- SMOKE DETECTORS IN NEW CONSTRUCTION ARE REQUIRED TO BE HARD WIRED WITH BATTERY BACK-UP. ALL SMOKE DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING UNIT IN WHICH THEY ARE LOCATED.
- SMOKE DETECTORS OLDER THAN 10 YEARS SHALL BE REPLACED.
- ALL NEW SMOKE AND CARBON MONOXIDE DETECTORS SHALL HAVE 10 YEAR LIFE BATTERIES IN A SEALED UNIT

AFCI=(MUST BE PROVIDED AT EACH BEDROOM RECEPTICAL)

ELECTRICAL LEGEND

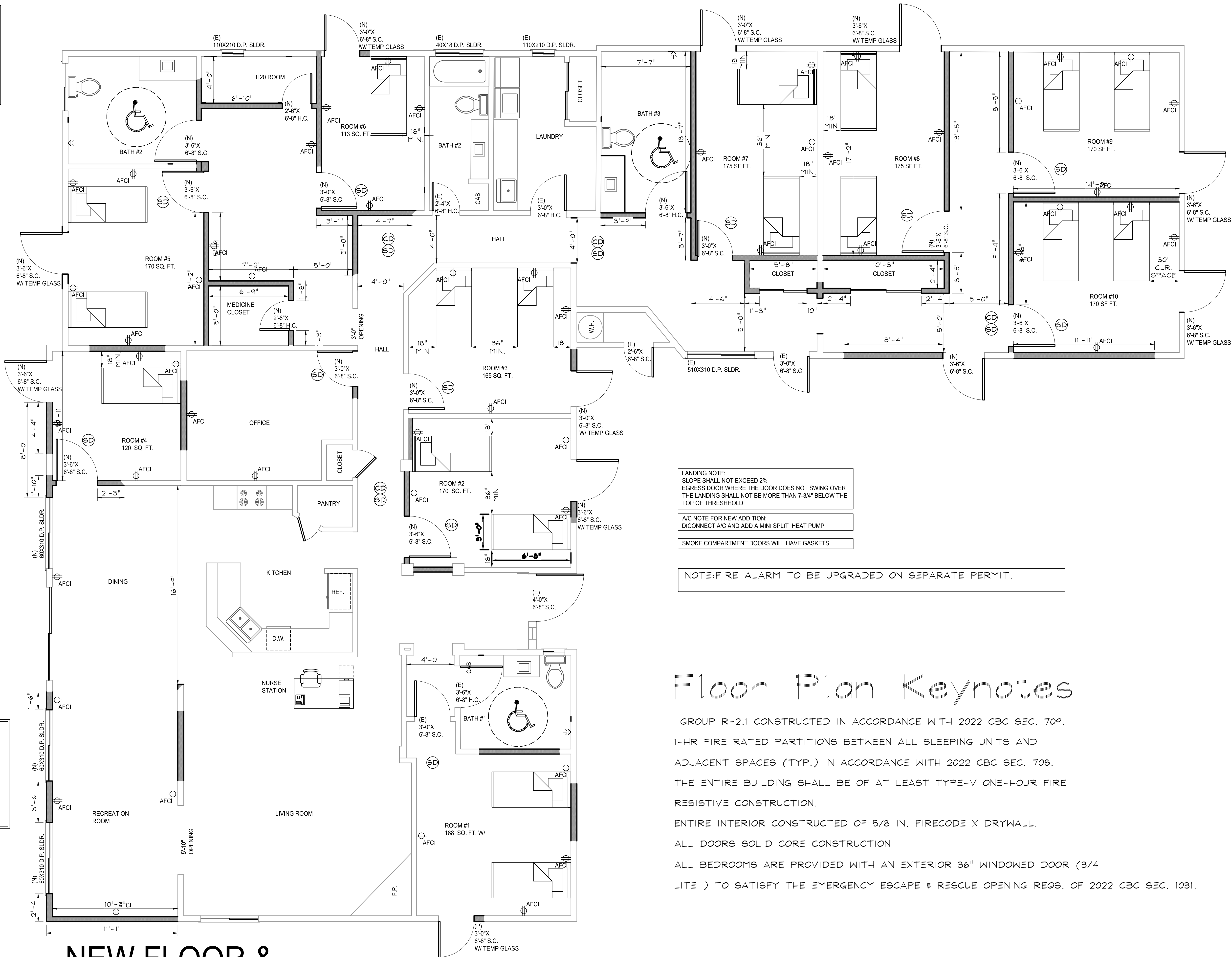
- LIGHT BAR FIXTURE
- CAN LIGHT W/ DIMMER
- CEILING MOUNTED LIGHT
- WALL MOUNTED LIGHT
- SMOKE DETECTOR/ CARBON MONOXIDE
- DUPLEX RECEPTACLE
- AFCI
- GROUND FAULT CIRCUIT INTERRUPT
- WEATHER PROOF AFCI (COVERED)
- WALL SWITCH
- 1/2 HOT HALF HOT
- 220 V JUNCTION BOX
- CEILING FAN & LIGHT TO BE SWITCHED SEPARATELY
- ↑ F.GAS
- WALL LIGHT W/ PULL STRING
- SCONCE

R315 CARBON MONOXIDE ALARMS GENERAL NOTES:

- CARBON MONOXIDE ALARMS COMPLYING WITH (UL2034, UL2075 AND NFPA720, SHALL BE INSTALLED OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- THIS APPLIES TO ALL DWELLING UNITS THAT HAVE FUEL BURNING APPLIANCES AND OR ATTACHED GARAGES.
- CARBON MONOXIDE ALARMS SHALL BE HAND WIRED AND INTERCONNECTED WITH BATTERY BACKUP.

PLUMBING NOTE:

ALL PLUMBING SHALL BE UPGRADED PER THE CGBSC 4.303 & THE CIVIL CODE SECTION 1101.1 AS FOLLOWS:
TOILETS 1.28GPM, SHOWERHEADS MAX FLOW 2.0 GPM @ 80PSI, LAVATORY FAUCETS MAX FLOW RATE 1.5GPM @ 60 PSI, AND KITCHEN FAUCETS MAX FLOW 1.8GPM @ 60 PSI.



LANDING NOTE:
SLOPE SHALL NOT EXCEED 2%
EGRESS DOOR WHERE THE DOOR DOES NOT SWING OVER
THE LANDING SHALL NOT BE MORE THAN 7-3/4" BELOW THE
TOP OF THRESHOLD

A/C NOTE FOR NEW ADDITION:
DISCONNECT A/C AND ADD A MINI SPLIT HEAT PUMP

SMOKE COMPARTMENT DOORS WILL HAVE GASKETS

NOTE: FIRE ALARM TO BE UPGRADED ON SEPARATE PERMIT.

Floor Plan Keynotes

GROUP R-2.1 CONSTRUCTED IN ACCORDANCE WITH 2022 CBC SEC. 709.

1-HR FIRE RATED PARTITIONS BETWEEN ALL SLEEPING UNITS AND

ADJACENT SPACES (TYP.) IN ACCORDANCE WITH 2022 CBC SEC. 708.

THE ENTIRE BUILDING SHALL BE OF AT LEAST TYPE-V ONE-HOUR FIRE
RESISTIVE CONSTRUCTION.

ENTIRE INTERIOR CONSTRUCTED OF 5/8 IN. FIRECODE X DRYWALL.

ALL DOORS SOLID CORE CONSTRUCTION

ALL BEDROOMS ARE PROVIDED WITH AN EXTERIOR 36" WINDOWED DOOR (3/4

LITE) TO SATISFY THE EMERGENCY ESCAPE & RESCUE OPENING REQS. OF 2022 CBC SEC. 1031.

NEW FLOOR & ELECTRICAL PLAN

SCALE: 1/4" = 1'-0"

REVISION	REVISED BY

General Contractor:

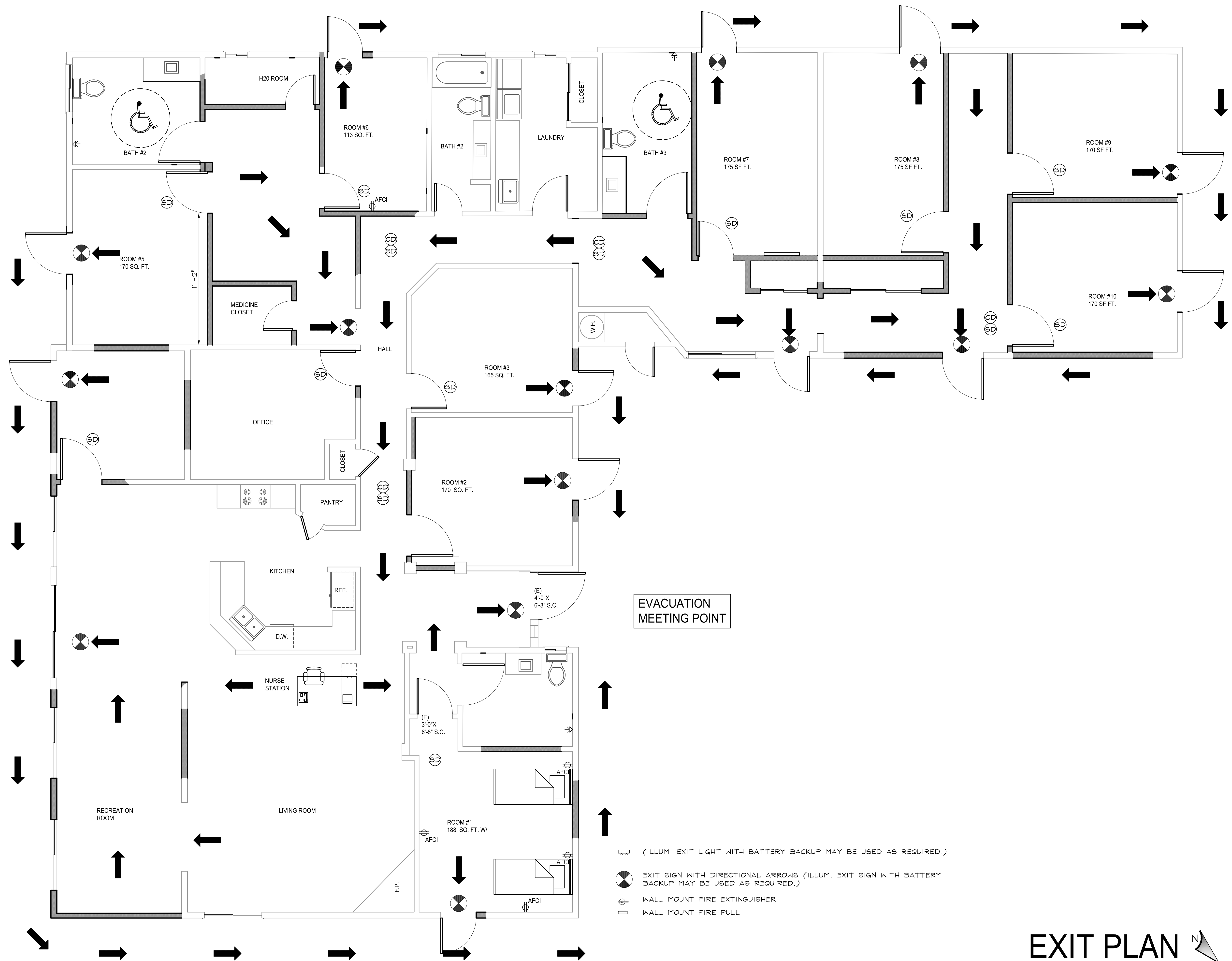
TERESA BRUNO
1.31.25

Drawn by:
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Congregate LivingHealth
Facility
Oak Hills Land Holdings
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9928 Desmond Dr.
Oak Hills, Ca. 92334

DATE: 6-24-25
DRAWN BY: TERRI BRUNO
JOB NO: 624225

SHEET:
A-3
OF 01 SHEETS

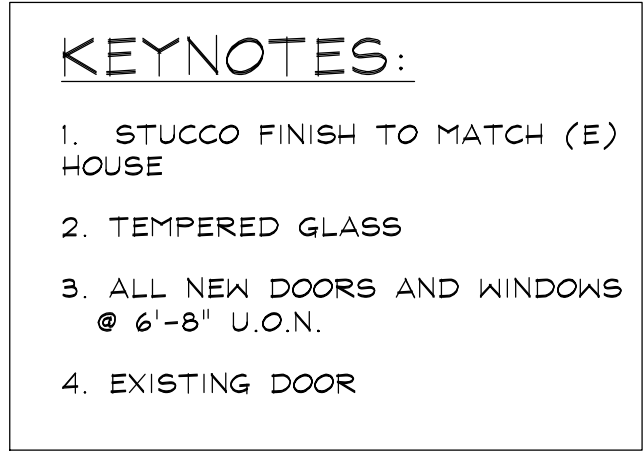


- (ILLUM. EXIT LIGHT WITH BATTERY BACKUP MAY BE USED AS REQUIRED.)
- EXIT SIGN WITH DIRECTIONAL ARROWS (ILLUM. EXIT SIGN WITH BATTERY BACKUP MAY BE USED AS REQUIRED.)
- WALL MOUNT FIRE EXTINGUISHER
- WALL MOUNT FIRE PULL

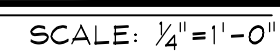
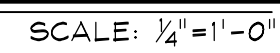
EXIT PLAN

SCALE: 1/4" = 1'-0"

REVISION	REVISED BY
General Contractor:	
Drawn by: Lines of Design & Associates Terri Bruno PH. 951-334-4763	
Congregate LivingHealth Facility Oak Hills Land Holdings LLC 9928 Desmond Dr. Oak Hills, Ca. 92334	
DATE:	6-24-25
DRAWN BY:	TERRI BRUNO
JOB NO:	624225
SHEET:	A-4
OF 01 SHEETS	



SCALE: $\frac{1}{4}'' = 1' - 0''$



REVISION	REVISED BY

General Contractor:

JERESA BRUNO
JW
7-31-25

Drawn by:
Lines of Design & Associates

Terri Bruno
PH. 951-334-4763

Congregate Living Health Facility

Oak Hills Land Holdings
LLC
9928 Desmond Dr.
Oak Hills, Ca. 92334

DATE:	6-24-25
DRAWN BY:	TERRI BRUNO
JOB NO:	624225

A-5
OF 01 SHEETS

2) Installing 5/8th Type X Gypsum wallboard on ceilings. removing the existing 1/2 inch Gypsum wallboard (Assembly 14-1.2 upgraded), and

ASSEMBLY 15-1.3 1 HOUR WALL ASSEMBLY

7/8" cement plaster (measured from face of studs) on exterior surface

15-1.3 m

2" x 4" wood studs 16" on center with 7/8" cement plaster (measured from the face of studs) on the exterior surface with interior surface treatment as required for interior wood stud partitions in this table. Plaster mix 1:4 for scratch coat and 1:5 for brown coat, by volume, cement to sand.

14-1.3 m^2

2" x 4" wood studs 24" on center with 5/8" Type X gypsum wallboard® applied vertically or horizontally nailed with 6d cooler® or wallboard® nails at 7" on center with end joints on nailing members. Stagger joints each side.

o. Generic fire-resistance ratings (those not designated as PROPRIETARY* in the listing) in the GA 600 shall be accepted as if herein listed.

EXTERIOR 1 HOUR WALL

SCALE:N.T.S.

TABLE 721.1(2) WALL ASSEMBLY 14-1.2
1 HOUR WALL, WOOD STUDS

[illegible]

General Contractor:

7-31-25
f w

Drawn by:
Lines of Design & Associates

Jerri Bruno
PH. 951-334-4763

Congregate LivingHealth Facility

Oak Hills Land Holdings
LLC
9928 Desmond Dr.
Oak Hills, Ca. 92334

DATE: 6-24-25

DRAWN BY: TERRI BRUNO

JOB NO. 624225

SHEET:

A-6
OF 01 SHEETS

OF 01 SHEETS

Y = YES
N/A = NOT APPLICABLE
RESPON. PARTY = RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER,
OWNER, CONTRACTOR, INSPECTOR ETC.)

CHAPTER 3

GREEN BUILDING

SECTION 301 GENERAL

301.1 SCOPE.

Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.1.1 Additions and alterations. [HCD]

The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.

The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.

Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.

Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD]

The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS.

In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

Exceptions:

- [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
- [HCD] For purposes of CALGreen, livework units, complying with Section 419 of the *California Building Code*, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.

DIVISION 4.1 PLANNING AND DESIGN

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 4

RESIDENTIAL MANDATORY MEASURES

SECTION 4.102 DEFINITIONS

4.102.1 DEFINITIONS

The following terms are defined in Chapter 2 (*and are included here for reference*)

FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar pervious material used to collect or channel drainage or runoff water.

WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downflow slope. Wattles are also used for perimeter and inlet controls.

4.106 SITE DEVELOPMENT

4.106.1 GENERAL

Conservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION.

Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.

- Retention basins of sufficient size shall be utilized to retain storm water on the site.
- Where storm water is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- Compliance with a lawfully enacted storm water management ordinance.

Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.

(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)

4.106.3 GRADING AND PAVING.

Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

- Swales
- Water collection and disposal systems
- French drains
- Water retention gardens
- Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

4.106.4 Electric vehicle (EV) charging for new construction.

New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the *California Electrical Code*.

Exceptions:

- On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
 - Where there is no local utility power supply or the local utility is unable to supply adequate power.
 - Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
- Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.

4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages.

For each dwelling unit, install a listed rackery to accommodate a dedicated 208/240-volt branch circuit. The rackery shall not be less than trade size 1 (nominal 1-inch inside diameter). The rackery shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Rackways are required to be continuous at enclosed, inaccessible or concealed areas and spaces. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

Exemption: A rackery is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the *California Electrical Code*.

4.106.4.1.1 Identification.

The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The rackway termination location shall be permanently and visibly marked as "EV CAPABLE".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities.
When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided with a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the *California Building Code*; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

1. For 20-ampere receptacles, NEMA 6-20R
2. For 30-ampere receptacles, NEMA 14-30R
3. For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS).
Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See *California Building Code*, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

- a. The EVCS space shall be located adjacent to an accessible parking space meeting the requirements of the *California Building Code*, Chapter 11A, to allow use of the EV charger from the accessible parking space.
- b. The EVCS space shall be located on an accessible route, as defined in the *California Building Code*, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the *California Building Code*, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces.
In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the *California Building Code*, Chapter 11B. EV ready spaces and EVCS in multifamily developments shall comply with *California Building Code*, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage.
Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

<div>DIVISION 4.2 ENERGY EFFICIENCY</div>																			
<div>4.201 GENERAL</div>																			
<div>4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt manufacturer standards.</div>																			
<div>DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION</div>																			
<div>4.303 INDOOR WATER USE</div>																			
<div>4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.</div>																			
<div>Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 11011.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.</div>																			
<div>4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type Toilets.</div>																			
<div>Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.</div>																			
<div>4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.</div>																			
<div>4.303.1.3 Showerheads.</div>																			
<div>4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.</div>																			
<div>4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.</div>																			
<div>Note: A hand-held shower shall be considered a showerhead.</div>																			
<div>4.303.1.4 Faucets.</div>																			
<div>4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.</div>																			
<div>4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.</div>																			
<div>4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.</div>																			
<div>4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but no to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.</div>																			
<div>Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.</div>																			
<div>4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the <i>California Code of Regulations</i>, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.</div>																			
<div>FOR REFERENCE ONLY: The following table and code section have been reprinted from the <i>California Code of Regulations</i>, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).</div>																			
<table><tr><td colspan="2">TABLE H-2</td></tr><tr><td colspan="2">STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019</td></tr><tr><td>PRODUCT CLASS [spray force in ounce force (ozf)]</td><td>MAXIMUM FLOW RATE (gpm)</td></tr><tr><td>Product Class 1 (≤ 5.0 ozf)</td><td>1.00</td></tr><tr><td>Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)</td><td>1.20</td></tr><tr><td>Product Class 3 (> 8.0 ozf)</td><td>1.28</td></tr></table>		TABLE H-2		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019		PRODUCT CLASS [spray force in ounce force (ozf)]	MAXIMUM FLOW RATE (gpm)	Product Class 1 (≤ 5.0 ozf)	1.00	Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20	Product Class 3 (> 8.0 ozf)	1.28						
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<div>Title 20 Section 1605.3 (h)(4)(A): Commercial prerinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)(113 grams-force(gf))</div>																			
<div>4.303.2 Submeters for multifamily buildings and dwelling units in mixed-used residential/commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the <i>California Plumbing Code</i>.</div>																			
<div>4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the <i>California Plumbing Code</i>, and shall meet the applicable standards referenced in Table 1701.1 of the <i>California Plumbing Code</i>.</div>																			
<div>NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.</div>																			
<table><tr><td colspan="2">TABLE - MAXIMUM FIXTURE WATER USE</td></tr><tr><td>FIXTURE TYPE</td><td>FLOW RATE</td></tr><tr><td>SHOWER HEADS (RESIDENTIAL)</td><td>1.8 GMP @ 80 PSI</td></tr><tr><td>LAVATORY FAUCETS (RESIDENTIAL)</td><td>MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GMP @ 20 PSI</td></tr><tr><td>LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS</td><td>0.5 GPM @ 60 PSI</td></tr><tr><td>KITCHEN FAUCETS</td><td>1.8 GPM @ 60 PSI</td></tr><tr><td>METERING FAUCETS</td><td>0.2 GAL/CYCLE</td></tr><tr><td>WATER CLOSET</td><td>1.28 GAL/FLUSH</td></tr><tr><td>URINALS</td><td>0.125 GAL/FLUSH</td></tr></table>		TABLE - MAXIMUM FIXTURE WATER USE		FIXTURE TYPE	FLOW RATE	SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI	LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GMP @ 20 PSI	LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI	KITCHEN FAUCETS	1.8 GPM @ 60 PSI	METERING FAUCETS	0.2 GAL/CYCLE	WATER CLOSET	1.28 GAL/FLUSH	URINALS	0.125 GAL/FLUSH
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4.304 OUTDOOR WATER USE

4.304.1 **OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS.** Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.

NOTES:

1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the *California Code Regulations*, Title 23, Chapter 2.7, Division 2. MWELO and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 **RODENT PROOFING.** Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

4.408.1 **CONSTRUCTION WASTE MANAGEMENT.** Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous construction and demolition waste in accordance with either Section 4.408.2, 4.408.3 or 4.408.4, or meet a more stringent local construction and demolition waste management ordinance.

Exceptions:

1. Excavated soil and land-clearing debris.
2. Alternative waste reduction methods developed by working with local agencies if diversion or resource facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2 **CONSTRUCTION WASTE MANAGEMENT PLAN.** Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

1. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or for salvage for future use or sale.
2. Specify if construction and demolition waste materials will be sorted on-site (separate separated) or bulk mixed (single stream).
3. Identify diversion facilities where the construction and demolition waste material collected will be taken.
4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 **WASTE MANAGEMENT COMPANY.** Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4.408.1.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 **WASTE STREAM REDUCTION ALTERNATIVE [L.R].** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.4.1 **WASTE STREAM REDUCTION ALTERNATIVE.** Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 lbs./sq.ft. of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 **DOCUMENTATION.** Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in demonstrating compliance with this section.
2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 **OPERATION AND MAINTENANCE MANUAL.** At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
2. Operation and maintenance instructions for the following:
 - a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - b. Roof and yard drainage, including gutters and downspouts.
 - c. Space conditioning systems, including condensers and air filters.
 - d. Landscape irrigation systems.
 - e. Water reuse systems.
3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
4. Public transportation and/or carpool options available in the area.
5. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
9. Information about state solar energy and incentive programs available.
10. A copy of all special inspections verifications required by the enforcing agency or this code.
11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
12. Information around drawings identifying the location of grab bar reinforcements.

4.410.2 **RECYCLING BY OCCUPANTS.** Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and are identified for the disposing, storing, structurally composite lumber, oriented strand board, recycling, laminated timber, prefabricated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are noted required to comply with the organic waste portion of this section.

DIVISION 4.5 ENVIRONMENTAL QUALITY

SECTION 4.501 GENERAL

4.501.1 **Scope**

The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS

5.102.1 **DEFINITIONS**

The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardwood, structural plywood, decking, planks, structural composite lumber, oriented strand board, recycled laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

Congregate LivingHealth

Family

**Jak Hills Land Holding,
LLC**

9928 Desmond Dr.
LLC

Oakl Hills, Ca. 92334

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Y	=	YES
N/A	=	NOT APPLICABLE
RESPON. PARTY	=	RESPONSIBLE PARTY (ie: ARCHITECT, ENGINEER, OWNER, CONTRACTOR, INSPECTOR ETC.)

REVISION	REVISED BY

TERESA BRUNO
t n
7-31-25

PH. 951-334-4763

Oak Hills Land Holdings
LLC
9928 Desmond Dr.
Oak Hills, Ca. 92334

6-24-25

SHEET.

OF 01 SHEETS

EXHIBIT D

PROJECT NOTICE COMMENT LETTERS

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Mujica, Oliver

From: Andrea Mitchel <andrea.mitchel@gmail.com>
Sent: Thursday, November 13, 2025 9:33 PM
To: Mujica, Oliver
Cc: Shoup, Samuel
Subject: Opposition to Care Facility at 9928 Desmond Dr., Oak Hills, CA 92344

You don't often get email from andrea.mitchel@gmail.com. [Learn why this is important](#)

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

Dear Mr. Mujica:

As a resident of the Summit Estates area of Oak Hills (10250 Farmington St, 92344), I am writing to express firm opposition to the proposed 18-person Residential Care Facility) at 9928 Desmond Dr., Oak Hills, CA 92344.

Summit Estates is a low-density neighborhood designed for single-family homes, not institutional care settings. The proposed use represents a fundamental shift in the character, safety, and function of this community for several reasons.

1. The facility is not compatible with single-family zoning.

An 18-person, non-ambulatory RCFE operates more like a small institution than a residence. It requires staffing, medical equipment, commercial-grade service delivery, and frequent third-party access. This intensity of activity does not align with the intended use of large-lot, low-impact single-family homes.

Summit Estates is a low-density, single-family residential neighborhood. The proposed facility is incompatible with the intended use and design of this community for several reasons:

2. An eighteen-bed non-ambulatory facility functions as an institution, not a home.

This type of licensed care operation involves commercial-level staffing, medical support, frequent professional visitors, and specialized service delivery. It dramatically exceeds the activity level of a standard single-family residence. The scale and operations place it far outside the scope of what this neighborhood was designed to support.

3. Traffic impacts would be significant and unavoidable.

A facility of this size requires continuous staffing with multiple daily shift changes. It also brings delivery trucks, medical transport vans, emergency response vehicles, therapists, case managers, and regulatory inspectors. Summit Estates already has limited ingress and egress. Adding this volume of traffic on rural roads designed for low-impact residential use poses safety risks for current residents and for the non-ambulatory individuals the applicant intends to serve.

4. Emergency access limitations create real safety concerns.

Non-ambulatory residents depend on timely paramedic and fire response. The narrow roads, distance

from major arterials, and frequent road congestion in this part of Oak Hills increase response times. During high winds, fires, or weather-related road closures, emergency vehicles can be delayed. This is not an appropriate or safe environment for individuals who cannot self-evacuate.

5. Infrastructure limitations make the location unsuitable for high-acuity care.

This neighborhood's semi-rural setting brings inconsistent utilities, extended response times during outages, and longer access routes to medical facilities. Facilities serving eighteen non-ambulatory residents require reliable infrastructure and direct access to acute care resources. This property cannot meet those expectations.

6. Operational disruption will harm the character and quiet of the neighborhood.

A facility of this size brings noise and activity well beyond what is typical in Summit Estates: late-night staff arrivals, alarms, deliveries, medical waste pick-up, and increased vehicle movement at all hours. The peaceful environment that current homeowners rely on will be affected.

7. The size of the facility sets a precedent for institutional uses in a single-family area.

Eighteen beds is comparable to a midsized care center, not a household. Allowing this intensity of use risks opening the door to additional commercial-scale facilities in a neighborhood that has always been residential in nature.

For these reasons, I respectfully request that this proposal be denied. The proposed facility is not a safe or appropriate fit—either for the existing residents of Summit Estates or for the non-ambulatory individuals who would be placed in a location that cannot support their needs.

--

Andrea Mitchel
Mobile: 213 700-8640
FAX: 866 591-0721
Oak Hills, CA

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Mujica, Oliver

From: Arcadia Williams <arcadia.williams@yahoo.com>
Sent: Thursday, October 30, 2025 1:49 PM
To: Mujica, Oliver
Subject: Project Number PRAF-2025-00005 / Assessor Parcel No. 0357-631-11

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Dear Mr. Mujica,

My name is Arcadia Williams, and I reside at 10146 Jenny Street, Oak Hills, CA 92344. As a member of this rural community, I am writing to express my concerns regarding the proposed residential care facility at 9928 Desmond Drive. The facility is planned to house 18 non-ambulatory residents, which raises specific issues given our community's infrastructure. I would like the county to address the following points as part of its review process:

Private roads and traffic:

- How will the county ensure that the significant increase in traffic—from staff, visitors, large delivery trucks, and specialized transport vehicles—will not cause excessive wear and tear or damage to our roads? Will the maintenance schedule on our roads be increased?
- Will the county be assessing the suitability of our roads for increased emergency vehicle traffic, including fire engines and ambulances?

Water and septic capacity:

- Most properties in our area rely on septic systems. Has the facility submitted a comprehensive study on the impact its wastewater output and high-water usage will have on the groundwater table and surrounding septic systems?
- The high volume of wastewater from a large facility is not comparable to a single-family home. Will the county require specialized commercial-grade septic systems and enforce frequent pumping and maintenance to prevent environmental contamination?

Noise and neighborhood character:

- Our rural area is characterized by low ambient noise. How will the county enforce noise regulations and ensure that the facility's operations, including any alarms, deliveries, or staff activities, do not disrupt the quiet nature of our community, especially during late-night and early-morning hours?
- Will the county establish clear guidelines for the facility's lighting to ensure it does not create excessive light pollution, which is a key aspect of our rural environment?

Emergency preparedness:

- What is the county's emergency plan for evacuating 18 non-ambulatory residents in the event of a natural disaster, such as a wildfire, which poses a unique risk in our rural area?

I understand the importance of community care facilities. My intention is to ensure the facility operates responsibly and in a manner consistent with our rural environment.

Please inform me about any upcoming public hearings or opportunities for community input regarding this project.

Thank you for your time and consideration of these critical issues.

Sincerely,
Arcadia Williams

Arcadia.williams@yahoo.com
10146 Jenny Street

Oak Hills, CA 92344
(714) 272-4601

Mujica, Oliver

From: Blanca Salas <bsalas9391@gmail.com>
Sent: Thursday, November 13, 2025 4:41 PM
To: Mujica, Oliver
Subject: Regarding project on Desmond dr in oak hills

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Hello,

I am writing because I am a neighbor to the home that is looking to turn into an rcf. We moved to this neighborhood from Los Angeles in hopes for quiet and peace. We believe that this proposed facility will end that for us. We bought in this neighborhood because of the low traffic and we would be devastated if that changed for us. This would truly interrupt our life.

We ask that you do not allow the rcf to be approved.

Thank you
Blanca Rodriguez

Mujica, Oliver

From: Corene-Marie Rudolph <corenerudolph@gmail.com>
Sent: Tuesday, November 4, 2025 6:56 AM
To: Mujica, Oliver
Subject: Picture PRAF-2025-00005

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Assessor parcel, no: 0357-631-11

I just wanted to make you aware that construction has already began on this house that they want to turn into a 4000 square-foot facility in a rural residential area. I have attached the picture. According to our city meeting last night, only an application has been submitted and NOTHING has been approved. So why is there construction already taking place?

I'm not sure if you are familiar with our area, but there are no hospitals or doctors remotely anywhere close to this community, neighborhood, city... this poses another concern to those who will prospectively be housed here. We in the community believe that seniors are in need of care facilities and help, but this is just the wrong neighborhood for it. It doesn't make any sense what they are trying to put in. Not to mention that when it snows, You are unable to get in or out of this neighborhood. We are on top of a big hill. People are always abandoning their cars in Jenny St and walking to their homes. This property that wants to put this facility in has a huge long driveway. These roads are not maintained for snow in the winter. I hope you found my other email as well.

Corene Rudolph

Mujica, Oliver

From: Deb Davidson <justdebdaavidson@gmail.com>
Sent: Wednesday, October 29, 2025 7:26 PM
To: Mujica, Oliver
Subject: Fwd: Project PRAF-2025-00005

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Project PRAF-2025-00005
Assessor Parcel 0357-631-11

I am the Secretary/Treasurer for Oak Hills Estates Owners Association, a private gated community in Calimesa, Riverside County. I received a request for comments concerning this project but have no idea why, except possibly the similarity of the applicant's name. We are not connected in any way and have no comments on the project.

Regards,
Deborah Davidson

Mujica, Oliver

From: Diana Herrera <dianaherrera.re@gmail.com>
Sent: Thursday, November 13, 2025 7:30 PM
To: Mujica, Oliver
Subject: 9928 Desmond Dr, Hesperia, CA 92344 (APN 0357-631-11)

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Dear San Bernardino County Planning Department / Land Use Services,

I am writing to formally and unequivocally object to the proposed **Congregate Living Health Facility – Reasonable Accommodation (Residential)** located at **9928 Desmond Dr, Hesperia, CA 92344**, APN **0357-631-11**, within the **Rural Living (RL)** and **Oak Hills/Rural Living (OH/RL)** zoning district.

This letter is submitted as a **formal legal objection** on the grounds that:

1. The proposed use is not permitted under RL / OH-RL zoning.

The RL and OH-RL land use categories are intended for low-density rural residential living and compatible agricultural/residential activities. An 18-bed, 24-hour congregate living health facility is an **institutional-level medical operation**, not a residential use. It materially changes the character and intensity of land use on the site and is therefore inconsistent with the stated purpose and allowable uses of the RL/OH-RL district.

2. Reasonable Accommodation cannot be used to convert a rural residence into an institutional facility.

Reasonable Accommodation is meant to allow flexibility within the framework of existing lawful, residential uses. It does not grant authority to override or fundamentally alter zoning by reclassifying a high-intensity institutional care facility as “residential.” An 18-bed facility with non-ambulatory patients, 24-hour staff, frequent medical transport, and ongoing clinical operations **exceeds the scope of a residential accommodation** and falls squarely within institutional/medical use categories that belong in appropriately zoned areas.

3. The project raises serious public safety and liability concerns.

The facility is described as serving non-ambulatory patients requiring 24-hour nursing and rehabilitation services, with the primary source of patients coming from Arrowhead Regional Medical Center. Locating such a vulnerable population in a rural area with:

- limited emergency response access,
 - rural road conditions,
 - power and weather-related disruptions, and
 - infrastructure designed for low-density residential use,
- is neither reasonable nor safe. Approving this use at this location would expose both the operator and the County to heightened risk and potential liability in the event of delayed response, evacuation challenges, or infrastructure failures.

4. **The proposal is incompatible with the established rural character and expectations of the community.**

Residents in Oak Hills and surrounding RL areas have relied on the County's zoning designations and Development Code to preserve a quiet, low-intensity, rural environment. A 24/7 institutional care facility—with staff rotations, commercial deliveries, medical waste handling, emergency calls, and increased traffic—is inherently incompatible with that character and undermines the community's reliance on RL protections.

5. **Alternative locations and zoning categories exist that are appropriate for this use.**

San Bernardino County already provides zoning districts and corridors suitable for congregate living health facilities, skilled nursing, rehabilitation, and similar medical uses, with proper infrastructure and land-use compatibility. There is no legal or practical necessity to force such a use into a Rural Living district through a Reasonable Accommodation request.

For these reasons, I respectfully request that the County:

- **Deny the Reasonable Accommodation request in its entirety,** and
- Confirm in writing that the proposed 18-bed congregate living health facility use is inconsistent with RL/OH-RL zoning and cannot be approved at this location.

Please consider this letter part of the formal record in opposition to this project. I also request to be notified of any future hearings, staff reports, or determinations related to this application.

Thank you for your attention to this matter and for upholding the integrity of the County's land use regulations and the rights and expectations of the Oak Hills rural community.

--

DIANA Y. HERRERA

✉ dherrera75@gmail.com



To: Mr. Oliver Mujica
Contract Planner
San Bernardino County
Oliver.Mujica@lus.sbcounty.gov Fax 9093873223

From: Gary & Pamela Sigler
9765 Wisteria Ct.
Oak Hills, Ca 92344
Gsigler@earthlink.net

Ref: Project # PRAF-2025-00005
Assessor # 0357-631-11

Mr Mujica,

We object to the proposed "Congregate Care Facility" to be located at
9928 Desmond Drive in Oak Hills " Summit Estates " for the following reasons:

- (1) The Summit Estates CC&R that all the residents live by DO NOT allow business within Summit Estates, especially a business with customers and employees at the location. If you grant a permit to operate this business in direct violation of the CC&R it will open the door for many other commercial operations to move into our quiet residential neighborhood.
- (2) Safety of the Non Ambulatory Residents.. Summit Estates is located near the top of Cajon Pass in a "High Fire Danger Zone". We have been evacuated do to wild fires on several occations. It would be very difficult if not impossible to move 18 Non Ambulatory patients to safety ahead of a rapidly approaching wild fire.
- (3) Limited access to Summit Estates is a problem for all the residents. There is only one maintained road into the development, "Jenny Street". All the other roads are non-maintained dirt roads. Jenny is very steep coming up from the OroGrande wash, During winter when it snows it is very difficult and sometimes impossible to make it up the hill and Jenny is low on the counties list for snow removal. This could be a big problem for patients and employees if you permit this facility.

Thank You,
Gary and Pamela Sigler

Gary Sigler
Pamela Sigler

Mujica, Oliver

From: gena bennett <bennettus3@yahoo.com>
Sent: Wednesday, November 5, 2025 6:27 AM
To: Mujica, Oliver
Cc: samual.shoup@bos.sbcounty.gov; Porter, Christopher; Khan, Azhar
Subject: PRAF-2025-00005 parcel 0357-631-11

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Good morning sir, thank you for taking the time to read my letter.

I have lived in this neighborhood for 30 years. It says a lot about a neighborhood to stick around for such a long time. Unfortunately, we have a situation that needs help from more than just us. This house is an 18 bed facility . Whoa. Our neighborhood is zoned as rural 2 1/2 acre parcels which is all residential families. This house is trying to find a loophole. We are rural residential not rural commercial.

I live directly on Jenny st. Leading up to the house (only one street in and out) and the thought of MORE vehicles driving by is too much.

The traffic is only one of the problems.

I understand there needs to be a place for people to get the kind of care they're offering but not in my neighborhood!

Please help us to not give them an inch because I'm sure they'll take a mile.

Thank you for your time.

Gena Bennett

Mujica, Oliver

From: Holly Silva <hmsilva1122@outlook.com>
Sent: Sunday, November 2, 2025 3:39 PM
To: Mujica, Oliver
Subject: Regarding : PRAF-2025-00005 Assessor Parcel No: 0357-631-11

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To whom it may concern

Please find this email in regards to the above project. We live in this neighborhood and this approval is a huge hurt to our community.

We paid a lot of money for our homes to be here, away from commercial like business. We have families, and moved to a rural area for that reason.

A project like this will not only bring more traffic, numerous 911 calls, employees, family's visiting ect on small roads not manned for this.

We also are in a VERY high fire area so the evacuation process for a project like this is just not safe.

This will also hurt our home values. Oak Hills is a highly sought after community for its rural living and nice area. We are on septic systems and they cannot accommodate that number of people in a home.

I highly suggest this project be declined and not allowed to move forward any further.

Thank you for your time
Holly Silva

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Mujica, Oliver

From: Jennifer Clemison <jclemison@me.com>
Sent: Thursday, November 13, 2025 9:43 AM
To: Mujica, Oliver
Subject: Project# PRAF-2025-00005 / APN# 0357-631-11 (9928 Desmond Dr, Oak Hills, CA)

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Dear Mr. Mujica,

I am writing as a concerned resident of Oak Hills to strongly oppose the proposed 18-bed Congregate Living Health Facility located at 9928 Desmond Drive, Hesperia, CA 92344. The proposal requests to convert an existing 3,186 sq. ft. single-family residence, with a 1,382 sq. ft. addition, into a facility for non-ambulatory patients requiring 24-hour nursing care and rehabilitation services, primarily transferred from Arrowhead Regional Medical Center.

This project is entirely incompatible with the character and intent of our Rural Living (RL) zoning and the Oak Hills/Rural Living (OH/RL) district. It represents a commercial medical operation—not a residence—and directly conflicts with the quiet, family-oriented nature of our community.

Our Concerns:

- **Zoning Violation:** Despite being labeled as a “reasonable accommodation,” this is a commercial business, not a residence. Allowing it would set a dangerous precedent for more commercial developments in our single-family community.
- **Traffic and Safety Risks:** Increased movement of emergency vehicles, staff, visitors, and commercial trucks (including laundry and delivery vehicles) will overwhelm our residential streets, creating congestion and safety hazards.
- **Fire and Insurance Risks:** The increased emergency traffic and potential fire hazards from medical equipment could drive up already high homeowner insurance rates in the area.

- **Septic and Waste Issues:** The septic system on this property is not designed for a facility of this scale. The volume of medical and household waste would far exceed that of a typical residence.
- **Noise and Light Pollution:** 24-hour operations will bring constant activity, alarms, and lighting—completely changing the peaceful rural environment.
- **Property Values:** The introduction of a commercial healthcare operation will likely decrease property values for surrounding homes and deter future homebuyers.
- **Resource Strain:** The facility will consume excessive water and electricity, while residents continue to face conservation mandates.

Our neighborhood is composed of families who moved here to enjoy quiet, rural living on spacious lots—free from the congestion, noise, and commercial traffic of city life. We support healthcare services, but such facilities belong in commercial or medical-zoned areas like Adelanto, Victorville, or Hesperia, not within residential zones.

We respectfully ask the County to deny the permit and reasonable accommodation request for this project and uphold the Rural Living zoning standards that preserve the integrity, safety, and character of Oak Hills.

Thank you for your time and consideration of our community's concerns.

Sincerely,

Jennifer Clemison

9773 Desmond Dr.

Oak Hills, Ca 92344

760-220-1280

Thank You,

November 11, 2025

San Bernardino County Planning

RE: PROJECT # PRAF-2025000005
ASSESSOR PARCEL NO; 0357-531-11
APPLICANT; Oak Hills Land Holdings LLC

LOCATION: 9928 DESMOND DRIVE
COMMUNITY; Hesperia / District 1
ZONING Rural Living (RL)
To the Planning Department.

I am writing this letter as Notification that my husband I Jerry L. Murry are 100% OPPOSED to the Application of a RESIDENTIAL CARE FACILITY BE OPENED two Doors from our Home. (9884 Desmond Dr. Oak Hills CA 92344) We have owned this Land since 1996. It was purchased for the Single purpose of building our Family Homestead. We by no means purchased it to have a Commercial Business 2 doors from us

The amount of Residents that are projected to reside in this Location is Excessive. 18 Non Ambulatory residents will need 24hr Care. DUE TO THE FACT THAT THE RESIDENTS ARE INFIRMED, Ambulance Visits would more likely than not be FREQUENT. The possibility of Employee traffic on our quiet Neighborhood street will be dramatically affected. Also the Commercial Linen Vehicles, Medical Supplies, Prescription Deliveries, and Daily Family Visitors. Another concern is the Bio Hazard material of Soiled Adult Diapers or Depends. 18 residents will have to be changed 5 to 8 times a day resulting in massive amount of 90 to 144 Diapers.

We have discussed this matter with Many of our Neighbor's, who are in complete AGREEMENT WITH OUR CONCERN'S in regards to this matter. The Odor that will permeate from those Waste Large Trash Containers will most definitely decrease the current Air Quality Status.

In closing, We would like to reiterate our Total OPPOSITION to the ZONE CHANGING PERMIT.

We have One final Question. Would you the Planning Committee want a Facility like this next door to you.

Respectfully submitted,


Jerry L. Murry


Cecelia Murry
(7600 217-4693)

how much would 18...

AI Mode

All

Shopping

Images

Video

✦ AI Overview

+6

For 18 non-ambulatory residents, the estimated daily diaper usage would be between **90 and 144 diapers per day**.

Non-ambulatory (immobile) residents typically require frequent checks and changes to maintain skin health and prevent infection. Care guidelines and typical usage patterns suggest:

- **Average Use Per Person:** Adults with full or severe incontinence, especially those who are bedridden, generally need between **5 and 8 diaper changes per day**.
- **Total Daily Estimate:**



Home



Search



Notifications



Activity

Mujica, Oliver

From: Lara Schene <lara.rabbit.schene@gmail.com>
Sent: Wednesday, November 12, 2025 2:11 PM
To: Mujica, Oliver
Subject: Project # PRAF-2025-0000 Parcel # 0357-631-11

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Hello Mr. Mujica,
My name is Lara and I am a resident in West Oak Hills.

I wanted to voice my concerns about the proposed Residential Care Facility at 9928 Desmond.

This neighborhood is a rural single family home community. It seems that due to the large lots our houses are on people feel like it is OK to have business on them. As a community we fought very hard to get a Halfway House/ Residential care facility shut down on Jenny Street. We have also been dealing and dealt with grow houses and squatters.

I realize this developer is going through the proper channels, but I feel like it will clear the way for other businesses to try to open up in our neighborhood. Also, it could start off as a residential care facility , but once established can be sold or turned into a different type of business.

Being able to turn the existing residence into a commercial building and adding on another non residential building will be very bad for our neighborhood. I cannot believe it is even being considered. Our CC&Rs for Summit Estates states that these are single family homes.

We own and operate 2 businesses in Oak Hills in commercial buildings. We pay rent on this building and a mortgage on our house. This is how it is supposed to be. It would not be legal for us to run our business out of our house, so how can a developer do this?

We want to keep our neighborhood rural with families. Not businesses and employees that have no ties or responsibilities to our community.

Thank you so much for your time.
Lara Schene

Mujica, Oliver

From: Lynne Williams <lynnelynne@currently.com>
Sent: Thursday, November 13, 2025 8:36 AM
To: Mujica, Oliver
Subject: Project# PRAF-2025-00005 / APN# 0357-631-11 (9928 Desmond Dr, Oak Hills, CA)

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Hello,

WE DO NOT WANT ANY TYPE OF RESIDENTIAL CARE OF ANY KIND IN OUR NEIGHBORHOOD & WE ARE READY & WILLING TO FIGHT THIS AS A COMMUNITY.

So many reasons not to allow this facility in our neighborhood.

Our property values will plummet, that doesn't work for any of us

Starts out as some type of care facility (blah blah blah) & then the crazies, drug addicts & God knows what else will start arriving, anything for this Oak Hills Land Holdings company to make tons of money & this county will do little to nothing to regulate this endeavor.

18 people in 1 house? We are a single-family home neighborhood with I believe a maximum of 6 occupants. Makes zero sense, no matter how much square footage they add to that house. Most of the houses in this neighborhood have more square footage than that house & typically have 2-4 people living in them.

Noise - from emergency vehicles, commercial laundry trucks, visitors, machines, employees, the yelling, the list goes on & on

Water use - We have to conserve water & this facility will use more water than the entire neighborhood

Fire issues - the house has a steep single car driveway & that's the only way in & out of the property (huge fire concern) & behind the house is a large canyon full of trees, bushes & dry scrubs just ready to catch on fire.

IT WILL BE A NIGHTMARE TRYING TO GET PEOPLE OUT & INTO THIS NEIGHBORHOOD, (emergency vehicles of any kind) WE ONLY HAVE LITERALLY ONE WAY INTO OUR NEIGHBORHOOD.

I SEE CASUALTIES & DEATHS OCCURING.

WE PAY THE HIGHEST HOMEOWNERS & FIRE INSURANCE RATES ALREADY & CANNOT ALLOW A PLACE LIKE THIS TO COME INTO OUR NEIGHBORHOOD & POTENTIALLY SET IT ON FIRE

(WE WILL BE HIT AGAIN WITH A RATE INCREASE WE CANNOT ALLOW)

Septic System - The septic system will not hold all the waste that a Commercial Business will produce (Yes, it's a COMMERCIAL business, so let's call it what it is)

Traffic on our residential streets will be out of control with the emergency vehicles, commercial laundry trucks (that will tear our streets up), visitors, employees, ETC.

Waste & trash - the amount of disgusting waste & trash that will come from this place?

Parking?

We all moved up here to live our lives on our 2.5 acres in this amazing neighborhood, filled with a community of wonderful people that moved away from the city life, we did not move here to have residential or commercial facilities of any kind to be allowed in our neighborhood.

WHO IN THEIR RIGHT MIND WOULD WANT ANYTHING LIKE THIS IN THEIR NEIGHBORHOOD

**I'm thinking have the owner of Oak Hills Land Holdings company put that facility next door to his home, I would hope they would understand our issues & go away.
Plenty of areas in the Cities of Adelanto, Victorville or Hesperia they can open up shop, but not here!!!!!!!!!!**

Please do not issue the permit for this facility, this neighborhood had to deal with this same issue with another house & we stopped it.

**Thank you,
Lynne & Steve Williams
9784 Desmond Drive
Oak Hills, CA 92344
714-334-4109**

We live on the same street as that house.

Mujica, Oliver

From: Meredith Rudolph <meredith.rudolph297@gmail.com>
Sent: Thursday, November 13, 2025 8:49 AM
To: Mujica, Oliver
Subject: Opposition to Project PRAF-2025-00005 (Assessor Parcel No. 0357-631-11)

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Meredith Rudolph
6797 Fuchsia Ln
Oak Hills, CA 92344
[Meredith.rudolph297@gmail.com](mailto:meredith.rudolph297@gmail.com)

11/13/25

To Whom It May Concern:

To: San Bernardino County Planning Department
Subject: Opposition to Project PRAF-2025-00005 (assessor Parcel No. 0357-631-11)
Location: Desmond Dr, Oak Hills, CA

Dear Mr. Oliver Mujica/Planning Department,

I am strongly opposed to the proposed Residential Care Facility at 9928 Desmond Dr, Oak Hills.

Background

My family and I have called the High Desert home since 2012. We recently relocated to Oak Hills during 2020 to avoid the increase in crime and population in our former neighborhood. We pay a significantly higher mortgage and property insurance, and fire hazard fees to secure a more private, rural and quiet community. Over the years, we've put down roots and built our lives in this community where we live and work. Our children have attended schools from elementary through college within the Victor Valley and Snowline School Districts. My spouse also works with underprivileged youth at the local preschool. During this time, we've grown to love the slower pace, the family-oriented atmosphere, and the stunning desert and mountain landscapes. The proposed project does not align with the lifestyle that the High Desert community and specifically the Summit Estates community has come to cherish.

Systemic Problems with Residential Care Facilities:

Residential care facilities across the state have a documented history of issues such as neglect, abuse, inadequate staffing, and failure to provide proper care for residents. In a

small community like ours, these problems would have a direct impact, as the residents are our direct neighbors. Witnessing such neglect or abuse would place an undue burden on my family and our mental well-being. I believe the chosen location was selected to avoid scrutiny of the nefarious activities that are common in these types of businesses.

Logistical Concerns:

There are significant logistical concerns related to weather, emergencies, street maintenance, and traffic. Our small residential community has only one paved road for entry and exit, with no streetlights and minimal traffic. Recently, the roads were resurfaced with a slush-type material that may not withstand the increased traffic and heavy vehicles required to service a residential care facility. Additionally, we experience severe weather events, including snow and wildfires. Snowstorms have previously blocked all access points for several days to a week, eliminating any possibility of entry or exit and creating serious challenges for residents to receive emergency care. This neighborhood is also one of the farthest from an emergency hospital—the closest being Desert Valley Hospital, over 30 minutes away. Wildfires pose similar risks. Although there is a small fire station on Caliente, evacuating 18 residents along with staff would place an enormous strain on already limited resources during an emergency. We have also experienced water main breakages that have burden our homes with no water for multiple days. With a facility of that size and capacity, the needs of the residents will not be met as is common in these types of businesses.

Infrastructure Concerns:

To date, construction on the facility has begun without proper permits being issued or approved. The house currently stands without walls, leaving the interior exposed to the elements and with no visible supervision of the project. The ongoing construction has already caused disruptions for me as someone who works from home, due to constant noise. The addition of 1400 sq ft also potentially impacts our view as a neighbor, which we paid for to live in this highly sought after neighborhood. These issues will only be compounded during emergency situations, as facilities of this type are often prone to recurring emergencies.

Location and Impact to Privacy:

Previously, a single individual lived at this property and frequently called, texted, and emailed me to report people on my property. This behavior was intrusive and unacceptable. With the addition of 18 residents, plus staff and visitors, the risk to my home, property, and privacy will increase significantly. The property shares a direct fence line and has a clear view into my front and backyard, making this even more concerning. Such a concentration of residents in one location is highly intrusive for a small residential community. This facility is also stating this will be a 24 hour care facility, which directly strains my family privacy and schedules as we can expect increased traffic, noise and lighting in a previously quiet residence.

For all of the reasons above – I'd like to respectfully request the Planning Department to deny the application to Project PRAF-2025-00005 and not allow this type of facility into our small, rural community as it directly impacts our way of life, our values and our privacy as a community.

Mujica, Oliver

From: NATE DOGG007555 <natedizzy0075@gmail.com>
Sent: Monday, November 10, 2025 4:53 AM
To: Mujica, Oliver
Subject: Project PRAF-2025-00005 (9928 Desmond Drive)
Attachments: 88 Public Comment.pdf

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Hello Mr. Mujica,
Please find my public comment below regarding PRAF-2025-00005 (9928 Desmond Drive).

Dear Mr. Mujica,

I am a nearby homeowner to the proposed project site at 9928 Desmond Drive. My property lies directly behind the residence across the natural gully, and I recently received the project notice for the proposed residential care facility.

While I understand the intent of providing additional care options in our community, I am concerned about potential impacts to privacy and the quiet, rural character of this neighborhood. This area has long been a peaceful, low-traffic setting, and part of what makes it special is the sense of openness and separation between properties.

Under San Bernardino County Development Code § 83.02.060 (Screening and Buffering), when a commercial or institutional use adjoins a residential zoning district, the County requires an opaque screen or solid wall to protect neighboring properties. I respectfully request that this standard be applied here by requiring a solid six-foot privacy fence or dense landscaping along the rear property boundary. In addition, I ask that any exterior lighting or outdoor activity areas be oriented away from adjacent homes and limited to reasonable hours, consistent with maintaining the rural character of the area.

These measures would align the project with County code and help ensure that surrounding residents continue to enjoy the privacy and tranquility that define this part of Oak Hills. Please include me on the notification list for any updates or the final decision regarding this project.

Thank you for your time and consideration.

Sincerely,

Nathan Alcala

9849 Farmington Street

Oak Hills, CA 92344

Natedizzy0075@gmail.com

Mujica, Oliver

From: Pamela Garcia <pamela@pamelagarcia.realtor>
Sent: Saturday, November 15, 2025 6:40 PM
To: Mujica, Oliver
Subject: Support for Project #PROJ-2024-00103 – APN #060636102 – Motocross Track

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Dear Mr. Mujica,

I am writing to express my full support for Project #PROJ-2024-00103, located on APN #060636102, commonly referred to as the Sunfair 42 Motocross Track. I strongly urge the County to approve and support this project.

As a long-time resident and real estate professional serving the Morongo Basin, I can confidently say that off-roading is part of the very fabric of our desert community. It is a deeply rooted recreational and cultural activity here in the High Desert, enjoyed by families, youth, and long-standing local enthusiasts. Off-roading brings people together, strengthens tourism, and supports local businesses—from mechanics and tire shops to hospitality and retail. This activity should be supported—not fought—especially when projects like Sunfair 42 follow proper channels, adhere to required standards, and commit to safety and responsible operation.

I would also like to emphasize that we have seen similar opposition in the past, particularly with the Lovemore Ranch project. I personally attended those meetings and witnessed firsthand the concerns raised. Ultimately, the County found that none of the opposition was substantial enough to prevent approval—and the project was properly and successfully approved. We are seeing the same pattern repeat with Sunfair 42: a small set of recycled complaints, many of which lack evidence, factual basis, or consideration of the actual standards being met by the applicant.

Sunfair 42 offers a structured, regulated, and safer environment for off-road recreation—far better than unsupervised activity on random open desert lands. The project provides positive economic, recreational, and community benefits while respecting County processes and ordinances.

For these reasons, I respectfully ask that the County continue forward in support of Project #PROJ-2024-00103 and recognize its value to our community, culture, and local economy.

Thank you for your time, attention, and service to our region.

Sincerely,

Pamela Garcia

Realtor® | Coldwell Banker Roadrunner Realty

DRE 02227622

(424) 566-1035

PN: PRAF-2025-00005

APN:0357-631-11

To whom this may concern,

My husband and I own the vacant lot next to the proposed care facility.

We are opposed to the care facility for various reasons, the first being we are in the process of building our home on our lot and have the architect plans and it would be unfair and unjust to have our plans redone. We purchased to build when all neighbors were single family homes. Our purpose and desire was and is to reside in a rural area for residential and non commercial. This would defeat our purpose and believe reduce our property value as it may change our zoning.

As property owners in Oak Hills and especially next door, we **vehemently oppose to the building of the 18 bed non ambulatory care facility.**

Our desire is for the neighborhood to remain rural residential, quiet, less traffic, and less crime, and no depreciation of property values.

Thank you for your time and consideration of our request,



Stephen and Rachelle McGlover

rmcglover@hotmail.com

mailing : 16262 Lago Vista CT
Apple Valley, CA. 92307-7601

R. McGlover, RN

760 963-0382

rmcglover@hotmail.com

11-11-2025

Mujica, Oliver

From: schneq edmonds <schneql@gmail.com>
Sent: Thursday, November 13, 2025 9:45 AM
To: Mujica, Oliver
Subject: Re: Project # PRAF-2025000005

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November 12, 2025

San Bernardino County Planning

Re: Project # PRAF-2025000005

Assessor Parcel: 0357-531-11

Applicant: Oak Hills Land Holding LLC

Location: 9928 Desmond Drive

Community: Hesperia/District 1

Zoning: Rural Living (RL)

Planning Department

We are writing to express our opposition to the proposed nursing facility in our rural neighborhood. While I understand the importance of elder care, I believe this development poses significant challenges to our community's safety, infrastructure, and way of life.

Our area is not equipped to handle the increased traffic such a facility would bring. Narrow roads and limited access points already pose risks, especially during peak hours or emergencies. The added strain from delivery trucks, staff vehicles, and visitors would only worsen congestion and increase the likelihood of accidents.

Additionally, our region is highly vulnerable to wildfires. Introducing a high-occupancy facility in a fire-prone zone raises serious evacuation concerns. Emergency services are already stretched thin, and the presence of a nursing home could compromise response times for both residents and facility occupants.

Lastly, the rural character of our neighborhood is part of what makes it special. A large institutional development would disrupt the peace, privacy, and natural environment we all value.

I respectfully urge you to reconsider this proposal and explore alternative locations better suited to support such a facility.

Sincerely

Robert and Schnequia Carter

323 691 7461

Mirandy Way

Mujica, Oliver

From: Shane Townley <shanetownley@me.com>
Sent: Saturday, November 1, 2025 10:49 AM
To: Mujica, Oliver
Subject: Deny Project# PROJ-2024-00103 APN# 060636102 – Motocross Track Threatens Health, Safety, and Public Welfare

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I cannot have a Moto cross track down the street from me and my wife, my wife has asthma, this is why we moved away from smog and now dust is going to be kicked up? Giant billowing clouds of dust are always coming over our home with the trackers are racing - not to mention the loud motorcycles early in the morning and late at night.

How can this happen?? I know the owner of the track is lined up with all the building officials in the HI-Dez and the county prob too, there should be a major documentary film made about how intertwined this track and the officials are, the documentary investigators will get to the bottom of it.

NO ON THE RACE TRACK!!!

Shane Townley
64847 3rd Street South
Joshua Tree, CA 92252

Mujica, Oliver

From: webegood2@verizon.net
Sent: Thursday, November 13, 2025 6:52 PM
To: Mujica, Oliver
Subject: PRAF 2025-631-11 9928 Desmond Dr Oak Hills

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We are submitting a letter to you and county of San Bernardino to STOP these facilities from coming into this community. This will increase the traffic in the neighborhood and we all know that this will not stay this way but turn into another half way house as was on Jenny. If you did more research you would probably find its the same buyer as the Jenny house going by another LLC name. There are not enough resources up here to handle this. Sheriffs department has 2 deputies for this area - 2 thats terrible. What about fire - you know this is a high fire area. If there has to be evacuations in this area the resources will have to concentrate on getting the "non-ambulatory residents out of the home" what are the rest of us suppose to do. There are only 2 roads into this community and that is the last thing we need. We DON'T want another facility trying to come in here. Why don't they go to Apple Valley or Victorville. They come up here to hide what they are doing. We all complained about the half way house on Jenny- Oh yea there were only 38 people living there. You need to feel safe in your home. You need to feel you have help in needed. We DO NOT WANT THIS UP HERE. And they (new owners) must be pretty confident that the county is going to do this as they are already redoing the home.

Maybe you would like this in your neighborhood. I hope to have our letter considered to stop this

Suzanne Good
10350 Whitehaven St
Oak Hills

Mujica, Oliver

From: Todd Kliewer <oregonducks2@icloud.com>
Sent: Sunday, November 16, 2025 7:05 PM
To: Mujica, Oliver
Subject: Project Proposal at 9928 Desmond Dr Oak Hills, Assisted Living Business

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Mr Oliver Mujica,

I'm sending this email because I have lived in Summit Estates in Oak Hills for over 30 years. We just recently fought a halfway house with recovery/felons living in our neighborhood. We were able to get that facility closed because in our neighborhood we have CCR's that don't permit any businesses in our residential area. With that being said I'm not sure why our neighborhood, once again, is being targeted for another business, this time, on Desmond Drive. This will increase traffic, with multiple people at the residence for everything from laundry to food deliveries to visitors. We live in a single-family home residential area that is coded as that and we've expected it to stay that way.

It was such a long difficult battle to get the people out of the Jenny halfway house. I don't know why people keep proposing businesses in our area. When we moved here in 1995, I never imagined I would ever have to move because houses in our area are large, on large lots and some business owners want care facilities and businesses in our neighborhood. Please deny the request for an assisted living facility here, as I'm sure you wouldn't want this in your neighborhood either.

I don't care what kind of "word salad" California or San Bernardino County wants to string together to try and make it sound like this should be legal, and/or ok for a residential area!

Feel free to contact me via email if you have any questions.

-Todd Kliewer
10441 Canyon Dr
Oak Hills Ca 92344

Mujica, Oliver

From: Yvonne Kliewer <klieworx@gmail.com>
Sent: Sunday, November 16, 2025 6:46 PM
To: Mujica, Oliver
Subject: 9928 Desmond- please don't approve

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Good evening,

I'm sending this email because I have lived in Summit states in Oak Hills for over 30 years now. We just recently were fighting a halfway house with recovery/felons living in our neighborhood. We were able to get that facility closed down because in our neighborhood we have CCR's that there should not be any businesses. Without being said I'm not sure why in our neighborhood once again a care facility is being proposed on Desmond Drive. This will increase traffic. There will be multiple people at the residence for everything from laundry to food deliveries to visitors we live in a single-family homes that were designated as that and we expected it to stay that way.

It was such a long difficult battle to get the people out of the Jenny house. I don't know why people keep proposing businesses in our area when we moved here in 1995 I never imagined I would ever have to move just because the houses are large and large lots doesn't mean that we want these care facilities and things in our neighborhood. Please consider denying the facility as I'm sure you would not want this in your neighborhood either.

Yvonne Kliewer