



LAND USE SERVICES DEPARTMENT ZONING ADMINISTRATOR STAFF REPORT

HEARING DATE: December 11, 2025

Project Description

AGENDA ITEM # 5

Vicinity Map

APN: 0326-201-42-0000

Applicant: Natacha Perez

Representative: N/A

Community: Hilltop

Location: 33615 Green Valley Lake Dr, Green Valley Lake, CA 92341 Southwest corner of the intersection at Green Valley Lake Road and Ridge Way

Project No.: PRAR-2025-00002

Staff: Danny Campos, Planner

Proposal: Major Reasonable Accommodation Request to allow the keeping of three dogs on a 5,662 square-foot parcel where 7,200 square-feet are required, in the Low-Density Residential Land Use Category and Hilltop/Single Residential Zoning District.

40 Public Hearing Notices Sent On: November 26th, 2025

Report Prepared By: Danny Campos, Assistant Planner



SITE INFORMATION

Parcel Size: 5,662 square feet

Terrain: Flat

Vegetation: Native grass, shrubs, trees.

SURROUNDING LAND DESCRIPTION:

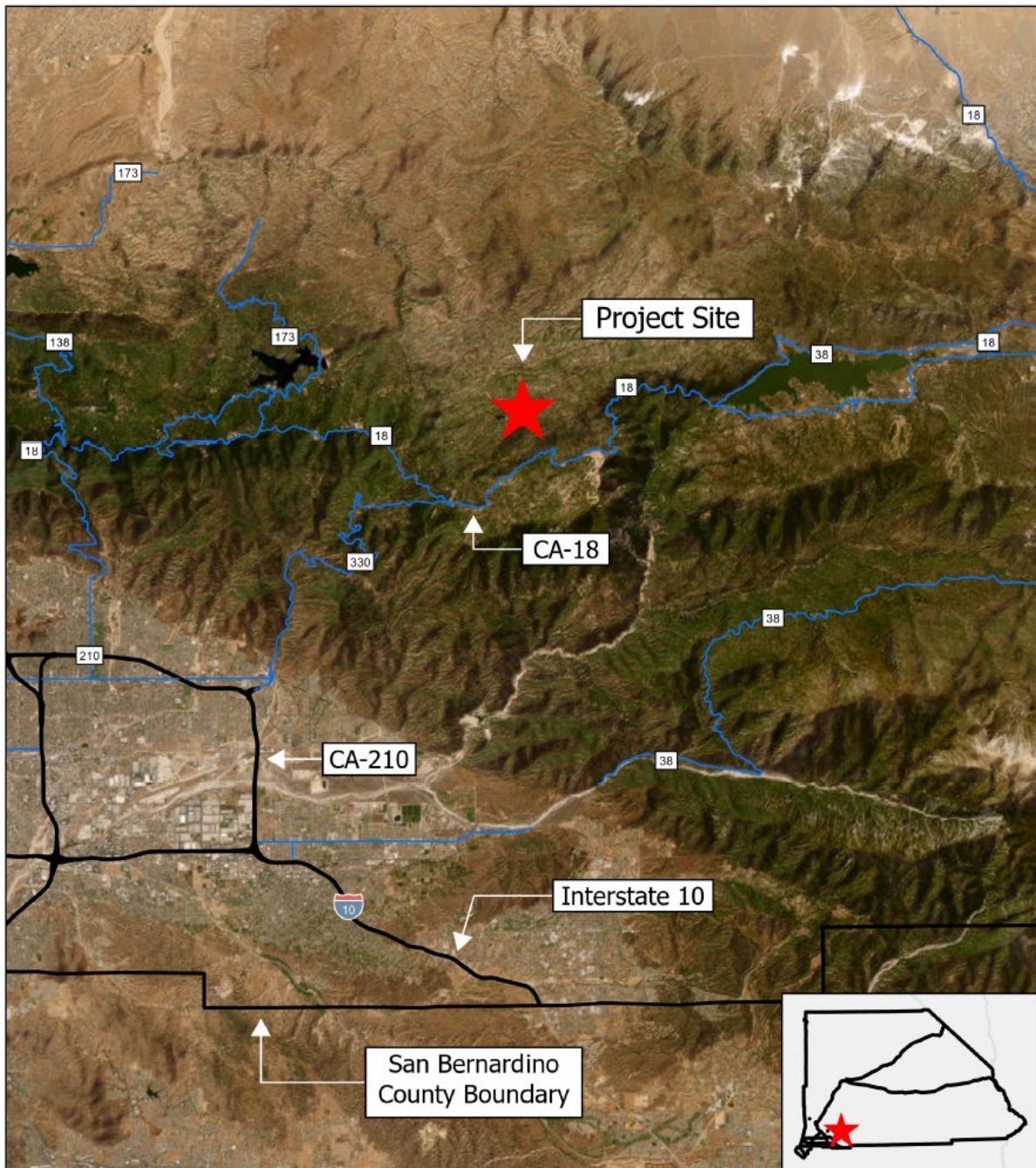
AREA	EXISTING LAND USE	LAND USE CATEGORY	LAND USE ZONING DISTRICT
Site	Single-Family Residence	Low Density Residential (LDR)	Hilltop/Single Residential (HT/RS)
North	Vacant	Public Facility (PF)	Hilltop/Institutional (HT/IN)
South	Vacant	Low Density Residential (LDR)	Hilltop/Single Residential (HT/RS)
East	Vacant	Low Density Residential (LDR)	Hilltop/Single Residential (HT/RS)
West	Vacant	Low Density Residential (LDR)	Hilltop/Single Residential (HT/RS)

	<u>AGENCY</u>	<u>COMMENT</u>
City Sphere of Influence:	N/A	N/A
Water Service:	N/A	Dry Project
Sewer Service:	N/A	Dry Project

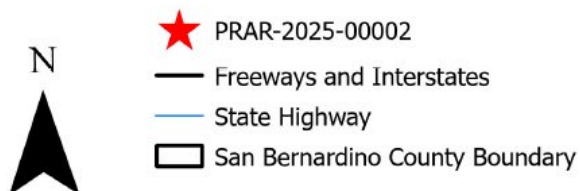
STAFF RECOMMENDATION: That the Zoning Administrator **ADOPT** the Findings for approval of the Major Reasonable Accommodation Request as contained in the Staff Report; **APPROVE** a Major Reasonable Accommodation Request to allow the keeping of three dogs on a parcel less than 7,200 square feet; and **DIRECT** Land Use Services Department staff to file a Notice of Exemption. **APPEAL:** In accordance with Section 86.08.010 of the San Bernardino County Development Code, this action may be appealed to the Planning Commission.

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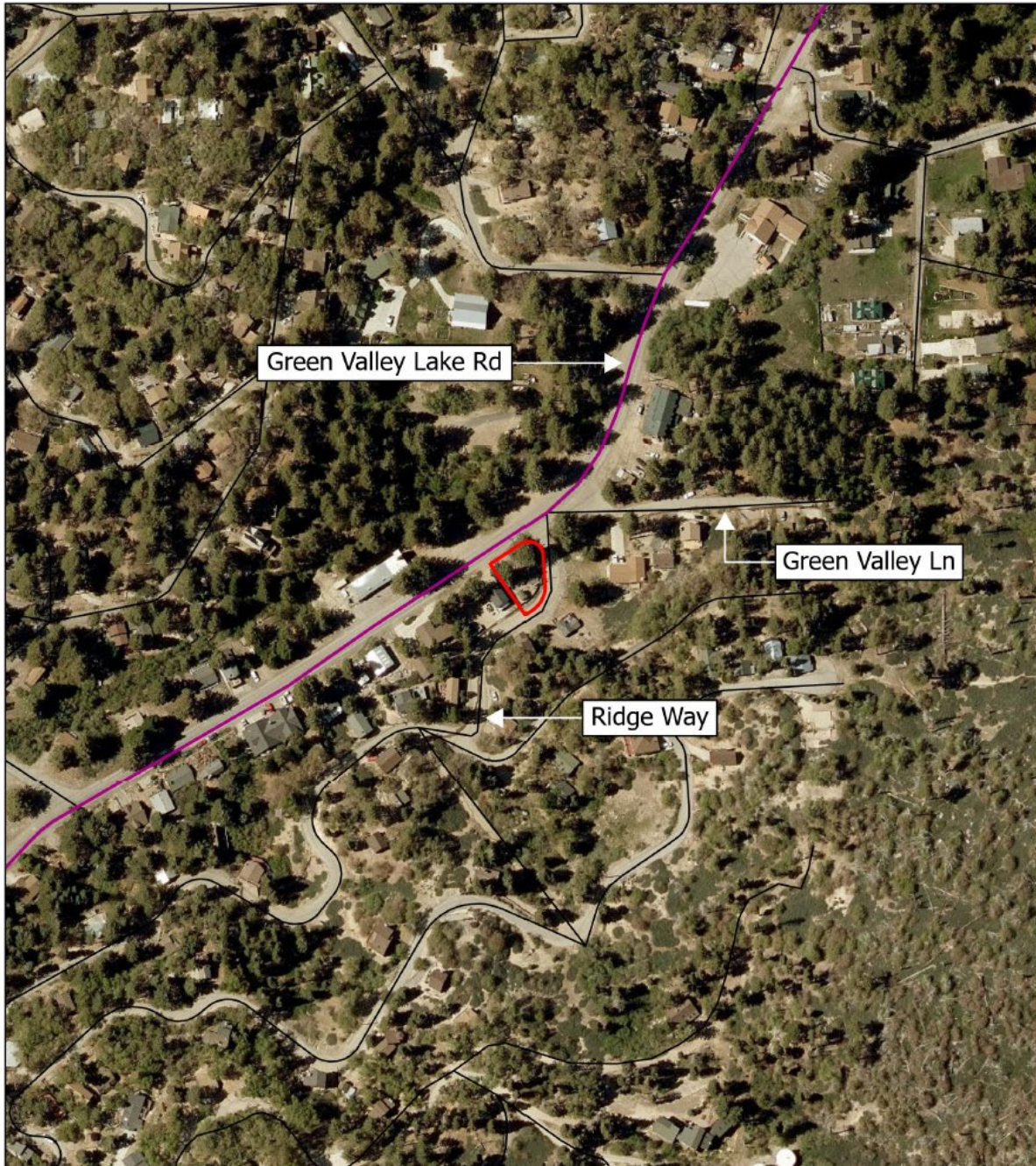
REGIONAL LOCATION MAP



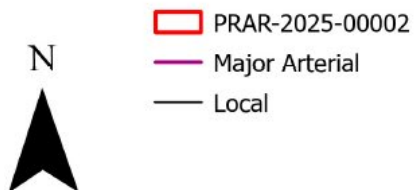
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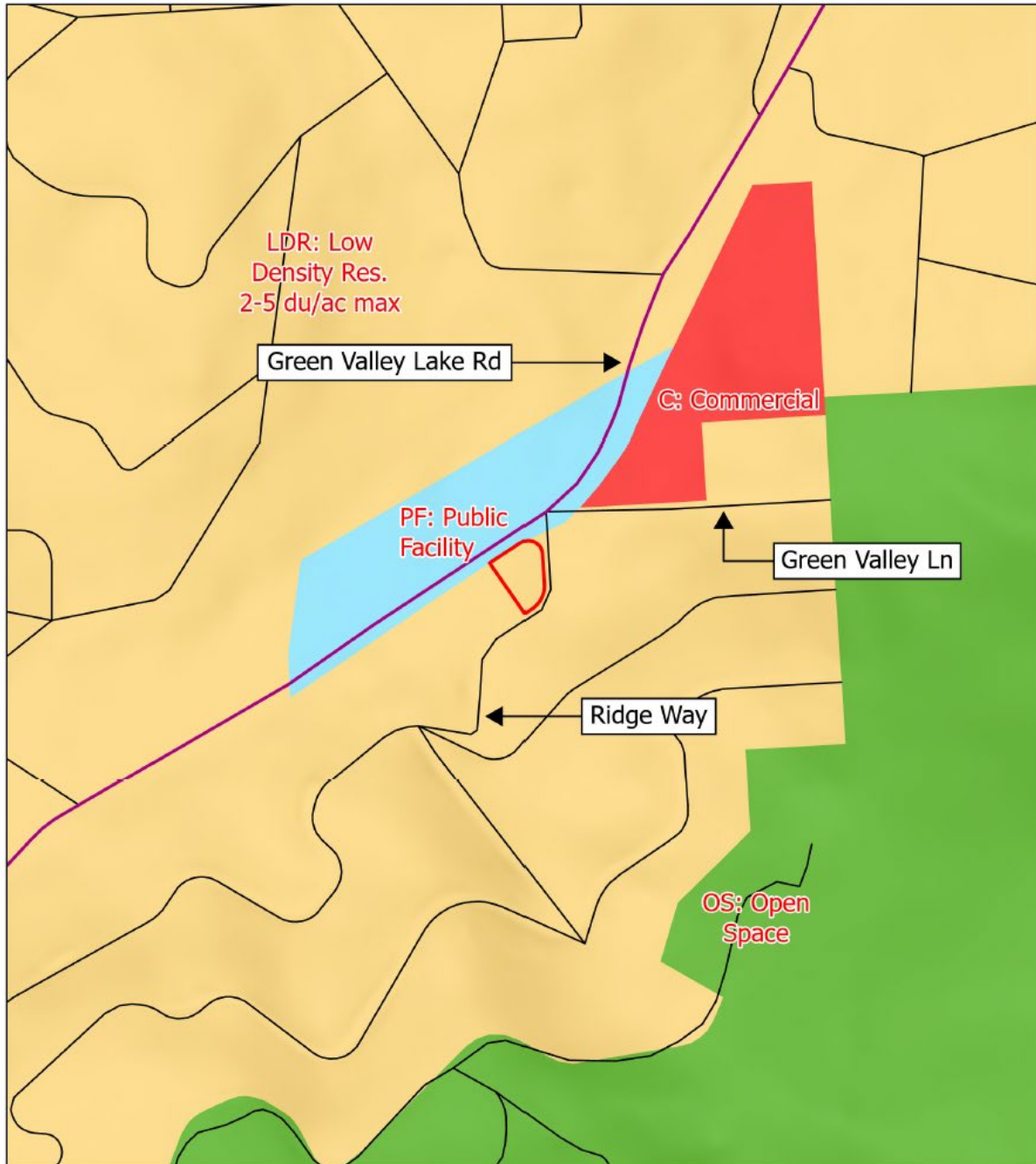
VICINITY MAP



Scale: 1:2,500



LAND USE CATEGORY MAP

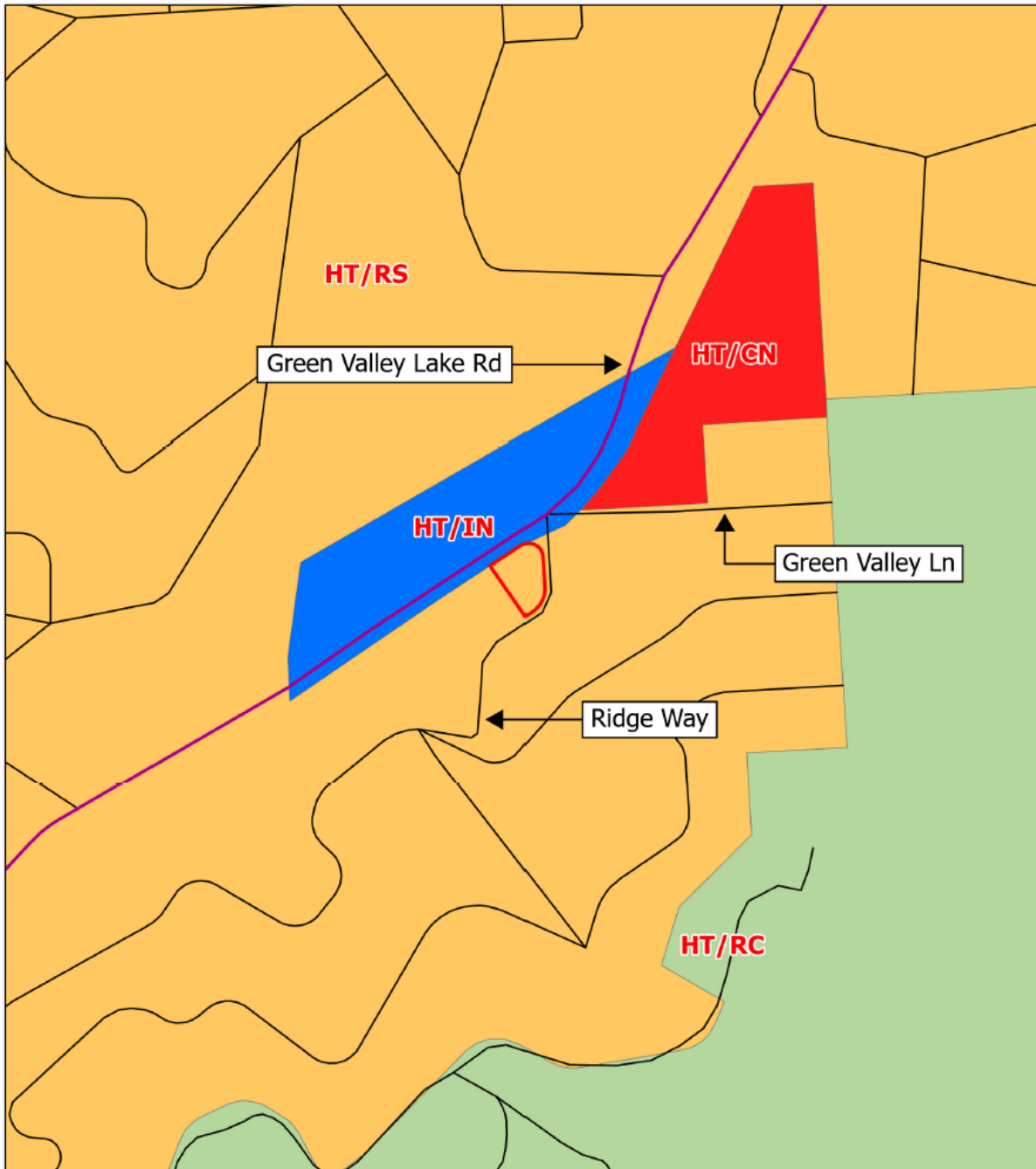


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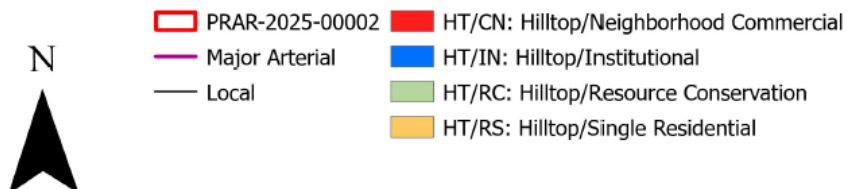


- | | |
|-----------------|-------------------------------------|
| PRAR-2025-00002 | C: Commercial |
| Major Arterial | LDR: Low Density Res. 2-5 du/ac max |
| Local | OS: Open Space |
| | PF: Public Facility |

ZONING DISTRICT MAP



Scale: 1:2,500



ARIEL SITE PHOTO



PROJECT DESCRIPTION AND BACKGROUND

On June 3, 2025, a Major Reasonable Accommodation (Land Use Modification) to allow the keeping of three dogs on a parcel 5,662 square-feet in size where 7,200 square-feet in size is required was filed.

PROJECT NOTICES

Planning Division staff mailed 40 Project Notices on August 8, 2025, to properties within 300 feet. A total of three comments were received by the public. Two commentors voiced concerns related to: 1) the actual number of dogs on site; 2) noise and excessive barking; 3) potential hazard for the breeds known to have dangerous tendencies; and 4) aggressive behavior of two of the dogs. One commentor was in support and stated that the number of dogs on the parcel should not be limited. Each comment was acknowledged and discussed by Planning Division Staff with the project applicant.

PUBLIC HEARING NOTICES

A total of 40 Public Hearing Notices were mailed on November 26, 2025, for this Zoning Administrator Hearing. No comments have been received to date.

PROJECT ANALYSIS:

The subject property is developed with a single-family residence consistent with the Low-Density Residential land use designation and Hilltop/Single Residential zoning. The zoning code allows up to two dogs on parcels less than 7,200 square feet, per Table 84-5 in San Bernardino County Development Code 84.04.090. The property is 5,662 square feet and therefore the applicant's request to keep three dogs exceeds this threshold and requires a Reasonable Accommodation review.

The applicant has indicated that the third dog is an emotional support animal associated with a documented disability. The request is intended to provide accommodation in accordance with the Fair Housing Act and related disability protection laws.

The zoning code intent of the dog limit standard is to minimize potential nuisances related to noise, odor, sanitation, and compatibility within residential neighborhoods. In this case, Code Enforcement records indicate the property owner has historically been responsive and compliant. There is no evidence of ongoing violations or animal welfare concerns. The public comments primarily cite subjective experiences of noise and behavior; and a Notice of Violation was issued by San Bernardino County Public Health – Animal Care Division on June 16, 2025, for habitual animal noise. No further action was taken suggesting the issue was resolved and no additional complaints were filed. While the 5,622 square foot property size is less than the minimum standard of 7,200 square feet, it does provide adequate private yard space for the dogs' containment and maintenance.

Given the applicant's compliant history and the limited scale of the request, the accommodation would not result in a significant adverse effect on the neighborhood character or public welfare.

ENVIRONMENTAL REVIEW:

All projects are subject to the provisions of California Environmental Quality Act (CEQA) and must be reviewed for compliance. Planning Staff determined that the Project proposal qualifies for an exemption from the CEQA per Section 15061(b)(3) of CEQA guidelines because it can be seen with certainty that the activity will not have a significant effect on the environment. Therefore, the filing of a Notice of Exemption is recommended. The exemption prepared for this project reflects Planning staff's independent judgment in making this determination.

RECOMMENDATION:

That the Zoning Administrator:

1. **ADOPT** the Findings and Conditions of Approval as included with the Staff Report;
2. **APPROVE** a Major Reasonable Accommodation request to allow the keeping of three dogs on a parcel less than the required 7,200-square-feet, and totaling 5,662 square feet in area, in the Low Density Residential (LDR) Land Use Category and Hilltop/Single Residential Zoning District (HT/RS) at APN: 0326-201-42-0000, commonly known as 33615 Green Valley Lake Drive, Green Valley Lake; and,
3. **DIRECT** Land Use Services Department staff to file the Notice of Exemption in accordance with the California Environmental Quality Act.

ATTACHMENTS:

EXHIBIT A: Findings
EXHIBIT B: Conditions of Approval
EXHIBIT C: Notice of Exemption

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EXHIBIT A

FINDINGS

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FINDINGS: MAJOR REASONABLE ACCOMMODATION REQUEST

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A Major Reasonable Accommodation Request to allow the keeping of three dogs on a 5,662 square-foot parcel where 7,200 square-feet are required, in the Low Density Residential (LDR) Land Use Category and Hilltop/Single Residential Zoning District (HT/RS); APN: 0326-201-42-0000; located at 33615 Green Valley Lake at the southwest corner of the intersection at Green Valley Lake Road and Ridge Way in the community of Hilltop.

The following Chapter 84.31.050(a) *Required Findings* must be made in the affirmative in order to approve the Project's Minor Use Permit:

- 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.**

The evidence presented demonstrates that the housing subject to this request will be occupied as the primary residence by an individual who is a member of a protected class under the Fair Housing Act and related fair housing laws. Therefore, this finding is met in the affirmative.

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

The subject property is already made available to the applicant. The finding is not applicable to this specific request.

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

The requested reasonable accommodation has been reviewed and determined not to impose an undue financial or administrative burden on the County. Therefore, this finding is met in the affirmative.

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

The requested accommodation does not require a fundamental alteration of the County's zoning or building laws, policies, or procedures. Therefore, this finding is met in the affirmative.

5. THE REQUESTED 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.

Based on the specific facts of the case, the requested accommodation will not result in a direct threat to the health or safety of other individuals, nor will it cause substantial physical damage to the property of others. Therefore, this finding is met in the affirmative.

FINDINGS: CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

6. THE PROJECT WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE ENVIRONMENT, SUBJECT TO THE IMPLEMENTATION OF THE PROPOSED CONDITIONS OF APPROVAL AND MITIGATION MEASURES.

The project was determined to be exempt from the California Environmental Quality Act as noted above. The Project will not have a significant adverse impact on the environment with the implementation of the required conditions of approval.

EXHIBIT B

CONDITIONS OF APPROVAL

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Conditions of Approval

Record:	PRAR-2025-00002	System Date:	11/20/2025
Record Type:	Reasonable Accommodation Request	Primary APN:	0326201420000
Record Status:	In Review	Application Name:	MINOR REASONABLE ACCOMMODATION REQUEST - DOG ALLOWANCES
Effective Date:		Expiration Date:	
Description:	REASONABLE ACCOMMODATION REQUEST - DOG ALLOWANCES		

A Major Reasonable Accommodation Request to allow the keeping of three dogs on a 5,662-square-foot parcel where 7,200 square-feet are required, in the Low Density Residential (LDR) Land Use Category and Hilltop/Single Residential Zoning District (HT/RS); APN: 0326-201-42-0000; located at 33615 Green Valley Lake at the southwest corner of the intersection at Green Valley Lake Road and Ridge Way in the community of Hilltop. ; 3RD SUPERVISORIAL DISTRICT; APN: 0326-201-42

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.

INFORMATIONAL

Land Use Services - Planning

1 **On-going Condition** - Status: Outstanding

All animals onsite shall be properly licensed and kept in good care in accordance with all public health ordinances.

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

This Major Reasonable Accommodation Request is conditionally approved to allow the keeping of three dogs on a 5,662 square-foot parcel where 7,200 square-feet are required, in the Low-Density Residential Land Use Category and Hilltop/Single Residential Zoning District, 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.

3 Project Location - Status: Outstanding

The Project site is located 33615 GREEN VALLEY LAKE DR GREEN VALLEY LAKE, CA 92341

4 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.

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

APN: 0326201420000

Effective Date:

PRAR-2025-00002

Expiration Date:

	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

NOTICE OF EXEMPTION

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Notice of Exemption

To: ☐ Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: San Bernardino County
Land Use Services Department
Planning Division
385 North Arrowhead Avenue, First Floor
San Bernardino, CA 92415-0187

☒ Clerk of the Board of Supervisors
County of San Bernardino
385 North Arrowhead Avenue, Second Floor
San Bernardino, CA 92415-0130

Project Description

Applicant

PROJECT NAME: Major Reasonable Accommodation Request

APN: 0326-201-42-0000

APPLICANT: Natacha Perez

PROPOSAL: To allow the keeping of three dogs on a 5,662 square-foot parcel where 7,200 square-feet are required, in the Low Density Residential (LDR) Land Use Category and Hilltop/Single Residential Zoning District (HT/RS)

JCS: N/A

COMMUNITY: Hilltop

LOCATION: 33615 Green Valley Lake Dr, Green Valley Lake, CA 92341

Natacha Perez

Name

33615 Green Valley Lake Dr,
Address

Green Valley Lake, CA 92341

(909) 725-7358
Phone

Representative

N/A

N/A
Address

Danny Campos, Planner I
Lead Agency Contact Person

N/A

(909) 387-3012
Area Code/Telephone Number

N/A
Phone

Exempt Status: *(check one)*

- ☐ Ministerial [Sec. 21080(b)(1); 15268];
- ☐ Declared Emergency [Sec. 21080(b)(3); 15269(a)];
- ☐ Emergency Project [Sec. 21080(b)(4); 15269(b)(c)];
- ☐ Categorical Exemption. State type and section number: _____
- ☒ Statutory Exemptions. State code number: Section 15061(b)(3) – Common Sense
- ☐ Other Exemption _____

Reasons why project is exempt: A project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The addition of a third dog to a parcel can be seen with certainty as not having a significant effect on the environment.

Signature Danny Campos Title

Planner I

12/11/2025

Date

☒ Signed by Lead Agency ☐ Signed by Applicant

Date received for filing at OPR: _____

Land Use Services Department - Revised December 2020

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